

Plan Change 79 - Questions for planning conferencing – proposed by Mt Hope Holdings Ltd and Appleby 88 Ltd

1. Which PC79 provisions that refer to deferred zones should apply:
 - a. To both deferred zone sites in Schedule 17.14A ("**Scheduled sites**") and deferred zone sites not listed in Schedule 17.14A ("**Non-scheduled sites**")?
 - b. Only to Scheduled sites?
 - c. Only to non-Scheduled sites?
2. Are any changes needed to clarify application of the policies referred to in the response to question 1?
3. Which PC79 provisions:
 - a. Guide a consent authority's consideration of a resource consent application for urban development on a deferred zone site prior to activation of the "rule flip"?
 - b. Are relevant to activation of the "rule flip"?
4. Are any changes needed to clarify application of the provisions referred to in the response to question 3?
5. Is there a policy gap with respect to provisions guiding a consent authority's consideration of a resource consent application for urban development on a Non-scheduled site prior to activation of the "rule flip"? If so, how should any additional policy be framed?
6. In Policy 6.3.3.4D, which guides a consent authority's consideration of a resource consent application for urban development on a Scheduled site prior to activation of the "rule flip", is it appropriate to specify that urban development must be "avoided" unless the infrastructure specified in Schedule 17.14A is delivered, or can PC79 allow more flexibility in how necessary infrastructure is provided? Should any amendments be made to Policy 6.3.3.4D to address this?
7. Are changes required to ensure that the PC79 provisions treat Non-scheduled sites as rural deferred zones and not as rural zones? (e.g. 17.14.2.1, 17.14.20)
8. In relation to 17.14.2.2, what should the starting date of the 10 year sunset period be?
9. For RW5:
 - a. Should Policy 6.3.3.4D(a) be amended to refer to "or the site otherwise has road access approved by NZTA"?
 - b. Should the sunset period be extended to 15 years for transportation requirements?

- c. Should Schedule 17.14A Column D be amended to refer to the alternative transportation infrastructure sought in Appleby 88's submission?
- 10. In relation to Schedule 17.14A, are all columns needed, and are the column headings appropriate?
- 11. Are there any planning considerations relevant to whether 166 Māpua Drive should be reinserted into Schedule 17.14A?