

Te Awa Lakes: Plan Change No 2

Plan Change Mechanics



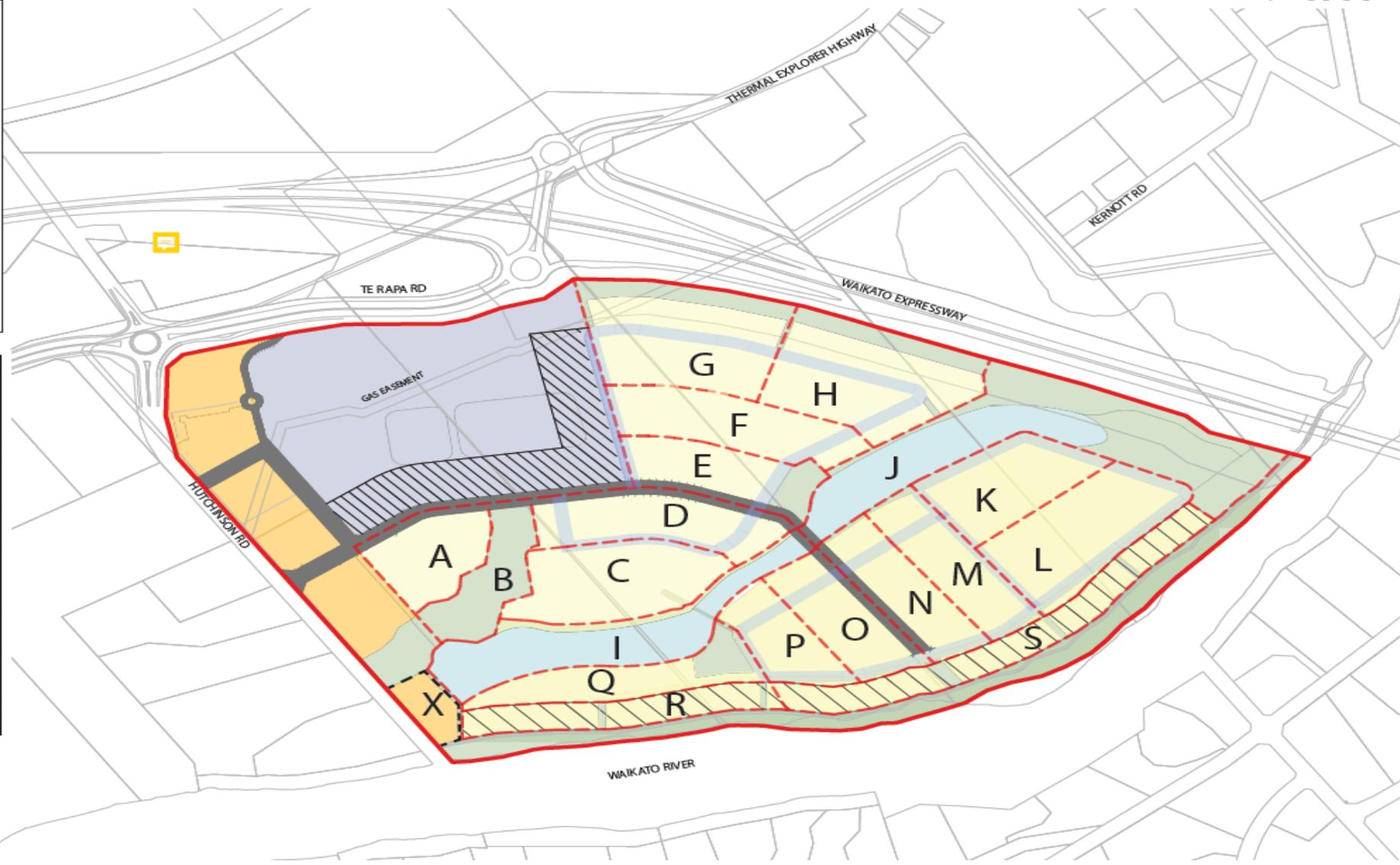
Introduction

- PPC2 is modelled on the Ruakura Structure Plan provisions included in the ODP in 2014.
- Several Ruakura LDP applications have been through these provisions to gain consent, so they are well-tested within HCC.
- A key element is that no development can occur without comprehensive initial resource consents being obtained.
- Subsequent development is then controlled by the conditions of those initial resource consents plus some zone provisions. This is different to other ODP provisions which rely primarily on the zone provisions.

LEGEND

- Plan Change Boundary
- - - Indicative Land Development Plan (LDP) Boundaries
- Te Awa Lakes Business Zone
- Major Facilities Zone
- Visitor Accommodation Overlay
- Te Awa Lakes Medium Density Residential Area
- River Interface
- Indicative Open Space Network
- Indicative Lake Location

LDP AREA	Yield
A	Approx. 116
B	0
C	Approx. 162
D	Approx. 134
E	Approx. 26
F	Approx. 42
G	Approx. 51
H	Approx. 62
I	0
J	0
K	Approx. 44
L	Approx. 47
M	Approx. 33
N	Approx. 33
O	Approx. 32
P	Approx. 28
Q	Approx. 42
R	Approx. 16
S	Approx. 24
Total	892 +/- 10%



Examples

- I will cover two examples. Firstly the initial consent required for the linear lake and the associated areas Q, R and X.
- Secondly, I will look at a subsequent LDP area H, that could potentially trigger the 500 vehicle movements rule.
- Area A is allowed to advance ahead of the others because it is already on remediated land and is close to existing water and wastewater services and adjunct to the Collector Road.
- In all cases there is an overall earthworks and geotechnical design exercise for the whole site that will be undertaken first.

- As the first applications the consents for I,J,Q,R and X will need to provide a wide range of initial information to satisfy the information requirements.
- This information will be built on for subsequent consents for other LDP areas and zoned areas.

Description	Rule Reference
1. Must include subdivision consent applications	23.6.8(e)
2. Although LDPS are usually RDA, inclusion of Q,R and X will mean they are full Discretionary	
3. Must include extensive information in 1.2.2.2.28 in addition to usual consent information requirements: <ul style="list-style-type: none"> a) Engineering measures to ensure maximum hydraulic gradient is not exceeded. b) Ecological Rehabilitation and Management Plan (ERMP). c) Within 100m of Hutchinson Rd design of dwellings to demonstrate living outlook is not towards the south. d) Lake management plan with a target of a swimmable quality. e) Layout of roads and lots to demonstrate how the yield will be achieved. f) An alligator weed management plan. g) Additional information to address residual natural hazard risks post-development. h) The outcomes of an independent engineering peer review. i) A sub catchment ICMP, likely to be focused on stormwater. j) The location and purpose of open spaces. This will require definition of open spaces around the lake, including which is to remain in private ownership, and extent of public access. 	<ul style="list-style-type: none"> 1.2.2.28(f) 1.2.2.28(c) 1.2.2.28(m) 1.2.2.28(o) 1.2.2.28(p) 1.2.2.28(u) 1.2.2.28(v) 1.2.2.28(w) 1.2.2.28(h) 1.2.2.28(c)

- The consenting will require design around the edges of the lake, and is therefore likely to include portions of LDP areas B,C,E,F,H,K,M,N,O,P, to ensure design is consistent with those later LDP areas.
- The land use and subdivision consents issued will determine which conditions need to be complied with on an ongoing basis by consent notices (Rule 23.6.8c))
- The only permitted subsequent activities in the zone are single dwellings. All multi-unit housing requires further RDA consents (Activity Status Table 4.5.4).
- Consent notices likely to be required to control house outlook orientation within 100m of Hutchinson Rd plus other matters. Consent notices will be required for alligator weed and geotechnical requirements. Otherwise usual permitted building bulk and location rules apply.

LDP for Area H

- Area H will require much of the same information to be prepared as for the initial development of I,J,Q,R and X except it will be able to build on work already done. It will not require the same level of geotechnical information.
- Area H will require a Broad ITA to be prepared. That ITA must assess traffic generation to determine whether infrastructure improvements are required. (Rule 1.2.2.28 r)
- It must assess current traffic generation cumulatively across all zones (Rule 3.8.5.3.1 (b)) and predict traffic generation for Area H,
- If the combined traffic generation exceeds 500 vehicle movements in the peak hour it will trigger on upgrade of Hutchinson Rd to minor arterial / collector road standard. This will become a consent condition.

- It will also assess effects and recommend mitigation for:
- Te Rapa Road between the Fonterra interchange and Hutchinson Rd, to consider whether an additional northbound lane is required.
- Te Rapa Rd / Hutchinson Rd intersection.
- Horotiu Interchange.
- The outcome of these assessments will involve working with HCC, NZTA and other parties to consider how any mitigation is to be implemented as at that point in the future there are likely to be new infrastructure plans and wider consideration will need to be given to how these improvements are to be achieved.
- The upgrades and assessments will not be a surprise because of the staged nature of development.
- The applicant will be the developer so will take responsibility for all of the initial consenting, the responsibility will not end up with an individual lot owner.
- These are extensive objectives, policies, information requirements and assessment criteria to support public transport provision and alternative transport nodes particularly walking and cycling to achieve 'mode shift' away from private cars. These will need to be implemented in Area H, and in other LDP areas.

Regional Policy Statement

- I would like to briefly revisit the RPS provisions discussed by Ms Heppelthwaite in her supplementary evidence, at her section 3.
- I had not seen that evidence when I provided my reply evidence, in particular her paragraphs 3.21-3.28 in relation to the Development Principles.
- She refers to the extent to which the site is and will be co-dependent and whether it supports existing urban areas in preference to creating new ones. In my opinion, the site is a brownfields urban site and it adjoins and supports the developing Horotiu employment node and will support future planned employment development in Te Rapa North, I agree with Jonothan Broekhuysen's reply statement (paragraphs 3.6-3.8) in that respect.
- I do not see the site as any more car-dependent than other new residential suburbs. In addition there are a range plan provisions that will move the site away from car dependency towards multi-modal transport more effectively than other suburban development that does not include such provisions. Mark Apledoorn's reply covered those matters in detail and I agree with them (his reply paragraphs 55-60 and 81).
- As a result I do not share Ms Heppelthwaite's reservations about consistency with RPS Development Principles 6A(a) and 6A(i). I rely on the evidence of Mr Broekhuysen, Mr Apledoorn and Mr O'Dwyer to reinforce my opinion that PPC2 gives effect to the RPS.