

Extracts from the Independent Hearing Panel's Recommendation Report regarding amenity and construction effects concerns

11. We accept if PPC 28 is approved and developed, it would result in a significant change to the current environment and would have a range of impacts – both positive and potentially adverse. The issue we had to determine was whether PPC 28 would result in the promotion of sustainable management as required by s5 of the Resource Management Act 1991 (RMA), having evaluated it in terms of statutory RMA planning documents (which we address in some detail in the report). We have found that PPC 28 will, subject to the plan provisions we have recommended, meet the purpose of the RMA.
13. The NPS-UD also acknowledges that urbanisation can result in significant changes which will affect (detract from) some people's amenity values, but may improve others. The NPS-UD states that those changes that may detract from some people's amenity values, are not of themselves an adverse effect. Many of the opposing submitters considered that their amenity values would be adversely affected due to the urbanisation of this area, and the impact it would have on landscape, green/open space and recreational values. We address these aspects in detail in the sections on "Landscape, visual amenity and natural character" and "Open space and recreation".
14. From a 'landscape, visual amenity and natural character' perspective, we have found that in many respects these elements of the environment will be improved, but accept it will be different from that which currently exists. The PPC 28 land within Kākā Valley will enhance the landscape values of Kākā Stream and maintain those associated with the Maitahi/Mahitahi River. The landscape values of Kākā Hill will be maintained and enhanced by retaining its Rural zoning, through future revegetation and the stringent rules relating to any development. The Open Space Recreation Zone and the Residential Zone - Lower Density (Backdrop) Area on Botanical Hill will maintain the landscape values of Botanical Hill. In relation to the Malvern Hills, native vegetation will be enhanced and the associative values increased.
15. From an 'Open space and recreation' perspective, the Applicant acknowledged, and many submitters pointed out, that the Maitahi/Mahitahi Valley downstream of Kākā Valley contains a large number of popular reserve areas and recreational activities⁶. While current users may notice an increased use of the existing green spaces and recreational areas, there will be no reduction of access to them. There will, in fact, be an increase in publicly accessible green space as the Kākā Valley land is privately owned with no current formal public access to it. We find this to be entirely consistent with RMA sections 6(d), 7(c) and 7(f), and objective 1 and policy 1 of the NPS-UD requirement for well-functioning urban

environments to *have good accessibility for all people between housing, jobs, community services, **natural spaces and open space**, including by way of public or active transport.*

16. We have had regard to community expectations as set out in the NRPS. This has particularly been in terms of ‘amenity values’, and the impact PPC 28 would have on them, given the existing environment would change. We have not agreed with many submitters, including STM, about “the community” and the amenity values held by it.
30. The increase in traffic that would be generated by PPC 28 (construction and urban development) was a significant matter raised by submitters. While many submitters questioned if the road network could cope with the increased traffic, there was a high level of agreement between the traffic experts, including Mr James for STM, in relation to the capacity of the roading network. We accept the outcome of the expert conferencing sessions and their evidence
934. We accept that if the plan change is approved, and the area is developed as provided for in PPC 28, there will be construction and effects arising from that. Those effects will be addressed in terms of the existing NRMP provisions, and those relevant in PPC 28.
935. Construction effects are generally a consequential effect arising from rezoning and cover a range of different effects. The other sections of this report set out the relevant statutory and policy provisions relating to these different effects.