

REQUEST FOR A PRIVATE PLAN CHANGE

REQUEST FOR A CHANGE TO THE
WAIPA DISTRICT PLAN AND
SECTION 32 EVALUATION
REPORT

for Te Awamutu Developments Limited

Rev B - 20/12/2022

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT



REQUEST FOR A CHANGE TO THE WAIPA DISTRICT PLAN AND SECTION 32 EVALUATION REPORT

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for Te Awamutu Developments Limited

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Rev B - 20/12/2022

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1 PURPOSE OF THE PLAN CHANGE (CLAUSE 22 SCHEDULE 1 OF THE RMA)

1.1 Introduction

This report supports an application request to Waipa District Council (WDC) for a Private Plan Change to the Operative Waipa District Plan (WDP) pursuant to Schedule 1 of the Resource Management Act 1991 (RMA).

The application request is being made on behalf of Te Awamutu Developments Limited as Applicant (TADL).

The purpose of the plan change is to rezone the land located at 2025 Ohaupo Road on the northern extent of Te Awamutu. The plan change request is to rezone the 25.78ha site from rural to residential zoning to enable a residential development, which includes independent dwellings, and a lifestyle and retirement village with associated amenity and infrastructure. TADL owns 100% of the land that is subject to this proposal.

This report sets out the details of the proposed plan change and associated development and relevant assessments to support the application being accepted so that it can be determined on its merits. There are limited grounds for rejection of the Private Plan Change applications, set out in Clause 25. High Court Caselaw confirms that these restrictions reflect a statutory presumption in the RMA that private plan change applications will be determined on their merits; "(see Countdown Properties (Northlands) Ltd v Dunedin CC [1994] NZRMA 145) and that for a Council to seek to reject a Plan Change application based on the criteria of "sound resource management principles" beyond procedural matters would be reliant on a coarse merits based assessment, and therefore "*the purpose of the Act would be best served by acceptance of a request with consequential notification*". Malory Corporation Ltd v Rodney District Council [2010] NZRMA 1 (ENC) CIV 2009-44-005572 Para 88 and 89.

TADL respectfully adopts those legal principles in seeking that the plan change be accepted for notification so the full plan change can be notified and determined on its merits. This plan change is based on sound resource management reasons, as set out below.

1.2 Applicant Background

Te Awamutu Developments Limited owns the property at 2025 Ohaupo Road. Te Awamutu Developments Limited are a related development company of the Parent company The Ultimate Global Group Limited (TUGG). TUGG is a New Zealand owned business conglomerate with operations across New Zealand and the Asia-Pacific region, spanning multiple industries including Property Development, Housing Construction, Real Estate, Agriculture, Hospitality and Tourism.

TUGG's core activity for the last 30 years has been real estate developments including through to construction, specialising in the development and conversion of greenfield sites to housing construction. Besides New Zealand, the Group currently has greenfield developments in Indonesia, Malaysia and India.

TUGG is a development company WDC can be confident will deliver affordable and diverse housing for the District within the short term, backed by several decades of real estate and risk management experience and timely delivery of completed projects.

TUGG has been developing a number of greenfield sites throughout the provincial towns and cities in New Zealand and been instrumental in the construction, completion and delivery of over 750 quality homes across the Hamilton, Waikato, Tauranga, New Plymouth and Christchurch regions with works underway to deliver a further 400 plus dwellings over the next 3 years. These dwellings range from single level stand-alone houses to duplexes, terrace houses and multi-level apartment buildings.

1.3 EXECUTIVE SUMMARY

The development vision for the site is a master planned community of around 400 dwellings which will include a comprehensive development framework for a lifestyle and retirement village with associated amenity and infrastructure.

Recognising the increasing long-term need for quality housing for the aging population of New Zealand the target demographic is the population aged 55 years and above.

Unlike a more conventional retirement village in New Zealand, the development will be a modern lifestyle neighbourhood for mature active people who want to experience a life with balance, harmony and total freedom. This location has been identified as it hits the “sweet spot” between affordability, quality, and a relaxed lifestyle, while still having proximity to a larger regional centre.

There are three key pillars that the development will seek to provide for its residents:

- Meaningful connection – Offering a more community minded alternative to big city living while also incorporating cultural and environmental cues and connections into the design of the development.
- Sustainable by design – Low impact neighbourhood design and homes that are designed with sustainable technology and materials that keep residents warm and dry all year round.
- Ultimate independence – The value offered by a home and support services in the development frees residents up to enjoy life on their terms.

The WDP includes growth cells identified in the Waipa 2025 Growth Strategy. Pre-2035 Growth Cells have been zoned according to the intended future land use, while post-2035 Growth Cells are mostly within a Deferred Zone in this District Plan to indicate the intended future land use and to ensure that the future use of these post-2035 growth cells is not compromised by interim development. A Te Awamutu Growth map illustrating growth cells is included below in Figure 1.1.

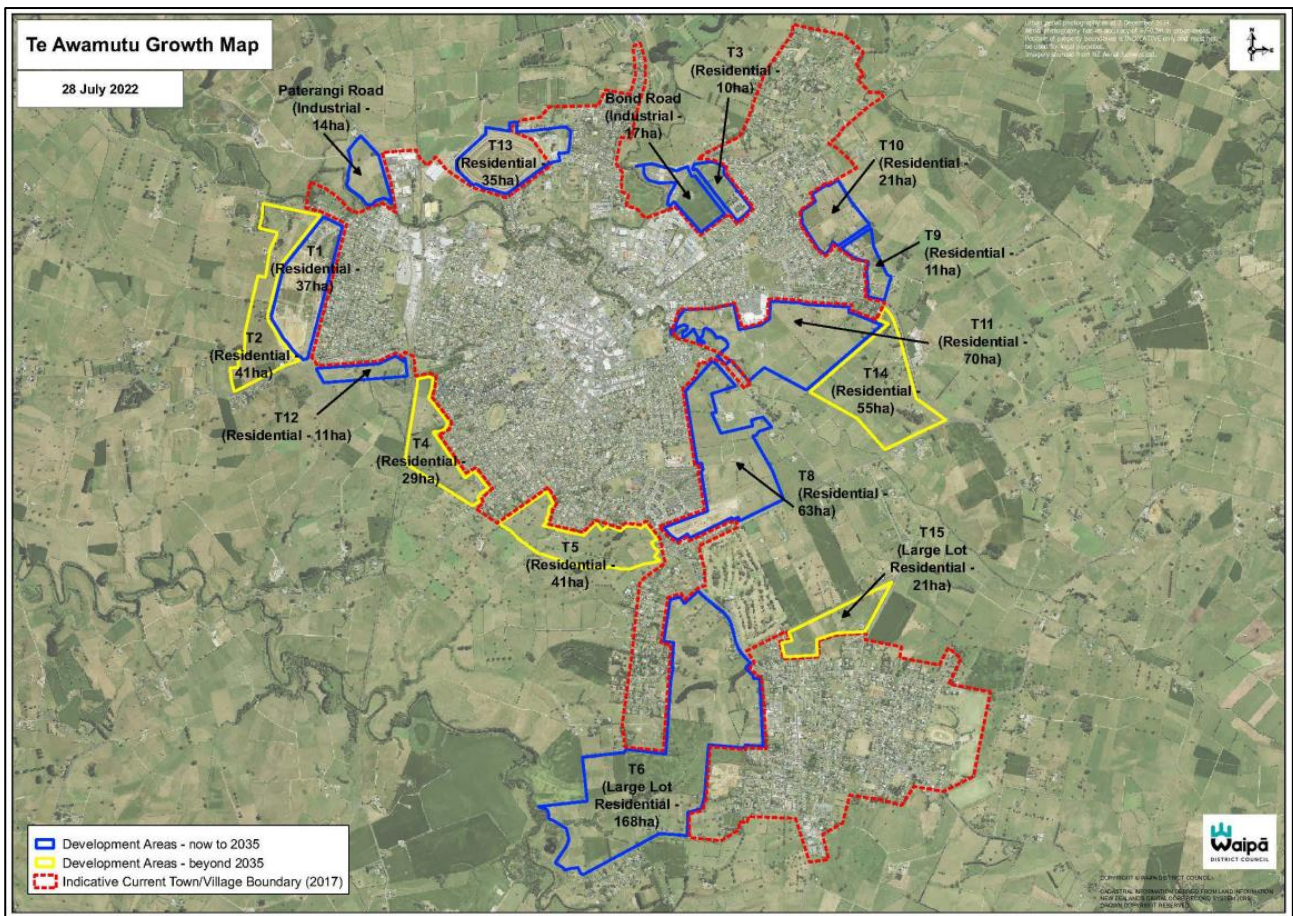


Figure 1.1 Te Awamutu Growth Map (Source: Waipā District Council)

2025 Ohaupo Road is not currently included as a Growth Cell as part of the growth strategy.

A submission was made by the applicant as part of the Future Proof Strategy to have the site included in the growth strategy. This submission was noted but resulted in ‘no change’ concluding that “The land is not included in the Strategy at this time”. The following reasons were included in the Future Proof Implementation Committee’s reasons:

- There are significant constraints in terms of the location on State Highway 3 which are of concern to Waka Kotahi.
- The site is outside of the water supply area.
- The site contains high-class soils (class II and III).
- Where there is no identified need for the land, a precautionary approach is taken to identifying land for development.
- At this stage it is considered premature to identify the site for urban use to leapfrog other cells which have not yet been developed.

1.4 Proposed Changes to Operative Plan

The requested plan change is to create a new Growth Cell and to rezone the site from Rural zone to Residential Zone. The Growth Cell will include a structure plan which outlines the site with an overview of layout and infrastructure.

The Growth Cell is illustrated below in Figure 1.2 and included within the Structure Plan in Appendix B.

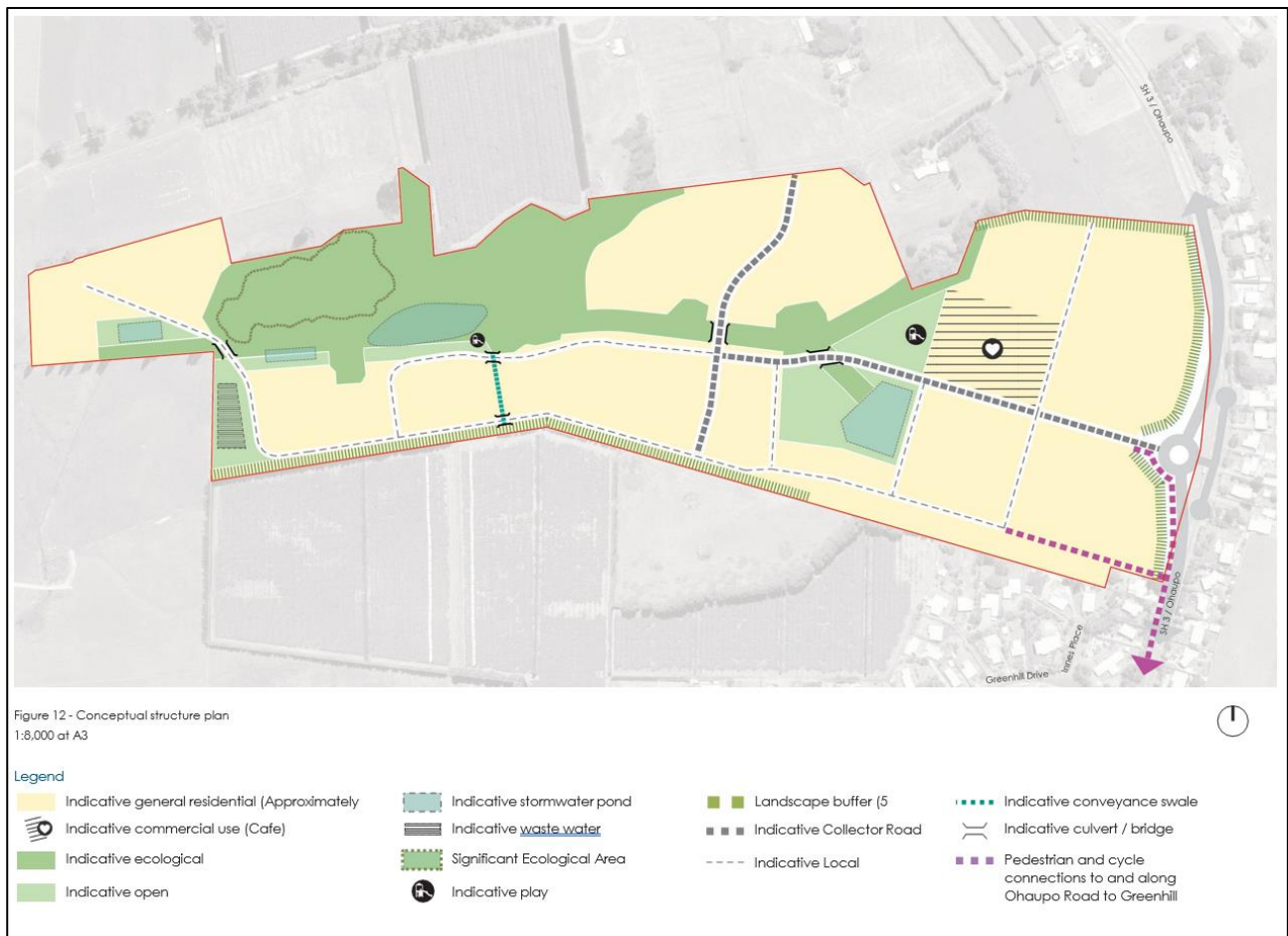


Figure 1.2: Structure Plan

The proposal includes the realignment and addition of a roundabout to a section of Ohaupo Road/State Highway 3. In conjunction with Waka Kotahi, WDC and cultural partners, there is an opportunity to make this roundabout a northern gateway to Te Awamutu.

Within the Growth Cell is a combination of general residential, local commercial, and open space as illustrated in Figure 1.2 above. The structure plan seeks to protect, enhance and utilise the existing waterways, wetlands and the significant natural area on the site.

The Growth Cell seeks to enable a masterplan development that will deliver approximately 500 new dwellings over time, including a lifestyle village with associated care and community facilities.

The lifestyle village will accommodate people 55 years and older. This will have approximately 180 retirement villas and 160 dwellings, and some managed care facilities. Associated community facilities are likely to include an events hall, swimming pool, hairdresser, and restaurant/café, some of which will be open to the public to encourage engagement with the wider community.

The other part of the development of residential units (160) within the Plan Change site area will be separate to the lifestyle village, as residential dwellings on fee-simple lots. The proposed dwellings will be a mix of standalone and terraced housing, with typical sections ranging from 350m² to 500m².

The ownership aspects of the Plan Change proposal will be secured in perpetuity through appropriate covenants at the time of subdivision, but TUGG proposes to include specific rule provisions to cover this unique aspect to the residential zone as related to the Plan Change site.

An indicative layout of future development is included below in Figure 1.3.



Figure 1.3: Indicative Layout

1.5 Infrastructure Provision and Funding

The provision and funding of roading and three waters infrastructure is proposed as part of the development.

1.5.1 Rooding

The proposed rooding layout within the Growth Cell and upgrades to Ohaupo Road are set out in the Structure Plan Appendix C. Details of the proposed upgrades are included in the Integrated Transportation Assessment (ITA) attached as Appendix E .

1.5.2 Wastewater

A Wastewater Servicing Assessment has been completed and is attached as Appendix F .

This assessment sets out the feasibility of servicing demands, required upgrades, and proposed internal network layout.

1.5.3 Water Supply

A Water Servicing Assessment has been completed and is attached as Appendix G.

This assessment sets out the feasibility of the servicing demands, required upgrades, and proposed internal reticulation layout.

1.5.4 Stormwater

A Stormwater master planning assessment has been undertaken to inform the master planning design process for the proposed development and is attached as Appendix H.

This report outlines the stormwater management strategy for the proposed development. The assessment includes a review of the site and catchment characteristics, definition of the site-specific design parameters and provides initial concept for the stormwater management system. Final stormwater design and discharge consent will be assessed and managed through the consenting process with Waikato Regional Council (WRC).

Pre-application meetings have been held with WRC and the approach to managing stormwater has been agreed in principle.

1.6 Supporting/Technical Documents

The following supporting/technical documents have been prepared and are attached

- Urban Design Statement - Appendix C
- Integrated Transportation Assessment - Appendix D
- Wastewater Servicing Assessment - Appendix F
- Water Servicing Assessment - Appendix G
- Stormwater Masterplanning Assessment - Appendix H
- Preliminary Site Investigation - Appendix I
- Wetland Delineation Assessment - Appendix J
- Geotechnical Suitability Report - Appendix K
- Ecological Impact Assessment - Appendix L

- Land Use Capability Assessment - Appendix M
- Waterways Protection and Enhancement Plan - Appendix N

2 SITE AND EXISTING ENVIRONMENT

2.1 Site Details

2.1.1 Location and Legal Description

The site is located at 2025 Ohaupo Road – Legal Description Part Lot 1 Deposited Plan 35654 and Lot 1 Deposited Plan South Auckland 36696 SA32D/115. A copy of the Record of Title is included as Appendix A. The site is owned by Te Awamutu Developments Limited. The site area is 25.78ha.

The site is currently used for pastoral agriculture. The site is located north of Te Awamutu and South of Hamilton City and is adjacent to State Highway 3. The site is in the Waipā District Council (WDC) territorial area, and the Waikato Regional Council (WRC) Regional Authority. Under the WDP, the site is zoned as rural, but borders the urban limit boundary (residential zone). The site extent and wider context is illustrated below in Figure 2.1 .

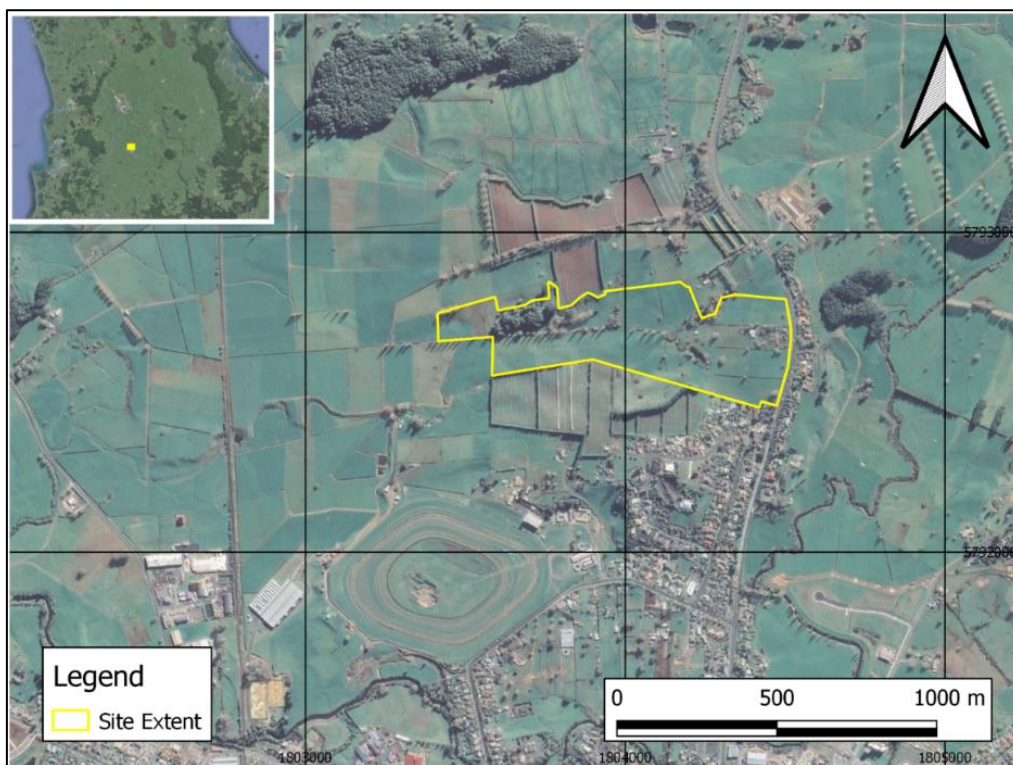


Figure 2.1: Site Location. Imagery source: Google Satellite Map Service © 2022 Maxar Technologies. Plotted by BTW.

A detailed site location, context description is included in the Urban Design Statement attached as Appendix D .

2.1.2 Catchment Summary

The site is located within the lower third of the Waipā Catchment which covers 3093 km² and is dominated by the Waipā River channel and associated tributaries. The Waipā River discharges into the Waikato River just north of Ngāruawahia.

The site is located within the Mangapiko sub-catchment which has an area of 307 km². The Mangapiko Stream flows into the Waipā River just north of Pirongia. The site is located immediately downstream of Te Awamutu within the lower third of the Mangapiko Stream Catchment. A full catchment assessment is included in the Stormwater Masterplanning Assessment included as Appendix H.

2.1.3 Preliminary Site Investigation

A Preliminary Site Investigation (PSI) has been completed to assess the potential for contaminated soil and is attached as Appendix I. The conclusions and recommendations of the PSI are set out below.

Conclusions

- Overall, the potential for soil contamination across the majority of the site is highly unlikely to present a risk to human health based on the proposed subdivision and change of land use from pastoral agriculture to standard residential ('10% produce scenario').
- Orchard activities (A.10) at adjacent lots were evaluated and determined to be highly unlikely to present a risk to human health at the site.
- Isolated areas across the site are highlighted as 'pieces of land'. These areas are based on HAIL activities that are either confirmed or more likely than not to have occurred on the site. In general, the risk to human health from 'pieces of land' was determined to be low. However, in the absence of quantifiable data the source-pathway-receptor risk cannot be fully evaluated to determine that risk is highly unlikely.
- Providing that no soil disturbance or change of land use occurs in areas identified as 'pieces of land', the proposed residential development is regarded as a permitted activity. Areas identified as 'pieces of land' require further evaluation in conjunction with a developed site plan and additional quantitative soil data.

Recommendations

- The findings of this investigation have been considered in the development of the subdivision plans.
- Following development of subdivision plans and resource consent for the development, the risk assessment at locations identified as low risk 'pieces of land' (Appendix A) is updated based on development plan information and/or quantitative soil data where applicable.
- The updated risk assessment is to be compiled and presented as Detailed Site Investigation (DSI).
- This investigation is provided to Waipa District Council (WDC) and Waikato Regional Council (WRC) with any resource consent application relating to subdivision, change of land use, or soil disturbance part of any subdivision application.

2.1.4 Wetland Delineation

A Wetland Delineation Assessment has been undertaken on the site and is attached as Appendix J. The site was found to support nine natural inland wetland units within the property. The National Environmental Standards for Freshwater (NES F) includes regulations for activities within 10 m and 100 m of natural inland wetlands. Activities triggering these rules are subject to consents through Regional Councils. Regional Consents will be sought as part of the physical works stage. It is anticipated that consents will be sought for relevant activities within 100 m of the identified natural inland wetlands. Work within 10 m of these wetlands will be avoided. It is intended that these wetlands will be enhanced and become a protected landscape feature within the Plan Change area as a reserve (see Structure Plan). These wetlands are shown in Figure 2.2 below with a 10 m buffer illustrated.



Figure 2.2: Wetland Delineation Plan

2.1.5 Land Use Capability

A land use capability assessment for the site has been undertaken and is attached as Appendix M. Applying the National Policy Statement for Highly Productive Land (NPS-HPL) the assessment found that there is a combination of Land Use Capability 2, 3, 4 and 6 on the site. In total the area of highly productive land on the site is 17.8 ha (68.8%), and 8.0 ha (31.2 %) is not highly productive land. Further details of this are included in the assessment.

2.1.6 Significant Natural Area

The site includes a Significant Natural Area (SNA) as identified in the WDP as WP312. This SNA is described in the WDP as 'A small kahikatea remnant in undulating farmland near Te Awamutu that lies between Pirongia Mountain and Maungatautari Ecological Island.' It is 1.02 HA and has an existing status of unprotected. It is considered to be of local significance and is listed as a Potential SNA on the W. The potential SNA is located in the western section of the site as shown below in Figure 2.3.



Figure 2.3: Potential SNA WP312 (Source: WDP maps)

2.2 Land Use Context

The site is currently zoned Rural within the WDP. Prior to the purchase of the land by Te Awamutu Developments Limited the site had been used for pastoral grazing. The previous owners owned the property for the previous 33 years. Over this time the site has been used to graze dry stock, being mostly cattle and some sheep. The previous owners currently still lease the site and continue to graze dry stock.

Surrounding land uses include residential, kiwifruit orchards and dairy farms, this is illustrated below in Figure 2.4.



Figure 2.4: Surrounding Land Use (source; Appendix O)

2.3 Archaeological Sites

A review of New Zealand Archaeological Association maps shows that there are no recorded archaeological sites on or near the property. The nearest recorded site is the Kaipaka Pa which is approximately 1 km to the south of 2025 Ohaupo Road in an urban area on Christie Ave, Te Awamutu.

2.4 Traffic Environment

The site has 340 m of primary road frontage to Ohaupo Road/State Highway 3. Under the WDP, Ohaupo Road SH3 is classified as a major arterial route. A speed limit transition is located at the northern extent of the site. At the northern site boundary, the posted speed increases in the northbound direction to 100 km/h as the road opens into a rural environment. In the southbound direction the posted speed limit is reduced to 70 km/h as traffic leaves the rural environment towards urban Te Awamutu. The entire site frontage is therefore within the 70 km/h speed limit.

The existing traffic environment, including further information regarding the existing network, traffic volumes, road safety and sustainable transport modes are set out in the ITA attached as Appendix D.

2.5 Council Services

2.5.1 Wastewater Infrastructure

The existing wastewater network near the proposed development site is shown set out in detail in the Wastewater Servicing Assessment attached as Appendix F. A catchment location plan existing wastewater infrastructure from this assessment is illustrated below as Figure 2.5.

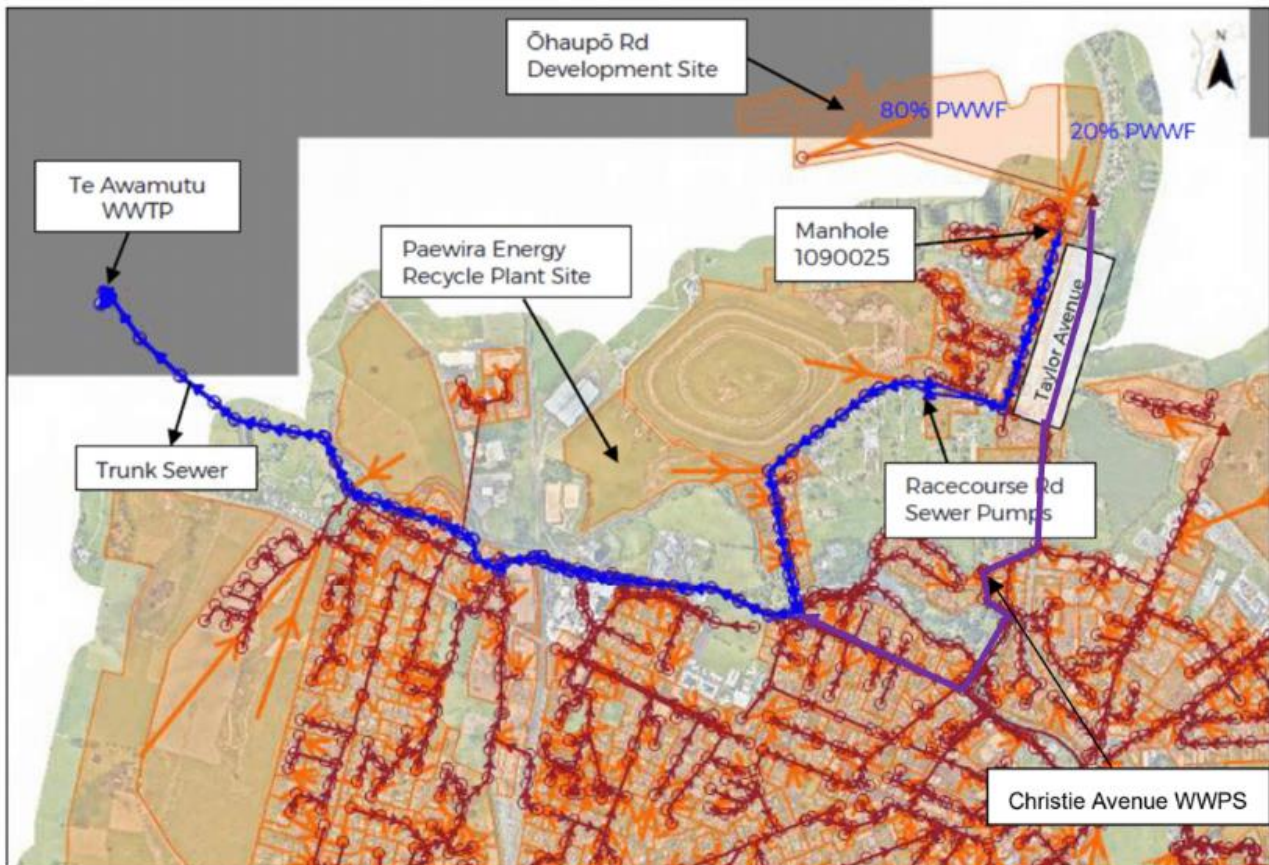


Figure 2.5: Catchment location plan (sourced from Wastewater Servicing Assessment)

2.5.2 Water Supply Infrastructure

The existing water supply network near the proposed development site is shown set out in detail in the Water Servicing Assessment attached as Appendix G. Figure 2.6 below provides an overview of the site proximity in relation to the Te Awamutu potable water reticulation. The site is in relatively close proximity to the Greenhill Drive water reservoir and existing booster pump station.

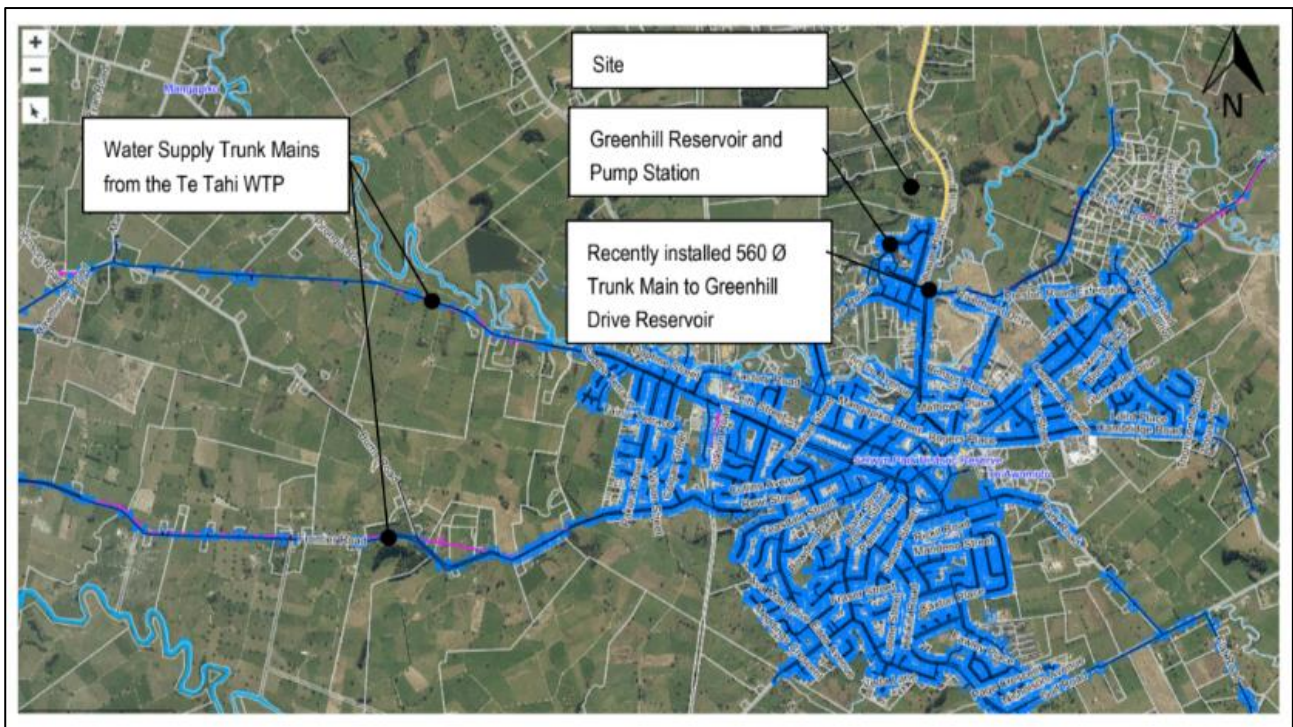


Figure 2.6: Existing Surrounding Water Supply Infrastructure (Source: Waipa District Council GIS maps)

2.6 Cultural Environment

2.6.1 *Tangata Whenua*

WDC state on their website that they recognise the following Tangata Whenua:

- Waikato Tainui
- Ngaati Raukawa
- Ngaati Maniapoto
- Ngaati Hauaa
- Ngaati Korokii Kahukura
- Ngaati Apakura
- Ngaati Hikairo
- Ngaati Maahanga

2.6.2 *Iwi Authority*

An iwi authority is recognised in the RMA as the entity that represents an iwi recognised as having authority in an area of interest.

Te Whakakitenga o Waikato Inc represents marae and hapuu of Waikato Tainui and their interests and redress measures achieved in their settlement legislation. Ngaati Apakura, Ngaati Hikairo and Ngaati Maahanga are hapu of Te Whakakitenga o Waikato Inc, however, represent themselves in RMA processes (unless otherwise advised).

Ngaati Korokii Kahukura Trust represents their interests in all areas of environmental management and its processes.

Raukawa Settlement Trust represents marae and hapuu of Raukawa, with their interest primarily in the Maungatautari and Waikeria area of the Waipa district, as well as the interests in the management of the Waikato and Waipa Rivers.

Maniapoto Maori Trust Board are the current entity representing the interests of marae and hapuu of Ngaati Maniapoto. This is subject to change as Ngaati Maniapoto has, in September 2022 complete their settlement and have become a Post Settlement Government Entity.

3 SECTION 32 EVALUATION

3.1 Introduction

Section 32 of the RMA requires an evaluation of policy options, including an options assessment and consideration of costs and benefits, before settling on the preferred option. This report records the section 32 evaluation that has been carried out to date, but it recognises that it is an iterative process that will continue through the plan change lodgement, submission and hearing process.

3.2 Issues

The purpose of the plan change is set out in Section 1 of this report.

The objective of the proposal is to rezone the land at 2025 Ohaupo Road from Rural to Residential and create Growth Cell T16 and an associated Structure Plan.

In order to allow for residential development, the site needs to be rezoned. The reasons why the existing zoning and policy direction for the site is not appropriate are set out below:

- The district has a profound shortage of developable residential land. The Economic Report attached as Appendix O concludes the following.
 - The growth cells identified by the Council in and around Te Awamutu, and the assumptions made about their likely development potential, are both flawed and outdated.
 - When binding development constraints and various market forces are considered to provide more realistic estimates of future dwelling supply, the district faces significant housing capacity shortfalls over all three NPS-UD timeframes.
 - There is significant market demand for the type of housing enabled by the proposal, which will also help the Council to meet its obligations under the NPS-UD.
- 2025 Ohaupo Road is currently in the Rural Zone and is subject to the rules for this zone. The Rural Zone generally only allows for rural development and subdivision. Minimum lot area in the Rural Zone is 40 ha, and permitted residential development includes one principal dwelling, one secondary dwelling per title and one farm workers dwelling that is relocatable on titles of at least 40 ha in area. Subdivision that does not comply with the minimum lot size rules and residential development which is not in accordance with the permitted activities for the Rural Zone, including retirement villages and rest homes are non-complying activities. Residential development is also a non-complying activity.
- The proposed Growth Cell is not serviced with urban infrastructure, and urban infrastructure in rural environments is not WDC's desired outcome. However, there is urban infrastructure nearby and an urban zoning would provide a basis for extension of urban services to connect to it.
- WDC have previously indicated that to apply for resource consent as a non-complying activity is not the appropriate approach and that a plan change to rezone sites to make them appropriate for residential development is the appropriate approach.

3.3 Options

As set out above in Section 3.2 the existing Rural Zoning of the site is not appropriate. Several options have been considered to address the issue. For completeness, a do-nothing approach has also been considered.

1. Do nothing;
2. Lodge non-complying activity resource consent application(s);
3. Wait for a WDP review and seek rezoning by way of submission; and
4. Rezone the land through the private plan change process.

3.4 Costs and Benefits

Table 3.1: Costs and benefits evaluation for proposed plan change

Alternative/Option	Costs	Benefits
1. Do nothing	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - Any leaching and emissions from the sites existing use for pastoral farming would continue. - Potential further loss of wetland extent and values. <p><u>Economic</u></p> <ul style="list-style-type: none"> - The district continues to have a profound shortage of developable land. - Lack of capacity for housing within the district including for the identified ageing population. - Lack of competition in the housing market - WDC fail to meet their obligations under the NPS UD. - Loss of potential jobs, both for the construction of the development and ongoing employment within the development <p><u>Social</u></p> <ul style="list-style-type: none"> - Te Awamutu will not be able to provide suitable accommodation for its identified ageing population. This could lead to the aging population to be forced to move away from the local community to find accommodation. <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified. 	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - No loss of highly productive land - No change to the existing landscape character. <p><u>Economic</u></p> <ul style="list-style-type: none"> - No costs associated with the planning and development process. <p><u>Social</u></p> <ul style="list-style-type: none"> - None identified. <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified.
2. Lodge non-complying activity resource	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - Residential development would not be in keeping with the rural zoning 	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - If granted, there conditions would be able to be imposed by council to

<p>consent application(s)</p>	<ul style="list-style-type: none"> - Approval of non-complying resource consents may result in the establishment of a precedent, of unanticipated development. Piecemeal development within the Rural zone may lead to reverse sensitivity effects on farming operations. - With individual resource consents for development, there is risk of piecemeal development layouts that can detract from the overall intention and comprehensive approach sought via a Structure Plan. - There is the potential for the provision of key transport infrastructure to be delayed if there are piecemeal transport assessments undertaken for individual development projects. Piecemeal transport infrastructure may not consider bigger picture and not be able to accommodate total development capacity of the growth cell. <p><u>Economic</u></p> <ul style="list-style-type: none"> - The risk of a Non-Complying Activity resource consent application being declined in this instance are high as the gateway test may be difficult to meet. There would be a cost to both the applicants side and to the WDC that would likely not be recoverable. - As resource consents need to be based on specific development proposals, a Non-Complying Activity consent application requires a higher level of design than a plan change and there are additional upfront design and consenting costs and has a risk of being declined. - If a non-complying consent was to be successful it would include specific details and design requirements. Any changes or to these would be likely as development occurs and would be subject to the consenting process for further consents and/or change to consents. <p><u>Social</u></p> <ul style="list-style-type: none"> - The social benefits of a coordinated approach to provision of community infrastructure such as open space and 	<p>ensure positive environmental outcomes.</p> <p><u>Economic</u></p> <ul style="list-style-type: none"> - If approved, resource consents would allow for residential development to occur and sale of lots in the area and the associated economic boost of the sales and the physical works associated with the development. - If granted, the consent processing cost would likely be cheaper overall than the pirate plan process <p><u>Social</u></p> <ul style="list-style-type: none"> - The delivery of developable sections and development of housing would provide additional housing supply for Te Awamutu providing a social benefit - The residential subdivision for targeted 55 plus demographic will provide a wider mix of housing options in Te Awamutu. - The development will offer a sense of community for the target 55 plus demographic while offering a range of living options. - The creation of jobs both long term and during construction. <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified.
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	<p>transport networks and community facilities are reduced and more difficult to address through a consenting process as opposed to a structure plan.</p> <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified. 	
3. Wait for a Waipa District Plan review and seek rezoning by way of submission	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - None identified. <p><u>Economic</u></p> <ul style="list-style-type: none"> - The next district plan review is likely to be approximately 5 years away. It would likely be a further two years before becoming operative. This option would result in holding costs as well as lost opportunity costs of delaying the development. <p><u>Social</u></p> <ul style="list-style-type: none"> - Missed opportunity to be able to provide suitable accommodation for its identified ageing population sooner. This could lead to the aging population to be forced to move away from the local community to find accommodation. <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified. 	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - Including the proposal in the next District Plan review would provide the opportunity to holistically consider the site and set objectives, policies, rules and design guidelines that guide future development alongside the other considerations of the review. This would ensure any effects on the environment can be appropriately assessed and managed. <p><u>Economic</u></p> <ul style="list-style-type: none"> - Less cost incurred by the applicant as the cost would be shared between WDC and the applicant. - If included in the future district plan, it would allow the area to be developed in accordance with the proposed provisions. - Creation of jobs once viable to develop. <p><u>Social</u></p> <ul style="list-style-type: none"> - The development would provide additional housing supply for Te Awamutu <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified.
4. Rezone the land through the private plan change process	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - Loss of some Highly Productive land - Change in natural character of the area. <p><u>Economic</u></p> <ul style="list-style-type: none"> - There are significant application and compliance costs associated with a private plan change. These are the risk of and covered by the developer. <p><u>Social</u></p> <ul style="list-style-type: none"> - None identified. <p><u>Cultural</u></p> <ul style="list-style-type: none"> - None identified. 	<p><u>Environmental</u></p> <ul style="list-style-type: none"> - The private plan change provides the opportunity to holistically consider the site and set objectives and policies that will guide future development. This will ensure any effects on the environment can be appropriately managed. - Identified wetlands and waterways on site will be able to be protected and enhanced. <p><u>Economic</u></p> <ul style="list-style-type: none"> - Direct boost in market supply, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which district house prices grow over time.

		<ul style="list-style-type: none"> - When the land market becomes more competitive, land developers have a greater incentive to get their product to the market in a more timely and cost-effective manner, thus further helping to keep district housing as affordable as possible. - The proposal will provide for a range of housing typologies. - By enabling the resident population to grow, including via additional development on the subject site, the district will eventually be able to support greater local retail/service provision. - One off economic stimulus of the physical development. - Ongoing employment associated with the facilities with an estimated 10 FTE jobs on and ongoing basis. <p><u>Social</u></p> <ul style="list-style-type: none"> - Development of housing will provide additional housing supply for Te Awamutu, including additional options for retirement living. - Retirees will avoid the social cost of having to move elsewhere to find suitable accommodation. <p><u>Cultural</u></p> <ul style="list-style-type: none"> - The plan change creates an opportunity to incorporate wetlands in the designs of the village and the residential subdivision, and to use appropriate road names as recommended.
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The above table considers reasonably practicable options, and the costs and benefits associated with each option. On the basis of the above, Option 4 was chosen as the most appropriate, being rezoning the site by way of a private plan change.

3.5 Efficiency and Effectiveness

Rezoning of the land properly enables and supports residential land use to occur that is not currently catered for within the existing rural zoning of the site.

Rezoning for residential purposes will assist in the provision of additional dwellings and a range of housing options, particularly for retirement living. Rezoning of the land also allows appropriate provisions to be developed and implemented to ensure that development is of a high quality and provides a high level of liveability. Inclusion of a structure plan into the District Plan allows for infrastructure requirements to be considered in light of the larger development area to ensure that

the land can be appropriately serviced. This is a more efficient and effective approach to rezoning either by way of a non-complying activity application or waiting for a plan review process.

With a plan change, the intended land use outcomes can be properly and spatially defined and tested for acceptance by the community in a comprehensive manner. Only the private plan change option involves an efficient and effective process that also has the ability to address the elements of uncertainty associated with the early stage of design of the project to deliver in time to address the identified market demand for the proposal.

Other options of Non-Complying Activity consents or waiting for the next District Plan review potentially could deliver the same outcome as Option 4, but they are inferior in terms of efficiency of process and do not provide the same long-term certainty to the developer, Council and stakeholders.

It is concluded that the rezoning of the land via a private plan change process is the most efficient and effective way of achieving the objective of the proposal.

3.6 Reasons for Deciding on the Provisions

Rezoning of the land (Option 4 in Table 3.1) is the most effective and efficient planning method to address the issues associated with the limitations associated with the existing zoning in a comprehensive and timely manner.

This report includes investigation and assessment that is sufficient to confirm that the proposed growth cell is suitable for development and infrastructure can be made available. Therefore, there is justification to rezone the land from rural to urban to meet housing needs and for WDC to meet the requirements of the NPS UD.

4 PROPOSED AMMENDMENTS TO THE OPERATIVE WAIPA DISTRICT PLAN

4.1 Proposed Amendments

Proposed changes to the WDP as a result of this request are limited to:

- A change to zone and policy maps 8, 37 and 38 within the WDP;
- The addition of a structure plan, including background, key design principles, open space framework, stormwater management, connectivity, built form and neighbourhood centre into Volume 2 of the WDP as Appendix S27;
- Addition of T16 Growth Cell into Te Awamutu Residential Growth Cells – anticipated now to 2035 table in Appendix S1 – Future Growth Cells;
- Additional rules directly relating to Growth Cell T16 area in Section 2–Residential Zone and Section 15–District-wide provisions of the District Plan.

These amendments are included as Appendix B to this report.

No changes are proposed to the existing WDP objectives and policies. The existing objectives and policies regarding growth cells will become relevant to this Growth Cell. Because of this approach it is possible to implement the rezoning without any need to address or amend any wider Plan provisions, such as in the Strategic Framework. The plan change does not affect the internal consistency of the WDP.

4.2 Planning Maps

The planning maps required to be changed include the Zoning Maps 8, 37 and 38, to change 2025 Ohaupo Road from Rural Zone to Residential Zone and create a new Growth Cell named T16 and extend the Urban Limits to include Growth Cell T16.

4.3 Structure Plan

A Structure Plan has been prepared including a description of the structure plan to be inserted into the WDP appendices as Appendix S27. These documents have been attached as Appendix C. The description of the structure plan includes objectives and sets out the key design principles to ensure good environmental and development outcomes.

4.4 Additional Rules

The following additional rules applying to Growth Cell T16 are proposed;

- Provision of commercial use for food and beverages, convenience goods and cafés.
- Exemption of district wide 23 m setback from waterways provisions (21.1.26.1.(f)).

4.5 Further Consents or Authorisations Required

Under the WDP, subdivision requires a resource consent. Further to this, retirement villages and rest homes require a land use consent to be able to establish within the Residential Zone. Therefore, the proposed retirement village and residential subdivision and any other future subdivision of the growth cell will require further land use consents and subdivision consents to be granted by WDC before development can proceed.

At a minimum, consents from WRC will be required for stormwater disposal, works and diversion consents within the vicinity of natural inland wetlands and earthworks.

5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Introduction

Clause 22 of Schedule 1 of the RMA states in relation to private plan change requests that where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.

The environmental effects that are relevant to this plan change request are:

- Transportation effects;
- Three waters Infrastructure effects;
- Ecological effects;
- Effects on Productive Land;
- Economic and Social effects;
- Landscape and Visual effects, including Natural Character and Amenity;
- Cultural effects;
- Reverse Sensitivity.

5.2 Transportation Effects

5.2.1 Assessment

The proposed T16 Growth Cell includes a structure plan setting out a new section of roading network and the realignment and addition of a roundabout on Ohaupo Road (SH3). The proposed roading layout is included in the Structure Plan attached as Appendix C.

An Integrated Transportation Assessment (ITA) has been prepared by CKL to assess the transportation effects associated with the proposed rezoning and Structure Plan. The ITA is attached as Appendix D.

The ITA considers the effects of the proposed Growth Cell and Structure Plan, and addresses the physical environment, traffic volumes, road safety, walking, cycling, public transport, traffic effects, connectivity, and relevant policy and plan provisions.

The conclusions of the report are as follows.

This assessment considers a potential residential development of the site up to 400 residential lots. As set out in the ITA, retirement living facilities typically produce one third of the number of traffic movements than that of residential rates. The modelling has been done on 400 residential lots, the proposed overall development will have less than 400 residential lot equivalents on the basis that retirement living facilities produce one third of traffic generation of residential lots.

Based on this assessment it is concluded and recommended that:

- The proposed plan change to Residential zoning is anticipated to yield some 400 households with associated traffic demands of 3,280 vehicle movements per day and 360 vehicle movements per hour.
- Access to the plan change area is provided via a new roundabout intersection on Ohaupo Road SH3 designed following consultation with Waka Kotahi. This will incorporate walking and cycling facilities, the provision for new public transport facilities and a new service lane for dwellings on the east side of Ohaupo Road SH3. This provides for multimodal connectivity and improves road safety for existing properties. It is recommended that full provision of this intersection be required prior to occupation of any future dwellings within the plan change area.
- No new direct property access to Ohaupo Road SH3 is considered appropriate as the plan change areas is developed. This is controlled by the existing limited access road status of Ohaupo Road SH3.
- A new pedestrian and cycle link along the west side of Ohaupo Road SH3 is required from the new site access intersection to Greenhill Drive as envisaged by the Waipa ITS. It is recommended that this be provided by developers of the plan change and that it should be in place before 10% of any future dwellings on site are occupied.
- All roads within the plan change area will be designed to an appropriate standard to meet the needs of the expected development.
- The plan change area provides for transport connectivity to adjacent sites. It is recommended that this be required within any zone rules or structure plan for the plan change area.

With the above recommendations in place, it is concluded that the proposed plan change area supports and aligns with national, regional and local transport objectives, policies and strategies and that there are no transportation reasons why the proposed plan change cannot be adopted.

5.2.2 Conclusion

Based on the conclusions and recommendations of the ITA, the transportation effects from the proposed plan change area are acceptable.

5.3 Effects on Three Waters Infrastructure

Land development creates additional demand on Council supplied infrastructure including wastewater, water supply and stormwater and has the potential to overload these services. The proposed T16 growth cell and structure plan will result in additional demand being put on these services. The effects of additional demand are addressed individually in the sections below.

5.3.1 Wastewater Assessment

The wastewater modelling for this assessment was completed by WSP consultants, with development flow information, preliminary reticulation layout, and a site Wastewater Pumpstation (WWPS) location provided by BTW to inform the modelling. The outcome of WSP's modelling assessment is attached as Appendix F, with the key outcomes and upgrades recommended from the modelling summarised below.

Modelling Conclusions and Recommendations:

WSP completed a wastewater modelling assessment, delivered through a two-stage modelling process in consultation with WDC and BTW. Overall, to service the wastewater flows for this development, there are two feasible options:

1. Option 1: Discharge all of the new site development flows to the existing gravity network that discharges into the Racecourse Road WWPS and upgrade an approximately 1 km length of existing 225 mm diameter wastewater gravity pipe to a 300 mm diameter pipe downstream of the Racecourse Road WWPS, as located in Figure 5.1 below.
2. Option 2: Discharge 80% of the development flows (from the proposed site WWPS) to the Christie Avenue WWPS conveyance route, with the remaining development flows gravity discharging to the Racecourse Road WWPS conveyance route. This would require the new site WWPS rising main to extend nominally 640 m along Ōhaupō road from the site to the existing wastewater manhole near the intersection of Ōhaupō Road and Racecourse Road (Manhole Asset ID 1090999).

Both options result in no predicted overflows or freeboard deficiencies (for both the existing and growth network models), therefore complying with WDC's assessment criteria and presenting as feasible options to service the development wastewater flows. The modelling also concludes that the Te Awamutu Wastewater Treatment Plant (WWTP) will be able to cater for the Ōhaupō Road development flows along with the planned growth cells in the 2050 network.

Selection of the preferred option will occur in subsequent design phases. Additionally, as part of the subsequent design phases, it is recommended to conduct a detailed pumpstation capacity assessment to confirm the capacity of the downstream pumpstations (Racecourse Road WWPS and/or the Christie Avenue WWPS) and their capacity to manage the proposed development flow.

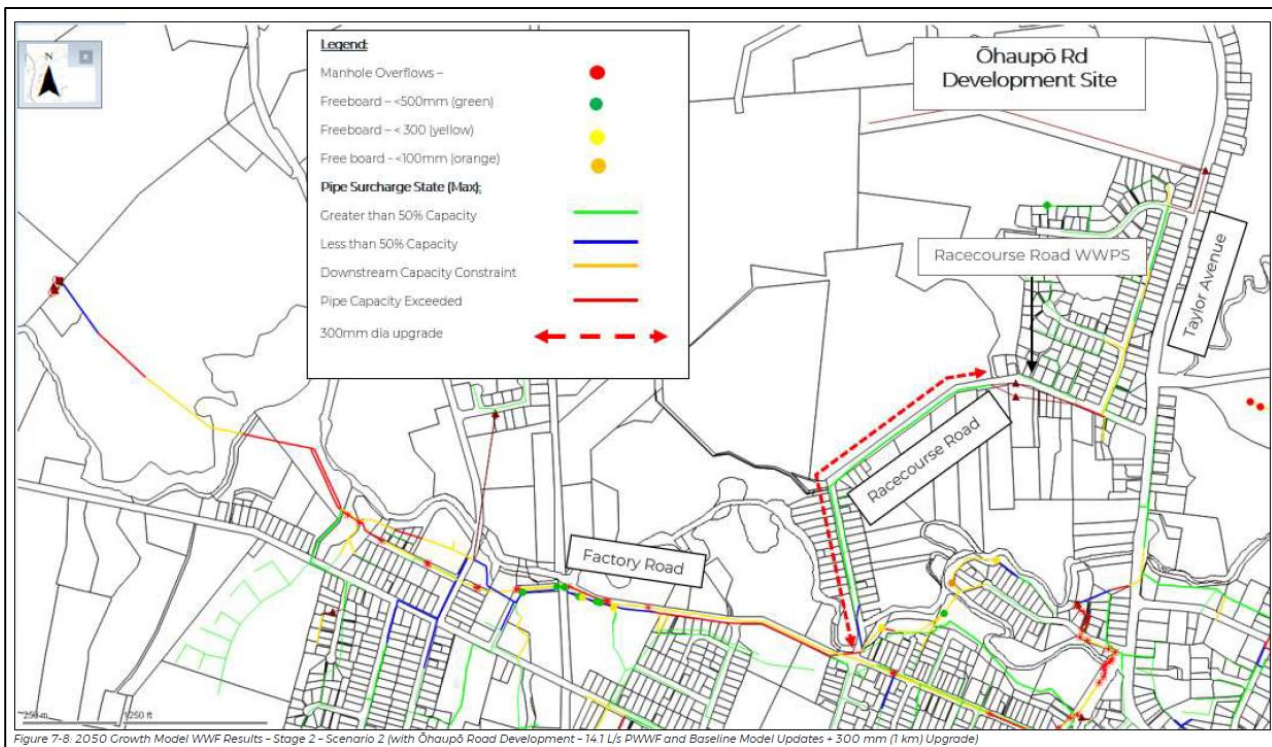


Figure 5.1: Te Awamutu wastewater modelling output showing the section of existing wastewater pipe to upgrade for Option 1 described above.

5.3.2 Water Supply Assessment

A water modelling assessment was completed by WSP consultants, with development demand information and preliminary reticulation layout provided by BTW. The outcome of this modelling assessment is attached as Appendix G, with the key outcomes and upgrades recommended from the modelling assessment summarised below.

Modelling Conclusions and Recommendations (Adopted from WSP’s Report - Appendix F):

WSP completed water supply modelling, concluding that two applicable upgrade options are required to service the water supply for this proposed development:

- Upgrade 1: Close the two Non-Return Valves (NRVs) on Taylors Avenue.
- Upgrade 2: Replacing the current Greenhill booster pump.

Upgrade 1 was modelled by closing the two NRVs on Taylors Avenue, near George Melrose Drive. This was completed in order to make the Greenhill boosted zone a closed zone. Although no improvements in Level of Service (LoS) or fire flow occurred after closing the NRVs, this upgrade is recommended to increase the overall operating efficiency of Upgrade 2 – replacing the Greenhill booster pumps.

Upgrade 2 replaces the current Greenhill booster pump with a new pump that caters for the additional demands created by the proposed Ōhaupō Road development, the fire flow required, and improves

LoS to the wider Greenhill boosted zone area. It is recommended to replace the current pump with two separate pumps, as listed below:

- Pump 1 will be continuously operating to provide daily demands.
- Pump 2 will be a “standby” pump to supply flows in an emergency event.

The controls for both Pumps 1 and 2 are identified and listed in Section 4.2 of Appendix G. Implementing Upgrade 2 resolves LoS and fire flow issues within the Greenhill boosted zone (including supplying the Ōhaupō Road development) in both the 2022 and 2050 scenarios. A detailed design for this proposed pumpstation upgrade is recommended.

Overall, to service the water demands for this development, it is recommended to upgrade the existing booster pump (Upgrade 2), along with closing the NRVs (Upgrade 1) to improve the LoS and fire flow requirements within the Greenhill boosted zone. This provides an acceptable site water supply servicing solution. It was also concluded that based on the WSP modelling assessment (subject to assumptions), water demand from the development can be sufficiently catered for by the Water Treatment Plants servicing Te Awamutu.

5.3.3 Stormwater Assessment

A Stormwater Masterplanning Assessment has been undertaken and is attached as Appendix H.

The report outlines the stormwater management strategy for the proposed development.

This assessment has reviewed the site and catchment characteristics with the objective of consolidating and defining the site-specific design parameters and provided preliminary stormwater layout plans for the required stormwater management infrastructure to allow early consultation with stakeholders.

The following recommendations are provided:

- A stormwater management system for the site shall be developed that provides water quality treatment, extended detention (stream erosion protection) and hydraulic neutrality for the development during minor and major rainfall events. Preliminary layout plans are provided in Appendix A (of the stormwater management strategy) indicating the proposed catchments and the size and location of the required infrastructure.
- Further assessment should be undertaken to understand the sensitivity of the downstream reach to the proposed development, understand tailwater conditions and to confirm the design parameters which have been specified within this report. Should the downstream effects of the development be minor, or be mitigated (likely via stream daylighting, culvert upsizing, channel armouring), the onsite stormwater management system requirements could likely be reviewed and the resulting system optimised and decreased in footprint.
- The site is located adjacent to natural wetlands. The stormwater management system will be required to mitigate the effects of the development on the natural wetland. Key points identified include:

-
- The post development landform will need to maintain pre-development hydrology to ensure groundwater levels are maintained. An emphasis should be placed on soakage devices to maintain groundwater recharge.
 - Further assessment needs to be undertaken to understand the hydrology of the existing natural wetlands to ensure their baseline conditions are maintained. Further detailed assessment will be required to determine the volumes achieved via onsite soakage are equivalent to the pre-development conditions.
 - The site is located in the bottom of a basin and is subject to cross boundary flows from the upper catchments. The stormwater management plan and design landform shall be designed to ensure upstream flow paths are maintained with consideration for future development which may occur within the neighbouring catchment areas.
 - The post development landform shall be designed with a network of secondary flow paths, designed to provide the level of protection requirements the proposed land use during for major stormwater events specified within the RITS. The road network and final landform design shall be designed to achieve the required overland flow paths specified within the stormwater management plan.
 - The development proposes undertaking stream daylighting and enhancement works within the central waterway which will provide multiple engineering, ecological, landscape, cultural and social outcomes including:
 - Increased conveyance capacity within the stream controlling flood water levels and providing flood hazard management.
 - Stream naturalisation and improved floodplain connectivity.
 - Establishment of riparian buffers to achieve suitable ecological and habitat function enhancing water quality, erosion protection and shading.
 - Restoration of fish passage within the catchment, including retrofitting fish passage devices to identified fish barriers where removal is not feasible.
 - Improved provision of fish and macroinvertebrate habitat heterogeneity and in-stream fish spawning habitat, including establishing pools and riffles with suitable interstitial spaces.
 - Early consultation should be undertaken with the Regional Council (Waikato Regional Council) and the Local Authority (Waipa District Council) in regard to developing a stormwater system that meets the appropriate regulatory requirements and is suitable to vest and be operated by Council Staff. A permit for the discharge of stormwater from the proposed plan change area will be required by the Waikato Regional Plan. This will be applied for following a decision on the private plan change and the stormwater assets associated with the development will likely be vested with WDC.
 - Consultation should be undertaken with tangata whenua in regard to the requirements of the NPS-FW and giving effect to Te Mana o te Wai.
 - The stormwater management plan should be developed jointly and with consideration for the proposed ecological restoration, landscape, transportation and infrastructure requirements.
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- Further hydrological and hydraulic modelling should be undertaken to define flood hazard mapping within the catchment and refine the size and layout of the required infrastructure.

5.3.4 Conclusion

Through upgrades funded by the developer, the WDC wastewater and water supply networks have sufficient capacity to deal with the development created by the proposed growth cell. This will be subject to further processes as part of future development. The above assessments conclude that there are infrastructure solutions available ensuring that there is adequate capacity for the development enabled by the Growth Cell.

The Stormwater Masterplanning Assessment sets out that that stormwater can be managed appropriately on the site. This will be subject to a consent process through Waikato Regional Council. Pre-application meetings have been held with regional council and the approach to managing stormwater has been agreed in principle.

Based on the above assessment, overall, the effects on WDC infrastructure from the proposed Growth Cell are acceptable.

5.4 Effects on Ecology

5.4.1 Wetlands

A Wetland Delineation Assessment for the site has been undertaken to support the proposal. This assessment is attached as Appendix J. The summary and recommendations of this report are as follows:

Wetland assessment

The subject site was found to support nine natural inland wetland units within the identified area as the following criteria were met:

- Ten of the thirteen sites were assessed for hydrophytic vegetation using Wetland Delineation Protocols.
- One of the vegetation units Passed the Rapid Test and ten passed the Dominance Test, with plant species composition typical of wetlands.
- Four putative wetland sites Passed the Hydric Soils Test and Hydrology Test indicative of wetland hydrology.
- Three units were not considered natural inland wetlands (Ohaupo WL1,3 & 10) due to >50% exotic pasture species and failed the hydric soil and wetland hydrology tests.
- One of the thirteen sites (Ohaupo_WL13) was identified after the field-visit using aerial imagery, proving this to be a useful tool in wetland delineation assessments. However, further in-field assessment is required to fully characterise this potential wetland.
- These permanently and intermittently wet areas support plants that are adapted to wet conditions, which aligns with the RMA definition of a wetland.

- Evidence of hydric soils and wetland hydrology during the applicable hydrophytic vegetation growing season.
- The site has been subject to intensive drainage, as indicated by the fragmentation of wetland units, channelisation of streams including the site's central drain, visible drainage piping across the site, and the extent of unsaturated soil relative to the extent of the historic marshland. This has largely changed wetland hydrology and dominance of wetland species.

This Wetland Delineation Report will influence the structure planning design, so the following recommendations have been made with respect to the wetland areas:

- A site Groundwater assessment is recommended to be undertaken, to determine and monitor existing groundwater levels (considering seasonal fluctuation over a 12-month period), and also to assess existing groundwater quantity and quality aspects.
- On collection and assessment of the site groundwater, a water budget is recommended to be prepared for the site by a suitability qualified wetland hydrologist to determine present and future yield from site development and assess hydraulic neutrality. Maintaining water inputs through hydraulic neutrality should preserve existing wetland character.
- Ensure stock access is excluded from the identified wetland areas and undertake enhancement planting within the wetlands. With the proposed change in land use, ongoing plantings in close proximity should be compatible, indigenous species that are already present shall be used to ensure no invasion of prevailing pest species.
- Undergo an EclA to determine if the site is host to significant indigenous flora and fauna (e.g., wetlands can provide important fish spawning habitats) and detail any specific impacts due to the private plan change. Additionally, undergo herpetofauna surveys as part of the EclA to identify if the site is a possible habitat for bats and lizards. Furthermore, an EclA would provide the opportunity to delineate and characterise wetlands (Ohaupo_WL13) captured by aerial imagery after the initial site investigations. (this recommendation has been implemented and an EclA is included in this plan change request).
- Undertake ongoing weed and mammalian pest control within the wetlands, to enhance ecological values.
- Buffer the wetlands with a riparian margin of terrestrial species if practicable within spatial constraints, to provide refuge for biota (avifauna and potentially herpetofauna) and a naturalised vegetation sequence.
- Consider also treating the three wet areas that were not classified as natural inland wetlands (OhaupoWL1,3 & 10) in the same manner required for those with the classification (e.g., wetland planting, fencing and managing stock access, excluding from development area). This would allow for more ecological connectivity, create carbon sinks, and increase visual amenity of the site.
- This wetland delineation document is recommended to be a working document, which is subject to changes in wetland regulations (NPS-FM and NES-F changes) and shall be updated on the findings after the EclA.

5.4.2 Ecological Impact Assessment

An Ecological Impact Assessment (EclA) has been completed in support of the proposal. The EclA was required to inform the planned design for the Growth Cell Structure Plan to identify key ecological attributes and values so they could be compassed as part of the applicant's revegetation and restoration goals for the site. A copy of the EclA is included as Appendix L.

The EclA report details the existing ecological values of the site and investigates the actual and potential effects, both adverse and positive of the proposed works on these values. This assessment was based on the Environment Institute of Australia and New Zealand Inc. (EIANZ) EclA Guidelines, developed for assessment of terrestrial and freshwater ecosystems in New Zealand.

The existing ecological values can be summarised by the following main points:

- All the watercourses (and wetlands) traversing the site were degraded in terms of ecological health indicators and water quality and all have been modified by channelisation and straightening.
- Although largely fenced to exclude stock, the water courses are devoid of indigenous riparian vegetation and were assessed as having low ecological value.
- The highest ecological valued units on the site are the wetland habitats and the kahikatea forest remnant (identified as a significant natural area).
- Other than the wetland and kahikatea remnant, terrestrial vegetation ecological values were either low or very low as the land was dominated by introduced pasture grasses used for agriculture.

In summary, the positive ecological benefits from the project include:

- Restoration and revegetation of the riparian and stream habitats and improvements in water quality and stream health with the change in land use.
- Improved erosion control within the streams and on their margins, through fencing and biodiversity planting.
- Increases in riparian plant diversity and increased wetland extent and representation of guilds, through remediation planting and restoration.

The project does have the potential to cause adverse ecological effect in the Mangapiko Stream and the identified wetland areas. These effects include:

- Potential loss of stream bed habitat and stream length due to culverting associated with internal road access.
- Potential to impede fish passage into and through the culverts.
- Potential for injury and/or mortality of native fauna during construction and bank contouring.
- Potential for temporary sedimentation from any uncontrolled discharges to the downstream receiving environment during stream works and earthworks.

The following recommendations have been proposed to address any actual or potential adverse effects (note that some of these recommendations are related to future consents that will result from the growth cell):

- Preparation of an Erosion and Sediment Control Plan (ESCP) and Stormwater Management Plan (SMP).
- Minimisation and aquatic offsetting for the stream bed and bank loss by preparation and implementation of an Ecological Management Plan (EMP), as part of the resource consent condition process.
- Preparation and implementation of a Fish Management Plan to avoid or minimise the harm to freshwater fish during construction and stream restoration works.
- Enacting the recommendations in the draft Riparian and Waterways Restoration and Enhancement Plan.

Implementation of the proposed management plans, and other proposed mitigation measures recommended in this report, will appropriately avoid or minimise any actual and potential adverse effects of the project and help realise the ecological benefits.

The proposed works are not anticipated to have any significant residual adverse effects on the pre-development baseline condition. The change in land use, improvements in riparian planting, wetland restoration, as well as weed and pest management and erosion control are expected to result in net positive effects on freshwater and terrestrial ecological values in both the Mangapiko and Waipā Catchments.

5.4.3 Riparian and Waterways Protection and Enhancement Plan

A Riparian and Waterways Protection and Enhancement Plan has been completed in support of the proposal and is attached as Appendix N.

This report identifies specific opportunities and includes recommendations for riparian and waterways enhancement. These recommendations draw on the assessment of ecological values within the wider catchment, as well as site visits undertaken by environmental engineers and ecologists. The recommendations consider existing and potential ecological values within the site and wider Mangapiko Stream catchment, in a holistic, Waipā catchment-wide approach that seeks to maximise environmental outcomes for the area. It is proposed that the specific recommendations are adopted and implemented.

A broad set of overarching management recommendations has been developed for the site, with a view to achieving multiple benefits through the implementation of these recommendations. These benefits include the following:

- Improving aquatic and terrestrial environments, including wetland areas.
- Enhancing amenity and access for the community.
- Engaging and educating public about watercourse health.
- Maintaining or improving flood water conveyance.

The following management recommendations are proposed for the waterway's enhancement of the site:

- Establishment of riparian buffers (at a minimum 5 m on both banks (except adjacent stream crossing points), preferably 10-20 m where possible to achieve suitable ecological and habitat function) along the central water course and around each identified wetland to enhance water quality, erosion protection and provide shading.
- Stream naturalisation (including recontouring banks) and improved floodplain connectivity (with flatter bank angles and wider stream profiles), where feasible downstream of the two amenity ponds and along the central watercourse.
- Improved provision of fish and macroinvertebrate habitat heterogeneity and in-stream fish spawning habitat, including establishing pools and riffles with suitable interstitial spaces (this can be achieved by embedding boulders, cobbles and gravels of varying sizes). Increasing riparian cover will directly provide faunal habitat through overhanging vegetation and will indirectly provide habitat through litter and branch fall, as well as stream shading promoting submergent and emergent macrophyte growth.
- Establish and enhance riparian networks within the catchment, including planting indigenous amenity trees that provide environmental services and ecological connectivity
- Retain and enhance existing plantings of indigenous terrestrial vegetation.
- Enhance, and establish new, suitable lizard habitat and refuge within the catchment, such as coastal scrub and harakeke plantings for the gold striped gecko, and pair with pest animal control.
- Establishment of wetland habitat, such as within the stormwater basins and also consider creation of black mudfish habitat from the placement of scalloped troughs into areas of existing tree cover in the identified wetland areas.
- Implement weed and pest plant management, flora restoration and pest animal control programmes, with the latter targeting rats and mice in particular.

5.4.4 Conclusion

Based on the above assessments, there is a significant opportunity to protect, enhance and utilise the existing ecological features on the site. The ecological effects of the proposed Growth Cell can be managed so that they are mitigated and that overall, the proposal has a net positive ecological effect.

5.5 Effects on Productive Land

5.5.1 Assessment

A land use capability assessment has been undertaken for the site and this is attached as Appendix M.

The Growth Cell area contains some highly productive land. This report sets out that the WDP has a definition of 'high class soils' and the NPS-HPL has a definition for 'highly productive land'. The report includes the following findings:

Applying the WDP definition of high class soils:

- The areas classified as LUC 3e1,2e3, and 2w3 are high class soil.
- The areas classified as LUC 6e1, 4e1, 3e2, and 3w1 are not high class soil.
- The non-productive land areas are not high class soil.
- The area of high class soil on the site is 14.6 ha (56.7%), and 11.2 ha (43.4%) is not high class soil.

Applying the NPS-HPL:

- The areas classified as LUC 3e1, 3e2, 3w1, 2e3, and 2w3 are highly productive land.
- The areas classified as LUC 6e1 and 4e1 are not highly productive land.
- The non-productive land areas are not highly productive land.
- The area of highly productive land on the site is 17.8ha (68.8%), and 8.0ha (31.2%) is not highly productive land.

The development of the Growth Cell area will see the loss of 14.6 ha of high class soils and the loss of 17.8 ha of highly productive land. Existing land use, prior to the purchase of the land by Te Awamutu Developments Limited land has been pastoral grazing. The previous owners had owned the property for 33 years. Over this time the site has been used to graze dry stock, being mostly cattle and some sheep.

According to ME Consulting's NPS-HPL Cost-Benefit Analysis, Waipa District has approximately 77,560ha of highly productive land. Based on this number, there would be a loss of approximately 0.02% of the region's highly productive land as defined by the NPS-HPL. Further to this, an economic assessment has been undertaken that forms part of the policy assessment against the NPS-HPL and is attached as Appendix O. The policy assessment against the NPS-HPL in Section 7.2.2 sets out that the loss of highly productive land, in this instance can be allowed in accordance with section 3.6 of the NPS-HPL.

5.5.2 Conclusion

As set out in Section 7.2.2 of this report, the loss of highly productive land is acceptable in accordance with the NPS-HPL. Overall, the loss of 0.02% of the districts estimated highly productive land is an acceptable so that urban rezoning can be allowed based on the above assessment.

5.6 Economic and Social Effects

5.6.1 Assessment

An Economic Assessment has been undertaken to report the likely economic effects of the proposal and is attached as Appendix O. This report includes the following conclusions;

- The proposal acknowledges and directly responds to the need for more residential land to meet growth in demand over time, by enabling the development of approximately 500 new homes overtime.

- From an economic perspective, this represents a significant boost in supply. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which district house prices grow over time (relative to the status quo).
- Future households on the subject site will spend around \$24 million per annum on a wide range of household goods and services. Accordingly, future development of the land will provide significant commercial support for local businesses.
- Constructing the 500-new homes and associated community facilities enabled by the proposal will generate significant one-off economic impacts. These include:
 - Future planning/design/consenting work will create full-time employment for about 30 people for six months, generating \$1m in wages/salaries.
 - Land development (including infrastructure provision) will generate full-time work for approximately 90 people for 18 months (split across various stages), with \$10min wages/salaries paid; and
 - Construction of dwellings and associated community facilities will provide full-time work for around 420 people for three years (again, split across various stages), with around \$80 m paid in wages and salaries.
- In total, it is estimated that the lifestyle / retirement village is likely to sustain approximately 10 FTE jobs on an ongoing basis in a mix of full-and part-time work.
- There is significant market demand for the type of housing enabled by the proposal, which will also help the Council to meet its obligations under the NPS-UD.
- In addition, the proposal will generate a wide range of enduring economic benefits, while avoiding any material economic costs.
- The proposal is strongly supported on economic grounds.

5.6.2 Conclusion

Based on the findings of the Economic Assessment, the proposal will allow for positive economic effects and the flow on social effects associated. The proposal is considered to have overall positive economic and social effects.

5.7 Landscape and Visual Effects/Natural Character and Amenity

5.7.1 Assessment

The development associated with the Growth Cell will lead to a change to the outlook of the surrounding area.

Any future subdivisions within the Growth Cell area will be subject to a resource consent process and any future developments of the site will be subject to the rules of the Residential Zone. The effects of specific subdivisions and dwellings are therefore not subject to this assessment. This assessment takes into account the broader visual effects of the cumulative development of the area.

An Urban Design Statement has been completed in support of this application and is attached as Appendix D.

The Urban Design Statement includes the proposed structure plan for the Growth Cell. The following is included within the Urban Design Statement;

- Key physical and visual landscape attributes identified through the site analysis are proposed to be retained, enhanced and / or mitigated through the spatial arrangement and relationships imposed by the conceptual structure plan. Such physical and visual attributes include the Significant Ecological Area, other mature tree plantings that contribute to the rural heritage of the site, the drains, wetlands and existing ponds, the site's steep inaccessible slopes.
- A landscape buffer is proposed along SH 3, providing visual relief and setback of future development when viewed from the SH 3 corridor. The same is proposed along the southern boundary interface with adjacent horticultural land use in the form of a planted buffer and adjacent proposed roadway. This buffer may also provide a stormwater conveyance function.
- The high-quality provision of public open spaces are important elements of any successful neighbourhood. Public open spaces provide opportunities for recreation and social contact, act as visual relief within urban landscapes, and can express cultural and ecological values.
- Open spaces within the conceptual structure plan are a significant driver for the spatial arrangement of the movement network, land uses, and built form. The open spaces are organised and connected through the site's existing drains, wetlands, Significant Ecological Area and steep slopes, enhancing the sites sense of place and unique character. This provision of public open space also provides for the opportunity to enable a water sensitive urban design approach.
- A comprehensive analysis of the existing environment's qualities, features and characteristics informed the identification of appropriate opportunities and constraints. This, in turn has informed the development of the structure plan which indicates key structural elements of movement and land use as well as specific road cross sections, open space and other place making recommendations.

The site is not located within an identified Landscape Natural Character Area under the WDP. The structure plan for the Growth Cell area and supporting Waterways Protection and Enhancement Plan in Appendix N, seek to enhance and utilise the existing onsite amenity and character. This includes the utilisation of the existing Kahikatea Trees listed as an SNA as a feature.

5.7.2 Conclusion

Overall, the loss of rural character is mitigated by the enhancement and utilisation of existing features and the effects from the proposed Growth Cell are acceptable.

5.8 Cultural Effects

Iwi engagement that has occurred to date is set out below in Section 6.4.

As identified through case law only tangata whenua themselves are able to identify cultural effects on them. The applicant's approach to tangata whenua engagement is proceeding based on tikanga

principles. The approach to Iwi consultation is set out in correspondence with Te Huia Natural Resources Limited included as Appendix P. This sets out the way in which Iwi consultation has been and is continuing to be undertaken. This includes a commitment to working with mana whenua on the production of a Cultural Values Assessment (CVA). Preparation of the report, including picking up the from the initial consultation with mana whenua, is underway. The output of the initial consultation will be a document that will provide considerations for decision makers. This plan ensures that cultural effects will be adequately addressed in an ongoing manner through the processing of the plan change and prior to the section 42a report preparation, with a CVA expected to be completed and lodged with council in the first quarter of 2023.

5.9 Reverse Sensitivity

There is potential for the development enabled by the Growth Cell to be subject to reverse sensitivity effects from the surrounding land uses. The site is bounded by Kiwi Fruit orchards along the majority of the northern and southern boundaries and a dairy farm on the small section of western boundary. The Urban Design Plan and associated Structure Plan include design elements including screening. Further to this, the dairy farm and southern orchard already share boundaries with the existing urban boundary. Any reverse sensitivity effects are able to be avoided and remedied through urban design.

5.10 Effects Conclusion

As set out in the above assessment, the environmental effects that are considered in relation to this plan change request are as follows;

- Transportation effects;
- Three waters Infrastructure effects;
- Ecological effects;
- Effects on Productive Land;
- Economic and Social effects;
- Landscape and Visual effects, including Natural Character and Amenity;
- Cultural effects;
- Reverse Sensitivity.

Based on the above assessments, supporting documents and the related recommendations, the environmental effects from the proposal are able to be appropriately managed and will have effects that are acceptable.

6 CONSULTATION

6.1 Waipa District Council

An initial pre-application meeting with WDC was held on 12 April 2022 via Microsoft Teams. WDC staff members Tony Quickfall, David Totman and Tony Coutts all attended this meeting. Present on behalf of Te Awamutu Developments was Levin Da Costa, Russell Davies, Mathew Dickey, and Ryan Morrison.

This meeting included an overview presentation setting out a high-level description of the proposal including the site, planning matters, three waters engineering, transport and environmental assessments. The purpose of this meeting was to discuss the best approach and key pieces of work that WDC required to support the Plan Change request.

Following this meeting there has been ongoing communications with WDC as the Plan Change request has been developed. This approach has allowed for issues such as water and wastewater servicing infrastructure to be advanced to the point where there is broad agreement on the approach.

6.2 Waikato Regional Council

A meeting was held with Waikato Regional Council (WRC) on 22 July 2022 to set out the proposal and the Regional Council requirements and expectations. This meeting focused on stormwater and the requirements of the National Environmental Standards for Freshwater Management (NESF). Representatives from WRC were Brian Richmond and consultant Megan Wood, representatives on behalf of Te Awamutu Developments were Mathew Dickey, Russell Davies, Danel Korb, Craig Batchelar and Ryan Morrison. WRC agreed with the approach of dealing with any WRC stormwater, NESF and earthworks consents post plan change decision but that communications should continue to ensure the approach to the structure plan will ensure a consenting pathway with WRC.

Following the first meeting an Ecological Impact Assessment and Preliminary Stormwater Management Plan were drafted and circulated to WRC. A second meeting with Brian and Megan was held on 25 October 2022. WRC gave some feedback but broadly agreed in principle with the proposed approach.

6.3 Waka Kotahi

CKL has been engaged by the applicant to address transportation matters. An email from CKL was sent to Waka Kotahi on 2 June 2022 outlining the proposed growth cell and proposed roundabout intersection concept design options. The purpose of this contact was to open initial dialogue and involve Waka Kotahi in the planning process so any concerns could be addressed as early as possible in the process. A response was received from Waka Kotahi on 22 July 2022 stating the following;

- *At this stage do not have sufficient information to be able to understand how your client's proposal fits into this vision or complies with a number of critical strategic directives.*

- *We generally do not look into mitigation options to address effects on the transport network - such as the roundabout proposed here, without considering the strategic alignment of the proposal against relevant policy documents.*
- *Through this process our engineers have advised that the designs submitted are not likely to be suitable as proposed due to the insufficient roundabout size and standard, and it is likely that we will need to meet with you to advise on expectations on the standard of the roundabout before more design work is undertaken.*
- *At a broader strategic level we have looked into the subdivision and the location itself and at this point in time there are a number of matters that Waka Kotahi are concerned about and would need to understand how your client intends to address these policy directives prior to considering roundabout designs. This includes Alignment with Future Proof & Waipa 2050 Growth Strategy, Alignment with NPS-UD, Waikato Regional Policy Statement (RPS) and the Waipa District Plan.*
- *Taking into consideration the above, at this stage given the strategic misalignment that the proposal appears to present, Waka Kotahi are unlikely to be supportive of the proposal. We would want to be satisfied that the wider proposal demonstrates how it is meeting the key policy tests under the NPS UD and RPS especially before we engage further on the design of a potential roundabout.*

Following this, CKL prepared an ITA addressing the matters set out in the previous correspondence. It was also requested to meet with Waka Kotahi contact and Design Engineers regarding desired design outputs of the intersection with Ohaupo Road. This request was made on 6 October 2022. A follow up email was sent on 18 October 2022 to confirm that the ITA had been received. Waka Kotahi stated that they were reviewing this, and they would be in touch. CKL followed up again on 8 November 2022 for an update. No response was received. Another email was sent on 23 November 2022 requesting an update. Waka Kotahi stated that they were 'still in the process of coming back to this application' on 24 November 2022. On 14 December 2022, CKL received a letter in response to the proposed ITA. This letter states that Waka Kotahi does not consider a meeting to discuss roundabout designs would be of benefit as we are not supportive of the proposal. The letter sets out the reasons why Waka Kotahi does not support the proposal. A Copy of all correspondence to date, including this letter is attached as Appendix X.

Matters raised related to the ITA have been addressed in Appendix Z. Further matters are addressed below.

A number of policy matters have been raised in under the 'planning assessment' of the letter. The matters raised are in relation to the following planning documents:

- Future Proof & Waipa 2050 Growth Strategy
- Alignment with NPS-UD
- Waikato Regional Policy Statement
- Waipa District Plan

Assessments against these policies are included as appendices of this plan change request in Appendix T, Appendix S, Appendix Q, Appendix Y and Appendix W. To date only the ITA has been shared with Waka Kotahi and they have not seen the policy assessments and other supporting documents. These assessments address the above planning assessment matters raised by Waka Kotahi.

6.4 Iwi/Tangata Whenua

Whetu Consultancy Group was engaged to lead Iwi consultation. The engagement approach included pre-engagement activities including reviews of relevant Iwi Management Plans to identify key values, interests and aspirations that may be of relevance to the proposal. Following this work, engagement with iwi authorities and hapu occurs. This approach includes the following principles of engagement:

- Holistic Perspectives and Outcomes
- Participation
- Early engagement
- Open minded and transparent
- Two-way and ongoing

Due to unexpected and sudden health reasons, Whetu Consultancy Group became unavailable to undertake further work. It has been confirmed with Waikato Tainui that the engagement process was underway.

Te Huia Natural Resources Ltd have been engaged to pick up the iwi consultation. Te Huia in consultation with relevant Iwi groups are working on an 'engagement plan' to fulfil the obligations to mana whenua of genuine engagement. This plan ensures that genuine engagement will occur, and a Cultural Values Assessment will be undertaken. The 'engagement plan' includes considerations for decision makers. This approach is set out in Appendix P. This plan allows meaningful and genuine engagement to occur in parallel with the plan change process.

7 POLICY ASSESSMENTS

7.1 Part 2

Plan changes are subject to the Purpose and Principles of the RMA (sections 5-8) with the overriding purpose being 'to promote the sustainable management of natural and physical resources'.

The plan will achieve the overall purpose of the RMA. This location is appropriate for residential development as outlined in the above reporting. The evaluation of costs and benefits in Section 3 of this report outlines how the social, economic and cultural wellbeing of people and communities are provided for.

The Plan Change adopts planning methods that are already in the District Plan and considered to achieve the purpose of the Act.

Section 6 includes Matters of National Importance that are required to be recognised and provided for. The following matters are considered to be relevant to this plan change:

- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga
- (f) the protection of historic heritage from inappropriate subdivision, use, and development.

As set out in Section 6.4 consultation with tangata whenua is under way and a Cultural Values Assessment (CVA) is being prepared in accordance with Appendix P. There are no known historic heritage features on or within the immediate vicinity of the site.

There are matters in Section 7, Other Matters, and Section 8, Treaty of Waitangi, that are relevant to this plan change. The relevant parts are set out as follows.

Section 7 lists Other Matters to which particular regard must be had to. The relevant matters are:

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:
 - (f) maintenance and enhancement of the quality of the environment:
 - (g) any finite characteristics of natural and physical resources:
 - (h) the protection of the habitat of trout and salmon:
 - (i) the effects of climate change:
 - (j) The benefits to be derived from the use and development of renewable energy.

The proposal is an efficient use of land, allowing for residential development to occur in an appropriate location. Infrastructure will be provided to maximise the development potential of the land and to ensure that environmental effects are avoided in the first instance and thereafter

mitigated on the surrounding environment. Further to allowing for development of the growth cell, the plan change provides for the restoration and enhancement of the waterways, wetland and SNA while allowing for stormwater management, recreation opportunities and creating a high level of amenity in what will otherwise be a largely built environment.

Section 8 requires that 'all persons exercising functions and powers under it, in relation to managing the use, development and management of natural resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)'. This section places an obligation on decision makers to act in accordance with it. The principles have been taken into account through Iwi consultation and the planned development of a CIA as part of the process.

7.2 National Policy Statements

7.2.1 National Policy Statement for Urban Development

A policy assessment has been undertaken against the relevant policies of the National Policy Statement for Urban Development (NPS UD) and is attached as Appendix Q. The key points in this assessment are summarised below.

- There is significant market demand for this development.
- The development will add significantly to development capacity; and
- The proposal will form part of a well-functioning urban environment.

Based on the above, the proposed plan change is consistent with the NPS UD.

7.2.2 National Policy Statement for Highly Productive Land

A policy assessment has been undertaken against the relevant policies of the National Policy Statement for Highly Productive Land (NPS HPL) and is attached as Appendix R. The key points of this assessment are summarised below.

- The site contains highly productive land;
- To allow urban rezoning of highly productive land criteria under clause 3.6 must be met.
- An assessment against the criteria in clause 3.6 found that:
 - The urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the NPS UD;
 - There are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and
 - The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production.
- The proposal meets the criteria set out under clause 3.6.

Based on the above, the proposed plan change is consistent with the relevant policies of the NPS HPL.

7.3 National Environmental Standards

7.3.1 National Environmental Standards for Freshwater

There are several National Environmental Standards for Freshwater (NES F) relevant to this proposal.

While these will be subject to consents applied for with WRC, they have been addressed as part of the development of the structure plan. Regulations relevant to the NES F include provisions protecting natural inland wetlands. Wetlands have been identified via a wetland delineation assessment attached as Appendix J. There is also a watercourse running through the site. These features and the relevant NES F regulations have been taken into account in the development of the structure plan. Consents for relevant activities under the NES F will be applied for prior to any physical works. As set out in Section 6.2 pre-application meetings have been held with WRC and they agree in principle with the approach.

On this basis, the proposal is consistent with the relevant standards of the NES F.

7.3.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

In accordance with the NES CS), a PSI has been undertaken on the site and is attached as Appendix I. This PSI includes the following in its summary:

A number of isolated potential and confirmed HAIL activities were identified and evaluated at the site (i.e., livestock dipping, offal pit, asbestos and lead-based paint use, storage of chemicals and treated wood, motor vehicle workshop, burn pit). Overall, the risk assessment highlighted that these HAIL areas were isolated and small scale, and subsequently determined as low to moderate risk to human health. However, in the absence of quantitative soil data, the risk of these areas to human health could not be concluded as highly unlikely. Therefore, these areas are identified as 'pieces of land' until quantitative soil data at these locations is collected and assessed. It is recommended that the sampling plan for additional sampling is designed following the development of the site concept plan for the development. The additional information and data is recommended to be presented as a Detailed Site Investigation (DSI).

The relevant provisions of the NES CS further to those covering change of land use, including a DSI will be addressed as part of future consents prior to any physical works occurring. Future works will occur in accordance with the relevant provisions of the NES CS.

On this basis, the proposal is consistent with the relevant standards of the NES CS.

7.4 National Adaptation Plan and Emissions Reduction Plan

From 30 November 2022, it is a legal requirement for local government to 'have regard to' the national adaptation plan and the emissions reduction plan when preparing or changing RMA regional

policy statements, regional plans, and district plans. This requirement is to ensure that planning nationwide is in line with New Zealand's long-term climate strategies and goals.

7.4.1 National Adaption Plan (NAP)

The NAP focuses on the risks from natural hazards and how these matters can be considered. This is relevant to how stormwater will be dealt with in the growth cell. While this will be subject to a WRC consent, a Stormwater Masterplanning Assessment has been undertaken for the site and is attached as Appendix H.

Development will be subject to a low risk from flood hazard after development is completed. The Stormwater Masterplanning Assessment includes recommendations that the final consented design for stormwater is hydrologically neutral for the development during minor and major rainfall events. As a result, flooding risk to downstream property will not be increased.

7.4.2 Emissions Reduction Plan

The ERP includes guiding principles on emissions reduction and addresses various sectors. Relevant sectors for this private plan change are the transport sector and the building and construction sector. The ERP supports low-emission transport infrastructure that:

- enables people to walk, cycle and use public transport;
- reduces vehicle kilometres travelled by private vehicles; and
- supports low-emission private vehicles (primarily electric).

For this proposal, the growth cell enables walking and cycling and is located on an existing public transport route. New developments give the opportunity for EV charging infrastructure to be included in builds as opposed to retrofitted into existing buildings.

There is no actual building or construction related to the plan change but the plan change seeks to enable future building and construction. The private plan change does not seek to change any objectives or policies in the plan related to building and construction.

7.5 Waikato Regional Policy Statement

An assessment against the Waikato Regional Policy Statement (RPS) has been undertaken and is attached as Appendix Y, principally the Built Environment and General Development Principles

The proposal gives effect to the RPS, other than the policies on urban limits.

The operative RPS does not comply with the NPS UD requirement for Responsive Planning under Subpart 2 – Policy 3.8. Futureproof includes out of sequence policy proposal, intended to be included in the RPS. This is set out below.

7.5.1 Future Proof

Future proof is a joint project set up by the partners to consider how the sub-region should develop into the future. Future proof partners include: Ngā Karu Atua o te Waka, Waikato-Tainui, Tainui

Waka Alliance, Waikato Regional Council, Waipa District Council, Waikato District Council, Hamilton City Council, Matamata Piako District Council, Waka Kotahi and Waikato District Health Board.

Future Proof includes a pathway for out of sequence growth to occur. An assessment against the out of sequence growth criteria has been included as Appendix S. An assessment against the Future Proof Strategy Growth Management Directives has also been undertaken and is attached as Appendix T.

The proposed plan change meets the out of sequence growth criteria and is consistent with the future proof strategy growth management directives.

7.6 Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River

An assessment against Te Ture Whaimana has been undertaken and is attached as Appendix U.

The key points of this assessment are summarised below;

- Wetlands on site will be protected and enhanced;
- A Riparian and Waterways Protection and Enhancement Plan included as part of the proposal ensures the protection, enhancement and utilisation of existing waterways;
- Consideration of the Vision and Strategy for the Waikato River will also occur as part of future consents for the site, including the stormwater discharge consent.

On this basis, the proposed plan change is consistent with the Vision and Strategy.

7.7 Waikato Tainui Environmental Management Plan–Tai Tumu Tai Pari Tai Ao

An assessment against the relevant sections of the Waikato Tainui Environmental Management Plan–Tai Tumu Tai Pari Tai Ao has been undertaken and is attached as Appendix V. The goal of Waikato-Tainui is to ensure that the needs of present and future generations are provided for in a manner that goes beyond sustainability towards an approach of environmental enhancement. The key points in the assessment are summarised below.

- The proposal is aligned with the following chapters of the management plan;
 - Te Wai Maori –Fresh Water
 - Ngaa Repo – Wetlands
 - Whenua – Land
 - He Mahinga Ika – Fisheries
 - Te Ararangi – Air
 - Ngaa Whakaritenga Moo Ngaa Whenua O Waikato-Tainui – Land Use Planning
 - Waihanganga Matua–Infrastructure

The proposal will result in the protection and enhancement of existing waterways and wetlands on site.

On this basis, the proposed plan change is consistent with the Waikato Tainui Environmental Management Plan–Tai Tumu Tai Pari Tai Ao.

7.8 Ko Tā Maniapoto Mahere Taiao–Maniapoto Environmental Management Plan

Ko Tā Maniapoto Mahere Taiao is a high-level direction setting document and describes issues, objectives, policies and actions to protect, restore and enhance the relationship of Maniapoto with the environment including their economic, social, cultural and spiritual relationships. The Plan is also a tool to support the leadership of Maniapoto at the forefront of exercising kaitiakitanga and rangatiratanga within the Maniapoto rohe.

The proposed Growth Cell is not directly adjacent to the Waipa River however it is within the catchment that feeds into the Waipa River. The proposed changes to the provisions and zonings provide for land management and land use which protects the interconnected relationships of the natural environment in accordance with the principles of Ko Tā Maniapoto Mahere Taiao.

7.9 Te Rautaki Taiao a Raukawa-Raukawa Environmental Management Plan

Te Rautaki Taiao a Raukawa, the Raukawa Environmental Management Plan provides a statement of values, experiences and aspirations pertaining to the management of, and relationship with the environment. It assists in engagement in policy and planning processes and resource management decisions. The Management Plan offers broad objectives in relation to this matter.

The Raukawa takiwā includes both Cambridge and Te Awamutu, and the land in the southern portion of the Waipa District. The Growth Cell applies Low Impact Design Principles and will result in activities occurring at appropriate locations and scales in accordance with the objectives and outcomes sought by Te Rautaki Taiao a Raukawa.

7.10 Ngāti Koroki Kahukura

The ancestral tribal rohe of Ngāti Koroki Kahukura spans from Southern Hamilton City, following the Waikato River to the northern end of Lake Arapuni, inland to western Te Awamutu and through again to southern Hamilton City encompassing Mount Maungatautari and many kāinga settlements. Although there is no Joint Management Agreement in place with Ngāti Koroki Kahukura, they are part of the local tangata whenua and for this reason are included and will be consulted with as part of this plan change process.

7.11 Waikato Regional Plan

There are no WRC consents proposed as part of the plan change. Assessments against objectives and policies relevant to future applications will be undertaken at the time. The Stormwater Masterplanning Document will inform the future consents ensuring they are consistent with the

relevant objectives and policies of the WRP. Overall, the proposed plan change is consistent with the relevant policies of the Waikato Regional Plan.

7.12 Operative Waipa District Plan

An assessment against the WDP has been undertaken and is attached as Appendix W. The key points in the assessment are summarised below.

- The Growth Cell and Structure Plan suitable with regards to address natural hazards, reverse sensitivity and designed/layout.
- The Growth Cell can be appropriately serviced with necessary infrastructure.
- The existing SNA on the site is protected, enhanced and utilised as part of the Growth Cell.

On this basis, the proposed plan change is consistent with the WDP.

7.13 Policy Assessment Conclusion

Based on the relevant assessments in this section, the plan change is consistent with the relevant provisions of the applicable planning documents.

8 NOTIFICATION

It is requested that the proposed Private Plan Change is publicly notified

9 CONCLUSION

The proposed plan change provides for residential land capacity to meet the identified significant market demand. By doing so, the plan change will help WDC meet its obligations under the NPS UD.

This report sets out that a plan change is the most appropriate approach to achieving this development. It concludes that environmental effects from the plan change are acceptable on balance. The reports further concludes that the proposal is consistent with relevant National, Regional and Local Policy documents.

For the reasons set out in this report and its supporting documents, this plan change should be adopted by WDC.

APPENDIX A RECORD OF TITLE

**APPENDIX B PROPOSED AMMENDMENTS TO THE
DISTRICT PLAN**

APPENDIX C TE AWAMUTU T16 GROWTH CELL STRUCTURE PLAN

APPENDIX D URBAN DESIGN STATEMENT

**APPENDIX E INTEGRATED TRANSPORTATION
ASSESSMENT**

APPENDIX F WASTEWATER SERVICING ASSESSMENT

APPENDIX G WATER SERVICING ASSESSMENT

APPENDIX H STORMWATER MASTERPLANNING ASSESSMENT

APPENDIX I PRELIMINARY SITE INVESTIGATION

APPENDIX J WETLAND DELINEATION ASSESSMENT

APPENDIX K GEOTECHNICAL SUITABILITY REPORT

APPENDIX L ECOLOGICAL IMPACT ASSESSMENT

APPENDIX M LAND USE CAPABILITY ASSESSMENT

APPENDIX N WATERWAYS PROTECTION AND ENHANCEMENT PLAN

APPENDIX O ECONOMIC ASSESSMENT

APPENDIX P IWI CONSULTATION APPROACH

APPENDIX Q NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT

APPENDIX R NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND

APPENDIX S FUTURE PROOF - OUT OF SEQUENCE GROWTH CRITERIA

APPENDIX T FUTURE PROOF STRATEGY GROWTH MANAGEMENT DIRECTIVES

APPENDIX U

VISION AND STRATEGY FOR THE WAIKATO RIVER

APPENDIX V

WAIKATO TAINUI ENVIRONMENTAL MANAGEMENT PLAN-TAI TUMU TAI PARI TAI AO

APPENDIX W POLICY ASSESSMENT – WAIPA DISTRICT PLAN

APPENDIX X COMMUNICATION WITH WAKA KOTAHI

APPENDIX Y

POLICY ASSESSMENT OF WAIKATO REGIONAL POLICY STATEMENT

APPENDIX Z RESPONSE TO MATTERS RAISED BY WAKA KOTAHI