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Te Tumu: Fast Track referral application

Assessment against relevant National Policy Statements and National Environmental Standards

Te Tumu has been subject of extensive investigations over several years that support the development of a structure plan to guide the development of a new urban community. Since preparation of the Te Tumu Structure Plan, increasing pressures to quickly provide for new urban development in Tauranga mean that housing is needed without delay.

The submitter has confidence that the following NPS and NES can be satisfactorily addressed.

New Zealand Coastal Policy Statement (NZCPS)

- A vast number of technical reports have been prepared that satisfactorily address coastal and natural character, sea level rise, coastal erosion, coastal inundation, liquefaction, and the risks associated with tsunami and flooding. Hazard risks for urban development outside areas subject to these hazards have been demonstrated to be low, otherwise development can be designed to mitigate to a low risk level.
- Technical reports have identified what areas within the coastal environment are considered to be inappropriate to develop (areas of hazards, areas with high natural character, areas of cultural significance and areas with ecological values/coastal ecosystems).
- These technical reports have informed the layout of the structure plan to separate out those parts of the coastal environment which are susceptible to hazard risks, areas that have high natural character, areas with ecological values and items of cultural and historic heritage. The structure plan's framework and the recognition of these development constraints is consistent with Policy 1 and the strategic planning approach required by Policy 7.
- Assessments to date have identified around 340 ha of land that is likely be inappropriate for urban land uses due to the constraints identified above in terms of the proximity to areas of hazards, areas with high natural character, areas of cultural significance and areas with ecological values. It is more suitable for this land to be set aside for the protection, preservation and enhancement of their significant natural, landscape and cultural values. This includes providing an extensive area of open space alongside the coastal margin for public use which is consistent with Policy 18.
- For the balance 400 ha area, assessments confirm that a range of residential, commercial and community type urban land uses can be accommodated. For example, a marine precinct is dependent on a coastal location.
- The structure plan identifies the importance of providing and enhancing public access to the coast. The structure plan's recognition of this mandatory requirement is consistent with Objective 4, and Policies 18 and 19.

- There is no aspect of the project that would be contrary to the NZCPS objectives or policies. Developments can be carefully designed to ensure that values associated with the coastal environment are enhanced and where necessary protected, adverse effects are appropriately addressed and development is accommodated within this growth area in a manner which implements the NZCPS.

National Policy Statement on Urban Development 2020 (NPS-UD)

- Te Tumu is one of the largest housing projects of its kind in New Zealand. The construction of at least 6000 new houses, together with industry, employment and a town centre are significant in responding to immediate and forecasted high demands over the next 30 years.
- In recognition of the City already facing a deficit of 5,500 houses, the project will enable this deficit to be addressed as soon as possible whilst also providing for at least sufficient capacity for housing and business development over the next 30 years, this being a mandatory requirement of Policy 2.
- The detailed structure planning demonstrates that a well-functioning urban environment can be established and the housing supply that results enables the Council to meet its statutory obligations. It builds on the '15-minute neighbourhood' concept and satisfies the imperatives of Policy 1 of the NPS-UD in that a variety of homes can be provided to meet the needs of different households in terms of type, price and location, good connectivity to jobs, community services, natural spaces and open spaces, active travel (such as walking and cycling), options for public bus travel, and it provides the ability to reduce Vehicle Kilometres Travelled and associated greenhouse gas emissions.
- Technical investigations confirm that the project area can be appropriately serviced with reticulated water, wastewater and stormwater networks, including extensions and upgrades to the bulk infrastructure network. Detailed work for infrastructure planning is substantially advanced.
- New roading systems can be accommodated within the site to provide for the efficient, effective and safe movement of all modes of travel. This includes an appropriate layout of distributor streets, a neighbourhood busway and connector routes, along with provisions for pedestrians and cyclists. The structure plan work also confirms that regionally significant connections can be achieved to Papamoa and via the Kaituna Link for part of the overall approach to providing transport opportunities and a well-functioning urban environment.
- Overall, the project is consistent with the NPS-UD.

National Policy Statement on Indigenous Biodiversity 2023 (NPS-IB)

- Structure planning and technical assessments have identified the areas of indigenous biodiversity and habitats that should be retained, protected and enhanced. This includes terrestrial and coastal ecosystems. These areas are included in the 340 ha of land identified as being unavailable for urban development.
- High value ecosystems will be maintained and enhanced. There will overall be a significant increase in biodiversity values through the planting of the riparian margins of streams, the river and the coast, along with the management of weeds and pests.
- Where any loss of indigenous biodiversity might occur, comprehensive packages of mitigation, offsetting and compensation measures will be provided with future resource consent processes.
- Overall, the project is consistent with the NPS-IB.

National Policy Statement for Freshwater Management 2020 (NPS-FM)

- Structure planning and technical assessments have identified the areas of stream and wetlands and habitats that should be retained, protected and enhanced. This includes terrestrial and coastal

ecosystems. These areas are included in the 340 ha of land identified as being unavailable for urban development.

- High value streams and wetlands will be protected and enhanced through setbacks and riparian and coastal edge planting.
- Where any loss of aquatic ecosystems values may occur, comprehensive packages of mitigation, offsetting and compensation will be provided with future resource consent processes.
- Overall, the project is consistent with the NPS-FM.

National Environmental Standards for Freshwater 2020 (NES-F)

- Resource consent are likely to be required for the removal of wetlands, works in watercourses and stream crossings.
- Comprehensive packages of mitigation, offsetting and compensation can be provided with future resource consent processes.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)

- A Preliminary Site Investigation (PSI) supports structure planning and rezoning for the Te Tumu Growth Area.
- Future resource consent processes will address contamination risk on a site-specific basis with Detailed Site Investigations and, if necessary, these will provide for remedial.