

Appendix I5: WRPS Development Principles

Principle in section 6A of WRPS	Assessment
a) support existing urban areas in preference to creating new ones;	Ohinewai is a village that cannot be considered an existing urban area in my opinion. There is a very small amount of Village Zone with the majority of the village area zoned Rural and Country Living. I consider the APL and OLL proposals represent the creation of a new urban area and are not in accordance with this principle. The APL proposal does not integrate or support the existing village.
b) occur in a manner that provides clear delineation between urban areas and rural areas;	A clear delineation will not be made between the APL and OLL proposals other than the buffers proposed through the structure plan. Land opposite the APL site on Lumsden Road is not included within the structure plan, and there is no integration with Ohinewai Village. Opportunities for further expansion will exist on the urban edges of the structure plan because a comprehensive approach has not been undertaken to determine the extent of the new urban area.
c) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;	The APL and OLL proposals represent urban development in a greenfields area. APL states that there were no nearby opportunities for intensification or redevelopment at the required scale. I accept that this is a relevant consideration for the industrial zone, but do not consider there to be a sufficient need identified for the business and residential zones proposed to warrant greenfield development in this location.
d) not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;	<p>Currently no information is available on the funding and staging of infrastructure to service the APL proposal.</p> <p>Other than being located adjacent to the Ohinewai interchange on the Waikato Expressway there is no infrastructure available to service the APL or OLL sites. Water and wastewater options have been identified by APL including utilising the capacity at the Huntly Water Treatment Plant and Wastewater Treatment Plant. I have concerns that such a proposal would compromise the ability to service planned growth. This is discussed further in section 5.3.13.</p> <p>The transport assessment provided by APL identifies road and intersection upgrades recommended to support the proposal. Should these occur, the operation and use of existing transport infrastructure would not be compromised. Although it is unclear whether APL will be able to fully fund the rail siding if it doesn't go ahead the ITA indicates no further upgrades would be required to accommodate heavy</p>

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	traffic and there would be no significant impacts on the Waikato Expressway.
e) connect well with existing and planned development and infrastructure;	The APL and OLL proposals are in close proximity to major transport links but are not serviced by any existing or planned three waters infrastructure. It is acknowledged that there may be a comprehensive water and wastewater solution available to service the site in the future depending on the outcomes of the sub-regional study, but this would be 5-10 years away.
f) identify water requirements necessary to support development and ensure the availability of the volumes required;	Several options have been identified for supplying the necessary water to the APL proposal, including interim options with the hope that reticulation will be available in the medium term. The consenting feasibility of the interim options is uncertain, noting the catchment is fully allocated. OLL identifies water requirements but cannot meet these until reticulation is available.
g) be planned and designed to achieve the efficient use of water;	Water efficiency measures are proposed in the technical reports for the APL proposal (but not within the proposed plan provisions).
h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;	While mineral rights exist over the APL and OLL land they are not identified as significant. The APL proposal is located within the 1% AEP flood plain, with extensive site preparation works proposed to ensure development will not be affected by flooding. The effects of flooding from the Waikato River breaching the stop banks at Rangiriri are assessed and no residential land uses would be affected. An emergency evacuation plan for the Sleepyhead factory is proposed to address residual effects. It is unclear how this would be implemented. APL notes that the soils do not meet the definition of high class soils.
i) promote compact urban form, design and location to: i) minimise energy and carbon use; ii) minimise the need for private motor vehicle use; iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;	The APL proposal establishes a new urban area that is entirely car-based other than the provision of employment. Only a portion of residents are anticipated to work at the Sleepyhead factory. The Sleepyhead village provides for limited opportunities to live, work and play – having to travel to other centres for services such as doctors, education, employment, groceries. The primary school is located approximately 3km from residential land uses on the western side of the Waikato Expressway with no existing connection. Similarly, there is no existing connection to the existing bus stop.

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<p>iv) encourage walking, cycling and multi-modal transport connections; and</p> <p>v) maximise opportunities for people to live, work and play within their local area;</p>	<p>Although opportunities for walking and cycling are included in the proposal, implementation of these is uncertain with not plan provisions or committed funding. Internally the proposal achieves good access to walking and cycling.</p> <p>There is limited opportunity to take advantage of public transport because the current bus service is limited to one in the morning and one in the evening, from a bus stop on the western side of the Waikato Expressway.</p>
<p>j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;</p>	<p>Significant landscape values in the vicinity of the APL and OLL proposals are attributed to Lake Waikare (including Lake Rotokawau) and Whangamarino Wetland Outstanding Natural Features, and the Waikato River Significant Amenity Landscape. The APL and OLL landscape assessments (supported by peer review) are that these values are maintained and enhanced, but this is part subject to the realisation of the APL Masterplan (in particular significant open space, wetlands and vegetation adjacent to Lake Rotokawau).</p> <p>No historic or cultural heritage has so far been identified on the APL site, subject to a Cultural Values Assessment yet to be provided.</p>
<p>k) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;</p>	<p>The APL proposal can achieve positive biodiversity outcomes if the stormwater management area and open space/planting identified on the Masterplan is implemented. APL's ecological assessment identifies little of ecological value currently on the site but recommends both bat and fish management plans be required at the development stage.</p> <p>Limited ecological surveys were undertaken of the site, it is understood from discussions with Waikato Regional Council that the existing drains could be a habitat for mudfish. Therefore, further work may be required to understand the implications of the proposed stormwater management approach on the potential identification of mudfish.</p> <p>No requirements are currently included in the proposed planning provisions for further ecological surveys or management.</p>
<p>l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;</p>	<p>The APL proposal, at the least, will maintain current levels of public access and may be able to enhance public access to Lake Rotokawau and associated wetlands.</p> <p>The OLL proposal has the potential to improve access to the Ohinewai Reserve, which currently lacks suitable public access.</p>

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<p>m) avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);</p>	<p>The subject site is within the Lower Waikato Waipa River Control System and is affected by flooding. The APL and OLL flooding reports identify that adverse effects on flooding can be avoided. Proposals can be designed to achieve hydrological neutrality in terms of flooding and stormwater peak flows.</p> <p>A geotechnical assessment prepared for APL indicates that the land is subject to potential settlement and liquefaction effects that can be adequately mitigated through site development works.</p> <p>LIUDD measures are proposed in APL's Stormwater Management Plan to address water quality, although these are not currently included in proposed plan provisions.</p> <p>At the time of writing this report any adverse effects on aquifer recharge or soil stability is unknown. A groundwater report is currently being prepared for the APL proposal to identify effects of development on groundwater.</p>
<p>n) adopt sustainable design technologies, such as the incorporation of energy efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;</p>	<p>A range of sustainable design technologies are included in the Masterplan and vision for the APL site, also through proposed LIUDD measures. The adoption of these is not currently included in the proposed plan provisions.</p>
<p>o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;</p>	<p>The proposed APL structure plan zone layout has located different land uses with appropriate separation distances. APL's proposed plan provisions include requirements to buffer rural and village zoned land outside of the APL site from the effects of the site.</p>
<p>p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;</p>	<p>The APL and OLL flooding reports take into account the effects of climate change in the flood models and assessment.</p>
<p>q) consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered;</p>	<p>A tangata whenua working group has been established to identify and respond to potential effects. At the time of writing this report a Cultural Values Assessment had not been provided yet.</p>
<p>r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;</p>	<p>This is discussed in section 5.3.18 identifying potential risks to achieving the Vision and Strategy.</p>
<p>s) encourage waste minimisation and efficient use of resources (such as through</p>	<p>Neutral – could be encouraged, nothing in particular proposed.</p>

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resource-efficient design and construction methods); and	
t) recognise and maintain or enhance ecosystem services.	APL's ecology report states that with the recommended mitigation measures in place, ecosystems are maintained or enhanced by the APL proposal.