

Section Nine

Conclusions

SECTION 9: CONCLUSIONS

In summary, the proposed provisions for the Pioneer City West Growth Area are considered to be the most appropriate for this land because they will be more effective in enabling an appropriate form of development appropriate to the environment and providing a planned form of urban growth.

In terms of the key determining matters for private plan changes the assessments have concluded that:

- The proposed new Pioneer City West Growth Area Outline Development Plan and associated zones and framework will better achieve the sustainable management purpose of the Act than the current zoning provisions. That is because the proposed framework will provide for the comprehensive development of the area and will provide mechanisms to consider and manage all potential adverse effects... At the same time, the proposed framework will protect and maintain the amenity values of the surrounding low density residential and rural areas whilst providing connectivity to these areas if wider urban development is enabled.
- Providing for urban development of this area will assist the Council's ability to carry out its functions in managing the significant resource management issues affecting the rural and residential areas. It will enable the Council to provide for future demand for urban growth in a sustainable and comprehensive manner and in a manner consistent with its emerging urban growth strategy. It will also provide a range of housing types with planned facilities and services and will enhance the City's attraction as a place to live, work and visit.

For these reasons, the proposed zoning is considered to better assist the Council carry out its functions under the Act than the existing rural zone.

The proposed plan change will better achieve the objectives and policies of the District Plan than the existing and alternative residential zones because it will enable appropriate land development whilst addressing the potential adverse effects

For these reasons, Pioneer City West Ltd is satisfied that the proposed plan change represents the most appropriate means of achieving the District Plan objectives and the sustainable management purpose of the Act. On that basis, Pioneer City West Ltd requests that the Council proceed to publicly notify the request pursuant to the Act.