

16th March 2021

Invercargill City Council
Private Bag 90104
INVERCARGILL 9840
Attn: Grant Fisher

Dear Grant

JOB NO 7114 – TE PUAWAI PRIVATE PLAN CHANGE REQUEST, RESPONSE TO FURTHER INFORMATION REQUEST

ICC Reference: A3289732

Thank for your letter requesting further information in regard to the Te Puawai Private Plan Change Request. We respond as follows:

1. Proposed Performance Standards

An amended suite of Objectives, Policies and Rules is attached addressing the points raised both in the further information request and during the meeting with the ICC planning team.

Examples of development that could be undertaken in accordance with these rules are provided.

2. Ratio of proposed RES1 to RES1A Zoning

A letter from the Southland Housing Action Forum is attached which addresses the requirement for a variety of medium to lower density housing options.

3 & 4. Infrastructure Methodology/Service Timing

Two rules have been added to the plan change rule set attached. These are SUB-R13 and SUB-R14. These rules require a Masterplan to be prepared for the development of the ODP site as a whole before any subdivision/land use is undertaken on the site. The Masterplan will provide main trunk infrastructure design and rules SUB-R13 and SUB-R14 require any subsequent resource consents to be in accordance with the Masterplan. Downstream infrastructure is required to be provided where necessary prior to s224c certification. Rule SUB-R14 provides that any subdivision or land use not in accordance with the Masterplan is a non-complying activity.

The imposition of the Masterplan rather than the suite of Design Guidelines suggested is considered to provide a more efficient methodology for ensuring main trunk infrastructure is in place where necessary for both the development being undertaken at the time as well as any upstream development that may occur.

5. Water Supply

It is understood Council's hydraulic model will be available mid-2021 to inform wider network implications of the development. The purpose of the services information provided for the water network was to detail the likely demands of the site to allow for assessment of wider network impacts. It is understood from our meeting that Council accepts that while wider network upgrades may be required there are practical solutions to addressing the additional demand from the development, therefore the current lack of certainty is not at a level that should prevent the acceptance of the plan change due to servicing concerns.

The remaining commentary around potential link-in locations for the development network is noted and can be addressed following the plan change process in the master development design phase.

6. Stormwater

The discharge consent for stormwater cannot be obtained concurrently with the plan change. Details of the level of hardstand areas etc and the final stormwater management design will be finalised during the masterplan and resource consent stages. These are the appropriate times to obtain discharge consents.

The final design and trigger for installation of the stormwater infrastructure will be resolved during the Masterplan phase as discussed under Point 3 & 4 above.

7. Wastewater

The final design and trigger for installation of the wastewater infrastructure will be resolved during the Masterplan phase as discussed under Point 3 & 4 above.

8. Reserves

The total area of parks/reserves shown on the ODP is 9.3 hectares. There are also three pedestrian connectivity strips linking to Rockdale and Tramway Roads with a combined area of approximately 1200m². The total parks/reserves area is 9.42ha.

The Concept Masterplan prepared as part of the Urban Design Report is concept only. The Outline Development Plan is the only document which sets areas to be provided for parks or reserve. The areas set out in the ODP do generally align with those shown on the concept plan, other than smaller parks near Rannoch Street and to the south east of the site.

The Masterplan to be prepared for the site prior to development being undertaken will determine final park/reserve areas for the site and this plan is required to be approved by Council. Any additional parks or reserves beyond the ODP can therefore be discussed with ICC parks department.

As the ODP generally aligns with the concept plan the urban design assessment incorporates the assessment of the majority of parks/reserves required in the Te Puawai area. It is noted that street trees form an important component of residential amenity and are also valuable in reducing stormwater loading on the Council network.

9. Roading

An addendum to the ITA has been prepared and addresses the implication of retention of the existing speed limits on Rockdale and Tramway Roads.

The final design and trigger for installation of the trunk roads will be resolved during the Masterplan phase as discussed under Point 3 & 4 above.

10. Additional Matters

It is noted that the District Plan contains Sewage and Water Reticulation Areas in Appendix 12. The plans provided in Appendix 12 do not include the site area. These plans will need to be amended to include the site area to allow extension of services to the Te Puawai development area. Provision of these services to the Te Puawai area will otherwise be a non-complying activity. We request that the amendment to the Appendix 12 plans form part of the private plan change request.

Please contact me if you require any further information.

Yours faithfully
BONISCH CONSULTANTS



Christine McMillan

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