

APP11 – Development Principles

Development Principle	PC58 Assessment
a) support existing urban areas in preference to creating new ones;	One of the key benefits of the PC58 site is that it will support the existing Morrinsville urban area by expanding the Industrial zoned area surrounding Avenue Road North which is consistent with this Development Principle. The plan change will not create a new urban area.
b) occur in a manner that provides clear delineation between urban areas and rural areas;	The proposal will achieve clear delineation between the urban area and the rural area, particularly due to the proposed landscaping buffer at the interface with the Rural Zone.
c) make use of opportunities for urban intensification and redevelopment, particularly within urban centres and along future rapid transit routes, to minimise the need for urban development in greenfield areas;	Urban intensification and redevelopment is not a viable option for industrial land supply.
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;	The proposal will not compromise existing and planned infrastructure. Future development within the site can be appropriately serviced.
e) connect well with existing and planned development and infrastructure;	Being adjacent to an existing Industrial Zone, the site will connect well with existing and planned development and infrastructure.
f) identify water requirements necessary to support development and ensure the availability of the volumes required;	The Infrastructure Report has considered water requirements and confirms that water can be supplied to the site.
g) be planned and designed to achieve the efficient use of water;	Rules are proposed to require rainwater harvesting and re-use.
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, highly productive land, and primary production activities on highly productive land except in accordance with the National Policy Statement for Highly Productive Land 2022;	<p>The site does not contain identified mineral resources, natural hazard areas, energy and transmission corridors, or an identified likely renewable energy generation site.</p> <p>The site includes approximately 7.9ha of highly productive land. However, that land is not currently used for primary production activities. Primary production is defined in the WRPS as “... <i>the commercial production of raw material and basic foods, and which relies on the productive capacity of soil or water resources of the region. This includes the cultivation of land, animal husbandry/farming, horticulture, aquaculture, fishing, forestry, or viticulture. It does not include hobby farms, rural residential blocks, or land used for mineral extraction</i>” (emphasis added). The updated Versatile Soils Report confirms the site is used as a hobby farm and that it is only suitable for that purpose. Furthermore, the proposed urban rezoning of highly productive land has been assessed as being consistent with the NPS-HPL.</p>

<p>i) promote compact urban form, design and location to:</p> <p>i) minimise energy and carbon use;</p> <p>ii) minimise the need for private motor vehicle use;</p> <p>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;</p> <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>PC58 will promote compact urban form due to the site's location adjacent to an existing Industrial Zone.</p>
<p>j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;</p>	<p>The PC58 provisions will ensure that effects on existing rural landscape values will be managed so that they will be low-moderate. There are no outstanding natural landscapes or areas of outstanding/high natural character. There are no specific historic or cultural heritage features within the PC58 site.</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>There are no significant ecological features or values associated with the PC58 site. There are opportunities for enhancement within future public areas of the site (particularly the proposed stormwater management reserve) using native planting and within the proposed landscape buffer along the Rural Zone boundaries.</p>
<p>l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;</p>	<p>The site does not contain any lakes or rivers.</p>
<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>Low-impact stormwater management measures (such as on-site storage and re-use, a wetland and swales) will be implemented. Future design will take account of projected effects of climate change.</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>Rules are proposed to require rainwater harvesting and re-use which will reduce water demand from the public reticulated network. Low-impact stormwater management measures (such as on-site storage and re-use, a wetland and swales) will be implemented. Other details, such as low-energy street lighting, can be considered at future stages of development.</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 rules ensure that effects at the interface of the GIZ and other zones (including the Rural Zone) will be managed such that the rezoning will not result in incompatible land uses.</p>
<p>p) be appropriate with respect to current and projected future effects of climate change and be designed to allow adaptation to these changes and to support reductions in greenhouse gas emissions within urban environments;</p>	<p>Future design will take account of projected effects of climate change. The good accessibility to existing and proposed industrial areas and the local employment opportunities created by the rezoning will support reductions in greenhouse gas emissions. There are limited public transport services in Morrinsville but the location of the</p>

	site will enable efficient access by pedestrians and cyclists.
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;	Tangata whenua relationships, values and aspirations have been taken into account through the consultation which has occurred and through consideration of the proposal against relevant iwi planning documents.
r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;	The PC58 site is not within the catchment of the Waikato River.
s) encourage waste minimisation and efficient use of resources (such as through resource efficient design and construction methods); and	Opportunities for waste minimisation can be considered at future development stages.
t) recognise and maintain or enhance ecosystem services.	There are no ecological features or values of any significance associated with the PC58 site.

APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities)

Criteria	PC58 Assessment
<p>A. That the development makes a significant contribution to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.</p>	<p>PC58 will make a significant contribution to meeting a shortfall for business floor space. That need has been demonstrated through the Economic Assessment (Appendix 4) rather than through the BDCA. MPDC’s economic peer review agrees that the rezoning will assist in meeting a shortfall of industrial land supply in Morrinsville.</p>
<p>B. That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:</p> <ul style="list-style-type: none"> i. have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and ii. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets. 	<p>The proposed rezoning, and the preparation of the ADAP to guide development, will contribute to a well-functioning urban environment. A variety of sites can be provided.</p>
<p>C. That the development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.</p>	<p>The PC58 site will enable good accessibility between jobs, services and housing. There are limited public transport services in Morrinsville but appropriate provision will be made for pedestrians and cyclists.</p>
<p>D. Whether it can be demonstrated that there is commitment to and capacity available for delivering the development so that it is completed and available for occupancy within the short to medium term.</p>	<p>The Applicant is committed to delivering the development. Subject to the necessary resource consents being obtained, the rezoning will enable continuation of the Avenue Business Park development once the consented Stage 1 development has been completed.</p>
<p>E. In cases where the development is proposing to replace a planned land use as set out in a council-approved growth strategy or equivalent council strategies and plans with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a short-, medium- or long-term (as defined in the National Policy Statement on Urban Development 2020) shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.</p>	<p>The development will not replace a planned land use so this criterion is not relevant.</p>
<p>F. That the development protects and provides for human health.</p>	<p>The PC58 site does not contain any constraints which relate to human health. Effects from future industrial activities will be managed through the PC58 provisions. For example, noise will be limited by the proposed rules.</p>
<p>G. That the development would contribute to the affordable housing stock within the district, addressing an identified housing</p>	<p>This criterion relates to affordable housing and is not applicable to PC58.</p>

type/tenure/price point need, with robust data and evidence underpinning this analysis.	
H. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the district.	The site is well-located to be efficiently serviced by infrastructure.
I. That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including NZ Transport Agency).	The proposal will not undermine committed infrastructure investments.
J. That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.	Localised infrastructure costs (such as internal roads and three waters connections) will be developer funded and development contributions can be levied to ensure equitable funding of council-provided infrastructure.
K. The compatibility of any proposed land use with adjacent land uses including planned land uses.	Provisions are proposed as part of the Plan Change request to ensure compatibility between future activities within the GIZ and activities on adjoining sites within other zones (including the Rural Zone).
L. That the development would contribute to mode-shift towards public and active transport.	There are limited public transport services in Morrinsville but the location of the site will enable efficient access by pedestrians and cyclists.
M. That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.	The good accessibility to existing and proposed industrial areas and the local employment opportunities created by the rezoning will support reductions in greenhouse gas emissions.
N. That the development avoids areas identified in district plans, regional plans or the Regional Policy Statement as having constraints to development.	There are no constraints which are identified in the district plan, regional plan or WRPS as affecting the site.
O. That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.	The development will compliment, rather than adversely affect, the function and vitality of existing urban areas. Rules are proposed to ensure that non-industrial activities are limited to activities which are ancillary to industrial activities, support industrial activities or are compatible with industrial activities.