

QLDC Council

10 August 2023

Report for Agenda Item | Rīpoata moto e Rāraki take [6]

Department: Planning & Development

Title | Taitara : Approval to include the Lake Hāwea South land in the Urban Intensification Variation notification

Purpose of the Report | Te Take mō te Pūroko

The Urban Intensification Variation (**the Variation**) was approved for notification by Councillors at the 1 June 2023 Council meeting. The Variation implements Policy 5 of the National Policy Statement on Urban Development (**NPS-UD**).

The purpose of this report is to:

- a. seek endorsement to include the Lake Hāwea South land in the approved Variation notification; and
- b. amend the approved Variation notification by adding the s32 addendum (Attachment A) and amendments to the proposed provisions (Attachment B).

Executive Summary | Whakarāpopototaka Matua

During preparation of the Variation, land located south of Cemetery Road at Hāwea (**Lake Hāwea South**) was zoned Rural Zone and Rural Residential Zone and was not within the District's urban environment.

On 29 May 2023 a Consent Order was issued by the Environment Court which rezoned Lake Hāwea South to urban zones and repositioned the Urban Growth Boundary. As a consequence, Lake Hāwea South became part of the urban environment and engages the NPS-UD.

This report recommends, on the basis of Central Government's direction on intensification through the National Policy Statement on Urban Development and Council's endorsement of the notification of the Variation for other urban areas, that Lake Hāwea South urban area is included in the Variation. It is recommended that the changes to the Lower Density Suburban Residential Zone, Medium Density Residential Zone and Local Shopping Centre Zone (**LSCZ**) proposed by the Variation also apply to Lake Hāwea South, with a bespoke building height rule for the LSCZ, and location-specific provisions introduced through the Consent Order are retained.

It is noted that the change to the urban growth boundary for this land was decided after the original report regarding the Variation notification, as previously presented to and endorsed by Council.

If this land in Hāwea was urban at that time it would have been included in the original Variation notification report recommendations aimed at meeting Government direction and assisting with enabling additional urban housing supply and diversity.

As the up-zoning of Lake Hāwea South is recent, the proposal is an opportunity to further support diversification of the housing offering at Hāwea. Enabling more efficient use of this urban-zoned land whilst substantial areas of it are still greenfield will limit pressure for the planning provisions to be amended in the future to enable infill development. The greenfield nature and current ownership structure of the land presents an opportunity to plan for the long term to get the right infrastructure more cost effectively for the ratepayer.

Recommendation | Kā Tūtohuka

That the Council:

1. **Note** the contents of this report;
2. **Approve** for notification pursuant to section 79 and clause 5 of the First Schedule of the Resource Management Act 1991 inclusion of Lake Hāwea South in the Urban Intensification Variation to the Queenstown Lakes Proposed District Plan (including an addendum to the approved s32 Report and one amendment to the approved proposed provisions); and
3. **Authorise** the Manager of Planning Policy to make minor edits and changes to the proposal and section 32 report to improve clarity and correct any errors prior to notification.

Prepared by:



Name: Elias Matthee
Title: Senior Policy Planner

13 July 2023

Reviewed and Authorised by:



Name: David Wallace
Title: General Manager Planning and Development

19 July 2023

Context | Horopaki

1. As a consequence of an Environment Court Consent Order, Lake Hāwea South is now zoned Lower Density Suburban Residential Zone, Medium Density Residential Zone, Local Shopping Centre Zone, and Informal Recreation as shown in Figure 1 below.

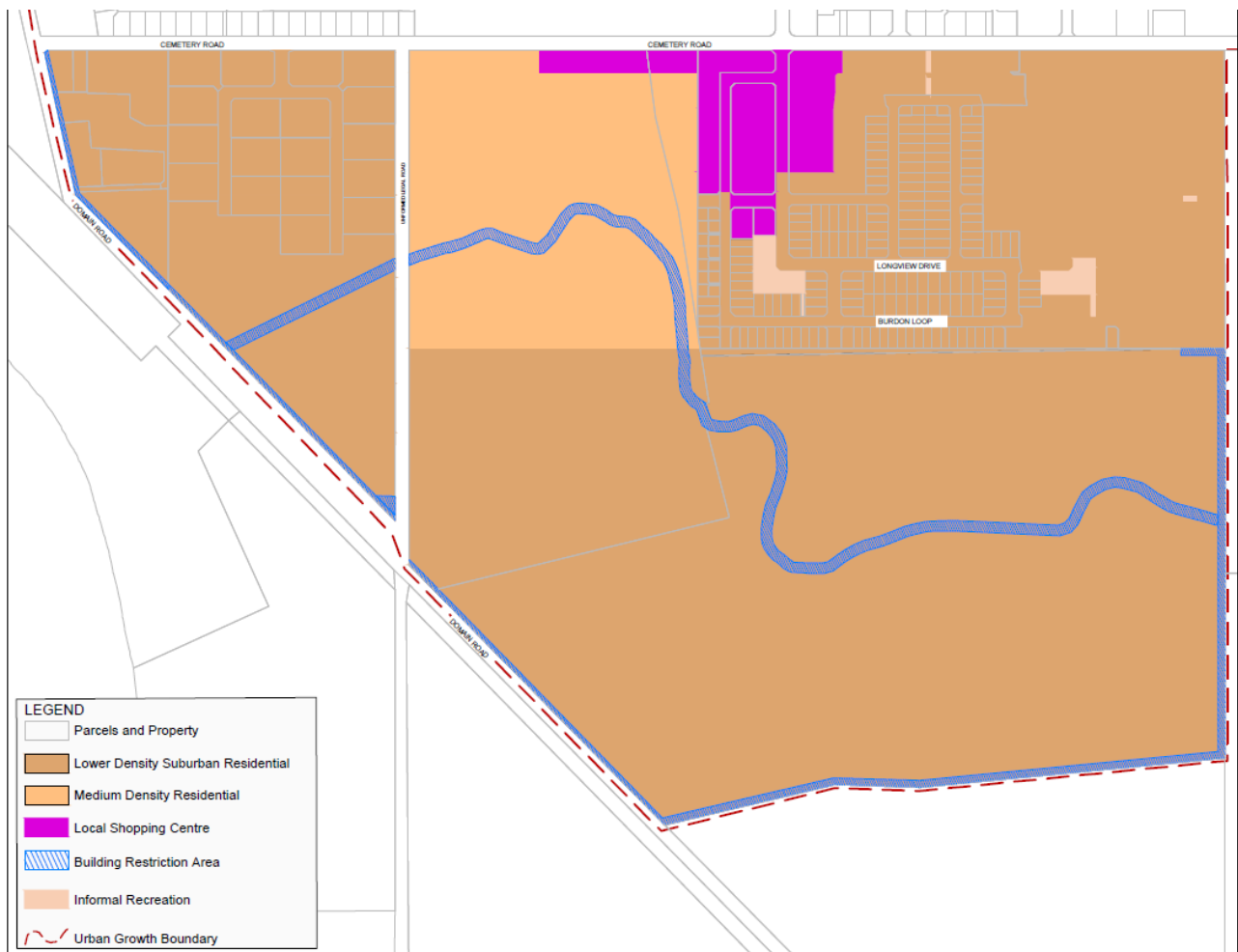


Figure 1: PDP zoning of Lake Hāwea South.

2. The Proposed District Plan (**PDP**) now also includes a structure plan for this land which shows the location of key roads and street connections, recreation & stormwater reserves, pedestrian & cycleways, and building restriction areas, as shown in Figure 2 below:

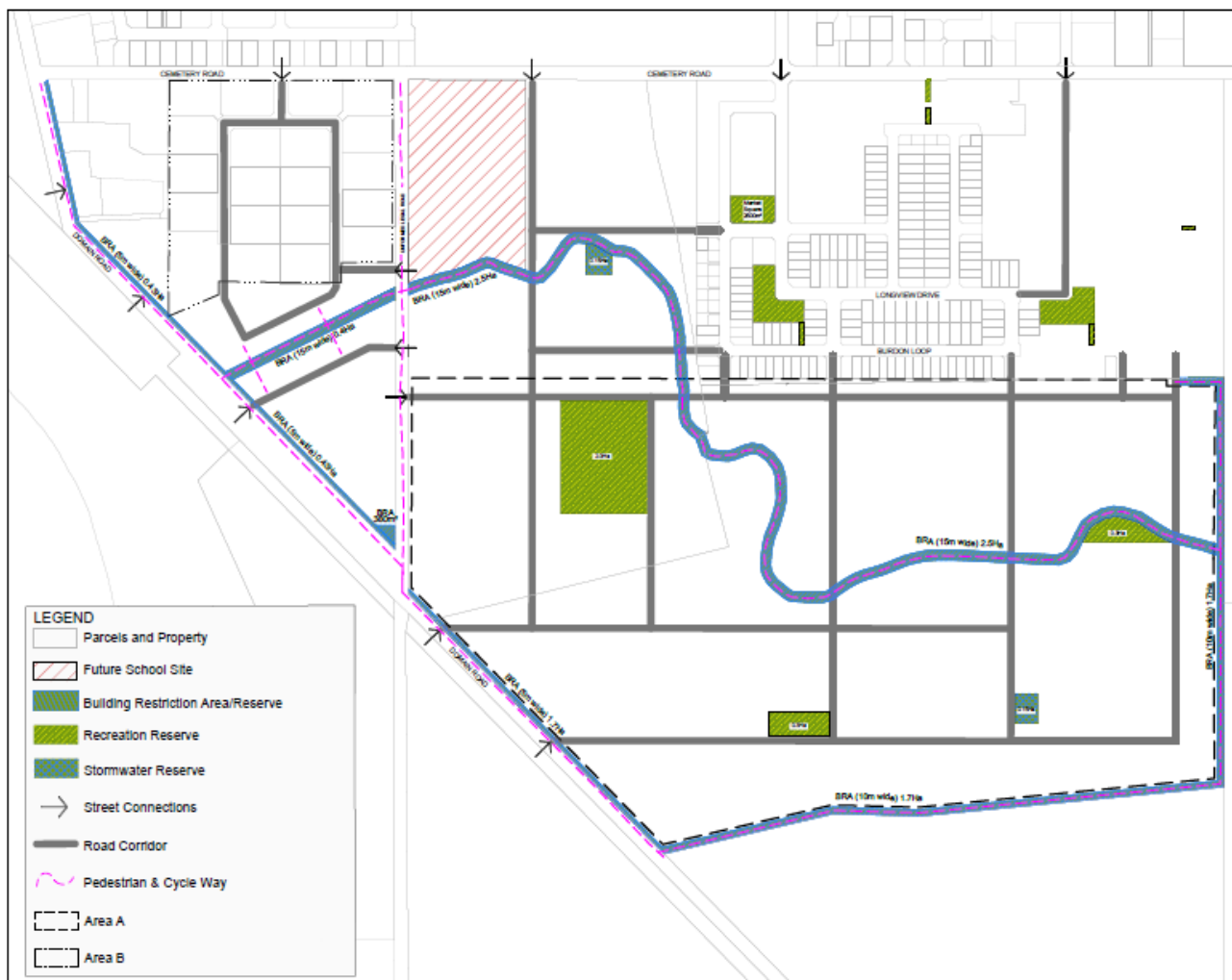


Figure 2: Lake Hāwea South Structure Plan (Included in the Subdivision & Development Chapter of the PDP at 27.13.19)

3. Key resource management issues addressed during the course of resolution of the Environment Court appeals were the following:
 - a. **Roading** - Whether the planned roundabout at Capell Ave/Domain Road would be sufficient to accommodate increase traffic and whether the Domain Road/ Cemetery Road intersection can and would need to be upgraded to a roundabout. Provisions were included to ensure that the roundabout is completed prior to the provision of more than 990 lots.
 - b. **Three Waters Infrastructure** – Potable water and wastewater infrastructure is currently at capacity and funding has been secured for upgrades. Whether the capacity proposed through the rezoning are able to be serviced through these upgrades was considered and satisfied.

- c. **Urban design and Community facilities** – a number of urban design matters have been considered through the appeal mediation process, including: Staging, layout, and making provision for community facilities (school, Town Square, parks, sport fields and pedestrian/cycle links). These are considered and provided for in the provisions.
- d. **Retail distribution effects** – The need to provide for commercial/retail activities to serve the local community was considered and weighed up against the need to not compromise the viability of the Wānaka and Three Parks commercial areas. To achieve this balance, the provisions include a cap on the floorspace enabled for individual and combined retail activities.
4. The initially proposed Variation was approved for notification by Council on 1 June 2023, and if applied to the Lake Hāwea South land, would result in the following key changes to the provisions that apply to Lake Hāwea South. This is a brief summary, with a more detailed summary in Attachment B and the proposed provision changes in Attachment C. The zones below correlate with the PDP zoning map at Fig 1 above, and no changes to the zoning map are proposed.
- a. **Lower Density Suburban Residential Zone (LDSRZ)**
- Enable average residential density of 1 residential unit per 300m² and amended matters of discretion;
 - Keep existing land use densities and minimum lot size of 1 per 800m² in Area B of the Lake Hāwea South Structure Plan;
 - Building heights on flat and sloping sites of 8m;
 - Apply existing recession planes to both flat and sloping sites and change the activity status from Non-complying to Restricted Discretionary;
 - Allow minimum a lot size of 1 per 300m² in the subdivision chapter;
- b. **Medium Density Residential Zone (MDRZ)**
- Amend objectives and policies to account for increase heights and densities;
 - Removal of the minimum net site area for density of development;
 - Include new and amended matters of discretion to consider when intensification is proposed;
 - Building heights on flat and sloping sites of 11m + 1m for pitched roofs;
 - Amend the matters of discretion for building coverage;
 - Application of new recession plane requirements to apply across both sloping and flat sites;
 - Include new outlook space and outdoor living space rules;
- c. **Local Shopping Centre Zone**
- Permitted building heights at Lake Hāwea South enabled up to 12m;
 - Amendment to the Setbacks and Sunlight Access control standards;
 - Include new and amended matters of discretion for buildings to consider outlook space and adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space.

Analysis and Advice | Tatāritaka me kā Tohutohu

5. This addition to the approved Variation notification has arisen due to the timing of the Environment Court Consent Order for Lake Hāwea South, which has included the land in the urban environment.
6. The QLDC Housing & Business Development Capacity Assessment 2021 (**HBA**) identifies that the District has sufficient feasible, and reasonably expected to be realised, development capacity to provide for projected housing demand for the short, medium and long term. Importantly however, although the capacity meets the requirements of the NPS-UD (in terms of provision of future zoned capacity), the HBA report identified a shortfall of housing in the lower price bands and it highlights that housing affordability shortfalls are set to worsen if there are no interventions. The report also finds that there is a predicted long-term shortfall of attached housing typologies in the Wānaka/ Lake Hāwea reporting area.
7. The proposal seeks to enable intensification in Lake Hāwea South in a similar fashion to the rest of the PDP urban environment to encourage the development of a diverse range of housing typologies through a review of current densities and building heights to provide for greater housing choices thereby helping with affordability.
8. Similarly, to the other areas already proposed and agreed to be notified allowing for increased density in this existing urban environment will enable the development of smaller and attached housing typologies which typically have a smaller land area. Increasing opportunities for intensive developments will assist with enabling a more diverse urban housing stock, including smaller, more affordable homes. Provisions are included in the proposed amendments to the LDSRZ and MDRZ provisions to ensure appropriate residential amenity is maintained, and to ensure that development can be appropriately serviced, including measures to address stormwater runoff.
9. The additional area to the Variation seeks to meet the requirements of NPS UD Policy 5 and implement the wider directive of the NPS-UD, to enable a well-functioning urban environment that meets the changing needs of our diverse communities.
10. The proposal would enable additional residential capacity, on top of that which has been recently enabled through the rezoning of Lake Hāwea South from rural to urban zones. This is a substantial shift for the Hāwea community, however enabling more efficient use of this urban-zoned land whilst substantial areas of it are still greenfield will limit pressure for the planning provisions to be amended in the future to enable infill development. The current provisions for the LDSRZ, MDRZ and LSCZ were developed prior to the NPS-UD coming into force, and the NPS-UD will continue to be a consideration in planning decisions going forward.
11. As Lake Hāwea South has only recently been up-zoned from rural to urban zones, the proposal is an opportunity to further support diversification of the housing offering at Hāwea. The proposal would also serve to decrease pressure for future urban expansion at Hāwea, which is adjoined by land now classified as Highly Productive Land in the National Policy Statement on Highly Productive Land which came into force in September 2022.

12. Regarding infrastructure, as a large proportion of the development on the Lake Hāwea South land would be greenfields development, this proposal provides an opportunity to limit the need for future retrofitting of infrastructure capacity to accommodate infill development. The greenfield nature and current ownership structure of the land presents an opportunity to plan for the long term to get the right infrastructure more cost effectively for the ratepayer.
13. The proposed addendum to the Urban Intensification Variation s32 Report (**Attachment A**) provides a detailed cost/benefit analysis. The Report is informed by an Accessibility and Demand Analysis, Urban Design Evidence, and an Economic Assessment that includes capacity modelling. These expert reports support the proposal, and make the following key findings:
- a. The Accessibility and Demand analysis finds that no zoning changes are required, and supports the proposal to apply the amended LDSRZ, MDRZ and LSCZ provisions to the Lake Hāwea South land;
 - b. The Urban Design Report also supports the proposal to apply the amended LDSRZ, MDRZ and LSCZ provisions to the Lake Hāwea South land, whilst retaining the following location-specific provisions that are currently in the PDP:
 - i. Retain the current minimum lot size of 800m² in Area B of the Structure Plan (PDP Rule 7.5.11); and
 - ii. Retain the current retail area floor restrictions in the LSCZ (PDP Rule 15.5.10d).
 - c. The Urban Design Report supports adding a location-specific rule that limits the permitted building height in the LSCZ at Lake Hāwea South to 12m (proposed Rule 15.1.1b included in **Attachment B**), with height breaches requiring Non-Complying Activity consent.
 - d. The commercially feasible capacity modelling shows that the proposal would increase the potential range of development options at Lake Hāwea South. This means that the proposal would provide more opportunities for housing diversity and affordability through increasing the opportunity for smaller units and smaller lots. This outcome is consistent with addressing a projected lack of smaller/affordable units identified in the HBA.
 - e. The capacity modelling also finds that the total medium-term plan-enabled capacity (ie the number of new residential units enabled by the proposal) for the Lake Hāwea South land (excluding the SHA, which is currently being developed) would increase from 2040 units enabled currently to 3667 units. The commercially feasible capacity would increase from 1621 to 2894 residential units. This shows that the proposal would create opportunities for more efficient use of urban-zoned land. This outcome directly implements the policy direction of the NPS-UD and assists with alleviating pressure for future urban expansion.
 - f. Regarding three waters infrastructure, Council's infrastructure team has advised that initial infrastructure requirements can be serviced by existing or planned infrastructure, including through funding already secured from Kāinga Ora via the Infrastructure

Acceleration Fund. Depending on the uptake (and timing of the uptake) of the additional plan-enabled capacity, additional infrastructure investment may be required. This means that additional infrastructure funding may be required if the current 30 year population projection that informs infrastructure investment is reached sooner than currently modelled. Regarding the process for funding infrastructure upgrades, Council's infrastructure team advises that specific upgrades for individual developments are typically paid for directly by that development. If the specific development is in the Long Term Plan (i.e. if budget has been allocated to it) the development would be eligible for a development contribution credit.

14. The Lake Hāwea South Structure Plan (PDP Schedule 27.13.19) has associated objectives, policies and rules in PDP Chapter 27. These PDP provisions include a requirement for roading upgrades triggered when subdivision results in more than 990 lots for residential or commercial activity (Rule 27.7.28.3), restrictions on the ability for the identified future school site to be subdivided for a period of 7 years from 29 May 2023 (Rule 27.7.28.4), and timing requirements for the development of the public trail and planting (Rule 27.7.28.6). These provisions are not proposed to be amended through this proposal, and will assist with creating a cohesive, well-designed development.

Consultation

15. The notification proposal is a direct result of implementing national direction outlined in a National Policy Statement (NPS) and it also implements support for the strategic direction set out within the QLDC Spatial Plan 2021 which was extensively consulted on through its development. The Spatial Plan identified land south of Cemetery Road for future urban. That land has now been upzoned to urban zones, and this proposal seeks to achieve more efficient use of the land and support delivery of a range housing typologies.
16. Periodic updates on progress with the plan variation have been provided at Spatial Plan Integration Group meetings, which include representatives from Central Government, the Otago Regional Council (ORC), and Iwi Authorities. This proposal aims to align with and implement the Spatial Plan strategic direction and feedback from the meetings has been taken into account in the development of the proposal.

Options

17. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

Option 1: Approve the inclusion of the Lake Hāwea South land in the Urban Intensification Variation for notification via Schedule 1 of the RMA

Advantages

- The Council will meet its obligations under the NPS-UD through giving effect to Policy 5 of the NPS-UD and the wider directive and this will help enable well-functioning urban environments as described in Policy 1 of the NPS-UD.

- The inclusion of the Lake Hāwea South land in the plan variation will help ensure that the District has sufficient Plan-enabled capacity to meet anticipated demand including that for affordable housing. It would assist with addressing the projected shortfall in lower price bands identified in the HBA and increase opportunities for greater diversity in the District's housing stock.
- The expert evidence underpinning the inclusion of the Lake Hāwea South land in the Variation has been carefully considered to ensure it responds to the NPS-UD. This reflects the unique characteristics of this District and is informed by a location-specific urban design review of the PDP provisions at Lake Hāwea South and economic modelling and assessment.
- The plan variation will assist with implementing the strategic intent of the Queenstown Lakes Spatial Plan 2021. The Spatial Plan identifies appropriately located intensification as a key priority for supporting growth. The proposal will also align with the Queenstown Lakes Climate and Biodiversity Plan 2022 as it will enable efficient use of urban-zoned land and improve the viability of future public transport which will assist with reducing car-dependency in the future.
- Additional three waters infrastructure will be required to service future growth at Hāwea. Central Government funding via the Infrastructure Acceleration Fund (**IAF**) has been secured for the current planned capacity, and additional funding will need to be secured if population growth at Hāwea exceeds the current 30-year projections. As a large proportion of the development on the Lake Hāwea South land would be greenfields development, this proposal provides an opportunity to limit the need for future retrofitting of infrastructure capacity to accommodate infill development. The greenfield nature and current ownership structure of the land presents an opportunity to plan for the long term to get the right infrastructure more cost effectively for the ratepayer.
- The proposal would address the inefficiencies with the current LDSRZ and MDRZ provisions highlighted in the s35 Monitoring Report (Monitoring Report) included with the previously endorsed Variation notification. The Monitoring Report collates resource consent data and trends that assist with assessing whether the planning provisions are efficient and effective at achieving the outcomes sought by each zone. The Monitoring Report has assisted with informing the proposed changes to the planning provisions in the Variation, which are recommended to apply to the Lake Hāwea South land.
- The proposal is consistent with the outcomes sought by the draft QLDC Joint Housing Action Plan.
- Notification via Schedule 1 of the RMA will enable the public to make submissions on the variation. Submissions will be able to be heard by Independent Commissioners appointed by Council. The Schedule 1 RMA process will enable the community's views (including developers, landowners and local community) to be thoroughly considered before the Council makes final decisions on the Variation.

Disadvantages:

- Notification via Schedule 1 of the RMA will mean that there will be the opportunity for appeals to the Environment Court following the Council hearing and subsequent decisions. The appeals

process will have time and cost implications for Council but is a usual and anticipated step in reviewing the District Plan.

- The Lake Hāwea South land has only recently been upzoned, and this proposal may be perceived as enabling additional growth that exceeds levels anticipated by the community. However, the RMA schedule 1 consultation process arising from any decision to notify will enable the opportunity for local community opinions, expert evidence and analysis to be fully considered with the other areas for which intensification proposals are being notified. Recommendations by the Independent Hearings Panel will be brought to Council for decisions on the proposal.

18. Option 2: Not approve the inclusion of the Lake Hāwea South land in the Urban Intensification Variation for notification and request additional changes.

Advantages:

- Any fears or initial views that the area will develop too quickly and too intensely will be allayed, however without notification these matters cannot be fully tested. The recommended proposal would be a substantial shift for the Hāwea community, and the option of delaying intensification opportunities by addressing them in a future plan change that enables infill development may slow the pace of change, which may be an outcome preferred by some community members.
- The recent decision regarding intensification of Hawea will remain unchanged albeit that decision did not traverse the same matters as proposed in the Variation and does not present the same positive opportunities.

Disadvantages:

- Postponing the inclusion of the Lake Hāwea South land in the variation would postpone this workstream that aims to help increase the supply and diversity of housing in accordance with Policy 1(a)(i) of the NPS-UD specifically: meet the needs, in terms of type, price, and location, of different households.
- Postponing notification of the Variation may create a risk that QLDC is required by Central Government to be treated as a Tier 1 Council under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021¹. The Act specifies² that councils in areas experiencing acute housing need, may be required to notify an Intensification Planning Instrument (IPI) which includes the Medium Density Residential Standards (MDRS) in their plans. The MDRS have been considered in option 6 of the principal S32 Report and are considered to be a less appropriate option for intensification in the context of this District.
- Monitoring has been undertaken on our residential and business zones to understand current efficiency trends and the effectiveness of the District Plan. The Variation created an opportunity to assess the provisions, ensure they were fit for purpose and amend them (where needed) to

¹ <https://www.legislation.govt.nz/act/public/2021/0059/latest/LMS566049.html>

² *ibid* section 80I (1) – (5)

ensure (where possible) barriers to giving effect to them are removed. This option would postpone addressing these identified matters.

- Council would also postpone giving effect to one of the priority outcomes of the Spatial Plan.
 - Retaining the current provisions would introduce significant complexity to the planning provisions for the LDSRZ and MDRZ. The resource management issues for Hāwea are not sufficiently unique to warrant creating sub-zones or retaining a bespoke set of location-specific provisions. Such an approach would also be at odds with the increased standardisation of District Plans sought by the National Planning Standards. Rather, the recommended proposal (Option 1) seeks to promote more efficient use of urban-zoned land, and limits adding unwarranted complexity to the PDP.
 - Not notifying may result in a lost opportunity to, with the benefit of public participation, fully investigate and test the potential benefits of the proposed intensification versus the costs of the same. Ultimately Council will make the final decision on whether the planned additions to the plan are appropriate to meet Council's strategic intent. The Lake Hāwea South Land would likely be brought into the Variation via submissions lodged by landowners in any case (this intention has been confirmed by Universal Developments). If the land was excluded from the Variation, and submissions were subsequently received that brought the land into the Variation, the opportunity for community voice would be limited to the further submission process and the hearing. The opportunity for original submissions on a notified proposal would be enabled by the recommended option.
19. This report recommends **Option 1** for addressing the matter because the inclusion of the Lake Hāwea South land in the plan variation will help meet the requirements of the NPS-UD to enable development that will contribute to achieving a well-functioning urban environment as well as to help to increase the supply of housing typologies and promote the sizes of homes that could contribute to addressing housing affordability issues in the District. It is not considered necessary to postpone giving effect to National Direction under the National Policy Statement – Urban Development. A 1st schedule consultation process allows for the community and landowners to test the changes proposed in a robust manner. This land would have been included in the original report to notify the Variation had the land been urban at that time.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

20. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it is of high importance to the District, however the variation has been well signalled by the NPS-UD and is an extension of existing policy in the Proposed District Plan, and the QLDC Spatial Plan 2021.
21. The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.

22. The acceptance of the proposal for full statutory public notification via Schedule 1 of the RMA provides a process for interested parties to make a submission and be involved in the decision-making process.

Māori Consultation | Iwi Rūnaka

23. Through the course of development of the Urban Intensification Variation, including the inclusion of the Lake Hāwea South land, regular ongoing meetings are being held with iwi representatives through the Grow Well Whaiora partnership.
24. Throughout development of the variation, including the inclusion of the Lake Hāwea South land, engagement with representatives of Aukaha and Te Ao Marama has occurred, including the opportunity for feedback on the draft variation. As required by Schedule 1 Clause 4A, Council is required to provide a copy of the draft plan variation to the relevant iwi authorities and then to have particular regard to any advice received. The section 32 evaluation report addendum provides more detail on the feedback received from Iwi Authorities.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

25. This matter relates to the Strategic/Political/Reputational risk categories. It is associated with RISK00056 in terms of effective provision for the future planning and development needs of the District within the QLDC Risk Register. This risk has been assessed as having a moderate inherent risk rating.
26. The approval of the recommended option will support the Council by allowing us to implement additional controls for this risk. This shall be achieved by notifying the plan variation, which is a requirement of Policy 5 of the NPS-UD. Furthermore, the NPS-UD stipulates that a plan change/variation to implement Policy 5 must be notified by August 2022, and central government is aware that QLDC has not met that timeframe. Any further delay to notification may increase the risk of central government requiring QLDC to implement the MDRS (explained at paragraph 21 above).

Financial Implications | Kā Riteka ā-Pūtea

27. In terms of the plan variation process, the key financial implications for Council stem from uncertainty regarding the level of resourcing required to fund a Council hearing and any subsequent Environment Court appeal process. Funding will be sourced through the District Plan budget. This is a usual outcome from a statutory planning process, when the level of resources required are commensurate to submissions received.
28. Regarding funding of future infrastructure investment, if the proposal to amend the PDP is ultimately approved it may mean that the current IAF infrastructure funding may need to be re-assessed or the infrastructure solutions may reach capacity before the 30-year planning horizon.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

29. The following Council policies, strategies and bylaws were considered:

- Operative District Plan
- Proposed District Plan
- Queenstown Lakes Spatial Plan 2021
- Queenstown Lakes Homes Strategy 2021
- Climate and Biodiversity Plan 2022-2025
- Way to Go Mode shift Plan 2022
- Significance and Engagement Policy 2021

30. The recommended option is consistent with the principles set out in the named policies. The variation is also consistent with the draft Joint Housing Action Plan, which was recently endorsed by Council for public feedback.

31. This matter is included in the Ten Year Plan/Annual Plan as part of the ongoing implementation and maintenance of the District Plan.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

32. The First Schedule of the RMA sets out the process for undertaking variations to the PDP. Approval to serve public notice in accordance with Clause 5 is sought.

33. Section 74 of the RMA sets out the matters to be considered when preparing a plan variation. This includes preparation of a section 32 evaluation report. An addendum to include the Lake Hāwea South land to the principal section 32 report has been attached to this report that sets out the evaluation in support of the proposal.

34. Councils are required to implement National Policy Statements issued by Central Government. The NPS-UD requires Tier 2 Councils to notify a plan change which implements policy 5 of the NPS-UD by August 2022, and this Variation is running behind that timeframe.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

35. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The proposal allows for notification of the proposal, which allows the community to be part of the decision-making process through submissions, further submissions and any hearings and Environment Court process. The recommendation in this report is appropriate and within the ambit of Section 10 of the LGA.

36. The recommended option:

- Can be implemented through current funding under the Ten-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Addendum to Urban Intensification Variation 32 Evaluation Report
B	Proposed amendments to Urban Intensification Variation provisions
C	Summary of changes to the PDP Provisions – LDSRZ, MDRZ, LSCZ
D	Environment Court Consent Order – Lake Hāwea South land

NOTE: All the attachments are presented in a separate booklet.
