

**BEFORE THE HEARINGS COMMISSIONER
AT WAIPA**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing for Plan Change 13 - Uplifting Deferred
Zones

SUBMITTER Papamoa TA Limited Partnership

SUBMISSIONS OF COUNSEL
16 June 2021

May it please the Commissioner:

Introduction

- 1 Plan Change 13 has sought to update the District Planning Maps with the proposed Te Awamutu T6 Growth Cell Structure Plan, which has been recently endorsed by Council. These submissions are brief and are in support of the Submitter's written submission.
- 2 We note that when the structure plan for the T6 growth cell went out to the community for consultation, the current owner of the land located to the West of the T6 growth cell, as shown on our map included in the written submission (and now attached), objected to the structure plan and the location of the stormwater reserve.
- 3 The Submitter is an interested party to the land on the West side of the proposed structure plan at 164 St Leger Road. There are future plans to develop this area with residential housing.
- 4 The Submitter seeks changes to the T6 growth cell structure plan that will enable the development of the land in a feasible and productive way. These changes proposed to the growth cell will provide a baseline for achievable future plans and development.
- 5 This submission raises two issues:
 - (a) Appendix S24 – changes to the structure plan for the T6 growth cell and its stormwater management reserve; and
 - (b) Subdivision standards for Large Lot residential sections.

Appendix S24 – Structure Plan

- 6 The evidence provided to support these changes is site-specific to the T6 growth cell. Ms Rhynd will in her evidence address an amended stormwater solution for the area. Being able to address stormwater management as outlined in Ms Rhynd's evidence provides more developable land, which is both cost-effective and deliberately tailored

to the west side of the T6 growth cell. Ms Morse will also give evidence to the amendments sought for the stormwater reserve. Stormwater provisions at the subdivision stage are also considered an appropriate approach to managing stormwater for residential development.

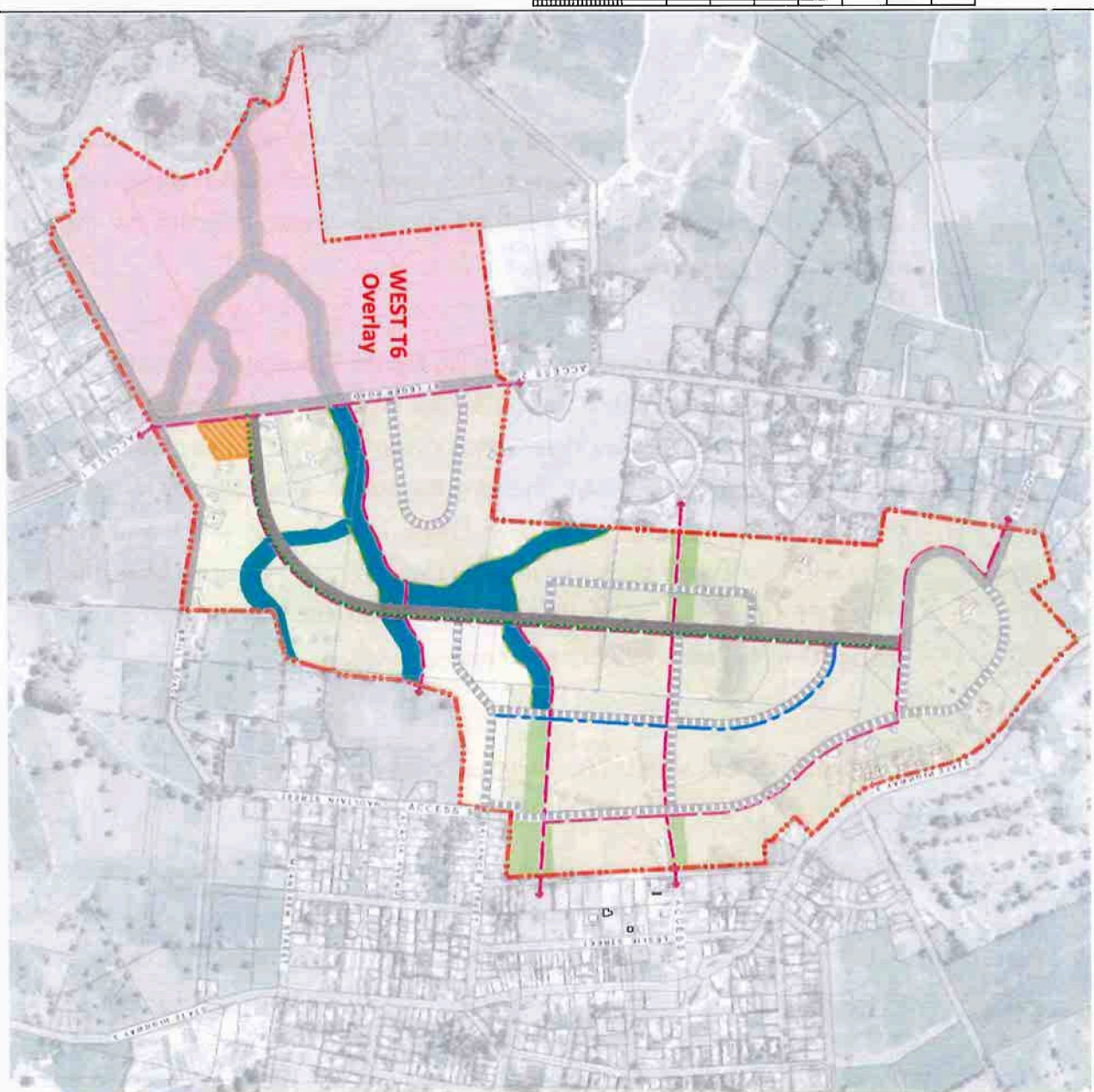
- 7 We agree with the comments outlined in the section 32 report that this plan change is giving effect to the National Policy Statement on Urban Development 2020, and as stated, the NPS-UD 2020 has identified the Waipā District as a high-growth urban area and a tier 1 urban environment, meaning that Waipā is to plan well for growth and ensure a well-functioning urban environment with housing at the fore-front. The reduction in the stormwater management reserve allows Council to give further effect to the NPS-UD as it will be creating more developable land in this structure plan while still achieving the required stormwater management.

Subdivision standards for Large-Lot residential sections

- 8 The Submitter is passionate about the underlying issues for achieving subdivision within the Large Lot Residential Zone. We accept that there are perceived scope issues on this particular matter, but we urge Council to consider these issues within its next plan change as it affects the district and the NPS-UD as a whole. If Council considers that the changes requested are within scope given the overall provisions of the Structure Plan, we urge acceptance of the changes. They are sought in order to provide more flexibility for development that can be responsive to the environment, site and development needs.

Conclusion

- 9 We agree with the evidence that has been provided by Ms Rhynd and Ms Morse which proposes a reduction in the area reserved for stormwater that will allow for more developable land for housing.



LEGEND

- T6 Structure Plan Boundary
- 25m Boulevard / Green Spike Road
- 20m Collector Road
- 10m Local Road
- Shared Pedestrian / Cycle Connections
- Drainage swale along road edge - 5m
- Stream
- Street Saboteur - 23m
- Stormwater Reserve
- Neighbourhood Reserve
- Neighbourhood Centre
- Large Lot Residential Zone
- Existing Dwellings
- WEST T6 Overlay Area

Denotes Proposed West T6 Call Overlay Area

NOTES

1. This plan is a preliminary plan and is subject to change without notice. It is not to be used for any other purpose without the written consent of Auckland Council.

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**PROPOSED WEST T6 CELL
 OVERLAY AREA
 (Brill Road/ St Ieger road)**

**Plan of WDC
 T6 Structure Plan
 Area, Kihikihī**

Issue Description	Checked	Date	Scale:
			NTS
			(0.30:600)
Drawn: KJC		21.12.23	
Checked: HRI		21.12.23	
Job No: C20149			Dwg No: 140
			Rev: 0