

SUMMARY OF STATEMENT OF EVIDENCE OF JOANNE SKUSE & BRUCE WEIR FOR

TOPP PROPEORTY INVESTMENTS 2015 LTD – Submitter #161

1. The scope of this submission is the same as that that was lodged in the submitter's initial submission on the Proposed Plan Change. Specifically, the proposed re-zoning of land south of Mutton Town Road, comprising Lot 1 DP 428116, Lot 2 DP 428116, Lot 2 DP 300714) at 74-34 Mutton Town Road, Clyde (8.96ha).
2. The intention is to zone the underlying land Low Density Residential, and to recognise that there are structure planning matters (mainly relating to the availability of infrastructure) that need to be addressed in order for development to be able to progress under either a land use consent or a subdivision consent. The structure plan is proposed to be contained within an Appendix of the District Plan.
3. A Structure Plan provides a strategy and framework to achieve certainty as to better environmental outcomes through:
 - a. A framework for connectivity and infrastructure provision – where key linkages and amenities are, and how they are expected to perform;
 - b. A land use framework including spatial distribution of residential densities and where other activities should be anticipated;
 - c. Environmental considerations – not only the natural environment but also how development is expected to contribute to modal shift, reduced energy consumption and waste generation;
 - d. Implementation strategies – prerequisites and opportunities to enable sequencing of development.
4. The structure plan would apply to any development within the structure plan area. Applications for subdivision or comprehensive unit development must be in accordance with the structure plan spatially, and further meet the standards detailed in the Appendix. Development not in accordance with the structure plan would be a non-complying activity.
5. The Proposed Appendix to be included in the District Plan details the infrastructure requirements, roading and a green space network criteria. As well as, density requirements (300m²); open space (40% across total site); building height (8m), building coverage (40%) and landscape permeable surface area (30%).
6. The site as a whole will be enabled to deliver a sufficient range of site sizes that encourage diversity in the types of houses to be built. A minimum lot size of 300m² is proposed however the expectation is that a multitude of lot sizes is provided with a residential density of around 25 residential buildings per hectare (gross area) over the Muttontown Structure Plan area.