

Hi Liz

Our replies are as follows (your numbering):

1. Updated economic report attached with DPMA reference removed. I'll have the Landscape report to you shortly.
2. Amended Section 32 evaluation attached, taking account of your comments in paras 2-4. Note the paragraph numbering in the lodged s32 was a bit askew (it restarted mid report), so that has been fixed.
5. Noise comment attached.
6. (landscape) Amended assessment to follow.
7. Amendments have been incorporated into paragraph 80 of the amended Section 32 evaluation.
8. A change to Rule 16.1.2.1 has been introduced into the amended Section 32A.
9. The ODP title reference has also been changed in clause 10 (formerly clause 9).
- 10-14. (infrastructure) Questions 11 – 14 relate to peak flows on water and wastewater. The peaks will depend on what is built, however the network limits are generous and more than acceptable for light industrial type developments. As outlined in Babbage's original assessment, if peaks need to be managed this can be done in a number of ways. Most common being onsite storage of water and / or wastewater to enable significant lowering of peaks to within council limits. In response to Question 10, without the knowledge of what will specifically be built on the site in the future the numbers provided in Appendix A are conservative estimates based on light industrial type consenting work undertaken by Babbage in the past.
15. (Flooding) We acknowledge that the site is subject to overland flow paths as part of the potential flood hazard that was noted in the Section 32A report. In terms of how overland flow paths are to be managed, it is considered that they can appropriately be managed at the time of detailed design and in particular at the time of subdivision, following adoption of the plan change. In my experience in obtaining many greenfield resource consents for subdivision and development, the resource consent stage is the appropriate time to consider the overland flow path issue. I note that the figure provided in the RFI shows that overland flow paths traverse across existing B2/B2A zoned land, where much of the land has already been developed and overland flow paths appropriately accounted for. There is nothing unusual about the application site or the nature of development anticipated on the site that would render standard engineering solutions for flooding and stormwater management as impractical. It is therefore anticipated that the overland flow paths can be adequately managed and mitigated at the time of detailed development design, and that the presence of overland flow paths will not prevent the site from being developed for industrial purposes in accordance with the Business 2A Zone provisions.
- 16 – 21. See attached economic comment. In more general terms, regarding the question of demand and whether it is appropriate to bring the rezoning forward now as opposed to some point in the future, I note that the future need for rezoning of this site has already been identified and is reflected in the site being located within the Infrastructure Growth Boundary. In my view it is not helpful to leave rezoning until the demand for the land demonstrably exists. At any time development of large areas of greenfield land occurs, there is first a plan change process to go through (typically), which is often 1-2 years in the making. There is then an extended period of time over which the site is first engineered/developed for use and then actually built upon. It can therefore easily be 3-5 years before a site is actually ready to be utilised, from the point at which the demand materialises. There is therefore an argument that the site should be rezoned and available for development in advance of when the demand for actual building eventuates. And on this site, that anticipated demand is identified and supported by LPC (as noted in the attached economic comment).

Happy to discuss any of the attached.

Kind regards

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