

TE PŪRONGO WĀHANGA 42A MŌ TE PANONITANGA MAHERE TUAWARU E TŪTOHUTIA ANA

SECTION 42A REPORT FOR PROPOSED PLAN CHANGE 8

(NGA WHAKARITENGA MO NGA TURARU-A-TAIAO – NATURAL HAZARDS)

ADDENDUM 1 – Update to Earthwork Performance Standards

1.1 Introduction

This addendum is prepared by Kim Smith, Senior Policy Planner, Rotorua Lakes Council to address an oversight in the Section 42A Report for Plan Change 8 relating to the drafting of earthwork standards.

1.2 Explanation

In section 3.12.2.2 of the Section 42A Report, in response to the submission of Fonterra, I noted :

For the Industrial 2 Zone, I agree that its setting, development pattern and landform closely align with the Rural 1 Zone. Applying the same cut and fill depth thresholds to both zones is therefore efficient, proportionate, and would avoid unnecessary resource consent requirements for minor works.

However, I did not expressly address the issue of reinstating the 1000m³ permitted volume threshold for the Industrial 2 Zone raised by Fonterra (43.3). It is my view that the volume threshold in the Industrial 2 Zone can also be aligned with the Rural 1 Zone. As noted in the evidence of John Brzeski, the Industrial 2 Zone is similar in character to the Rural 1 Zone in terms of the density of development, proximity to neighbours and surrounding landform and is surrounded by the Rural 1 Zone. In this context, the risks of earthworks are less than in other zones and I agree that it would be appropriate to use the same performance standards for both.

1.3 Recommended Update to Annotated Text

The following update, shown with yellow highlighting, is recommended to the District Plan text to address this error. In addition to reinstating the 1,000m³ threshold, these amendments also correct the name of the Industrial 2 Zone.

EW-S1 General earthworks performance standards

[A10.2(1), 4.6(8), 5.6(1)(9), 5.6(2)(8), 7.6(8), 8.6(1)(8), 8.6(2)(8), 8.6(3)(8), 9.6(9), 10.6(8)]

1. ~~Industrial Zones, Business and Innovation Zones and Rural 1 Zone~~ Rural 1 Zone and Rural Industrial 2 Zone where the earthworks are located at least three times the height of the cut or fill from the property boundary.

- a. ~~The volume shall not exceed 1000m³ in any 12 month period;~~
- b. ~~Any fill shall be cleanfill and shall not exceed 5m in depth; and~~
- c. ~~The cut face of any excavation shall not exceed a vertical dimension of 3m.~~
- a. Any fill shall be cleanfill and shall not exceed 5m in depth; and
- b. The cut face of any excavation shall not exceed a vertical dimension of 3m.
- 2. ~~**In all other zones other than those listed in 1 above:**~~ **In all other zones, and in the Rural 1 Zone and Industrial 2 Zone where the earthworks are located closer than three times the height of the cut or fill from the property boundary:**
 - a. ~~The volume shall not exceed in any 12 month period:~~
 - i. ~~Rural 1 Zone: 1000m³~~
 - ii. ~~Other Zones: 100m³~~
 - b. Any fill shall be clean fill and shall not exceed 450mm in depth; ~~and~~
 - c. The cut face of any excavation shall not exceed a vertical dimension of 1.5m.
- 3. ~~**All Zones:**~~ **All Zones:**
 - a. The volume shall not exceed in any 12 month period:
 - i. Rural 1 Zone **and Industrial 2 Zone**: 1,000m³
 - ii. Other Zones: 100m³