

## ATTACHMENT 3

### ERPRO ADDITIONAL SECTION 42A REPORT VARIATION 3 HEARING RECOMMENDATIONS based on TCDC DEVELOPMENT PLANNERS– MECHANICS AND WORKABILITY OF TCSP PROVISIONS

The following recommendations have been put together on the basis of comments received by TCDC development planners:

#### 27.9.6 ASSESSMENT STANDARDS, MATTERS&CRITERIA

##### Table 1 Standards for Subdivision

- Standard m)i): delete 'enrichment'
- Standard m)ii) should state clear targets to be achieved e.g. eradication of 100% /80% and level maintained thereafter. Often pest or weed management plans have no measurable targets to be achieved.
- Standard R: all conservation area should be held in one Record of Title to make administration easier.

##### Table 2 Restricted Discretionary Matters

- 1 c) should read: 'All subdivision shall be accompanied by a report from a suitably qualified chartered professional engineer that demonstrate all lots for residential development have a building platform free from ....'
- 1d) should read: 'All subdivision shall be accompanied by a stormwater management plan that demonstrates how point source discharge from stormwater will be avoided.'
- 2a) should read: the extent to which the subdivision design has been informed by best practice ecological principles to ensure such matters as rehabilitation, pest control etc.
- NEW item 2c) 'Whether the yield or density of development and layout of the subdivision (lots, access and infrastructure) will achieve the best possible/practicable enhancement or restoration of biodiversity values on the site'.
- 4) Staging of development: Any ecological restoration activities need to be undertaken at stage 1.
- 5) Add requirement for identified building platforms, private and public access to be designed and located to avoid landform modification.
- 5e) should read: the extent to which any modification of the landform through earthworks is mitigated through landscape planting to restore or enhance natural values and landscape characteristics.
- 9c) should be deleted, the 'Defined Building Area' should leave sufficient space for a stable building platform.

##### Table 3: Standards for Buildings

- Provisions should include a maximum impermeable area to encourage the use of permeable surfaces.
- All 'Defined Building Areas' should be set back a minimum of 20m from an ecological area or stream to replace Standard 4 in Table 3.
- Standard 3 should read 'Maximum Number of Buildings' **on a lot**.

##### Additional Recommendations from Development Planners:

- Earthworks standards should be added to effectively minimise earthworks effects

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- It is worth considering that Incorporated Societies are governed by the Companies Act and they need a majority for any decision to be made.
- Conservation efforts and needs will be ongoing and the ‘Incorporated Society’ would need to pay all costs associated with this, including any costs in relation to enforcement or monitoring of conditions of consent
- A decision should be made now about roading and if it will be public or private, if public it should meet the relevant standards.
- Should lesser design standards for private roads be considered on the basis of ecological/stormwater benefits, these benefits need to be demonstrated and quantified.
- The ‘further archaeological field survey and assessment’ required by Rule 1 n) needs to be undertaken now, because Heritage New Zealand Pouhere Taonga might not (and has done in the past) allow planting as they feel it can damage or modify archaeological remains. A scenario might arise that a total area of enhancement cannot be achieved because the area cannot be planted out for archaeological reasons.