

ROTOKAURI NORTH HOLDINGS LIMITED

Rotokauri North

Supplementary application information

Advisory note:

- The information contained in this document was prepared in conjunction with the application form submitted to the Ministry for the Environment using their online portal.
- The portal imposed text box character limits and did not allow the inclusion of images, and so not all of the prepared information was able to be submitted using the portal. The information contained in this document is supplementary information prepared as part of writing the application but which could not be uploaded through the portal.
- All images are supplementary information.
- Text **coloured green** is supplementary information.
- Text is **coloured black** is text that was submitted through the portal and is provided here for context.

Part II: Project location

Site address / location:

The project (being Stage 1 of the Rotokauri North development) is located at 289-341 Te Kowhai and 350-372 Exelby Road. The site and location plans are shown in **Figures 1 and 2** respectively below.

While these titles are those where the main works and subdivision will occur, works will also be required to facilitate the water and wastewater connections and shown in red and lime green on **Figure 3** below. Land outside of the control of RNHL where earthworks will be required to facilitate stormwater management devices are shown with a black star on **Figure 3** below.

Figure 1: Aerial map of project location (Source: CoreLogic NZ Limited)

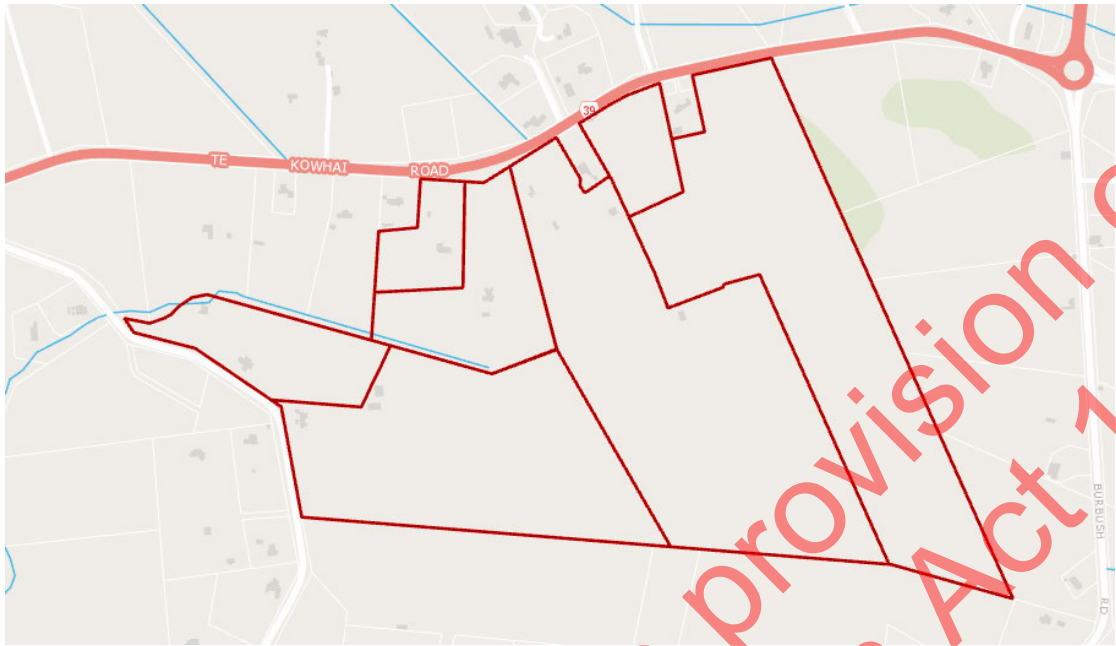
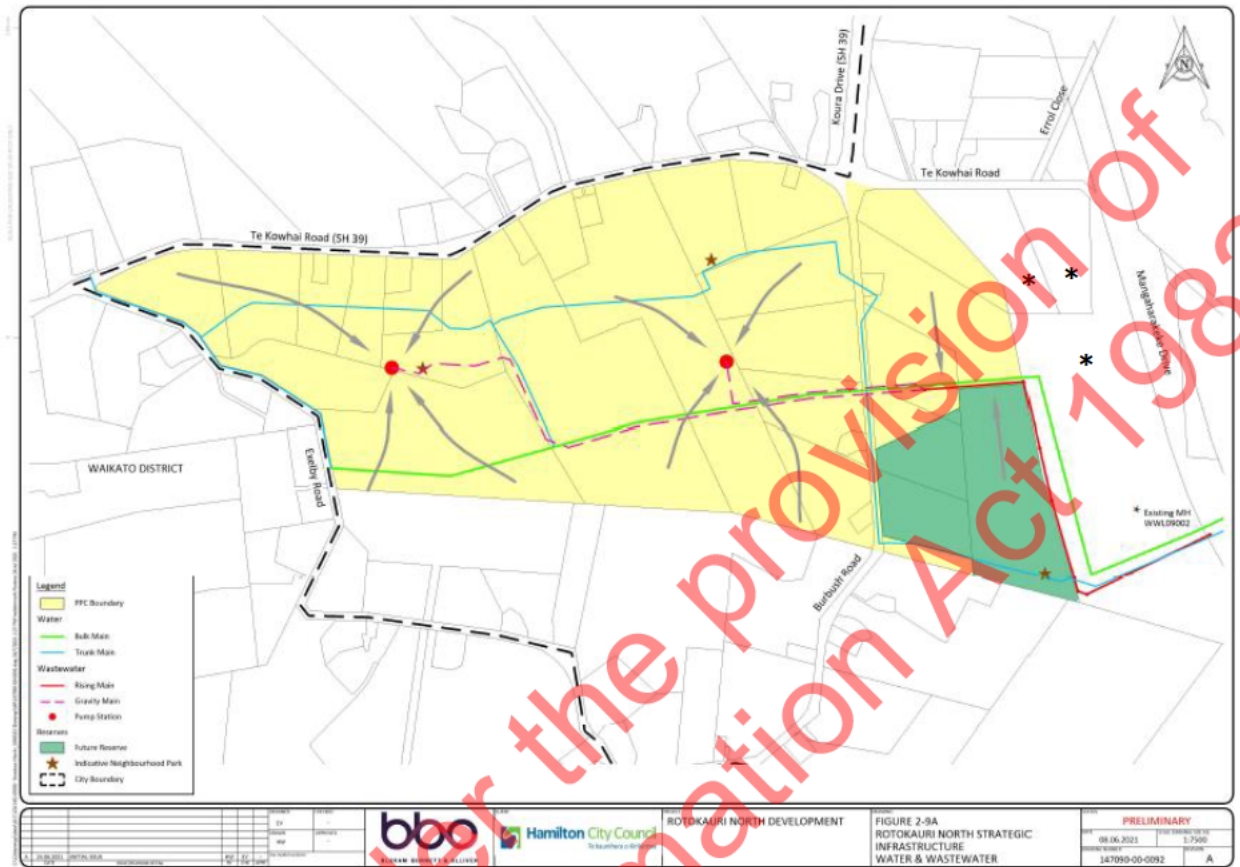


Figure 2: Map of properties within project boundaries (Source: CoreLogic NZ Limited)



Figure 3: Map of properties required to facilitate water and wastewater connections (Source: BBO)



Part VII: Adverse effects

[...]

Overall – Traffic effects

For the above reasons, and given that Commute’s recommendations from the ITA are all being adopted by RNHL, it is considered that the surrounding road network will have sufficient capacity to cater for the future traffic to be generated as a result of the project, and that the proposed road network is suitable to service the intended development without adversely impacting on the surrounding road network.

Water supply / wastewater

The project can be adequately serviced for water and wastewater via proposed extensions to the existing network. This will ensure there are no cumulative effects that would adversely affect the efficient use and development of infrastructure in the area. Further, wastewater infrastructure within the Stage 1 land (and wider PC7 area) has been ‘future proofed’, such that the proposed pump station can be upgraded in the future to cater for additional demand (including that created by the rezoning of land outside the Stage 1 land).

Stormwater Management / Water Quality

The ICMP includes a toolbox of options for attenuating and treating stormwater from all impervious surfaces (including roads) within the Stage 1 land (to reduce effects on downstream flooding and erosion risk) including:

- Vegetated conveyance channels/restored stream channels;
- Off-line wetlands and/or dry detention basins; and
- Riparian vegetation.

The design and sizing for each device has been assessed based on preliminary engineering design and will be further confirmed via the referral application detail and engineering plan approval requirements.

In addition, on-lot devices are required to be installed on individual lots (those exceeding 350m², excluding the duplex lots) for detention and re-use. Devices must also be plumbed back into the dwellings for non-potable uses.

The approach to stormwater management to be achieved via implementation of the ICMP will ensure that all lots are free from flood hazards and provide stormwater conveyance via an appropriate network, including the use of low impact design options. Downstream effects will be limited due to the onsite detention proposed. Water quality can also be provided to meet the parameters set by the ICMP (which are the same if not better than those from the National Policy Statement for Freshwater Management 2020 (“NPSFM”)).

Overall it is considered that any water quantity and quality effects as a result of the project can be appropriately mitigated.

Utility services

Wells and Chorus have confirmed that the Stage 1 land can be serviced by connecting to existing telecommunications and power networks, without causing any capacity issues.

Ecological Effects

Terrestrial Ecology

Vegetation on site is largely exotic grazed pasture with some exotic mature trees and residential gardens, and minimal low value indigenous vegetation. While the botanical value of this vegetation is low, it has potential habitat values for fauna such as bats, skinks and birds. Subsequent monitoring for bats has found no evidence of long-tailed bats inhabiting the site, but again noted the potential for vegetation to provide bat habitat.

These findings must of course be considered in light of the CoC that has been obtained to remove vegetation on the majority of the Stage 1 land, as this is a permitted activity under the District Plan. It is accordingly considered that any terrestrial ecology effects can be appropriately addressed by the imposition of conditions requiring surveys for bats and lizards, and the relocation of specimens found through those surveys, prior to vegetation removal.

Aquatic Ecology / Stream Diversion Effects

All waterways within the Stage 1 area have been assessed as having poor water quality, with elevated sediment levels and low dissolved oxygen concentrations. Macroinvertebrate communities that are tolerant of poor water quality are found in a downstream section of the unnamed tributary of the Ohote Stream. There are records of several Threatened – At Risk fish species having been found in the wider catchment.

The majority of watercourses within the Stage 1 land are classified as artificial watercourses, which have been constructed to drain water away from productive agricultural areas. There is also a network of intersecting artificial watercourses which drain towards a modified section of the unnamed tributary of the Ohote Stream. This network is considered to be a modified watercourse.

The re-creation of the new stream channel associated with the stormwater management conveyance, will provide an opportunity to create habitat that is better than the existing situation, but there is likely to be a delay before the new stream channel provides equivalent or improved ecological value. Thus, there are likely to be some minor effects on aquatic habitat in the short to medium term, but overall such effects will be positive in the long term.

Further, a Freshwater Management Plan will be prepared, which addresses final stream diversion methodology, stream design and riparian planting plans, in accordance with consent conditions. As a result, it is considered that the project will appropriately address any aquatic ecology effects.

Landscape and Visual Effects

The proposed change of land use of the site from rural uses to urban residential will ultimately result in a change to the visual character of the landscape (visually a change from open grassed paddocks to urban roads and residential lots, which will have new dwellings constructed on them). However, change in a landscape does not, in itself, constitute an adverse landscape or visual effect.

While the proposed urbanisation of the area will change its current open rural landscape character, development in this location is consistent with the with urban expansion envisaged by the existing RSP and current FUZ zoning of the Stage 1 land.

Due to the size and nature of the development and the anticipated eventual urbanisation of the area, rather than trying to screen development or create significant buffers to the adjacent areas, the approach has been to develop the site in accordance with accepted urban design principles to create a quality mixed use development with a high level of amenity. In this way, the project will ensure that long term the change from the existing rural character to one dominated by the built form of a residential area will introduce a range of beneficial effects, including:

- Enhancement to the watercourses and stream corridors;
- Extensive framework of planting including riparian and specimen trees in streets, which will improve the character and amenity as well as enhance habitat values, and break up the contiguous urban expanse increasingly with time and contribute to the wider surrounding area;
- Public access provided for along the streams through pedestrian and cycle paths and open space linkages (where there is no adjoining park edge road); and
- Restoration and rehabilitation of the natural character of the natural environment by the removal of the noxious weed species and extensive indigenous riparian planting along the stream edge.

The overall design approach to be adopted for the project (and wider PC7 area) is intended to:

- Mitigate adverse visual or landscape effects of the development through the landscaping of the roads to vest, and green linkages/corridors;
- Achieve a high level of amenity within the residential area through front yard landscape controls; and
- Create high quality streetscapes.

The project therefore implements an anticipated change to the landscape and visual character of the area. As such, it is considered to be entirely appropriate in terms of the landscape and visual effects that it will generate.

Urban Design

Subdivision Component

In accordance with the urban design assessment that was prepared for PC7, the subdivision design and layout for the Stage 1 area will generally provide lot depths of 28m and minimum lot frontage widths not being less than 10m. This approach to lot size and shape, rather than focusing on lot area or shape factors, ensures an urban form which supports the overall high quality design outcomes sought, and it sets lots up to respond to the proposed development controls (which encourage public fronts and private back yards). To accord with the PC7 outcomes, the subdivision and road layout has been specifically designed to reflect a grid pattern. The grid pattern maximises the number of front sites that can be achieved. The anticipated grid pattern contributes to convenient, direct and legible access to Collector Roads and open space areas.

A range of lot sizes will be provided in the Stage 1 area, with most of rectangular shape other than where this cannot be achieved due to other constraints (e.g. intersection requirements with SH39 and access restrictions for lots onto SH39). This will ensure the lots both have a useable shape and will suit a range of lifestyle needs and choices.

The design and subdivision layout also include the use of rear lanes/JOALS as the main and only vehicle access to lots off them. This design feature not only has positive traffic safety effects (as noted), but also enhances the overall streetscape experience due to a lack of crossings and avoidance of garage doors facing the street. In turn the amenity of the JOAL becomes a “lane” used for vehicles and garaging associated with dwellings.

Future Land uses

While the ‘underlying zone’ of the Stage 1 land is still FUZ, it is considered appropriate to enable dwellings to be constructed on each of the proposed lots in a manner which reflects the intended medium density living environment in accordance with PC7. The project will therefore include specific development controls for future lots, to ensure a high quality medium living environment can be achieved. The development controls will include provisions to ensure:

- Private rear yards for outdoor living purposes (which is to be achieved via rear yard provisions, HIRB controls and private outdoor space provisions);
- Attractive street frontages and opportunities for passive surveillance (this is supported by interface design controls, fencing provisions, and enabling provisions for front porches);
- The street is not dominated by garage doors (this is supported by restrictions on garage door setback and total widths); and
- Attractive street frontages (which is achieved via building setback controls, maximum height restrictions, landscape provisions and other controls listed above).

These controls are based on the MDRZ provisions from the District Plan, with appropriate modifications. Further, specific design controls will be placed on certain titles by way of consent notices, where this is considered necessary to ensure a high-quality outcome and environment for future residents.

As the present application is only for Stage 1 of the Rotokauri North development, it is also necessary to address whether there could be any significant adverse effects created in the event that this application is approved, but PC7 is declined – for example, that the Stage 1 land will be left as an isolated pocket of development. This outcome is considered unlikely, for the following reasons: - The section

42A report on PC7 contains a positive recommendation and does not raise any issues for determination at the hearing of PC7 which RNHL considers are incapable of being resolved. - Importantly, the Rotokauri area has already been through a structure planning process undertaken by HCC. The structure plan as described in Chapter 3.6 of the District Plan states that Rotokauri is an identified growth area, with an intended eventual population of between 16,000 and 20,000 people. This makes it clear that, even if PC7 is not approved, but the present application is granted, the resulting Stage 1 development will not be left isolated in perpetuity, as the District Plan clearly anticipates and provides for the development of the remainder of Rotokauri North in the near future. - Further, the present application seeks not only the construction of duplex dwellings on approximately 20 of the proposed lots, but also a set of enabling provisions such that all remaining vacant allotments can be constructed as a permitted activity. Thus, even if PC7 is not approved, there will be a set of approved land use controls to facilitate construction of dwellings on those lots without having to return to HCC for resource consent. Thus, this application creates approximately 380 new lots that can be constructed on, ensuring that there is no possibility that granting it will result in an adverse urban outcome of some 40 isolated units.

Overall, it is considered that the combined controls will ensure that following subdivision, each lot can be built on in a manner which will contribute to a high quality outcome and street scene amenity, whilst providing sufficient flexibility to allow for a variation in buildings across the development.

Heritage and Cultural

No archaeological or built heritage features have been identified within the Stage 1 land. Further, the District Plan does not identify any archaeological sites, heritage items, historic places, or items of significance to Tangata Whenua within that land. In any event, it is proposed that if a site of significance is discovered during works, then works will stop and the relevant authorities will be contacted.

The CIA prepared by the TWWG does not identify cultural heritage features on the Stage 1 land. RNHL is also adopting all recommendations from the CIA in progressing the project, which is a living document and will be continually updated as the project progresses.

Consequently, RNHL has ensured that any potential heritage and cultural effects arising as a result of the project will be appropriately addressed.

Part VIII: National policy statements and national environmental standards

[...]

National Policy Statement for Fresh Water Management 2020 (NPSFM) and NESFM

The NPSFM and NESFM provide direction for local authorities regarding the management of freshwater, including through: 1) Setting compulsory values and attributes (measures of the state of a river or lake) that must be met, and enabling communities to choose to go above and beyond these; 2) Requiring regional councils to notify new or amended plans to give effect to the NPSFM 2020 by 31 December 2024; and 3) Setting national rules (via the NESFM) for the ways particular activities or resource uses are to be carried out to deliver on shorter-term freshwater objectives.

Under this national direction (which forms part of the Government's 'Essential Freshwater' package), 'Te Mana o te Wai' is the fundamental concept that guides freshwater management. This concept refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment.

To that end, the NPSFM includes the following objectives: 1) Reflection of tangata whenua values and interests in decision making; 2) Improving degraded water bodies using bottom lines as defined in the NPS; 3) Safeguarding and enhancing the life-supporting capacity of water and associated ecosystems,

including threatened ecosystems; 4) Working towards targets for fish abundance, diversity and passage; and 5) An integrated approach to management of land and freshwater and coastal water.

Assessment

The project recognises and is consistent with the policy directive set out by the NPSFM, as it: A) Is supported by an ICMP which: 1) Seeks to provide for the integrated management of three waters and development. 2) Includes requirements for water quality targets. 3) Includes requirements for detention/attenuation to manage potential adverse downstream effects resulting from erosion and flooding. 4) Anticipates that stormwater management devices are to be designed in accordance with relevant regional technical standards, which ensures that the effects of climate change are appropriately taken into account. B) Has included the involvement of iwi and hapu (through an ongoing process and consultation with the TWWG as outlined above) to ensure that the tangata whenua values and interests, including the principle of Te Mana o te Wai, are reflected in the outcomes associated with freshwater management.

Further, relevant consents are being sort for the project by way of this applicat on under the NESFM. The relevant effects associated with those matters of consent are addressed in Part VII above

New Zealand Coastal Policy Statement ("NZCPS")

The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

Assessment

The project is located at least 20km from the nearest coastline. As such, the only consideration in this regard is any potential effect on coastal water quality from discharges. These will be appropriately managed in accordance with the ICMP, as outlined above.

NESCS

The NESCS is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated or the contaminants contained to make the land safe for human use.

Assessment

As outlined above, the proposal is likely to require resource consent for a restricted discretionary activity under the NESCS. The relevant matters of discretion are contained in regulation 10(3) of the NES and are considered as follows.

(c) *The adequacy of the detailed site investigation, including:*

(i) *Site sampling;*

(ii) *Laboratory analysis; and*

(iii) *Risk assessment.*

As outlined above, a DSI has been undertaken by HDGeo Ltd. and will be provided with the full application to the Expert Consenting Panel, should the project be accepted for referral.

(d) *The suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination.*

As outlined above, a DSI has been undertaken by HDGeo Ltd. and will be provided with the full application to the Expert Consenting Panel, should the project be accepted for referral. However, the DSI has not indicated any reason to determine that any contaminants found could not be adequately remediated to ensure the suitability of the land for the intended future residential uses.

- (e) *The approach to the remediation or ongoing management of the piece of land, including:*
 - (i) *The remediation or management methods to address the risk posed by the contaminants to human health;*
 - (ii) *The timing of the remediation;*
 - (iii) *The standard of the remediation on completion;*
 - (iv) *The mitigation methods to address the risk posed by the contaminants to human health; and*
 - (v) *The mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants.*

As outlined above, a DSI has been undertaken by HDGeo Ltd. and will be provided with the full application to the Expert Consenting Panel, should the project be accepted for referral. If remediation is required, it is expected that this will be undertaken in accordance with a Remediation Action Plan to address the above matters.

- (f) *The adequacy of the site management plan or the site validation report or both, as applicable.*

It is anticipated that any consent would be subject to standard conditions of consent requiring a Site Management Plan and/or Site Validation Report to be provided to the Council's satisfaction.

- (g) *The transport, disposal, and tracking of soil and other materials taken away in the course of the activity.*

As outlined above, a DSI has been undertaken by HDGeo Ltd. and will be provided with the full application to the Expert Consenting Panel, should the project be accepted for referral. If remediation is required, it is expected that this will be undertaken in accordance with a Remediation Action Plan to address the above matters.

- (h) *The requirement for and conditions of a financial bond.*

A financial bond is not considered necessary.

- (i) *The timing and nature of the review of the conditions in the resource consent.*

The circumstances when conditions can be reviewed that are provided for by section 128 of the RMA are considered to be sufficient.

- (j) *The duration of the resource consent.*

It is not considered necessary to restrict the duration of the sought resource consent.

National Environmental Standard for Air Quality 2004 ("NESAQ")

The NESAQ aims to set a guaranteed minimum level of health protection for all New Zealanders. This includes provisions controlling the effects of air discharges from certain activities, e.g. prohibition on discharges from burning of certain materials (e.g. tyres, bitumen etc.). It also addresses effects of discharges in the ambient air quality of certain environments – including carbon monoxide from vehicles.

Assessment

While the project will result in additional traffic movements, it is unlikely that these would exceed the levels specified in the NESAQ. Other potential air discharges may relate to the use of wood-burners from dwellings once constructed. However, these are required to be designed in order to control emissions within the Design Standard specified in Clause 23 of the NESAQ. As such, the project is not anticipated to result in discharges exceeding the specified standards in the NESAQ.

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the Official Information Act 1982