

A. THE ARCHITECTURE OF PCG

[1] This brief summary provides the Panel with a short introduction as to how the planning framework of PCG works. It is intended to provide early context before the Panel hears technical evidence. I begin with the operative zoning, followed by the proposed zoning changes in PCG. I then provide an overview of the framework of the provisions of the Operative Plan, followed by a summary of the changes PCG makes to that structure.

Spatial framework – zoning and structure plan

[2] The operative zoning of the area subject to PCG provides for a mix of residential and rural-residential development. In regard to rural-residential development, this is enabled via two different overlays with different performance standards, particularly in terms of minimum lot sizes; the Aokautere Rural Residential Area and the Rural Residential Overlay. Residential development is enabled on land in the Residential Zone.

[3] At a broad level, PCG (as notified) amends the zoning of the plan change area in the following ways:

- (a) Re-zones the Aokautere Rural Residential Area to a combination of Residential Zone (over the plateau areas) and Conservation and Amenity Zone (over the gully areas).
- (b) Retains the Residential Zoned areas.
- (c) Retains the Rural Residential Overlay on some areas.
- (d) Removes the Rural Residential Overlay from some areas.

[4] The zoning framework is supported by a Structure Plan, which sets out infrastructure networks, development typologies and other spatial elements that are to be applied within and across all the zones proposed for the PCG area. The Structure Plan comprises the main 'overview' plan together with supporting plans which address the street hierarchy, residential density, precinct plan for the neighbourhood centre, and street cross sections. The Structure Plan is a critical tool for achieving the objectives of the Plan, and forms an integral part of the policies, rules and methods introduced by PCG.

[5] The development of the Structure Plan was underpinned by a key document that, while not being included in the District Plan, is highly instructive for future subdivision and development.

This is the Aokautere Masterplan (which includes a number of supporting technical appendices, one of which is the Stormwater Management Strategy). The Masterplan is referred to in the methods section of Section 7A and 10 to highlight the importance of this document in providing context for the Structure Plan, and to inform the consenting process.

The provisions of the Plan

- [6] The Operative Plan manages subdivision and development via provisions that sit within sections, including:
- (a) Section 4 (definitions)
 - (b) Section 7 (general subdivision)
 - (c) Section 7A (subdivision within the Greenfield Residential Areas)
 - (d) Section 10 (activities in the Residential Zone)
 - (e) Section 9 (activities in the Rural Zone)
 - (f) Section 11 (activities in the Local Business Zone), and
 - (g) Section 15 (activities in the Conservation and Amenity Zone).
- [7] There are other relevant sections of the Plan, but these are the key structural sections relevant to the PCG area.
- [8] PCG inserts new provisions, and amends others, to manage resource management issues within the Aokautere Structure Plan Area. I use this term to define the area that is subject to PCG, to avoid confusion with other similar definitions/terms used in the District Plan.
- [9] PCG adds or changes provisions within the sections outlined above. These include changes to:
- (a) Section 4 – Definitions. Several new terms have been introduced in PCG, and definitions for these have been added to Section 4.
 - (b) Section 7 – Subdivision. This is an overarching chapter which includes some general and some zone-specific objectives and policies, and a rule framework which is specific to each zone. PCG inserts a new Policy 3.7 and amendments to Rule R7.15.2.1 to manage rural-residential subdivision within the Aokautere Structure Plan Area. PCG

applies the subdivision rules within Section 7A to the residential areas within the Aokautere Structure Plan Area, rather than using the residential zone subdivision rules in this section.

- (c) Section 7A – specified Greenfield Residential Areas. PCG inserts the Aokautere Greenfield Residential Area as a new Greenfield Residential Area and applies new or amended objectives, policies and subdivision rules to the residentially zoned land within the Aokautere Structure Plan Area.
- (d) Section 10 – Residential Zone. PCG inserts objectives, policies and rules relating to residential and non-residential activities, including a new map 10.1A, identifying areas of Developable and Limited Developable Land (based on slope and stability hazards/constraints).
- (e) Section 11.10 – Local Business Zone. PCG inserts objectives, policies and rules to cover the Aokautere Neighbourhood Centre.
- (f) Section 15.5 – Conservation and Amenity Zone. PCG inserts policies and rules which address the gully areas, wetlands and forest remnants.

[10] The District Plan also includes detailed Assessment Criteria, which address some aspect of the assessment of a particular application. PCG inserts a number of assessment criteria to guide decision making under the applicable rules.

Structural adjustments to better manage land use and subdivision sequencing

[11] As summarised above, the Plan deals with subdivision and residential development in sections dedicated to those matters – two sections dealing primarily with subdivision (Sections 7 and 7A) and then other sections that deal with activities within particular zones (i.e. Section 10 manages land use in the Residential Zone).

[12] In the case of greenfield residential land development, the Operative Plan framework largely assumes that subdivision will precede land use. PCG adjusts that framework slightly to respond to recent development where land use elements, such as large-scale earthworks, are occurring ahead of subdivision. PCG enhances the Council's ability to consistently manage development in the situations where a land use consent application may come forward under Section 10 in advance of, or without, a subdivision consent application.

Approach to activity status of rules

- [13] The key subdivision rules (R7.15.2.1 and R7A.2.2.1 for the purposes of PCG) have a restricted discretionary activity status, with broad ranging matters of discretion. Non-compliance with the associated performance standards (there is a comprehensive set attached to both rules, see R7A.5.2.2 in particular) triggers a higher activity status (i.e. from restricted discretionary, to discretionary). In some cases, PCG increases the activity status jump to reinforce the importance of appropriately managing critical elements of development. For example, where critical transport network capacity upgrades have not been completed, a non-complying activity status is triggered (rather than discretionary status). A similar activity status jump applies if buildings in the Aokautere Neighbourhood Centre are not in accordance with the Aokautere Neighbourhood Centre Precinct Plan, triggering a jump from a permitted activity to a non-complying activity. This has been deliberate, and reflects the directive approach that has been applied in order to achieve key outcomes of the plan change.

Managing greenfield subdivision

- [14] Subdivision activities under R7A.5.2.1 in the Greenfield Residential Areas are subject to the performance standards in R7A.5.2.2. This includes a requirement to provide a Comprehensive Development Plan, that details *“how the design, layout and servicing of the Residential Area is in general accordance with the area’s relevant Greenfield Structure Plan”*. The broad list of matters the Comprehensive Development Plan must address include a number of technical reporting requirements, including on infrastructure servicing, geo-physical characteristics/hazards, flood risk, and urban design. These reporting standards sit alongside standalone standards which relate to connections to essential services, existing buildings, lot sizes and cul-de-sacs.
- [15] PCG inserts additional reporting performance standards into R7A.5.2.2 for the Aokautere Greenfield Residential Area, including the requirement for a Stormwater Management Plan, a geotechnical assessment addressing Developable and Limited Developable Land, potential areas of uncontrolled fill and recommendations for design, engineering methods and foundations, and an earthworks plan. PCG also inserts a requirement for specified transport network upgrades and stormwater infrastructure to be in place prior to development, and specifies lot size requirements which apply to the suburban and medium density areas shown on the Aokautere Structure Plan.