

Private Plan Change Request-Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura –

Harbour View Heights LP

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List of Abbreviations

5.4513 hectares (**the site**)

Auckland Unitary Plan (**AUP**)

Cultural Values Assessment (**CVA**)

Environmental Protection Authority (**EPA**)

Future Development Strategy (**FDS**)

Future Urban Land Supply Strategy 2017 (**FULSS**)

future urban zone (**FUZ**)

geotechnical investigation report (**GIR**)

gross domestic product (**GDP**)

Harbour View Heights Limited Partnership (**HVHLP**)

Heads of Agreement (**HOA**)

jointly owned access lots (**JOAL's**)

Landscape and Visual Effects Assessment (**LVA**)

Long-term Plan (**LTP**)

low-density residential zone (**LDRZ**)

Medium Density Residential Standards (**MDRS**)

Memorandum of Understanding (**MOA**)

Metropolitan Urban Limit (**MUL**)

Mixed Housing Suburban (**MHS**)

Mixed Housing Urban (**MHU**)

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (**NES-CS**)

National Policy Statement for Freshwater Management 2023 (**NPS-FM**)

National Policy Statement for Indigenous Biodiversity (**NPS-IB**)

National Policy Statement for Highly Productive Land (**NPS-HPL**)

National Policy Statement on Urban Development 2020 (**NPS-UD**)

Plan Change 78 (**PC78**)

preliminary site investigation (**PSI**)

Private Plan Change (**PPC**)

Regional Policy Statement (**RPS**)
Resource Management Act (**RMA**)
restricted discretionary activity (**RDA**)
Restricted Discretionary Activity (**RDA**)
Rural Countryside Living (**CSL**)
Rural Urban Boundary (**RUB**)
Significant Ecological Areas (**SEA**)
Stormwater Management Area Flow 1 (**SMAF1**)
Stormwater Management Plan (**SMP**)
Terrace Housing and Apartment Building (**THAB**)
Traffic Assessment Report (**TAR**)
Transport Impact Assessment (**TIA**)

1. The Applicant and Property Details

To:	Auckland Council Plans and Places Team
Site Address:	28,30,66,76 Crestview Rise and 170 Settlement Road Papakura
Applicant Name and Landowner:	Harbour View Heights Limited Partnership (HVHLP)
Address for Service:	RDBCONSULT 2 Goldstine Place, Royal Oak Auckland 1023 Attention: Russell Baikie russell@rdbconsult.com
Legal Description:	Lots 123 and 124 comprised in DP 549093 and Lots 125,126,127 comprised in DP 571188. (Refer to Appendix 1 for CTs)
Rezoning Area:	2 hectares
Proposed Precinct Area:	5.4513 hectares (the site)
Auckland Unitary Plan (AUP) Zoning:	Rural Countryside Living
Existing AUP Precinct:	NA
Locality Diagram:	Refer to Figure 1
Brief Description of Proposal:	Private Plan Change (PPC) request to rezone approximately 2 hectares of land in Papakura from Rural Countryside Living to a Residential Mixed Housing Urban Zone and introduce a new precinct to the AUP to apply to the rezoned land and adjoining Countryside Living Zone land. The PPC also seeks to shift the Rural Urban Boundary to align with the boundary between the proposed Mixed Housing Urban Zone and the Countryside Living Zone.

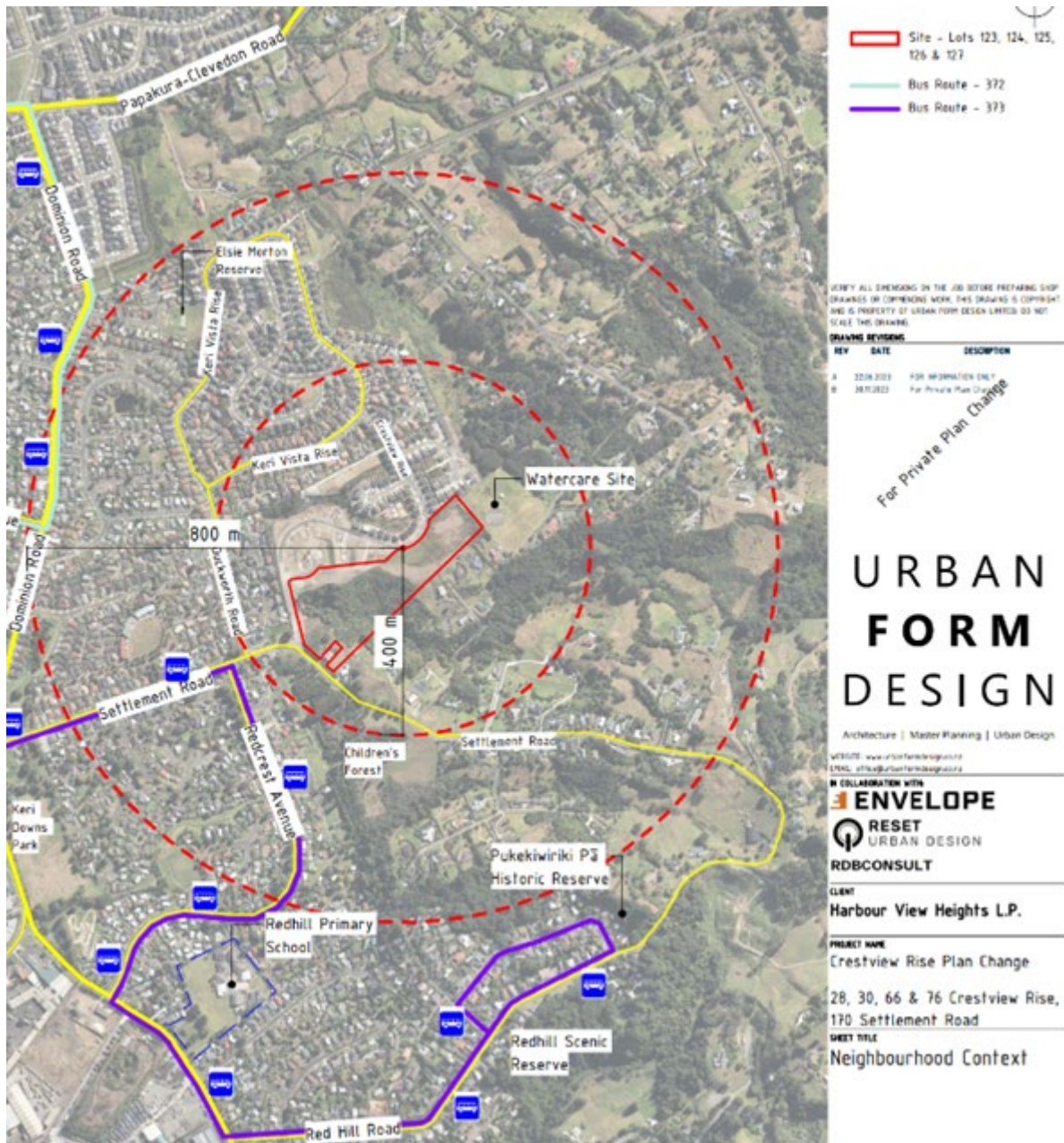


Figure 1. Site Location

2. Executive Summary

HVHLP requests the rezoning of approximately 2 hectares of Rural Countryside Living (**CSL**) zoned land to a Mixed Housing Urban (**MHU**) Zone, being a relevant and appropriate zone under the Medium Density Residential Standards (**MDRS**) which are part of the Resource Management Act (**RMA**).

The purpose of the PPC is twofold: (a) to achieve a minor urban extension of land in single ownership to complete and complement the adjacent Crestview Rise subdivision and neighbourhood through enabling the delivery of a quality compact and well-functioning urban environment for up to 90 dwellings and (b) extensive landscape planting within the remaining CSL zone area to manage the rural urban interface and provide a clear demarcation of the proposed revised Rural Urban Boundary (**RUB**) including environmental restoration of existing native bush.

The reasons for the PPC are to enable economic development principally in the form of residential development of the site to provide for Auckland's growing population, whilst respecting and enhancing cultural, ecological and environmental values of the land and wider locality.

The PPC requires the concurrent amendment of the existing RUB to align with the boundary between the proposed MHU Zone and the CSL Zone.

The urban land adjacent is Mixed Housing Suburban (**MHS**) Zone under the existing AUP with such land proposed as MHU Zone under Council's Proposed Plan Change 78 (**PC78**).

The PPC introduces the Crestview Rise precinct to the rezoned land and adjacent land which will remain zoned CSL. Within the MHU zoned area, the precinct applies the MDRS and imposes site specific controls on subdivision and development. Within the CSL zoned area, the precinct requires a landscape buffer and planting obligations at the urban/rural zone interface (the RUB) at the time of subdivision (or development).

The requirement for extensive restorative and new planting within the CSL Zone area of the precinct is an important component of the PPC. This will extend the existing native bush to envelope the ridgeline spur and include a buffer area between the rural and urban areas. All areas of planting will be managed and protected in perpetuity as an obligation of the relevant countryside living lot owner(s). The buffer and planting areas must be provided at time of subdivision, and prior to release of s224c certificate.

The PPC has been informed by community consultation and by mana whenua. The PPC and proposed zone and precinct provisions will enable efficient urban development for up to 90 dwellings as well as natural environment improvements, mana whenua cultural value recognition and promotion, generating positive outcomes to the broader environment and

complementing the adjacent existing Crestview Rise neighbourhood. These outcomes include the following:

- Enabling the provision of a sizeable increment of new family type housing that are likely to be complementary in form to adjacent housing and the growing new community of Crestview Rise
- Significant landscape planting (approximately 1,200 plants) on the existing ridge/spur area, protected through legal mechanism and integrated with the existing bush to create a broader bush canopy with landscape and biodiversity benefits
- Restorative and enhancement planting of existing native bush that is currently subject to significant weed and animal infestation which will restore and support the integrity of the ecosystem, its improved biodiversity and contribution to the broader green network (approximately 6,055 plants)
- Acknowledging potential minor landscape and amenity concerns from urban development to the adjacent rural residential neighbours on Settlement Road with an effective 10m planted landscape buffer (approximately 1,600 plants) and boundary fencing
- Mana whenua engagement and values recognised in the precinct provisions relating to restorative and new planting, provision of pouwhenua, and design inputs to the stormwater management treatment and attenuation pond area
- Efficient use of or upgrade of existing network infrastructure assets that have capacity to service the enabled development without reliance on Council or CCO funding for new infrastructure
- Providing functional vehicular access to meet the operational needs of, and improve access to important regional infrastructure in Watercare's adjacent water reservoir at 279 Kaipara Road
- Economic benefit to the community including employment and additional goods and services generated at development and future dwelling occupation.

In regard to the First Schedule, section 75 and section 31 and 32 requirements of the RMA, the PPC considers and presents:

- A suite of objectives, policies and standards in the form of the Crestview Rise Precinct additional to and including the mandatory provisions of the MDRS, to secure a well-functioning urban environment and environmental outcomes.
- Shows compliance with relevant national policy statements (including the National Policy Statement on Urban Development; Indigenous Biodiversity and Freshwater Management) and confirms that the PPC gives effect to these statements.
- Shows suitable consideration of the MDRS and appropriate regard to Council proposed plan changes where applicable and relevant and confirmation that the PPC can give effect to these changes (subject to Independent Hearings Panel decisions being

upheld)

- Shows consistency with and gives effect to the objectives and policies of the Auckland Regional Policy Statement
- Provides a section 32 evaluation that examines how the PPC objectives (within the precinct) and associated provisions give effect to the purpose of the RMA and that the PPC provisions are the most appropriate way to achieve the objectives by an assessment of options, efficiency and effectiveness and costs and benefits. The assessment concludes that the PPC provisions are the most appropriate and the technical analysis confirms this, such that there is no risk of acting on uncertain information.

As a result, it is considered that the potential environmental effects (required to be assessed under the Fourth Schedule) resulting from the PPC and its implementation are appropriately avoided, remedied or mitigated. The corresponding objectives, policies and methods proposed by the precinct are necessary to achieve the integrated management of the effects of the use, development, or protection of relevant areas of the Site. The PPC also provides additional feasible short term development capacity to meet some of Auckland's housing demands.

In conclusion, the PPC accords with the sustainable management purpose outlined in Part 2, and satisfies section 32, of the RMA.

3. Introduction

This report has been prepared to support the landowner and applicant Harbour View Heights Limited Partnership (**HVHLP**), proposed Private Plan Change (**PPC**) to the Auckland Unitary Plan – Operative in Part (**AUP**) which is requested under Clause 21 of Schedule 1 of the RMA.

The applicant owns all five titles that comprises the PPC area and seeks a logical extension to the existing Crestview residential neighbourhood and enable a clear and attractive interface boundary (RUB) between the urban and rural areas.

3.1. Statutory Considerations

3.1.1. First Schedule and s 32 Obligations

This plan change request has been prepared in accordance with the requirements of clause 22 of Schedule 1 of the RMA which states:

(1) A request made under clause 21 shall be made to the appropriate local authority and shall explain the purpose of and reasons for the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with section 32 for the proposed plan or change.

(2) Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.

Section 32 of the RMA sets out the requirements for an evaluation report as follows:

(1) An evaluation report required under this Act must-

(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by-

(c) identifying other reasonably practicable options for achieving the objectives; and

(d) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(e) summarising the reasons for deciding on the provisions; and

(f) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

As described below, the PPC also satisfies the clause 25 requirements of Schedule 1 (RMA) including the requirement to be in accordance with sound resource management practice (subpart 4(c)) and incorporates the MDRS (subpart 4A).

The assessment undertaken in this report and the supporting technical reports addresses these matters and has informed the PPC content.

3.1.2. Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

This Amendment Act is designed to improve housing supply in New Zealand's five largest cities by speeding up implementation of the National Policy Statement on Urban Development 2020 (NPS-UD) and enabling more medium density homes.

Auckland Council, being a Tier 1 authority, is required to adopt MDRS under Schedule 3A Part 2 RMA. The MDRS specifies set building requirements to enable development and must be incorporated into the AUP for current relevant and future residential zones in urban areas. The requirements enable the development of up to three dwellings of up to three storeys on sites as a permitted activity (subject to any applicable qualifying matters over the site). This

includes alterations to existing buildings.

Council has notified relevant plan changes 78,79 and 80 and the MDRS now has legal effect other than to the extent that:

- a qualifying matter applies;
- the Council has proposed more permissive height standards;
- greenfield land is being rezoned to residential land.

Under the Amendment Act, a private plan change must adopt the existing operative AUP provisions, unless replaced by equivalent MDRS provisions, and be in accordance with the MDRS as a mandated legislative requirement. Clause 25(4A), Schedule 1 RMA provides that Auckland Council must not accept or adopt a request if it does not incorporate the MDRS.

Council has confirmed to the applicant that the PPC must provide for the rezoning of land using a relevant residential zone under the AUP and must incorporate the MDRS through a precinct. In this regard the MHU Zone is applied as it is considered the most relevant and suitable zone for the land and its context. The alternative relevant residential zone is Terrace Housing and Apartment Building (**THAB**). The application of the MHU Zone is consistent with the application of the MHU Zone under PC78 for the adjacent Crestview Rise subdivision and much of Papakura (where no qualifying matters evidently apply and thus already has legal effect).

The statutory requirement to apply the MDRS under the Amendment Act has therefore been adopted and incorporated into this PPC through the precinct provisions. To that effect, the objectives, policies and MDRS provisions of Schedule 3A RMA apply, as these are a statutory requirement over which there is no discretion. The assessment is therefore restricted to the proposed objectives, policies and associated provisions that are not required by the Amendment Act.

3.2. Plan Change Application Overview

The PPC proposes the rezoning of approximately 2 ha of CSL zoned land to MHU and relocate the RUB to apply to the new boundary between the MHU and CSL zones. Development enabled by the rezoning is subject to proposed precinct and AUP provisions.

Relocation of the RUB will give effect to the objectives and policies of the Regional Policy Statement (**RPS**). A full assessment of applicable objectives and policies of the RPS is provided under Section 8.9 of the application. The proposed urban extension can assist in meeting Auckland's growth needs in a quality compact manner with minor landscape visual effects and positive environmental outcomes overall. This PPC assesses the contemplated nature of the environmental effects arising from enabled development, infrastructure provision and its integration with the urban area.

The PPC has been developed with due consideration given to the existing natural and physical environment and how this can best be integrated into and achieve a well-functioning urban environment. This has involved consideration of the context of the site with its prevailing northerly outlook over the existing urban area, with readily available infrastructure, while suitably responding to the interface with the CSL Zone.

The PPC enables the incremental and logical expansion of the Crestview Rise neighbourhood that physically abuts, and contextually “engages” with the recent subdivision and development. Existing AUP provisions in combination with the obligations of the proposed precinct will ensure the inherent site characteristics and local landscape and amenity values are suitably considered and integrate with the urban environment with due recognition to rural values at the zones’ interface. The heightened elevation of the site makes development likely to be more visible. The PPC provides for a planted landscaped buffer and planted ridgeline enhancement to mitigate any potential adverse landscape and amenity effects on the receiving environment of some properties.

In addition, the precinct provides a robust management response and enhanced defensible boundary to the CSL Zone. The new RUB is sited along part of the ridgeline and defined or demarcated with planting to appropriately separate (in the form of a buffer) urban and rural land uses thus mitigating the effects of urban development at the urban rural interface.

The required new landscaped planting within the precinct adjacent to the urban zone and atop the ridgeline will become noticeably distinguishable in time within the broader landscape. In conjunction with restorative planting (and weed removal) within the established bush area within the site, all of the required planting areas will be required to be maintained and protected in perpetuity through the subdivision process, which will collectively restore the ecology and habitat making a broader contribution to the natural environment and health of the bush ecosystem.

Subdivision and housing options have been developed and evaluated to derive what is the best practicable and highest value yielding realisable development configuration for the land. Typical development scenarios have been assessed from an urban design, landscape, infrastructure servicing, transport, geotechnical and economic perspective. The anticipated dwelling range is 65 to 90 dwellings subject to specific dwelling typologies.

The site can be suitably serviced and connected to established reticulated infrastructure networks (namely stormwater, water, wastewater, power, telco). There is little to no public cost required in establishing the connections with the potential exception of wastewater, where there is a minor existing surcharge (ie restriction) that needs to be remedied through an upgrade of a section of pipe. The nature of the required improvements, cost and responsibility have been discussed and agreed with Veolia. Veolia has provided a written commitment to service up to 90 dwellings with potable water from the nearby reservoir.

Stormwater can be suitably designed and managed to meet the requirements of the AUP including improved resilience to the effects of climate change (PC80; NPS-UD) with a network

train of contemplated measures articulated in the Stormwater Management Plan (**SMP**) which would be required to be given effect to at subdivision/development/Engineering Plan Approval consenting stage. Such likely measures include on-site dwelling detention and retention (water reuse) tanks for the 10year event and two communal raingardens and attenuation ponds for the larger rainfall events including the 100year for runoff from the minor jointly owned access lot (**JOAL**) and public road surfaces. Collectively these measures will manage quality and quantity runoff from much of the site to 80% of predevelopment flow levels. These features will be generally located as indicated on the precinct plan and as proposed stormwater reserves to vest, with consequential positive benefits to the receiving environment.

The site has been extensively investigated from a geotechnical perspective to ascertain and confirm whether the land is suitable for development purposes. A detailed geotechnical investigation report (**GIR**) concludes there is no significant natural hazard risk for residential development of the site. A specific engineering design requirement is identified which may require some retaining walls within a 5m buffer area adjacent the new RUB/zone boundary in vicinity of Kotahitanga Street, at subdivision or building stage.

A traffic impact assessment has been undertaken. The conclusions are that the site can be suitably developed in a safe functional and amenable manner for all users in accordance with the urban form and/or development yield plans envisaged by Urban Form Design Ltd, and without significant adverse effect on the transport network. Although at the edge of the urban area, access to public transport is available in the form of a bus network running along Settlement Road with direct connections to Papakura Train Station/CBD. Additional new dwellings will support the continued viability of such service.

The site has been previously bulk earth-worked and a preliminary site investigation (**PSI**) contamination and soil assessment report undertaken did not reveal any concerns.

The strategic planning and economic assessment report indicates that the minor urban extension would not undermine Council's Future Development Strategy (**FDS**), will provide a needed and feasible development-ready supply of dwellings in the short term which would provide a positive economic benefit to the local economy in expenditure and employment.

The residential zone considered most appropriate and incorporated within the PPC is MHU. The reasons for this zone being selected as the most appropriate is that the adjacent urban land forming the Crestview Rise neighbourhood is MHU (as enabled by PC78) and there is a strong contextual relationship with that neighbourhood. While the neighbourhood was developed under MHS Zone provisions, it has a completed urban form not dissimilar to outcomes available under the MHU Zone. The MHS Zone (the operative zone for this area) is also not a relevant MDRS Zone and application of MHU provisions will achieve the purposes of the RMA.

The MHU Zone provisions and built form outcomes have an intensity and form that is responsive to the NPS-UD and RPS which provides for intensification to achieve a quality

compact development within a well-functioning urban environment achieving positive social, cultural, environmental and economic outcomes. There are no evidential qualifying matters that are considered applicable or relevant that would preclude the application of the MDRS to the PPC area.

The full details of the PPC and the analysis that has been undertaken to prepare the plan change provisions are set out below in this report and in the supporting technical assessments. These form part of the plan change request and include an assessment of environmental effects resulting from the PPC and assessment under section 32 RMA.

In summary, the purpose of the PPC is twofold: (a) to achieve a minor urban extension of land in single ownership to complete and complement the adjacent Crestview Rise subdivision and neighbourhood through enabling the delivery of a quality compact and well-functioning urban environment for up to 90 dwellings and (b) extensive landscape planting within the remaining CSL Zone area to manage the rural urban interface and provide a clear demarcation of the proposed revised RUB including environmental restoration of existing native bush.

The reasons for the PPC are to enable residential development of the site to provide for Auckland's growing population, whilst respecting and enhancing cultural, ecological and environmental values of the land and wider locality.

The PPC request sets out the purpose of and the reasons for the plan change in greater detail, an assessment of environmental effects and includes an evaluation in accordance with section 32 (RMA) of the costs and benefits of the PPC. The plan change request is therefore in accordance with Clause 22 "Form of Request" requirements of Schedule 1 of the RMA.

3.3. Notification

Clause 5A, First Schedule RMA provides for plan changes (including private plan changes – cl 29(a), First Schedule, RMA) to be limited notified if all persons directly affected by the proposed change are able to be identified. Given the limited scale of the PPC land area and the limited number of directly affected parties, the applicant is requesting limited public notification of the PPC. Section 11, Consultation, outlines the extent of consultation as to whom may be potentially interested or affected and a record of feedback and interaction.



Figure 2. Plan Change Application Area

4. Site Description and Location

The site encompasses CSL zoned land on the eastern periphery of Papakura with two physiographic components - a north facing area and a south facing bush clad area comprising ridgeline and steep escarpment. No dwellings occupy the land.

The area to be rezoned for urban development has a contiguous boundary with the existing urban area, is fairly steep land with an east west contour and is largely covered in gorse. A large previously earth-worked soil stock-pile area is located near the corner of Crestview Rise and Kotahitanga Street. The site is physically well-defined with roading connection points with Crestview Rise and Kotahitanga Streets for new urban housing and Settlement Road for some of the rural lots.

The second component of the site which is not proposed to be rezoned but forms part of the larger precinct area is part ridge or spur and the larger south facing escarpment of covered vegetation (native bush). The escarpment topography is very steep, falling dramatically from the ridge line. The site extends to Settlement Road with a perennial stream running through the land and connecting to a piped stormwater system under Crestview Rise.

The location of the site or neighbourhood context has the site positioned at the eastern periphery of Papakura between Crestview Rise (a new and emerging neighbourhood) and Settlement Road. The prior subdivision approvals connected Crestview Rise with Keri Vista and Settlement Roads. A bus route servicing the nearby Redhill area is accessible from the site with an approximately 600m walk distance to a bus stop.

A Watercare water reservoir is located on the eastern site boundary and 4 rural countryside

living dwellings approximate the southern boundary near the ridgeline (No's 182, 190, 188, 186 Settlement Road). The designated (9561) Watercare Reservoir located at 279 Kaipara Road is included within the existing RUB and has an underlying zoning of Mixed Housing Suburban.

Two easements exist on the site. A Watercare water easement runs adjacent the southern cadastral boundary from the Watercare reservoir. This is typically a 2.5m strip of land running the length of the site. The other easement is for stormwater quantity management in favour of Council. This is located and defined on lot 126 and was established with mutual obligations on Council and the landowner as part of the earlier resource consent approvals for subdivision for Crestview Rise.

In summary, the context of the site is generally urban facing with a north-west aspect with a rural backdrop, part of which is a partly vegetated ridgeline and native bush area. There is a component of established countryside living dwellings in close proximity accessed from Settlement Road to the south.



Figure 3. Aerial photo of site and its immediate context, with Crestview Rise in the foreground

5. Existing Planning Context

5.1. Existing Zoning and Controls

The site has a CSL Zone. The site is not subject to any scheduled items (i.e. outstanding natural features or landscape, outstanding natural character or heritage) within the AUP or any Overlays.

The following AUP controls and designations are placed over the site:

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Rural

Controls: Subdivision Variation Control - Rural, Papakura Countryside Living

Designations

Designations: Airspace Restriction Designations - ID 200, Ardmore Airport - Height Restrictions, Ardmore Airport Ltd

The site is also in a Statutory Acknowledgment Area for Ngāti Tamaoho.

The CSL Zone requires a minimum lot size of 1 ha to establish a dwelling. The zone provides for one principal dwelling as a Permitted Activity and a minor dwelling as a Restricted Discretionary Activity (**RDA**). General standards include a nominated building platform area of up to 2,000m² for all dwellings, accessory buildings, parking and manoeuvring; maximum building height of 9m, 10m front yard and 12m side and rear yards.

Other relevant Permitted Activities include farming, and “*conservation planting*” i.e. the establishment of trees and their maintenance anywhere on a property.

The subdivision Variation Control limits each lot to one principal dwelling per 1 ha of site area. Minor dwelling units are also anticipated as RDA.

There are 5 titles that make up the PPC site; each of a minimum of 1 ha, the requirement of the Countryside Living Zone Subdivision Variation Control, as noted above.

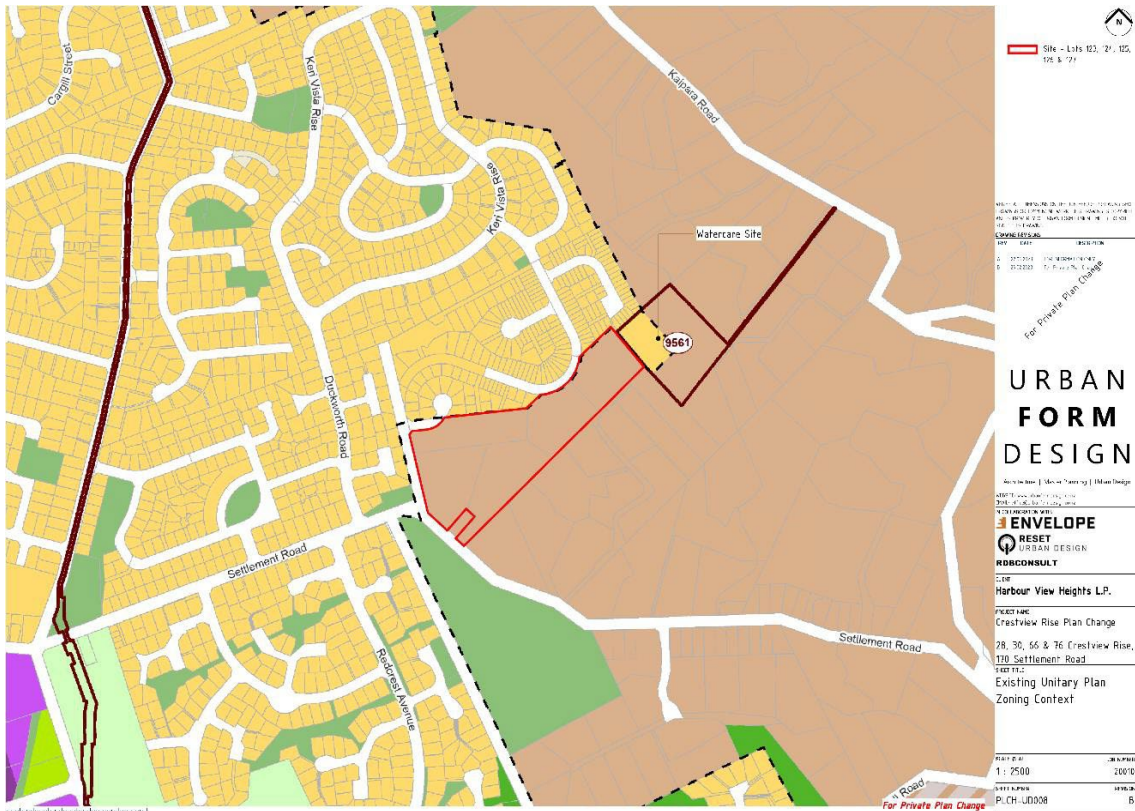


Figure 4. Site and existing operative AUP zoning

5.2. Previous Resource Consent Approvals

The Crestview Rise area including Kotahitanga Street and others were formed as part of a relatively recent staged subdivision developed by HVHLP. This was established through multiple land use and subdivision resource consents (BUN6007710; SUB60230386 and SUB60230386-D) that enabled some 247 dwellings and associated roading, landform and stream protection and modification. The subdivision notably provided a new roading connection between Settlement Road and Keri Vista Rise.

The PPC site also received resource consent for bulk earthworks approval to partially recontour the application site to improve geotechnical stability and drainage to support the new subdivision under the above consents. The earthworks included recontouring of the landform including the CSL Zone land under the ownership of HVHLP to establish an efficient and effective roading and drainage pattern associated with an efficient subdivision.

Relating to the PPC site and its titles (refer **Appendix 1**), the subdivision consent also placed consent notices on various titles relating to imposed conditions of resource consent. Copies of the notices are attached as **Appendix 2**.

In summary, consent notices that are considered relevant on Lots 123-124 comprise:

- (RC Condition 69g), Countryside Living Lots Fencing, including specified fencing arrangements on the road boundary. This has been adhered to with post and rail

fencing along Crestview Rise.

- (RC Condition 69i and j) requirement for any building to be constructed in accordance with recommendations of the Geotechnical Completion Report and minimum floor levels.

Consent notices that are considered relevant on Lots 125-127 comprise:

- (RC Condition 69g); Countryside Living Lots Fencing include specified fencing arrangements on the road boundary. This condition has not presently been met.
- (RC Condition 69i) requirement for any development to adhere to the recommendations of the Geotechnical Completion Report; (RC Condition 69I) building restriction zone; development on lot 127 will require specific design in accordance with a geotechnical completion report.

A geotechnical investigation report has been prepared for the site in cognizance of these consent notice conditions and to determine whether the site is suitable for urbanisation as proposed. The findings and recommendations of that report from Engeo are provided in summary in the Assessment of Effects section 9.8 of the application and their full report as **Appendix 10**.

5.3. Rural Urban Boundary

The existing RUB is located along the eastern and northern site boundaries. The boundary follows the former Metropolitan Urban Limit (**MUL**), which was initiated as a planning and zoning restriction that acted to define the boundary of Auckland’s urban area. The current RUB follows an irregular alignment. It notches into and around the Watercare-owned site before partially extending along the Crestview Rise Road boundary and then running along the northern side of Kotahitanga Street.

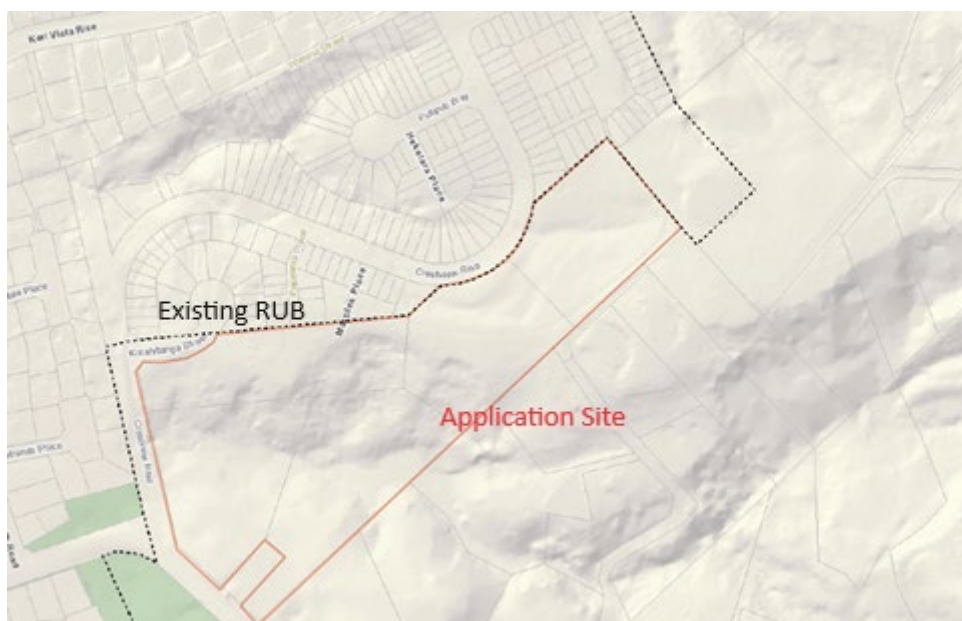


Figure 5. Existing RUB

5.4. Transport Environment

The existing transport environment has been outlined in the Integrated Transport Assessment (ITA) report by Commute in **Appendix 6**. The site is some 2.7kms from the Papakura train station and some 800m to access bus route 373 via established footpaths on Crestview Rise, to Settlement Road, with connections to Papakura CBD and train station. In essence the existing transport infrastructure and network has capacity to accommodate the varied transport modes of the future residents of the plan change area without any adverse effect.

5.5. Employment, Social and Community Activities

The PPC area is highly accessible to existing community, employment and social (school and recreational spaces) infrastructure in Papakura. This includes the CBD and nearby business zoned areas. The large business zoned area bordering Settlement, Dominion, Boundary and Hunua roads is some 850m-1km distant easily accessible by all transport modes.

Future inhabitants will be able to work, recreate and connect with these areas with relative ease and also support the social and community services of such community assets.

5.6. Strategic Urban Growth Context

The Auckland region population is projected to account for about half of New Zealand's population growth between 2018 and 2048, with an increase of 648,000 people – from just over 1.6 million to just over 2.3 million. In the early 2030s, Auckland's population is projected to reach 2 million.

The Auckland Plan 2050 is a strategic document that considers how Auckland will address the key challenges of high population growth. It adopts a quality compact approach to growth and development with a mix of brownfield and greenfield.

To meet Auckland's demand for housing over the next 30 years, a minimum target of 408,300 dwellings has been set to provide sufficient feasible development capacity. Around 62% of development over the next 30 years is anticipated within the existing urban area. The remaining development is anticipated to occur in future urban areas (32%) and in rural areas (6%).

Auckland Council previously gave effect to this requirement through the Auckland Plan (i.e. Development Strategy section) and the Future Urban Land Supply Strategy 2017 (FULSS). The Council has recently adopted (November 2023) a new Future Development Strategy (FDS) 2023-2053 which supersedes the FULSS.

The NPS-UD 2020 requires the Council to publish such strategy with the purpose of indicating where future development can go, in terms of scale, type and location, and how the infrastructure to support it will be provided (by the local authority as well as other providers).

The Strategese report (**Appendix 12**), Section 2.5, Auckland's Residential Development Capacity, provides the urban growth perspective as to the significance, scale, relevance and opportunity of the PPC to provide a useful contribution to supporting development capacity, without undermining the FDS. It notes that compared to the FULSS 2017, the FDS removes a significant volume of greenfield residential development capacity in the southern area of Auckland (i.e. several thousand dwellings), and also pushes out capacity that was previously signalled to occur in 2028-32 by at least seven years (i.e. post 2035). At the same time there is uncertainty about the outcome of PC78 in terms of adding residential development capacity within Auckland's existing urban area including where qualifying matters have been applied.

6. Plan Change Request

The PPC has been developed following a comprehensive review of the relevant statutory and non-statutory planning documents, an assessment of social, cultural, economic and environmental effects and values, iwi and community consultation.

The PPC takes the above aspects into account, informed by the supporting specialist technical investigations and assessments to enable the achievement of a well-functioning urban and enhanced natural environment.

The PPC will enable positive outcomes for the community and assist strategic objectives including giving effect to relevant National Policy Statements and the RPS.

6.1. Detail of the Plan Change Request

The purpose of the Plan Change is to rezone approximately 2 ha of CSL Zone land to MHU to enable up to 90 residential dwellings to be constructed in accordance with the MHU Zone and the MDRS. This requires relocation of the RUB.

The objectives of the PPC are for development of the site to optimise its urban development potential in a quality manner, suitable management of the urban and rural interface, enhance and protect the natural environment, and to recognise and promote cultural values. The optimal methods to achieve these objectives is through a RUB change, and new precinct concurrent with existing zone and AUP provisions respectively enabled and applied at time of subdivision or development of the land.

A precinct is the most effective method to effectively and efficiently achieve the multiple benefits of enabled residential development for the site while simultaneously requiring the effective provision and management of the urban rural interface, a landscaped buffer and environmental improvements to ecology and indigenous biodiversity within the broader landscape.

The anticipated residential development enabled by the rezoning will support the development of a quality compact and well-functioning urban environment in accordance with zone and MDRS objectives and policies. This essentially comprises two enclaves of residential development separated by and enclosed by a new and extensively planted RUB.

The PPC enables residential development to meet Auckland's growing population with affordable accommodation in the short to medium term utilising existing infrastructure capacity, whilst respecting and enhancing cultural, ecological and environmental values of the land and wider locality.

6.2. Proposed Zone and Precinct Provisions

6.2.1. Proposed Zone

The PPC seeks to apply the MHU Zone as shown in **Figure 6** below, and the addition of the Crestview Rise Precinct into Chapter I of the AUP (as per **Appendix 3**).

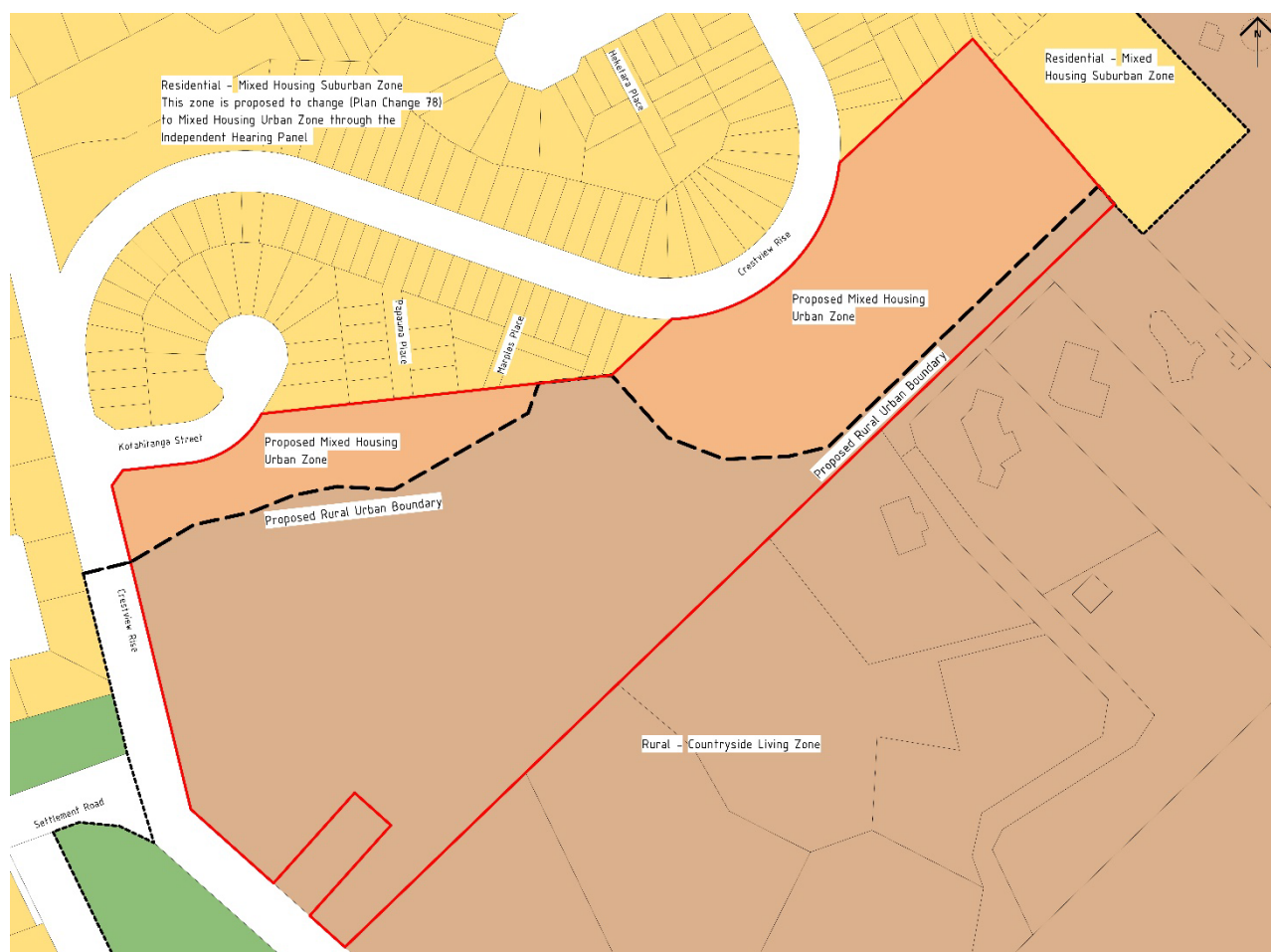


Figure 6. Proposed zoning plan for Crestview Rise

The MHU Zone is a relevant and the most appropriate MDRS Zone for the site. For comparison, the MHS also permits 3 dwellings per site as of right up to two storeys (8m) but is not a relevant MDRS Zone (so is precluded). The adjacent Crestview Rise

subdivision/development was established under the MHS zone and this is now proposed as MHU under PC78. It would be consistent and appropriate to apply and continue the MHU Zone over the site area to be rezoned.

The alternative relevant MDRS Zone is THAB. The THAB Zone has similar characteristics (i.e. standards) for permitted activities under MDRS as the MHU Zone (i.e. up to three dwellings three storeys 11m high as a permitted activity). The THAB Zone is predominantly located around metropolitan, town and local centres and a high frequency public transport network to support the highest levels of intensification. Those attributes (in aggregate) do not exist for the site and its context. This zone is not the preferred relevant zone for the site.

6.2.2. Precinct Provisions

The Precinct combines with the Auckland-wide AUP zone provisions and controls, activity and standards to enable the achievement of the objectives and policies (the anticipated outcomes for the site). Those outcomes are also informed by, and include, the MDRS provisions.

The form of the precinct and its sub precincts in occupying two zones reflects the need to ensure that urban development and its interface with the rural and natural environment of the site are suitably managed. This will support a well-functioning urban environment and improvements to the natural environment generated by and required at development stage.

The Precinct requires that at the first subdivision or development consent for the site, a landscaped rural buffer and accompanying extensive planting of the upper ridgeline and spur of the site is provided. This is to be accompanied by the restoration of the existing bush area with all planting areas required to be maintained and protected in perpetuity. The precinct provisions also require inputs from mana whenua.

In preparing the PPC, consideration has been given as to the most appropriate planning method (and options as identified in the Section 32 report of the application; refer section 10.6) to manage the resource management issues and achieve the outcomes sought for the rezoned area and site.

These broader outcomes include:

- A well-functioning quality compact liveable urban environment
- A variety of housing that enables diversity in housing types and choice
- Development that helps sustain the economic and social needs of the community and supports existing physical resources or community assets
- Stormwater infrastructure that is resilient to effects of climate change and benefits the environment
- Recognition and protection of cultural landscape and ecological values that support environmental sustainability and biodiversity

- RUB interface treatment and management of amenity effects on neighbouring CSL Zone properties
- Restoration, regeneration and protection of the environment including native bush
- Kaitiakitanga – recognition and embodiment of mana whenua values in place (pouwhenua), landscape, contributory design advice and inputs, planting and enhancing and protecting the natural environment
- Whakawhanaungatanga – partnership is created and fostered with mana whenua to support development and conservation outcomes.

In determining that a precinct is necessary to inform the place-based provisions for the site, it was identified that the optimal form of the precinct is for the precinct boundary to include the full planning site (5 lots), covering 2 zones within the precinct to effect the expected outcomes. The proposed RUB (running east west) splits the site with a MHU Zone to the north and the remaining CSL Zone to the south generally positioned to reflect the highest topography within the site comprising the bush clad and ridge/spur area.

Importantly, the inclusion of a specific landscaped buffer within the CSL Zone (required to be formed at the initial subdivision or development within the MHU Zone) was identified as a resource management issue to manage zone interface matters. In this situation, the obligations of planting, maintenance and protection of the planted buffer sits with one CSL lot owner (i.e. Lots 123 or 124) as opposed to several new urban lot/dwelling owners in the alternative. The chosen method is robust, enduring and will ensure the effective achievement of landscape management of the interface. It is envisaged that the balance of the CSL Zone land will be further subdivided and amalgamated by boundary adjustment with the remaining parent lots. The obligations to preserve the buffer planting will run with the land in perpetuity as either a volunteered consent notice or covenant.

The technical team considered options or alternatives for the location of the RUB and treatment of this edge or interface to avoid or mitigate potential concerns to nearby CSL zone neighbours of adverse amenity effects arising from urban development of the rezoned area.

The primary option was as described above but alternative options included locating the RUB on the southern cadastral boundary and specifying a 10m buffer within the MHU Zone. The difficulty with this option was the problematic nature of achieving a consistent, planted, maintained and protected buffer strip (in perpetuity) including the enforcement of such, where the planting would be located on multiple privately owned lots. It was considered that there was a greater risk of non-compliance and difficulties with enforcement if the buffer was located within the MHU Zone and essentially became de-facto rear yard. This option was considered more likely to result in unkept planting, which in turn may result in the loss of integrity of the buffer's multiple purpose. This purpose includes acknowledging the enhanced planted ridge or spur area to effectively demarcate the RUB and to contribute to broader landscape and environmental improvements endorsed by mana whenua.

Also considered was whether the buffer should have a lesser width (i.e. 7.5m or 5m) within

the CSL Zone or MHU zoned land. Given the issues with the buffer being within the MHU Zone as noted above, the primary consideration is the effects or consequences if any of a reduced buffer within the CSL Zone site. A 10m urban/rural buffer width is generally recognised as an effective dimension to provide reasonable separation and enable landscaping which may include a combination of fencing, bunding and or planting.

Also of relevance is a 2.5m wide Watercare easement running along the southern site cadastral boundary in which Watercare have advised that there are planting limitations. Those limitations would relate to the choice of deep rooted tall or large specimen trees risking the integrity of the water pipe and the occasional need to access, maintain or repair such pipe and the potential removal of such vegetation for servicing.

The effective fully unconstrained planted 10m buffer strip (omitting the Watercare easement land) is effectively 7.5m in width. Landscape architecture advice received is that this dimension would still enable an effective planted landscape buffer to be achieved, and this is notionally indicated in the landscape plan produced by Reset (subject to Watercare and mana whenua inputs).

Accordingly, the consensus of the technical specialists in planning, landscape architecture and urban design is that the 10m buffer is appropriate and effective to meet its multiple purposes. In addition, it is noted that the adjacent Settlement Road properties are more elevated than the application site and are separated by a 6m right of way adjacent to the southern cadastral boundary such that the effective distance dwelling to dwelling is in excess of 20m.

The Precinct includes mandatory objectives and policies (and standards) required by Schedule 3A of the RMA in respect to MDRS, and additional objectives and policies that are specific to the intended outcomes for the PPC area. Advice from Council is that the mandatory objectives and policies must be included in the precinct verbatim. The specific objectives and policies have been informed by the report sections that follow.

The specific (non MDRS) objectives are:

- Subdivision and development undertaken in general accordance with the precinct plan
- Enhancement of the site's natural environment including ecology and biodiversity
- Recognition and promotion of cultural landscape, mana whenua values and design principles
- Stormwater infrastructure that is resilient to the effects of climate change and acknowledges mana whenua values.

The specific (non MDRS) policies of the precinct are:

- Require subdivision and development to apply precinct plan features including the provision of a planted landscaped buffer, ridgeline planting, bush restoration and planting to enhance the RUB interface and the site's natural environment.

- Require subdivision to apply Te Aranga principles including suitable cultural association symbols, design inputs and participation in the improvements to the natural environment.
- Require subdivision and development to be consistent with an approved Stormwater Management Plan.

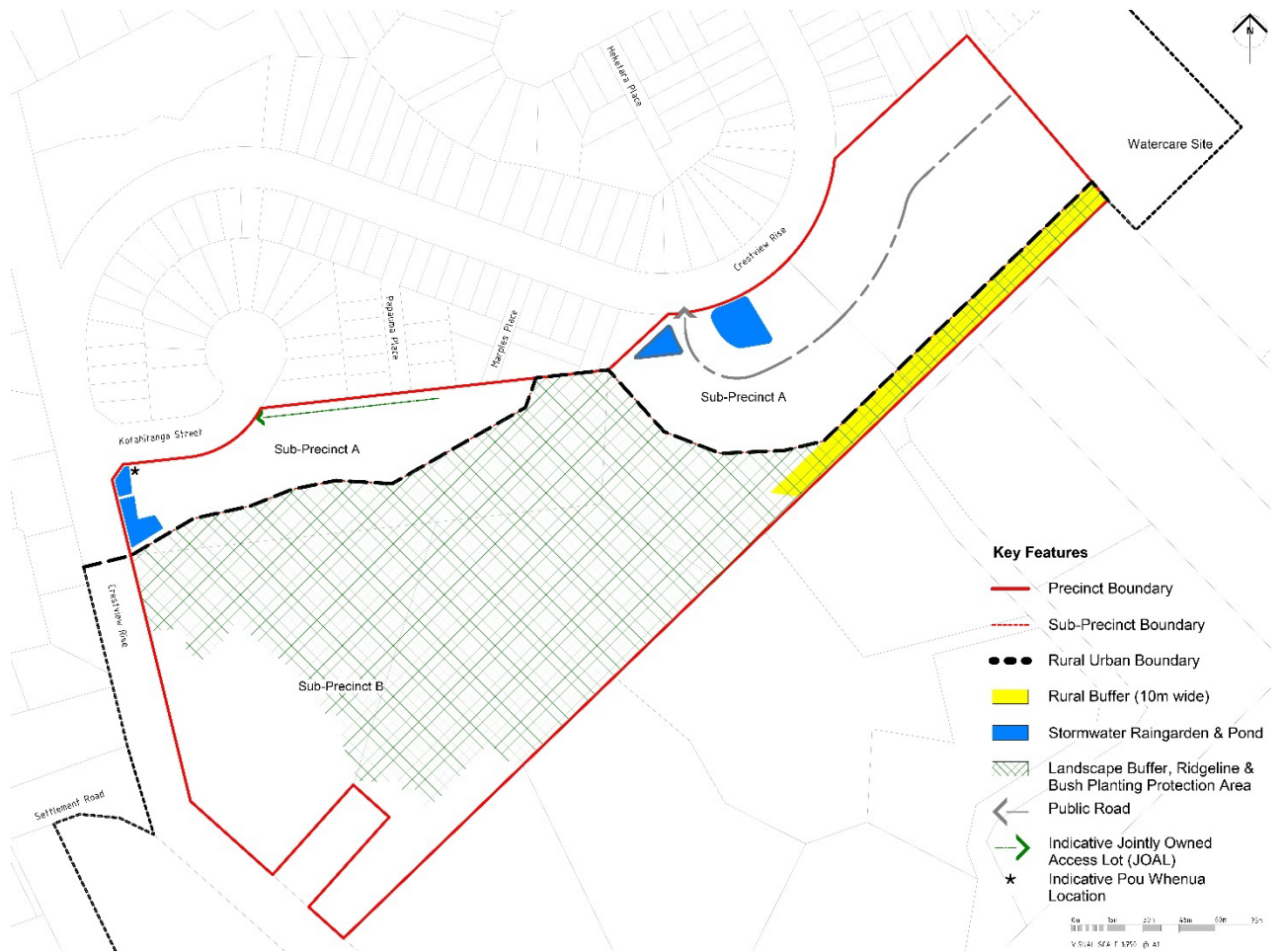


Figure 7. Proposed Precinct plan for Crestview Rise

The precinct plan is somewhat minimalist given the small land area to be rezoned, its topography and site configuration. It does however recognise important elements expected to be provided within sub precinct A (eg road access location and form); stormwater management features and its context (sub precinct B), i.e. management of the rural urban interface, and the desirability to improve the natural environment as part of the development of the urban zoned area that is unlikely to be otherwise effectively achieved without the precinct.

The AUP and Chapter E38 Subdivision in particular, will ultimately influence the final subdivision design. However, the Design Statement of Urban Form Design has identified important structural planning elements through the concept master planning process and the development concept scenarios to require some key elements within the precinct plan

to inform the preferred development layout for the site.

The Plan shows desirable key movement connections or linkages (i.e. vehicle and pedestrian links either as a JOAL and public road) to the adjacent Crestview Rise development and the Watercare site. In addition, a proposed stormwater management drainage reserve areas are locationally depicted and possible pouwhenua location. The Plan also defines the location and extent of the proposed 10m landscaped buffer.

In summary, the precinct objectives or provisions require:

- Subdivision and development to be undertaken generally in accordance with the precinct plan (mechanism = subdivision in general accordance with precinct plan is a Controlled Activity; subdivision not in general accordance with the precinct plan is a Restricted Discretionary Activity)
- The establishment of a 10m wide landscaped planted rural buffer from the proposed RUB to the southern cadastral boundary of the site (mechanism = precinct Standard 6.1 requires this at subdivision or development, with non-compliance being a Discretionary Activity)
- Suitable connectivity between existing and planned urban areas and interface treatment with the surrounding urban and countryside living properties (mechanism = precinct plan notation and controlled activity criteria)
- Mana whenua participation and inputs including to landscape plans and plant species, elements of mahi toi or pouwhenua (carved wooden posts/cultural art forms), stormwater management design features, potential planting contract, and for pre-works involvement such as karakia (mechanism = special information requirements required to be considered at consent stage and activity consent criteria)
- Resilient stormwater management measures that are specific to the precinct in accordance with an approved SMP (mechanism = SMP requirements, precinct plan and consent criteria)
- Vesting of the drainage reserves as public open space potentially incorporating pouwhenua within a reserve (mechanism = Council consent and mana whenua approval).

The provisions of the precinct interrelate to ensure the activities can be suitably enabled and assessed where applicable against objectives and policies. This includes application of the proposed standards and information requirements of the Precinct at subdivision and/or development in conjunction with other AUP provisions, conditions of resource consent and any agreements reached where necessary with mana whenua (relating to bush restoration and planting contract) or Veolia (relating to a water and wastewater supply contract).

6.2.3. Qualifying Matters

The precinct includes the mandatory MDRS policy 2 which relates to application of MDRS across all relevant residential zones, except in circumstances where a qualifying matter is relevant.

The policy states: *“Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga)”*.

Section 77I of the RMA outlines various matters that Council is required to recognise and provide for. Qualifying matters may pertain at different levels; e.g. matters of national importance (section 6 of the Act) or at a local/area level. These may include characteristics about some properties or within some areas that may allow (subject to justification through evaluation - section 77L) for the Council to modify or reduce required building heights or density to ensure that what is being protected or managed is significant and isn't compromised by that development.

Chapter A of the AUP as amended through proposed PC78 (and as per underlined text in table below) provides a schedule as to what, how and where such proposed qualifying matters are applicable or maybe applicable in the AUP. The following represents a summary assessment:

<u>Qualifying matters</u>	<u>Zones, overlays and Auckland-wide qualifying matter provisions</u>	<u>Assessment</u>
<u>Matters of national importance that decision makers are required to recognise and provide for</u>	<u>Chapter D8 Wetland Management Areas</u>	No wetlands present or included in Schedule
	<u>Chapter D9 Significant Ecological Areas</u>	No significant ecological areas present or included in Schedule
	<u>Chapter D10 Outstanding Natural Features and Outstanding Natural Landscapes</u>	No outstanding Natural Features and Outstanding Natural Landscapes present or included in Schedule
	<u>Chapter D11 Outstanding Natural Character and High Natural Character</u>	No Outstanding Natural Character and High Natural Character present or included in Schedule
	<u>Chapter D14 Maunga Viewshafts and Height and Building Sensitive Areas</u>	Not subject to Maunga Viewshafts and Height and Building Sensitive Areas or included in Schedule

	<u>Chapter D17 Historic Heritage</u>	Not subject to Historic Heritage or included in Schedule
	<u>Chapter D19 Auckland War Memorial Museum Viewshaft</u>	Not relevant
	<u>Chapter D21 Sites and Places of Significance to mana whenua</u>	Not a site or place of significance to mana whenua or identified in Schedule 12. Refer further comment at end of table below.
	<u>Significant natural hazards: controls for coastal inundation, coastal erosion, flooding, land instability</u>	Site is not subject to significant natural hazard risk with land instability substantively assessed
	<u>Areas providing public access to the CMA, lakes and rivers</u>	Not applicable
<u>Matters required to give effect to any other National Policy Statement or NZCPS</u>	<u>Chapter D9 Significant Ecological Areas</u> <u>Chapter D10 Outstanding Natural Features and Outstanding Natural Character</u> <u>Chapter D26 National Grid Corridor Overlay</u>	Not applicable
<u>Matters required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008</u>	<u>Chapter D12 Waitakere Ranges Area</u>	Not applicable
<u>Matters required for ensuring the safe or efficient operation of nationally significant infrastructure</u>	<u>Chapter D24 Aircraft Noise Overlay</u> <u>Chapter D26 National Grid Corridor Overlay</u> <u>Chapter E26 Infrastructure: Oil Refinery pipeline</u> <u>Chapter E26 Infrastructure: Gas transmission pipelines</u> <u>Chapter E29 Emergency management area – Hazardous facilities and infrastructure: Wiri Terminal and Wiri LPG Depot</u>	Not applicable

	<u>Chapter H8 Business-City Centre zone</u> <u>H22 Strategic Transport Corridor zone</u>	
<u>Matters for open space for public use</u>	<u>Open Space-Conservation Zone</u> <u>Open Space-Informal recreation Zone</u> <u>Open Space-Sports and Active Recreation Zone</u> <u>Open Space-Civic Spaces Zone</u> <u>Open Space- Community Zone</u>	Not applicable
<u>Matters for giving effect to designations</u>	<u>Chapter K – Designations</u>	Not applicable
<u>Any other matter that makes higher density development inappropriate in an area</u>	<u>Chapter D13 Notable Trees Overlay</u> <u>Chapter D15 Ridgeline Protection Overlay</u> <u>Chapter D16 Local Public Views Overlay</u> <u>Chapter D18 Special Character Areas Overlay – Residential and Business</u> <u>Chapter D20A Stockade Hill Viewshaft</u> <u>Chapter H3A Residential - Low Density Residential Zone</u> <u>Chapter H8 Business-City Centre Zone: character buildings</u> <u>Some built form controls in Business-City Centre Zone</u> <u>Natural hazards that are less than significant</u> <u>Areas with long-term infrastructure constraints</u> <u>Combined wastewater network</u> <u>Stormwater disposal constraints</u> <u>Water and wastewater</u>	Not applicable

	<u>constraints</u> <u>Beachlands transport infrastructure constraint</u>	
<u>Matters required to provide sufficient business land suitable for low density uses to meet expected demand</u>		Not applicable
<u>Any other matter that makes higher density development inappropriate in an area (applicable to Chapter I Precincts)</u>	<u>Various including:</u> <u>Local landscape values, urban design and/or built form, coastal character, traffic management, local views and/or amenity, special character and/or character buildings, connection with Waitemata Harbour.</u> <u>Chapter I Precincts – various</u>	Local landscape values, views, amenity and relationship with the intended urban form enabled by MDRS has received due consideration. The Reset report on the assessment of visual and landscape effects and the Urban Form Design report on anticipated built form development scenarios and effects within the landscape informed that assessment. Refer further analysis below.

Based on a review of potentially applicable qualifying matters within the table, specific areas of focus centred around:

- cultural landscape and mana whenua values
- public/local views
- landscape changes/effects
- amenity changes/effects

As noted in the following section 6.3, engagement with mana whenua over the period has been informative. Cultural Values Assessment (CVA) reports have been produced and a series of hui undertaken to understand issues and potential areas of interest, concern or involvement and the extent to which a proposed precinct could suitably recognise those values, e.g. through further participation in the development design process and extensive bush restoration and planting for example.

Enquiry was made by mana whenua as to the visual effect of two (8m) vs three (11m) storey dwellings within the proposed zone and landscape and what effect this may have in relation to the views from or to the Pukekoiwiriki Pā site, (the site being some 800m from the Pā site), being a culturally significant and scheduled site. The Reset report considered this effect and further explanation was given in a Teams meeting/hui in March 2024 that the potential visual effects are low given the site's position within the broader visual landscape and specifically the expected building form and mitigation measures proposed including ridge line buffer planting and protections.

Development scenarios produced by Urban Form Design show representative cross sections across the site as to the likely positioning of the dwellings to ensure dwelling use functionality. The majority of dwellings are expected to be below the visible ridgeline and spur with the remaining higher elevated dwellings sufficiently set back and positioned (excavated) within the site to enable functional vehicle and pedestrian access to each dwelling. The development scenarios show finished building heights for many dwellings well below the 11m maximum height for the zone (and typically 8-9m).

The ridgeline and spur are also not identified as high amenity or of landscape value in the AUP.

The concerns of some residents as to impact on their local views and a changed outlook and environment were identified through the consultation process with potentially affected Settlement Road property owners. The changed environment and the perceived proximity of buildings (by comparison to the existing vacant gorse site) may mean the change is perceived as an adverse effect. This potential effect is recognised by the precinct plan and its provisions with the positioning of the RUB and proposed landscaped buffer planting (10m) adjacent. This provides for greater separation (over 20m dwelling to dwelling) and management (planting) of the buffer interface ensuring view sight lines are not unduly compromised by the presence of “nearby” new residential dwellings.

In summary, there is no substantive justifiable basis (that would withstand the scrutiny of section 77L of the RMA and in achieving the intensification objectives of the NPS-UD) to make the level of development contemplated inappropriate in regard to requiring restrictions in building height and density on the site. The potential minor effects on views, amenity values or building appearance changes in the environment on neighbours are not considered to constitute qualifying matters in the circumstance. The nature of the potential affect on changes to the landscape in regard to cultural values are regarded as minor and otherwise implicitly addressed by the proposed precinct provisions.

The views, values and appearance are unlikely to be compromised in the aggregate by the resulting enabled development as the precinct provisions and plan suitably avoids or mitigates any potential issues or concerns identified. The modelled development scenarios plus the extensive planting and protection required reduce the level of potential adverse change or effect to low. Accordingly, there is no substantive basis or need to apply a qualifying matter restriction over the site or any overlay method to manage such building height or density reduction and the Reset LVA report confirms this.

The following aspects have informed the nature of the Precinct objectives, policies and provisions to achieve the anticipated planned outcomes.

6.3. Mana Whenua and Cultural Landscape

Ngāti Tamaoho, Ngāti Te Ata Waiohū and Te Ākitai Waiohū all claim strong ties with the

land and area. Consultation with all groups (refer details under Section 11.6) through several hui and production of CVA reports has identified the values and issues of importance and how the plan change and precinct provisions can identify and provide for those values to be recognised and provided for at development.

In summary, the relationship with the Pukekoiwiriki Pā site within the landscape is relevant as is the potential for recognition of the historical connections of iwi within the broader environment. The precinct proposes recognition of mana whenua values, potentially in several forms including the provision of pouwhenua, input to stormwater management design measures, and the restoration and enhanced planting and protection of the existing bush and ridgeline areas. All such provisions are culturally relevant, will contribute to improved biodiversity and provide for kaitiakitanga over the land.

It is understood that mana whenua endorse in principle the outcomes of the PPC. The precinct provisions respect cultural values and include participatory inputs identified through Special Information requirements and consultation as part of the consent process acknowledged and provided for respectively. Further comment on iwi engagement is provided in section 9.5 (Cultural Matters) and section 11.6 Iwi Consultation of the report.

6.4. Natural Environment

The existing condition and potential of the natural environment for improvement are significant aspects within the PPC. Land within the precinct contains two elements: the gorse covered land that pervades the northern slopes of the site that has become pervasive after past bulk earthworks and the regenerating bush area generally on the southern slopes including a perennial stream. The gorse covered part of the site offers poor amenity to residents and the environment in the area and offers no intrinsic value.

Terrestrial ecological values have been assessed by Bioresarches for the main bush block on site, which is categorised as VS5 (Broadleaf Scrub), with a ranking as low. Replacement plant species should match that ecosystem type to support biodiversity. This would include species such as mānuka, tree ferns, coprosma including nearby species of kānuka and kauri, or podocarp species that make up a broadleaved forest.

Advice provided by Bioresarches includes the nature of the opportunity to restore and enhance the presently low quality of the bush area to improve its habitat value and ecological integrity and allow it to regenerate. This will improve the overall contribution to the adjacent bush area outside the site and the broader natural environment.

A plant species list and plant density has been suggested by Reset in conjunction with Bioresarches with some 8,500 new plants envisaged. The precinct standard and information requirements specify the location, extent, density and management plans and information obligations required as part of a resource consent or development.

Bioresarches also appraised the potential effects of rezoning (and development) on the

freshwater environment and the Otuwairoa stream, in particular. Their assessment is that the proposed stormwater management approach (i.e. treatment train including on site retention, rain garden and attenuation pond) should adequately buffer, protect or enhance water quality and manage water quantity flows to not adversely affect the receiving stream environment within the site.

6.5. Stormwater Management, Ecology, Water Quality

Objectives of the Precinct include for infrastructure to be resilient to the effects of climate change (objective 6) and enhancement of the site's natural environment including its ecological values (water quality) and biodiversity (objective 4). The extent and form of stormwater infrastructure and its associated effects is important in the process of planning for and development of the built environment and in avoiding, remedying and mitigating effects on the natural environment.

The methods to achieve the objectives are through the application of standards relating to subdivision (e.g. E38) in the AUP and the precinct policy requiring subdivision to adhere to an approved SMP, as the site is a greenfield and not presently subject to Council's network discharge consent.

An SMP has been prepared for the site with a treatment train of quality and quantity management measures proposed which are supportive of water reuse and network infrastructure that is resilient to increased rainfall (runoff) levels expected from climate change. Potential runoff measures have been designed to a level that is expected to be able to accommodate to at least 80% of pre-development flow levels (with a heightened climate change risk factor) in response to the effects of climate change which shall avoid potential contribution effects to any downstream flooding. It is envisaged that Council may impose suitable conditions as part of the subsequent SMP approval process, which would ensure achievement of the outcomes that would be administered at consenting or Environmental Protection Authority (EPA) stages.

The precinct plan is informed by the Envelope Engineering SMP and concept engineering design for the site. On site individual dwelling detention and some retention (for water reuse) is envisaged alongside two stormwater reserves (to vest) which includes a large raingarden and attenuation basin for treatment of trafficable surfaces including flow management for upto the Q100 year event. A treatment train of stormwater management measures will effectively apply to the site and mitigate off site runoff and ecological effects.

Mitigating the effects of climate change and biodiversity loss is the proposed restoration, planting and protection of approximately 2.7 ha and 8,823 new plants within the CSL Zone required to be established at subdivision.

In summary these benefits include:

- increasing native biodiversity
- creating or improving habitat for native wildlife (insects, reptiles and birds),
- stabilising soil
- recreating ecological linkages and vegetation sequences
- reducing the urban heat island effect
- enhancing visual amenity
- carbon sequestration
- sustaining and enhancing mauri

6.6. Housing and MDRS

Auckland Council's PC78 is in response to the NPS-UD and incorporates MDRS into relevant residential zones in urban Auckland. PC78 includes mandated requirements under the RMA and Council's own provisions.

As one of the Council's s 32 reports for PC78 states¹: *"The legislation seeks to increase plan-enablement for housing throughout Auckland, to facilitate housing supply. Potential effects include increases in housing supply, housing diversity and choice, and downward pressure on housing and land prices, with likely higher levels of dwelling ownership, and lower housing costs within household living costs. These outcomes generally represent benefits to the community at large, including through positive effects on community cohesion"*.

In the context of this PPC, PC78 does not amend the RPS (PPC80 does this) and nor does it propose to change the zoning of the PPC subject sites from CSL Zone. PC78 essentially up-zones the existing residential zoned area around Crestview Rise (and much of urban Papakura) from MHS to MHU without applying any qualifying matters. As there are no qualifying matters proposed, s 86BA of the RMA means that the MHU zoning in this wider area has immediate legal effect.

As commented elsewhere, the Crestview Rise precinct includes the mandatory provisions of the MDRS. Those provisions apply to permitted activity development (essentially 3 dwellings per site) as per the existing MHU Zone within the AUP with some changes to planning controls or density standards.

The applicant envisages development of the site of an urban form and sequencing similar to the development approach for the adjacent Crestview subdivision (i.e. initial superlot subdivision to establish key infrastructure including roading, external boundaries and associated provisions concurrent with development lots that provide for 3 compliant dwellings, as a permitted activity, per lot).

¹ Refer: SECTION 32 EVALUATION REPORT (ECONOMY MATTERS), p7.

The design assessment report and accompanying plans of Urban Form Design (refer section 9.12) concludes that the site is suitable for a modest amount of housing that can be readily designed and serviced to effectively integrate with the existing neighbourhood. The requirements of the NPS-UD to achieve a well- functioning environment will be met as are the relevant provisions of the RPS and the RMA.

6.7. Transport and Movement

The subdivision development concept (and related scenarios) has been used to assess effects of the likely enabled development from rezoning of the site. The expected access points and form of internal roading network envisaged integrates well with the existing street network. The ITA by Commute transport consultants assesses the likely access arrangements as being suitable, safe and efficient for the contour and constraints of the site and location.

The precinct notionally indicates key roads with incorporated pedestrian provision (ie a minor JOAL and a nonstandard public road) accessed from the adjacent established roading network to enable ready movement of people and goods within the precinct. Agreement of the form of the nonstandard road has been reached with AT as a public road to vest and that design standard is included in Appendix 1 of the Precinct provisions.

Future dwelling inhabitants will also be able to use public transport, with a relatively short walk to the nearest bus stop on Settlement Road.

6.8. Infrastructure

The PPC area to be rezoned can be appropriately serviced for water, wastewater and stormwater accessing existing public infrastructure. A design capacity of 90 dwellings (for potable water) has been applied with capacity available for other forms of infrastructure.

It is proposed that potable water for the precinct will be sourced from existing connections with a confirmed supply agreement in principle with Veolia of up to 90 dwellings.

Wastewater will connect into the existing piped network with some minor pipe upgrade in pipe size anticipated to improve the catchment capacity downstream in the vicinity of 159 Dominion Road. An agreement (defining the nature of the works and consideration) will be required with Veolia.

The PPC relies on existing AUP provisions and Code of Practices for the specific design standards for the provision of the servicing infrastructure, in addition to any required supply agreement with Veolia.

The Precinct requires at time of subdivision and development, adherence to an approved SMP and associated conditions which specifies the treatment train of water sensitive design management measures on site to manage and treat runoff in both quantity and quality.

Those measures have been investigated and conceptualised in the SMP by Envelope Engineering with the objective of design being resilient to the effects of climate change, i.e. in terms of modelled design capacities and management measures. Stormwater flows from the site will need to be attenuated to at least 80% of pre-development flows including the 100year event, while maintaining water quality to the receiving environment principally through communal rain gardens/attenuation ponds and elsewhere by various proprietary products such as detention/retention tanks.

The precinct plan refers to stormwater raingardens and attenuation ponds to be provided at Crestview Rise. These are expected to be reserves to vest with Council at subdivision. The reserves will be an important element in the public realm, with the design also developed in conjunction with mana whenua (an information requirement of the Precinct). The Kotahitanga reserve may include pouwhenua recognising the contribution and presence of mana whenua to the area.

7. Structure Planning and RUB Change

7.1. Structure Planning

Appendix 1 of the RPS *“promotes the preparation of structure plans as a precursor to plan changes and to support identifying greenfield land suitable for urbanisation.”* Structure plans guide future development and is *“an appropriate foundation for the plan change process required to rezone land”*.

The Council Auckland Plan 2050 website describes structure planning as to *“refine the staging and timing of development and identify the mix and location of housing, employment, retail, commercial and community facilities”*.

Accordingly, the structure plan process usually applies to much larger land areas (e.g. future urban zoned areas, large scale redevelopments, new towns) and it is noted under section 1.2 (restated) that *“the level of analysis required, needs to be appropriate to the type and scale of development;”* i.e. proportionate.

In the case of the PPC, given the relatively minor extent of the rezoning (i.e. land to be rezoned urban is just 2 ha and site/precinct area 5.45 ha), it is considered that a full examination of Appendix 1 of the RPS regarding full structure planning is unnecessary. The proposal is not a major greenfield expansion and therefore a suitably proportionate response to for example identify opportunities and constraints, potential zoning and urban form, and zone interface matters within the context of the site, is sufficient to show suitability of the land for urbanisation and its proposed management.

Several matters contained within Appendix 1 are superfluous given the minor scale of the plan change. To avoid undue repetition, the assessment provided under other parts of this application e.g. assessment of effects and the supporting technical assessments, also add to the broad assessment of compliance with Chapter B2 Urban Growth under the RPS.

Notwithstanding this, and to demonstrate compliance with the intent of Appendix 1 and supporting RPS policies, the following represents a relevant and proportionate analysis of the relevant aspects of Appendix 1.

7.1.1. Council Regional Policy Statement (Appendix 1)

1.3 External documents to be taken into account

(1) Auckland Plan 2050

The strategic planning context for the region has been updated by Council's FDS (also replacing FULSS). As provided in the Strategese report (**Appendix 12**) and assessed elsewhere in the PPC application, the PPC is not of a scale to affect the integrity of the FDS. The addition of up to 90 dwellings on the land to be rezoned, which is otherwise feasible and development ready, would meet other objectives relating to improving housing supply and affordability, while creating a quality compact well-functioning urban environment.

(2) National Policy Statements and Environmental Standards

These are assessed as applicable in Section 8 of the application.

(3) AUP and Regional Policy Statements

These are assessed as applicable in Section 8 of the application.

The AUP provisions relating to subdivision or development (e.g. Chapter E) are not proposed to be changed through the proposed Precinct provisions, but only to the extent the MDRS require (e.g. for subdivision).

(4) Council's Long-term Plan

This is not considered relevant or applicable as the plan change is not reliant on infrastructure that may need to be funded in the Long-term Plan (**LTP**), being largely a developer cost. The scale of the rezoning and resultant subdivision should have no implications on implementation of the LTP.

(5) Local Board and Area Plans

The Papakura Local Board Plan has been reviewed. There is no known relevant Area Plan. It is noted that the Local Board Plan 2020 has four anticipated Outcomes or goals for the District, of which two are considered potentially relevant to the PPC. A brief assessment of the proposal in relation to the relevant Outcomes is provided below:

Outcome 1: "A vibrant and prosperous local economy."

The rezoning would enable up to 90 dwellings or some 270 new residents to be added to the community. The economic effect of this is positive in supporting the physical resources of established public community infrastructure and the expected additional expenditure within the commercial centre of the District. The report from Strategese outlines the positive economic effects, directly and indirectly. In addition, proximity to employers within the District in meeting their needs in a labour resource confined economy will also generate wealth for redistribution within the local economy.

Outcome 4: “A treasured environment and heritage.”

Maintaining and improving the health of the natural environment (environmental enhancement) is an important outcome anticipated by the proposed precinct plan that will apply over the site. A significant proportion of the site is existing bush in relatively poor condition (heavily pest/weed and animal infested); but as commented in the ecological report undertaken, has the potential to be restored and make a positive contribution to the local ecosystem. At subdivision of the land to create new residential titles, significant restoration of the bush area is required as well as additional planting which will create flourishing and natural biodiversity. Additional new planting is also proposed within the buffer area and existing ridge which in combination with the improvements to the existing bush will create a more pronounced vegetated ridgeline and area.

The location of the site within viewing distance to/from the Pukekoiwiriki pā site (some 800m distant) is acknowledged. The PPC and precinct provisions intend to respect the relationship to/from the pā site with the defined zoning and expected resultant built form located and positioned so as not to be significantly noticeable when viewed from the pā site grounds. Proposed buffer and ridgeline planting within the CSL Zone is expected to mitigate the effects of urban development and the cultural values of mana whenua.

Mana whenua feedback endorses the approach of environmental protection and enhancement and the applicant will seek to work with mana whenua in the award of a contract for the physical planting of the required works. The planting and management plan obligations associated with a resource consent will also be informed by mana whenua inputs. Such aspirations are outlined in the precinct provisions.

(6) Existing integrated catchment management plans and associated network discharge consents

The site falls within the Slippery Creek (Otuwairoa) catchment. As the site is outside the current urban area (ie greenfield), it is understood that a SMP is required to inform and vary the generic discharge consent (NDC) for the portion of the Crestview Rise catchment to be part of the NDC. It is understood the Slippery Creek urban catchment downstream from the site is vulnerable to flooding.

An SMP has been produced and forms part of the PPC application. Envelope Engineering have prepared the SMP with details provided in **Appendix 8**. In brief, the SMP proposes a

treatment train approach to the anticipated form of development modelled to be resilient to the effects of climate change. For example, runoff will be managed to accommodate the large 10 and 100year events with a climate change factor added that ensures the total volume of runoff from the site is no greater than 80% of pre-development flows. Runoff will ultimately exit into the established pipe network and the culvert outlet within the nearby Otuwairoa stream where Council has a stormwater easement over such area.

The proposed precinct seeks to ensure the integration of development with stormwater management measures as presented and approved by the SMP/Discharge consent respectively through the subdivision and development consenting process.

(7) Strategies, Plans, Codes of Practice etc in regard to RLTP, AT, Watercare AMP

The relatively small scale of the PPC means it will not materially impact on these documents prepared by or informed by the identified infrastructure providers. All infrastructure required to be constructed to give effect to the enabled subdivision and development will be the responsibility of the landowner/developer at consent stage, with authorised connections into the existing network systems.

Watercare has advised that they do not support unanticipated growth, however if the decision is made to approve the PPC, Watercare confirms there is sufficient capacity in the bulk water supply and wastewater networks to accommodate the additional demand.

Agreement in principle has been reached with Veolia in regard to water capacity and a downstream wastewater upgrade at 159 Dominion Road to increase pipe size for a section of constrained pipe. A Heads of Agreement with Veolia to that effect will be manifested.

(8) Iwi planning documents

There are no known formal iwi documents relevant to the PPC or area. Ngāti Tamaoho have a statutory acknowledgment over part of Papakura including the site. The statutory acknowledgement and the issues raised in the CVAs provided by two mana whenua (Te Ākitai Waiohua and Ngāti Te Ata Waiohua) have been considered in the PPC and the precinct provisions.

(9) Treaty Settlement Legislation

This is not considered relevant or applicable to the PPC.

(10) Council's Parks and Open Space Strategy Action Plan

This is not considered relevant or applicable to the PPC. The scale of the urban rezoning would not necessitate additional recreational reserves, given existing reserves are provided nearby. Two undeveloped (i.e. vacant grassed areas) neighbourhood reserves are located within close proximity to the site (i.e. less than 200m), one on corner of Settlement Road and

Crestview Rise and the other on the corner of Crestview Rise and Wahine Street. In addition, there is the larger Children's Forest on Settlement Road.

(11) Council's Design Manual

The design principles and approach have been considered by Urban Form Design in the site master planning.

(12) Council's Code of Practice for Land Development and Subdivision

Envelope Engineering Infrastructure Assessment report has considered, and makes multiple references to, Council's Code of Practice for various aspects of the proposed anticipated development, including wastewater, stormwater, water supply, and hydrology.

1.4 Matters to identify, investigate and address

1.4.1 Urban Growth

(1) The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet subregional growth projections in the Auckland Plan.....

The Strategese report suitably investigates and addresses the present and planned residential land needs and availability identified from Council's FDS, within a sub-regional growth context and in terms of the scale of contribution from the PPC. The FDS acknowledges there is significant uncertainty at play. For example, growth in demand for housing could be higher than the medium population projection implies, much of the additional theoretical capacity under PC78 has yet to be confirmed as 'plan-enabled', and the Council faces on-going challenges to provide improvements in infrastructure capacity. In essence, the minor contribution of supply by the PPC will not undermine the integrity of the FDS in supporting the enabled supply of serviced feasible and development ready land for residential purposes. Refer Conclusion in Section 2.5 of the above report.

(2) The phases and timing for the staged release of greenfield land....to a more intensive activity for urban development....in coordination with infrastructure.

The relatively small-scale nature of the rezoned area, availability of existing infrastructure and the ease of connection with any new infrastructure to service the rezoned land for development purposes means the land is available in the short term for residential development. All infrastructure will effectively be paid for and delivered by the landowner/developer, (no less than on an equitable basis potentially with other developers), as part of the consenting process, and no staging is considered necessary.

(3) The location, type and form of the urban edge, its appropriateness to the structure plan area and surrounding area and how transitions between the area to be urbanised and other

areas..... are to be managed.

Landscape assessment work undertaken by Reset in conjunction with the inputs of Urban Form Design, planning assessment and local neighbour consultation has determined that the southern urban edge is best achieved as a soft transition area suitably demarcated with planting. This is considered more appropriate than a hard juxtaposed built form abutting the existing cadastral boundary with the neighbours that back on to the site from Settlement Road. With a combination of the natural landscape (i.e. ridgeline) enhanced with additional planting and the proposed 10m landscaped buffer to the Settlement Road properties, the proposed softer interface option between urban and rural is considered optimal. The proposed Precinct provisions require this treatment to be delivered on the first consent for subdivision and/or development within the Precinct area.

Planted buffers along urban/rural interfaces are a common technique used to avoid or mitigate potential adverse effects and for providing softer but clear transitions from urban to rural land uses. The location, type and form of the urban edge is assessed as being appropriate for the proposed RUB.

This matter is further evaluated in the following sub section 7.2 RUB location.

(4) Linkages and integration with existing urban-zoned and/or rural zoned land adjoining the structure plan area through careful edge or boundary treatment.

The site geography comprising slope and aspect naturally determines the location of required linkages such as road connections and eventual dwelling orientation and optimal solar access. The work undertaken by Urban Form Design outlines pragmatic (non-fanciful) development scenarios expressing this.

In regard to the rural edge, the proposed response is outlined above. The proposed edge treatment is careful and purposeful in terms of a meaningful demarcated RUB interface.

1.4.2 Natural Resources

(1) The protection, maintenance and enhancement of natural resources....

The single largest natural resource on the site is the existing bush area that forms an important part of the character of the landscape. The PPC, through the proposed Precinct, proposes to restore, plant and rejuvenate that resource as an obligation of an applicant for subdivision or development of the urban land area. New planting will be required as buffers on the elevated spur and ridge areas, which will provide a positive contribution to the existing natural environment and ecosystem.

(2) Demonstrate how proposed subdivision, use and development will protect, maintain and enhance the values identified above

The precinct provisions provide the manner and mechanism for environmental and cultural values to be respected and enhanced including the landform, bush regeneration, extensive new planting and water quality management.

(3) The integration of green networks...e.g. ecological corridors with open space networks ...providing opportunities for environmental restoration and biodiversity

This is an important outcome of the PPC and precinct. The ecological corridor or bush area forms part of the steep landscape, with the Otuwairoa stream running through it, and is part of a larger ecological unit. Its restoration, planting, maintenance and protection will contribute to biodiversity goals and support the long-term sustainability of the broader ecological unit.

(4) Measures to manage natural hazards and contamination

A geotechnical investigation report has been prepared to assess slope stability and suitability for residential development. The site is regarded as suitable for MDRS dwellings (as necessary) and some specific engineering design features (eg retaining walls) may be required as part of site and dwelling construction towards the western portion of the site.

In terms of stormwater and potential for flooding; the SMP has identified the quantitative and qualitative management requirements such that suitable attenuation of runoff to 80% of predevelopment (greenfield) levels for the 100year event with a climate change risk factor added. Overland flow paths will be designed and incorporated through the subdivision process to avoid effects on adjacent properties. Healthy Waters have been consulted in the preparation of a revised SMP in this regard.

No other potential natural hazards or site contamination are identified.

1.4.3 Natural and built heritage

(1) The existence of natural and physical resources that have been scheduled...

There are no natural or physical scheduled resources over the site.

1.4.4 Use and activity

(1) Contribution to a compact urban form and efficient use of land in conjunction with existing urban areas to give effect to RPS

The land proposed to be rezoned within the site has been bulk earth worked previously. It has an orientation/aspect that is north facing with an outlook over the adjacent subdivision of Crestview Rise. Subject to final typology, the expected development scenarios modelled for the purposes of assessment of effects suggest that some 65-70 dwellings can be established in compliance with the zone and precinct notwithstanding that infrastructure is modelled for up to 90 dwellings. Efficient safe and amenable use of the land under a MHU

zone and utilising existing network infrastructure can be readily achieved through use of a non-standard public road for the central eastern part of the site and a smaller JOAL to the western part of the site where dwellings are not otherwise being accessed from the existing road network. The modelled development scenarios indicate appropriate dwelling orientation that should enable market attractive dwellings to be produced, while providing suitable on-site amenity for future residents and achieve a well-functioning urban environment. A full RPS assessment is provided in Section 8.

(2) The adoption of standard Unitary Plan methods and provisions where possible to ensure a consistent approach by:

(b) recognising the values of natural heritage, mana whenua.....through identification of sites or places to be scheduled....”

Engagement with mana whenua has identified an historical and cultural association with the land, the natural environment and interest in what is proposed and the form of the precinct. There are no matters of sufficient significance that merit scheduling or restrictions (i.e. a qualifying matter) on the land beyond the precinct provisions proposed.

(c) recognising specific place-based provisions through the use of precincts.

As discussed earlier, a precinct is proposed to achieve the broader urban development and natural environmental outcomes that are unlikely to be effectively achieved if relying solely on existing AUP provisions. In particular, the absence of an effective landscaped buffer and reliance on standard yard provisions under the MHU Zone adjacent to the CSL Zone would potentially create a juxtaposition of the built form (and privacy and amenity effects) with nearby CSL Zone residences. What is proposed is consistent with responding to careful edge or boundary treatment as commented above and an appropriate transition in landuse activity intensity and density as commented below.

The blend of precinct characteristics and application of standard AUP provisions (under the MHU Zone and subdivision chapters for example) will effectively inform and determine the development outcomes at consent.

1.4.5 Urban Development

(1)(a-d) A desirable urban form at the neighbourhood scale.....”

The Urban Form Design Statement and supporting plans depicts and assesses the merits of the various development scenarios based on various design principles and compliance with precinct standards as to the potential to create a desirable urban form at neighbourhood scale. This applies within the site and its relationship and contribution to the existing Crestview neighbourhood.

The anticipated urban form outcomes (modelled by the respective development scenarios) can readily meet the precinct objectives and policies and achieve a well-functioning urban

environment.

(e) the application of an integrated stormwater management approach within developments to reduce impacts on the environment while enhancing urban amenity

This is a policy requirement of the precinct and underpinned by the SMP. It is the intention that Healthy Waters/Council acquire the stormwater management land features notionally shown on the precinct plan as reserve to vest at no cost. Their location and design are expected to add amenity to the neighbourhood. The added provision of pouwhenua potentially within a reserve area and being perceived as part of the public realm, would add security, status and mana to the broader feature and public asset.

In conclusion, it is considered that the PPC and the Crestview Rise Precinct provisions satisfy the Appendix 1 – Structure Plan Guidelines of the AUP to the extent they are applicable and give effect to the Auckland RPS objectives and policies.

***1.4.6 Transport Networks
(1 -4)***

The envisaged development (layout) enabled by the proposed zone and precinct has been modelled and assessed in the Integrated Transport Assessment (ITA) by Commute transport consultants to show suitable seamless integration with the local and strategic transport network without generating excessive vehicle use to require any infrastructure upgrade to existing networks.

The development plans indicate a functional, efficient, safe and amenable transport environment for all users. A combination of a nonstandard public road for the eastern part of the site, agreed in principle with AT, and the minor JOAL for the western part of the site meets these objectives. The inclusion of the public road provides for multi modal use.

Consultation with AT (refer Appendix 14) suggests the potential for the development to further support the existing catchment viability of a potential new bus route along Crestview Rise although considered not presently viable. Notwithstanding, the improvements to the existing PT infrastructure can be manifested in part by new development contributions from the development.

***1.4.7 Infrastructure
(1 -3)***

Envelope Engineering Ltd have provided an engineering services assessment and produced a SMP. These documents assess and propose management responses to all existing and planned new infrastructure. The existing water and wastewater network is available for connection. The SMP provides for quality and quantity management infrastructure for runoff from the site to 80% of pre-development levels and factoring in climate change (a Council

requirement). A suite or treatment train approach is applied which comprises on site detention and retention for dwellings, a public piped network to centralised raingardens and attenuation basins for larger events.

No other forms of infrastructure (eg services, community, cultural) are adversely affected by the zone change and development arising. It is expected that suitable mana whenua participation and recognition is provided in the design and landscape planting of the stormwater management reserve areas through the precinct obligations.

1.4.8 Feedback from Stakeholders

Consultation with and feedback has been sought from nearby landowners and residents; mana whenua, relevant Council departments and CCO's and this is summarised in the consultation section 11 of the application. All inputs have informed the nature of and development of the plan change and precinct provisions and supporting assessments (ie Application Appendices).

7.2. RUB Change

The present RUB location is an anomaly in landscape, landuse and infrastructure terms. It reflects the former MUL and is considered to be historic only, rather than representing a considered planning response to the appropriate location of the rural urban boundary. It does not clearly demarcate urban from rural in the situational context of the site and the site's characteristics. Its present position is illogical and does not reflect a rational or optimum location that clearly demarcates urban from rural in a physiographic sense to achieve the purpose of the RMA.

The following considerations are considered pertinent in the function of a RUB:

1. Achievement of a quality compact city

The land proposed to be zoned urban is suitable for residential development. Although relatively steep, suitable infrastructure and dwelling building platforms can be established that are designed in recognition of the site's gradient to be functional and amenable. The geotechnical report by Engeo has not identified instability issues for the site that cannot be duly managed through the consenting process. The site has been previously bulk earth-worked and engineered for safety. Its aspect, relationship and integration with adjacent development including existing infrastructure make for a complementary and logical development and a well-functioning urban environment.

2. Protection of environmentally sensitive areas

There are no scheduled areas, e.g. significant ecological areas. The topography of the site with notable ridgeline and existence of native bush beyond the ridgeline is worthy of protection and enhancement. The proposed RUB location can provide for that protection and implement NPS Indigenous Biodiversity objectives over part of the site.

3. Transport

The location of the RUB should optimise use of transport infrastructure and networks. The proposed RUB extension enables the use of that existing infrastructure and potentially supports public transport use and frequency.

4. Recognising rural production systems

The site does not have high quality soils and has no rural productive capacity. It does not contribute to or buffer any established rural production activity. There are not expected to be any consequential effects on rural production systems.

5. Utilising infrastructure

Making effective and efficient use of existing infrastructure is economically sensible and sustainable. All forms of required development infrastructure are available to service the site with additional bespoke stormwater management measures. Importantly the site can utilise water capacity from the adjacent Watercare water reservoir and provide access to that infrastructure, which is located within the existing RUB.

6. Avoiding hazards

There are no limits to development from natural hazards or extreme events created by effects of climate change. The site is geotechnically suitable. No flooding is anticipated within the site and effects beyond the site from runoff can be suitably engineered and managed.

7. Protecting cultural heritage

The site is not within a scheduled list nor has it been assessed as culturally sensitive such as to preclude development. Mana whenua inputs and values can be recognised by enhanced management of the natural environment and its protection with a repositioned RUB together with suitable cultural symbols of association.

A defensible RUB

Taking the above into consideration, topography and landscape features are typically key elements to sustain a defensible urban growth boundary. The Reset report is particularly useful on this aspect. In this instance, there are a range of natural and physical conditions to determine that optimal location and the land's viability.

The requirements of the RPS Policy B2.2.2(m) seeks that the RUB be aligned with defensible natural features or where strong natural boundaries are not present, other natural elements or human elements such as property boundaries (or a combination thereof).

RUB considerations are also informed by other policy components of B2.2.2. Importantly this includes the location, type and form of the urban edge and boundary treatment (i.e. Appendix 1 Structure Plan Guidelines Urban Growth clauses 1.4.1(3) and (4) in particular).

The nature of the site, its topography and context are therefore the most relevant “characteristics” or elements to be considered together in regard to RPS considerations in determining a sound and defensible RUB. The RUB location naturally needs to consider existing natural and cadastral features but also the planned environment to the extent that the RUB can be more clearly demarcated and therefore respected.

In this instance the site possesses a ridge line escarpment with existing vegetation within its southern, much steeper, portion of the site within a broader landscape ridge extending east as part of the lower foothills up to the Watercare reservoir (which is within the RUB).

Alternative options for the RUB and MHU Zone location (further considered in Section 10.5 of the report in regard to s 32) could include all the land previously bulk earth worked extending up to the existing southern cadastral boundary of Lots 123 and 124 that adjoins the ROW with the Settlement Road properties. However, this option would raise interface and potential amenity issues (identified through community consultation) suggesting an effective planted and maintained landscaped buffer enabled effectively perceived as the RUB, and manifested at consenting stage, would ensure a consistent planting approach and its ongoing maintenance under a single lot ownership (being the CSL Zone lot owner).

Accordingly, the preferred and chosen option is to define a composite response to identifying and defining the RUB that is based on the natural landscape and contour of the site with a manufactured new (cadastral) boundary. The RUB would be defined at the zone change but its functionality (and appearance as a green soft edge) is manifested by the precinct provisions that include required planting of the ridgeline and a 10m landscaped buffer to be provided “in front of” the existing Countryside living residences in Settlement Road, at initial subdivision or development. That RUB outcome recognises the intrinsic site characteristics, its context, cultural values and the provisions of the RPS to ensure a quality compact urban environment can be achieved with due consideration to interface and broader landscape considerations.

One matter that the applicant has considered is whether using the southern cadastral boundary, which would enable more land to be urban zoned land would be more efficient. The theoretical “loss” of land that might otherwise be urban zoned if the RUB was on the existing cadastral boundary is assessed as minor in comparison to its potential amenity benefits. This is because the existence of the 2.5m wide Watercare water easement that runs parallel along that southern boundary effectively precludes development and would not be

available for urban use.

Urban Form Design has advised that the effective “loss” of the 7.5m strip of land for potential urban development is not material as the anticipated development layout indicated by the modelled development scenarios is otherwise optimised for the site, due to its slope, configuration and zone compliance obligations.

The proposed planted and landscaped buffers provide for a defensible boundary that effectively manages the transition between urban and rural recognising the multiple objectives of using urban land efficiently while acknowledging the objectives of the CSL Zone. The rural/urban interface is therefore effectively defined and emboldened coincident with the RUB while mitigating potential adverse landscape and visual amenity effects of urban development on neighbouring rural land.

In conclusion, the proposed RUB follows the elevated landscape of the site following an existing ridge line and spur and proposed planted bush area in a logical manner. This comprises a feature that makes a rational, defensible boundary and management of this important interface.

8. Strategic Planning Framework

This section assesses the relevant strategic planning documents that apply to the PPC. It addresses the relevant national planning documents as well as the regional and district planning documents that apply within the Auckland Region. Section 75(3) of the RMA requires that a district plan (change) must give effect to:

- a. Any National Policy Statement; and
- b. Any New Zealand Coastal Policy Statement; and
- c. A National Planning Standard; and
- d. Any Regional Policy Statement.

These matters, in addition to other relevant documents, are addressed below.

8.1. National Policy Statement – Urban Development

The NPS-UD 2020 (amended in 2022) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 are of material relevance to the PPC and have informed recent Council proposed plan changes to assist in giving effect to the Amendment Act and related NPS provisions.

The PPC incorporates the MDRS by applying the AUP’s MHU Zone that enables three storey housing, the same zoning that has been applied to the surrounding area under the Council’s PC 78 (without any applicable “qualifying matters”). The MDRS are also included in the

proposed Precinct.

The following table provides an assessment of the relevant provisions of the NPS in regard to the PPC. The assessment is also informed by inputs from Strategese, Reset and Urban Form Design in regard to planning considerations, landscape and urban design which have respectively and collectively informed the PPC response.

Objectives and Policies	Comment
<p>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</p>	<p>The PPC will meet this objective by enabling additional houses (up to 90 dwellings contemplated) to be developed in a way that will blend into an existing urban neighbourhood, readily connect to existing infrastructure and the transport network. Residents will have easy access to jobs and amenities within the Papakura area as well as the wider region.</p>
<p>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets</p>	<p>The combination of zoning and precinct provisions allows 2-3 storey dwellings to be built in a medium density form which will allow a range of housing choice and price points.</p> <p>The PPC enables a range of housing types (anticipated dwelling typologies ranging from townhouses, duplex and possibly triplex terraces) typically on smaller lots that are of a medium density nature that can suitably provide options for new occupants. This choice will result in a range of affordability options that could anticipated to be available within the short term.</p>
<p>Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</p> <p>(a) the area is in or near a centre zone or other area with many employment opportunities</p> <p>(b) the area is well-serviced by existing or planned public transport</p> <p>(c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</p>	<p>The existing neighbourhood has recently developed and the extension to include the PPC site is expected to similarly attract residents into a fast-growing local board area. The area is near employment; is serviced with public transport and has already played a part in meeting demand for housing in this high demand area.</p> <p>The site is located near an area of many employment opportunities (i.e. within some 1.5kms to the Boundary, Hunua, Dominion Road industrial estate or some 4.5kms to the Papakura CBD or the large Takanini industrial and business area). In essence this supports the notion of assisting with sub regional</p>

	self-sufficiency in the location of new housing in proximity to employment in this location.
Objective 4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations	The PPC satisfies this objective. The relatively small increment of additional urban land is beside an existing new emerging urban neighbourhood. It is appropriately designed to integrate with and optimise landuse and infrastructure availability in a quality compact manner with suitable regard to amenity values (e.g. solar access, perception of space, access to nearby reserves) enabled by the zoning and precinct provisions to provide for the wellbeing of future residents.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	<p>The Strategese report states <i>“the PPC is not antagonistic to the FDS, and indeed will provide a small addition of residential capacity in substitute to the significant reduction in FUZ capacity that has otherwise been anticipated by the development market.”</i></p> <p>Multiple engagement with local iwi, receipt of their CVAs and the planning and design response proposed by the PPC in the precinct provisions including commitments made in principle to their potential role in the bush restoration and planting implementation, and pouwhenua reflects Kaitiaki and Treaty principles.</p>
<p>Objective 6: Local authority decisions on urban development that affect urban environments are:</p> <p>(a) integrated with infrastructure planning and funding decisions; and</p> <p>(b) strategic over the medium term and long term; and</p> <p>(c) responsive, particularly in relation to proposals that would supply significant development capacity.</p>	<p>The PPC does not require additional infrastructure investment from the Council or its CCOs. While it is of a modest scale (maximum 90 dwellings) it will be responsive to establishing additional housing capacity in the short to medium term in an established urban area which is growing faster than 2021 population projections indicated.</p> <p>Approval of the PPC would enable immediate development capacity to be released for up to 90 dwellings to be constructed over the short term thus meeting some of the critical housing supply needs of the Region.</p>
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions	NA

<p>Objective 8: New Zealand’s urban environments:</p> <ul style="list-style-type: none"> (a) support reductions in greenhouse gas emissions; and (b) are resilient to the current and future effects of climate change 	<p>The minor urban extension and the anticipated development form will utilise existing network infrastructure (with very limited additional greenhouse gas emissions created) with a modest addition of dwellings. The parameters of the site influences development options. Proposed stormwater management measures and significant tree planting should support resilience and carbon sequestration with a net low environmental impact and response to climate change. The design parameters of the new stormwater infrastructure contemplated for the site (as specified in the SMP) will also be resilient to effects of climate change.</p>
<p>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ul style="list-style-type: none"> (a) have or enable a variety of homes that: <ul style="list-style-type: none"> (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; support reductions in greenhouse gas emissions; and (f) are resilient to the likely current and future effects of climate change 	<p>The PPC will allow two or three storey dwellings to be built at different price points and will accommodate a mix of owner occupiers and renters.</p> <p>The site will have a positive influence on competitive land supply by providing additional capacity within a recently developed neighbourhood. Sale prices in Crestview Rise for houses on similar sized lots anticipated by the PPC have tended to be in the range of \$650-900,000 in recent years (2021-23) and compare to the Auckland median sale price of over \$1m over the same period.²</p> <p>Mana whenua recognition and ongoing participation is provided for in the proposed Precinct.</p> <p>The area is located in reasonable proximity to transport links, industrial areas, and established commercial centres and other amenities (natural and open spaces) within or nearby the Papakura Local Board area.</p> <p>As commented above, the PPC supports greenhouse gas emission reduction by extensive landscape planting and ecological restoration and proximity to public transport use.</p> <p>The anticipated design response to service the rezoned area and the layout and construction of dwellings will avoid flooding on-site and downstream (i.e. stormwater ponds designed to 80% pre-development levels accommodating 100year event</p>

² Refer: <https://www.interest.co.nz/charts/real-estate/median-price-reinz>

	and including quality management within a treatment train approach).
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term	<p>It is understood that Council's FDS 2023 provides sufficient capacity across the region in time to meet the NPS-UD requirements over the short, medium and long terms. However, the FDS also acknowledges there is significant uncertainty at play. For example, growth in demand for housing could be higher than the medium population projection implies, much of the additional theoretical capacity under PC78 has yet to be confirmed as 'plan-enabled', and Council faces on-going challenges to provide improvements in infrastructure capacity.</p> <p>The PPC, once 'plan-enabled', can be considered to meet the other NPS-UD requirements of being infrastructure-ready, commercially feasible, and reasonably expected to be realised.</p>
Policy 3, 4, 5	These policies are specific to the responsibilities of Councils and not relevant for the PPC.
<p>Policy 6: <i>“When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</i></p> <ul style="list-style-type: none"> <i>(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</i> <i>(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</i> <ul style="list-style-type: none"> <i>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased</i> 	<p>It can be noted that the PPC is suitably applying intensification principles (the MDRS) to the extent available and limited by site location and topography in a manner and form that considers amenity values for future residents within the new subdivision and adjacent or nearby residents. This will ensure achievement of efficient use of the land in a quality compact well-functioning urban environment, which is suitably responsive to climate change effects.</p> <p>Those effects are considered in the sense that the site is not located in a natural hazard area, and site stormwater management will attenuate and control runoff to an appropriate quantity and quality to ensure acceptable outcomes for the downstream receiving environment including the natural environment.</p> <p>As commented above, development capacity released will be immediate to provide for the needs and wellbeing of the Auckland residents.</p>

<p style="text-align: center;"><i>and varied housing densities and types; and</i></p> <p style="text-align: center;"><i>(ii) are not, of themselves, an adverse effect</i></p> <p>(c) <i>the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</i></p> <p>(d) <i>any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</i></p> <p>(e) <i>the likely current and future effects of climate change."</i></p>	
<p>Policy 7</p>	<p>Policy 7 is specific to the responsibilities of Councils and not relevant for the PPC.</p>
<p>Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <p>(a) unanticipated by RMA planning documents; or</p> <p>(b) out-of-sequence with planned land release.</p>	<p>For the reasons above, the development enabled by the PPC will contribute to a well-functioning urban environment. The PPC is not anticipated in RMA planning documents (e.g. AUP or the Council’s FDS 2023) but nor is it of a scale that will have any significant implications for the sequencing of planned land release in such documents.</p> <p>As noted above in response to Policy 2, the PPC enabled rezoning is infrastructure-ready, commercially feasible and reasonably expected to be realised in the short term.</p> <p>This is consistent with Objective 6 noting that local authority decisions affecting urban environments be responsive to plan changes where infrastructure is integrated with the development (and in this case developer funded), feasible and development ready to achieve a well-functioning urban environment.</p>
<p>Policy 9</p>	<p>Policy 9 also requires Councils to actively involve hapū and iwi in the preparation of plans and strategies in accordance with Treaty principles. The process of preparing the plan change documents has</p>

	meaningfully involved local mana whenua groups and this is recognised in the precinct provisions.
Policies 10 and 11	These policies are specific to the responsibilities of Councils and not relevant for the PPC.

In summary, it is considered that the PPC suitably considers and applies the relevant objectives and policies of the NPS-UD.

8.2. National Policy Statement – Indigenous Biodiversity 2023

Part of the site subject to the PPC is an area of indigenous bush (approx. 2.39 ha). This bush is of relatively low quality and mainly regenerating broadleaved native species but does include some larger specimens such as kānuka, pūriri and tōtara and forms part of a larger more notable (in terms of tree species and overall condition) bush area on the adjacent upstream site, ultimately forming a broader ecological unit.

Bioresearches (refer report **Appendix 9**) has identified the site’s bush area as heavily degraded by noxious weed and animal infestation but having the potential through restoration and enhancement to provide an ecological contribution and benefit to the adjacent higher value bush area and network of loosely connected SEA’s nearby. As stated in their report, *“While the vegetation is generally young and weedy, it does benefit from connectivity to higher value vegetation to the east, including kauri, podocarp, broadleaved forest that represents a potential, much higher future state of this vegetation, with appropriate enhancement and management.”*

As Bioresearches have stated *“implementation of a restoration plan would improve the overall value of this feature, whereby weed removal, pest animal control and enhancement and buffer planting would greatly improve the values of this forest for fauna and flora”.*

The indigenous bush area within the site is given a low value by Bioresearches presently. However, it is worthy of meaningful restoration, enhancement and maintenance (as defined in the NPS) with its ultimate formal protection. The Precinct provisions are in accordance with the objectives and policies of the National Policy Statement for Indigenous Biodiversity (**NPS-IB**).

Clause 1.7 of the NPS-IB outlines what maintaining indigenous biodiversity comprises or requires. The PPC, including the precinct provisions, give effect to that and the applicable objectives and policies as noted below. The proposed protection of the bush area (including planted buffers to that indigenous bush) in the form of a consent notice or covenant at subdivision stage will protect and enhance the integrity of the natural resource and ultimately the broader ecosystem. The precinct will require a management plan to be approved at resource consent stage that includes the proposed weed removal, restoration

and enhancement planting with such plan being prepared and implemented in consultation with mana whenua.

The following is an assessment of the PPC against relevant objectives and policies of the NPS-IB. The objective of the NPS is set out at clause 2.1 as follows:

“(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

- (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*
- (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*
- (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*
- (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.”*

This objective is being met by the PPC in several ways. Primarily, the requirement for the existing bush area to be protected and enhanced, will maintain and in fact improve indigenous biodiversity. The proposal to include this as part of the PPC has been informed through consultation with mana whenua and specifically proposes to involve mana whenua in the restoration, planting and choice of planting species.

The restoration of the native bush area together with additional new planted buffer areas proposed by the precinct will provide a significant beneficial contribution to the intrinsic values and ecological integrity of the broader natural environment.

Policies 1 and 2 of the NPS-IB are as follows:

“Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.

Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:

- (a) managing indigenous biodiversity on their land; and*
- (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and*
- (c) actively participating in other decision-making about indigenous biodiversity”*

Consultation with mana whenua, particularly arising from the second hui on 1 February 2024

has informed the precinct provisions in respect to these policies. This includes a potentially significant role for mana whenua in the restoration and planting process of the required vegetated areas.

Other applicable policies that the PPC is giving effect to include:

“Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.

Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Policy 14: Increased indigenous vegetation cover is promoted in both urban and non-urban environments”.

Policy 3 is being applied in the following manner. The nature of existing and proposed infrastructure (particularly stormwater) and effects arising from excavation and earthworks associated with development of the rezoned area is suitably managed within the rezoned part of the site in accordance with established codes of practice. This will readily avoid any adverse effect on the receiving environment assisting the biodiversity and related ecological values of the greater site.

Policy 4 is being achieved by the PPC in improving the integrity of the bush and extended planting protection area and therefore providing a contributory role to improved resilience to effects of climate including its role in carbon sequestration.

Policy 13 is being achieved as part of the PPC, enabling implementation as part of the resource consenting process.

Policy 14 is being achieved as part of the PPC, with increase in land area proposed to be planted with indigenous vegetation with appropriate vegetative buffers to support the health and ecological integrity of the larger ecosystem.

In summary, the PPC is aligned and consistent with the NPS. It proposes significant ecological restoration of the bush area with new plantings and additional areas to be planted, maintenance obligations and legal protection. The area to be planted and protected is 2.7 ha (and some 8,823 new plants) which will support the biodiversity and overall ecological integrity and habitat of species within the site and surrounding natural environment. This will also support landscape, cultural and visual/amenity values and it is envisaged that mana whenua will be actively involved in the restoration and planting process.

8.3. National Policy Statement-Freshwater Management 2023 and National Environmental Standards for Freshwater 2020

The National Environmental Standards for Freshwater do not apply to the site. There are no wetlands on the site and no passage of fish are affected by any structure relating to the proposal.

The National Policy Statement for Freshwater Management 2023 (**NPS-FM**) contains requirements relating to the *fundamental concept – Te Mana o te Wai*. The concept comprises:

“(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

(2) Te Mana o te Wai is relevant to all freshwater management and not just to the specific aspects of freshwater management referred to in this National Policy Statement.”

The application of the concept encompasses 6 principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater, and these principles inform this National Policy Statement and its implementation.

“The 6 principles are:

(a) Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater

(b) Kaitiakitanga: the obligations of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations

(c) Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others

(d) Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future

(e) Stewardship: the obligations of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations

(f) Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation”.

Identified relevant policies pertaining to the PPC include:

- Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.

- Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.
- Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.
- Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.
- Policy 9: The habitats of indigenous freshwater species are protected.
- Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.

As commented earlier, the site includes two main physiographic components; the north facing previously earth-worked land unit and the steep south facing bush clad unit (referred to Unit C in the Urban Form Design report). The Unit C natural catchment drains from the ridgeline through the incised bush slopes to connect to the Otuwairoa stream, which has its primary source further upstream.

An appraisal of the freshwater environment and any potential implications arising from the rezoning has been produced by Bioreserches; refer to their report in **Appendix 9A**. They have observed that the present bush environment comprising intermittent streams and the perennial stream of Otuwairoa is not degraded, with aquatic life evident (e.g. eel identified), nor potentially at risk by the PPC and its proposed stormwater management approach. There are no wetlands present.

The proposed stormwater management measures for the site (in terms of quality and quantity) are contained within the rezoned portion of the site. The treatment and attenuation roles of the measures shall ensure the existing and any additional flow to the network that ultimately discharges to the stream environment is suitably treated and effective in protecting and enhancing the integrity of the stream environment.

The PPC, precinct and SMP apply the above policies. Mana whenua involvement will comprise participating in the design of the SMP measures. This may extend to the restoration of the bush environment and enhancement planting (of a sizeable scale) that that will improve habitat and biodiversity and therefore the health of the stream. The quality of the receiving water from the future development will maintain and enhance the mauri of the stream, for its use as a cultural food source (e.g. watercress, eels) and passive recreational use. Accordingly, the well-being of the broader community will be enabled by the management response to the land.

Bioreserches conclude that the ecological effects of the proposed urban rezoning and enabled development on the existing freshwater environment are expected to be negligible or minor.

On this basis it is considered that the PPC will give effect to the NPS-FM 2023.

8.4. National Policy Statement – Highly Productive Land 2022

This NPS for Highly Productive Land (**NPS-HPL**) is not applicable. The subject site is not zoned general rural or rural production and does not comprise LUC 1, 2 or 3 land. It is therefore not 'highly productive land' for the purposes of the NPS-HPL (as per clauses 1.3 and 3.5(7)).

For the avoidance of doubt, the site does not contain highly productive land for agriculture or horticulture (food production) use. The geotechnical and soil contamination reports undertaken by Engeo confirm this.

8.5. NZ Coastal Policy Statement

The NZ Coastal Policy Statement is not applicable. The site is not in a coastal location and any potential effects arising from development (i.e. on the receiving environment of streams and harbours or oceans) enabled by the rezoning are expected to be nil or very minor and can be suitably managed under existing AUP provisions and/or conditions at time of resource consent.

8.6. National Environmental Standard – Contaminated Land

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (**NES-CS**) came into effect on 1 January 2012. The NES-CS is a national set of planning controls for assessing and mitigating soil contamination. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed, and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.

A PSI assessment has been undertaken by Engeo (refer **Appendix 11**). The report identifies that the site is suitable for urban use with some small areas of potential topsoil contamination with higher levels of Nickel that will require management or removal at subdivision. Any future consent requirements will be able to be appropriately addressed at that time.

8.7. National Environmental Standard – Sources of Human Drinking Water

Water supply for the PPC will be from a reticulated source provided by Watercare/Veolia. The PPC does not compromise the outcomes sought to be achieved by this NES.

8.8. Proposed National Policy Statement – Natural Hazards Decision Making

This is still a proposed NPS and has no legal effect presently. However, it is relevant to consider whether the site has a significant risk of natural hazards (section 6(h) and 106 of the RMA) that may be relevant to the suitability of the site to be zoned for urban use or whether some form of specific limitations placed within the zone/precinct may be necessary to manage risk at subdivision and development stage.

Engeo have undertaken a detailed GIR which considers natural hazard risk obligations/considerations under the RMA (s 106).

Slope stability (subsidence) is expected to be the most relevant element based on topography (compared to flooding, earthquake, tsunami). Their findings are that the site subject to the proposed rezoning area is acceptable for development purposes and as such, subject to following specific recommendations, the risk is expected to be low.

It is noted that the proposed National Policy Statement for Natural Hazard Decision-making includes one objective, which sets a clear direction:

“The risks from natural hazards to people, communities, the environment, property, and infrastructure, and to the ability of communities to quickly recover after natural hazard events, are minimised.”

It is considered that the PPC application has suitably identified potential likely risks, their avoidance or management and accordingly would meet this objective.

8.9. Auckland Regional Policy Statement

The Operative RPS and Chapter B1.4 identifies the following nine issues of regional significance for resource management in Auckland:

- Issue 1 Urban growth and form
- Issue 2 Infrastructure, transport and energy
- Issue 3 Built/Historic heritage and character
- Issue 4 Natural heritage (landscapes, natural features, volcanic viewshafts and trees)
- Issue 5 Issues of significance to mana whenua
- Issue 6 Natural resources (landscape, natural features, volcanic viewshafts, trees)
- Issue 7 The coastal environment
- Issue 8 The rural environment
- Issue 9 Environmental risk

All issues, with the exceptions of Issue 3 and 7, are considered to be relevant to this PPC.

Issue 3 is not considered to be relevant as there are no built/historic heritage or character items/areas identified within the PPC area nor is Issue 7, the site being remote from the coast.

In 2022 Auckland Council’s PC80 proposed changes to the RPS to Chapter B. The provisions of PC80 are applied to the extent relevant decisions have been made on them. At the time of writing this report, PC80 has been adopted by the Council but is subject to outstanding appeals. Although PC80 is not currently operative, it still has significant weight, and it is therefore appropriate to apply the PPC against the proposed amended RPS provisions.

The relevant Chapters of the RPS amended by PC80 applicable to this PPC are: B2 Urban Growth and Form, B7 Natural Resources, B10 Environmental Risk. Section B2 of the Regional Policy Statement (RPS) identifies the issues, objectives and policies governing urban growth and form within the Auckland Region.

The following table provides an assessment of the objectives and policies of the AUP which are relevant to the PPC and informed by the supporting reports and assessment of Strategese, Reset and Urban Form Design in particular. Amended RPS provisions (PC80) are shown as underlined words.

Objectives and Policies	Comment
<p>Chapter B Regional Policy Statement</p> <p>B2.2 Urban growth and form</p>	
<p>B2.2.1 Objectives</p> <p>(1A) <u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></p> <p>(1) <u>A well-functioning urban environment with a quality compact urban form that enables all of the following:</u></p> <p>(a) a higher-quality urban environment;</p> <p>(b) greater productivity and economic growth;</p> <p>(c) better use of existing infrastructure and efficient provision of new infrastructure;</p> <p>(d) <u>good accessibility for all people, including by improved and more efficient public or active transport;</u></p> <p>(e) greater social and cultural vitality;</p> <p>(f) better maintenance of rural character and rural productivity;</p> <p>(g) reduced adverse environmental effects; <u>and</u></p>	<p>The PPC meets the objectives by:</p> <ul style="list-style-type: none"> ● Providing zoning and precinct provisions to that are complementary to the existing urban form in this area while enabling efficient use of the land in terms of connections to existing infrastructure networks and providing options for housing density and typologies in a quality compact manner. ● The subject area is adjacent to existing urban development which means it is already market attractive and the proposed zoning will contribute to maintaining a compact urban form. ● Development will be cost effective as it will connect to existing and available infrastructure networks. New infrastructure is largely within the site (i.e. stormwater treatment and attenuation) or minor improvements proposed to existing downstream wastewater network.

<p><u>(h) improves resilience to the effects of climate change.</u></p>	<ul style="list-style-type: none"> ● The site has good accessibility to established roading and public transport network. ● Residents will have good access to commercial (including employment areas) and social facilities in Papakura and within the Region by a choice of transport options via local roads, the southern motorway and railway. ● These attributes will generate economic benefits for owners and occupiers of the housing. ● There will also be benefits for social vitality insofar as there will be a range of housing choice with a mix of typologies and price points. ● Rural character will be enhanced with a clearer differentiation at the RUB interface between enabled development from the proposed urban zone and the Rural zone by significant landscape planting and buffers. ● The proposed integrated stormwater management approach adopts a treatment train methodology which will attenuate runoff to 80% pre-development flows avoiding downstream flooding risk.
<p>(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).</p>	<p>The proposal will involve a very marginal extension of the urban area as at 2016. The area is contiguous with existing urban development and is of such a minor scale that it does not challenge the RPS objective being met.</p>
<p>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</p>	<p>The area to be rezoned will make a minor contribution to supply capacity to accommodate demand in the Papakura Local Board area.</p>
<p>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages</p>	<p>There are no physical or infrastructure constraints or other limitations that suggest the proposed rezoned land is inappropriate or unsuitable to be developed for residential purposes upon inclusion within the RUB.</p>
<p>(5) The development of land within the [RUB]</p>	<p>The site is not currently within the RUB but the RUB shift and the proposed zoning is supported and</p>

<p><u>(a) Is integrated with the provision of appropriate infrastructure; and</u></p> <p><u>(b) Improves resilience to the effects of climate change.</u></p>	<p>integrated with existing infrastructure networks that have capacity and development and supporting infrastructure enabled by the zone is expected to be resilient to climate change effects.</p>
<p>B2.2.2 Policies</p> <p><i>Development capacity and supply of land for urban development</i></p>	
<p>(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.</p>	<p>Subject to the proposed minor adjustment to the RUB, the PPC and MHU zone is an appropriate zone to utilise available network infrastructure and enable up to 90 dwellings, depending on the final built form typology, to be easily developed. That will make a relatively minor but positive contribution to accommodating projected growth in residential demand in the Papakura Local Board area.</p>
<p>(2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations <u>that contribute to a well-functioning urban environment and</u> that:</p> <p>(a) promote the achievement of a quality compact urban form</p> <p>(b) enable the efficient supply of land for residential, commercial and industrial activities and social facilities;</p> <p>(c) integrate land use and transport supporting a range of transport modes;</p>	<p>2(a) and (b). The modest scale of the proposed urbanised area (2ha) has been informed by a subdivision concept/master planning exercise with realistic development options modelled and assessed by various technical experts. In particular, the assessment report plans and findings provided by Urban Form Design and Reset Landscape Architects suitably shows how the modelled development options can achieve a quality compact urban form and contribute to a well-functioning urban environment. This includes consideration of the expectant form of integration with the adjacent neighbourhood and assessing the effects of enabled permitted activity development in its broader context on the landscape, environment and neighbours.</p> <p>(c) Similarly, the ITA undertaken by Commute evaluates the development options enabled by the rezoning and how the resulting development will not present adverse effects on the transport environment but be suitably integrated and the rezoning enables a functional and safe development outcome.</p>

<p>(d) support the efficient provision of infrastructure;</p> <p>(e) provide choices that meet the needs of people and communities for a range of housing types and working environments;</p> <p><u>(ee) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</u></p> <p>(f) follow the structure plan guidelines as set out in Appendix 1; while:</p>	<p>(d) New stormwater infrastructure is required to manage the development effects on site. Envelope Engineering have identified how existing and new infrastructure will be provided and integrate accordingly. Utilising the capacity of existing infrastructure resource networks (ie roading, PT, power, telco, stormwater, water and wastewater) is an effective and efficient use of those physical assets.</p> <p>(e) The rezoning will provide an opportunity for a range of housing typologies appropriate for the site within the anticipated suite of typologies under the MHU Zone. Urban Form Design development scenarios indicate that range.</p> <p>(ee) The Strategese report has commented that the relatively minor anticipated yield arising from the PPC is of no consequence to maintaining a competitive development market.</p> <p>(f) RPS Appendix 1 refers to several matters that are addressed in experts reports and is assessed in Section 7 of this report.</p> <p>In terms of development capacity and land supply matters under this policy, the provisions below have been largely investigated and assessed by the Strategese report, to inform the following responses.</p> <p>1.4. Matters to identify, investigate and address.</p> <p>A structure plan is to identify, investigate and address the matters set out below.</p> <p>1.4.1. Urban growth</p> <p>(1) The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet the subregional growth projections in the Auckland Plan adopted under the Local Government (Auckland Council) Act 2009.</p> <p>Comment: refer Strategese report and section on FDS. In essence the PPC will not undermine the integrity of the FDS in supporting the enabled</p>
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<p>(g) protecting natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage and special character;</p> <p>(h) protecting the Waitākere Ranges Heritage Area and its heritage features;</p> <p>(i) ensuring that significant adverse effects from urban development on receiving waters in relation to natural resource and mana whenua values are avoided, remedied or mitigated;</p>	<p>supply of serviced feasible and development ready land for residential purposes.</p> <p>1.5. Specialist documents to support the structure plan and plan changes process. The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. Reports may be required on the matters listed below to support the structure planning and plan change process.</p> <p>Comment: those documents are included in the full Appendix list associated with the PPC.</p> <p>(1) Land use:</p> <p>(a) evaluation of the identified role of and principal objectives for the structure plan area in terms of land uses and amenity values;</p> <p>Comment: the Precinct Plan includes suitable objectives in lieu of such structure plan.</p> <p>(b) assessment against any relevant sub-regional spatial plan;</p> <p>Comment: the PPC is not inconsistent with the Papakura Local Board Plan, and</p> <p>(c) analysis of anticipated land use supply and demand informing the spatial allocation of areas for different activities, intensities and densities</p> <p>Comment: the scale of the plan change does not require such analysis.</p> <p>(g) There are no natural and physical resources scheduled in the AUP. Notwithstanding, engagement with mana whenua has identified the importance of mana whenua values to be recognised in the precinct provisions (to inform future subdivision and development), which will provide a positive acknowledgement and protection of the natural and physical resources of the landscape appropriately.</p> <p>(h) Not applicable to PPC.</p> <p>(i) No significant adverse effects from urban development on receiving waters and mana</p>
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<p>(j) avoiding elite soils and avoiding where practicable prime soils which are significant for their ability to sustain food production;</p> <p>(k) avoiding mineral resources that are commercially viable;</p> <p>(l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, <u>including the effects of climate change and sea level rise on the extent and frequency of hazards</u>; and</p> <p>(m) aligning the Rural Urban Boundary with:</p> <ul style="list-style-type: none"> (i) strong natural boundaries such as the coastal edge, rivers, natural catchments or watersheds, and prominent ridgelines; or (ii)human elements such as property boundaries, opens space,..... <p>(n) <u>Limits or avoids urbanisation where a “qualifying matter” justifies that limitation or avoidance of urbanisation.</u></p>	<p>whenua values are anticipated. The stormwater management approach (in terms of quality and quantity attenuation) will maintain or enhance the receiving environment. Effects of urban development on the landscape are suitably mitigated by buffers and planting.</p> <p>(j) No elite soils are located within the site</p> <p>(k) The site has no commercial mineral resources</p> <p>(l) The geotechnical investigation report by Engeo concludes the site (land to be rezoned) is not a significant natural hazard risk from a slope stability perspective. The infrastructure report and SMP produced by Envelope assesses and factors in the effects of climate change (i.e. the projected increase in rainfall intensity events and flooding) in their modelling for the design of stormwater management measures envisaged for the site.</p> <p>(m) A RUB assessment and options are evaluated in Section 7.2 and 10.5.1 of this report. Suffice to say in summary the proposed new RUB alignment is a combination of semi prominent ridgeline (and part natural catchment) in combination with a proposed property boundary that would be established upon subdivision of the land.</p> <p>(n) The supporting technical reports (in terms of geotechnical matters, infrastructure servicing or landscape and visual effects) have not identified any significant restrictions that support a qualifying matter(s) to the extent that such matter can be justified to limit or avoid the urbanisation of the land. Refer section 6.2.6 of the report for additional evaluation.</p>
<p>(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.</p>	<p>The site is not future urban zoned however the plan change development process has been informed by supporting technical investigations with due regard to Appendix 1 of the RPS to an extent commensurate with the scale and context of the site and potential effects (adverse and positive) to be managed and with due regard to NPS’s. Collectively these have informed suitable precinct</p>

	<p>provisions. Accordingly, the scale and detail of the investigations and reporting is considered at a level appropriate to the scale of the area and the complexity of the issues and their considered response as identified.</p>
<p><i>Quality Compact Urban Form</i></p> <p>(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, <u>in a way that contributes to a well-functioning urban environment and avoid urbanisation outside these areas.</u></p> <p>(5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities.</p> <p>(6) Identify a hierarchy of centres that <u>contributes to a well-functioning urban- environment which supports a quality compact urban form</u></p>	<p>The site is not within the current urban area.</p> <p>(5) The enabled higher residential intensification (quality compact urban form as modelled and envisaged) by the PPC is relevant to sub clause (c), the site being close to or supporting public transport, social facilities and employment areas.</p> <p>(6) NA</p>
<p>(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that <u>contribute to a well-functioning urban environment and that do all of the following:</u></p> <p>(a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure; (caa) <u>provide good accessibility, including by way of efficient and effective public or active transport.</u> (d) follow the structure plan guidelines as set out in Appendix 1, and (e) <u>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.</u></p>	<p>This policy not entirely applicable to the PPC as the site is not within the RUB or zoned future urban. Nonetheless the PPC with the relocation of the RUB would suitably meet and achieve all the subset of the policy outcomes described, as outlined elsewhere in the PPC application document.</p>
<p>Policies 8 and 9</p>	<p>Not relevant to PPC.</p>

<p>B2.3 A Quality built environment</p>	
<p>B2.3.1 Objectives</p> <p>(1) A <u>well-functioning urban environment with a quality-built environment</u> where subdivision, use and development do all of the following:</p> <p>(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;</p> <p>(b) reinforce the hierarchy of centres and corridors;</p> <p>(c) contribute to a diverse mix of choice and opportunity for people and communities;</p> <p>(d) maximise resource and infrastructure efficiency;</p> <p>(e) are capable of adapting to changing needs; and</p> <p>(f) <u>has improved resilience</u> to the effects of climate change</p>	<p>(1) The design concept developed by the consultant team (urban design, landscape and engineering in particular) is sufficiently advanced to enable the testing of the effects of 4 development scenarios. These respond to the intrinsic qualities and characteristics of the site and its context as to what development form and yield the rezoning can expect to enable and be marketable.</p> <p>The site has a water servicing limit of 90 dwellings and the development layout options indicate the maximum probable development is consistent with that threshold.</p> <p>The zoning will allow two or three storey dwellings to be built at different price points and will likely accommodate a mix of owner occupiers and renters.</p> <p>The use of the land and access to existing infrastructure can expect to be optimised.</p> <p>Development of the urban land and its supporting infrastructure will be designed to be resilient to effects of climate change.</p> <p>As such a quality compact and well-functioning built and urban environment that suitably integrates with its surroundings is an objective and outcome of high probability.</p>
<p>B2.4 Residential growth</p>	
<p>B2.4.1 Objectives</p> <p>(1) Residential intensification <u>contributes to a well-functioning urban environment and supports a quality compact urban form.</u></p> <p>(1A) <u>Residential intensification is limited in some areas to the extent necessary to give effect to identified qualifying matters.</u></p>	<p>(1) The PPC will contribute to intensification by optimising use of land adjacent to an existing residential neighbourhood that is in close proximity to public transport and social facilities and employment.</p> <p>(1A) No qualifying matters have been identified.</p> <p>(2) The residential development enabled by the plan change and supporting precinct provisions</p>

(2) Residential areas are attractive, healthy, safe and have improved resilience to the effects of climate change, with quality development that is in keeping with the planned built character of the area.

(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.

(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population.

(5) Non-residential activities are provided in residential areas to support the needs of people and communities.

(6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:

Term	Short to Medium 1 - 10 years (2016 – 2026)	Long 11 - 30 years (2027 – 2046)	Total 1 – 30 years (2016 – 2046)
Minimum Target (number of dwellings)	189,800	218,500	408,300

have been informed by development concepts to ensure a suitable development layout that can be attractive, safe and functional and resilient to effects of climate change, particularly in terms of stormwater management.

(3) The site is in close proximity to a suite of social and employment land uses and facilities and related work opportunities is therefore most suitable for intensification.

(4) The increase in housing capacity enabled will support the varied needs of Auckland’s population.

(5) Non-residential activities not contemplated for the site. MHU Zone provisions would otherwise apply.

(6) As noted above the PPC will also contribute to zoned development capacity to meet the targets in Table B2.4.1 albeit in a minor way with development envisaged in the short to medium term given the ready availability of connecting infrastructure and its modest scale.

B2.4.2 Policies

Residential intensification

(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.

(1) The MHU Zone is an appropriate and relevant medium density zoning consistent with the existing and planned (PC78) residential character of the area, (refer section 10.5.1 for comparative relevant zone assessment). The urban design statement from Urban Form Design also informs this assessment, in that the anticipated layout and dwelling typology informed by the precinct plan is likely to be complementary to what has been constructed in the adjacent neighbourhood including the application of MDRS. The PPC will

<p>(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, <u>which contribute to a well-functioning urban environment.</u></p> <p>(3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space.</p> <p>(4) Provide for lower residential intensity in areas:</p> <p>(a) that are not close to centres and public transport;</p> <p>(b) that are subject to high environmental constraints;</p> <p>(c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage and special character;</p> <p>(d) where there is a suburban area with existing neighbourhood character, <u>and</u></p> <p><u>(e) where there are other qualifying matters listed in Chapter A that justify that limitation.</u></p> <p>(5) Avoid intensification in areas:</p> <p>(a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage or special character; or</p> <p>(b) that are subject to significant natural hazard risks; <u>including where the frequency and extent of the natural hazards are being affected by climate change; or</u></p> <p><u>(c) where there are other qualifying matters listed in Chapter A which justify avoidance of intensification;</u></p>	<p>allow two or three storey dwellings to be built at different price points (likely more affordable end of the market) and may accommodate a mix of owner occupiers and renters.</p> <p>(2 & 3) The site is in proximity to and supportive of various forms of infrastructure, including reserves, open spaces, public transport and facilities.</p> <p>(4) Policy 4 is not applicable in regard to items (a)-(e). This is because the site has reasonable proximity to Papakura CBD; is near a bus route; is not subject to high environmental constraints; there are no natural or physical scheduled matters; there are no relevant or applicable qualifying matters. The existing neighbourhood character is evolving from suburban to medium density urban and is noted that PC78 has suitably upzoned the nearby area of Papakura to MHU in recognition of the NPS and the absence of the above matters.</p> <p>(5) Intensification is appropriate for the site relating to the proposed urban area as: (a) there are no scheduled items; (b) there are no significant natural hazard risks evident or potentially affected by a natural hazard or climate change. In this regard the extensive investigations and findings of the geotechnical report (Engeo) conclude the site is suitable for residential development of the contemplated intensity. Potential climate change effects such as extreme rainfall events/flooding have been considered in the design and layout response of the intended development; informed by the civil engineering and urban design response.</p>
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<p>where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks <u>or is necessary to give effect to identified qualifying matters.</u></p> <p>(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification, <u>including, as a qualifying matter, limiting intensification prior to upgrade of capacity in areas of known water and wastewater infrastructure constraints.</u></p> <p>(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.</p> <p><i>Residential neighbourhood and character</i></p> <p>(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.</p> <p>(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.</p>	<p>Of note is the slope of the site, which would not be susceptible to inundation and the proposed stormwater management measures that the SMP has identified and has been assessed will avoid or manage effects on other sites and lands. Of particular note is the establishment of attenuation ponds to manage the 100year event to 80% of pre-development levels avoiding adverse downstream flooding effects.</p> <p>As noted above there are also no qualifying matters that would justify limiting intensification to that which is proposed by the plan change and associated precinct provisions.</p> <p>(6) As referenced elsewhere in the application, the site can be adequately serviced at time of development by existing infrastructure networks in all respects. This is confirmed by the Envelope Engineering report and infrastructure providers. A minor wastewater constraint is identified that requires a pipe upgrade. It is recognised that the cost to provide the necessary connecting infrastructure is a developer cost.</p> <p>(7) The potential for a reverse sensitivity effect on the occupants or activities of the countryside living properties at Settlement Road is considered very minimal or absent. No identified production activity occurs on the CSL Zone sites that may require management beyond what is presently proposed to manage amenity effects in the form of the proposed buffer.</p> <p>(8 & 9) Applying a place based (i.e. master planning) design and evaluative response has been germane to the planning for the site to ensure the objectives of the plan change and the purpose of the Act are achieved. Detailed consideration has been given to multiple factors (as outlined in the Urban Form Design report) to ensure the expectant enabled development form contextually and operationally is optimal for the site and its location. The precinct plan (with supporting AUP provisions) reinforces the expected outcomes, the design layout, the functionality and operation to achieve a safe attractive healthy desirable residential suburban</p>
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<p>(10) <u>Provide for non-residential activities and require them</u> to be of a scale and form that are in keeping with the existing and planned built character of the area.</p>	<p>extension. This has been tested by typical development options (effectively a detailed subdivision concept); consultation and the supporting technical reports with due regard to Appendix 1 RPS principles in accordance with best practice.</p> <p>(10) This policy is not applicable as non-residential activities are not proposed.</p>
<p><i>Affordable housing</i></p> <p>(11) Enable a sufficient supply and diverse range of dwelling types, sizes <u>and locations</u>, that meet the housing needs of people and communities, including:</p> <p>(a) households on low to moderate incomes; and</p> <p>(b) people with special housing requirements.</p>	<p>(11) As commented above and reinforced by the Strategese report, it is envisaged that the expectant development housing product enabled by the PPC can provide affordable options that will achieve this policy. Sale prices in Crestview Rise for houses on similar sized lots anticipated by the PPC have tended to be in the range of \$650-900,000 in recent years (2021-23) and compare to the Auckland median sale price of over \$1m over the same period.³</p>
<p>B2.7 Open Space and recreation facilities</p>	
<p>B2.7.1 Objectives and B2.7.2 Policies</p>	
<p>(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities <u>which contribute to a well-functioning urban environment.</u></p>	
<p>(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions <u>and which contribute to a well-functioning urban environment.</u></p>	<p>(1) No formal additional recreational reserve is proposed (nor needed) associated with the plan change. Existing neighbourhood reserves are located nearby. Opportunity exists however for the proposed landscaped stormwater reserves (to vest) on Crestview Rise and associated with pouwhenua and an interpretation board feature may provide some limited passive recreational opportunity.</p> <p>In addition, the steep bush clad southern rural area proposed to be restored and planted will provide</p>

³ Refer: <https://www.interest.co.nz/charts/real-estate/median-price-reinz>

	<p>another passive recreational experience. In combination, these measures will contribute to a well-functioning environment.</p>
<p>B6 Mana Whenua B6.2 Treaty of Waitangi</p> <p>B6.2.1 Objectives</p> <p>(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.</p> <p>(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through mana whenua participation in resource management processes.</p> <p>B6.2.2 Policies</p> <p>(1) Provide opportunities for mana whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:</p> <p>(a) recognises the role of mana whenua as kaitiaki and provides for the practical expression of kaitiakitanga;</p> <p>(b) builds and maintains partnerships and relationships with iwi authorities;</p> <p>(c) provides for timely, effective and meaningful engagement with mana whenua at appropriate stages in the resource management process, including development of resource management policies and plans;</p> <p>(d) recognises the role of kaumātua and pūkenga;</p>	<p>(1&2) The principles have and are continuing to be recognised with active and periodic engagement with respective iwi (forming the Waiohau Collective). That recognition is provided in explicit objectives and policies of the precinct and that consent decision making is to have regard to the Special Information requirements and provisions of the precinct.</p> <p>(1)(a) Active participation is ongoing and is provided for through open dialogue; and in the precinct, through cultural recognition in terms of pouwhenua, advice and design inputs to infrastructure; bush restoration and planting contract opportunity.</p> <p>(b) Partnership may be manifested in a Memorandum of Understanding (MOA) or Heads of Agreement (HOA) to the various commitments required by the precinct and obligations between the parties.</p> <p>(c) Mana whenua have provided CVA's and the information has been interpreted and applied to inform the proposed precinct and resource management expectations to be followed through the consenting process and at implementation.</p> <p>(d) HVHLP welcome the inputs of kaumātua and pūkenga in various forms; be that pouwhenua location and form; or signatories to a planting management contract.</p>

<p>(e) recognises mana whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;</p> <p>(f) acknowledges historical circumstances and impacts on resource needs;</p> <p>(g) recognises and provides for mātauranga and tikanga; and</p> <p>(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.</p>	<p>(e) That recognition is acknowledged.</p> <p>(f) The potential limited financial ability of mana whenua to participate in RMA matters is acknowledged. HVHLP welcome the knowledge and guidance where available from mana whenua to inform an effective contribution to environmental and cultural improvements within the spectrum of economic development (ie integrating conservation, cultural and development values). The possibility of award of bush restoration and planting contract to mana whenua may assist employment and meeting resource needs.</p> <p>(g) Mātauranga and tikanga are welcomed and provided for within the partnership concept. That may be represented in the interpretation of cultural association within the land by pouwhenua or such other design and interpretation inputs to inform the public and provide respectful recognition.</p> <p>(h) Noted and provided for. HVHLP recognises that role and rights. This may extend to karakia and discussions between the parties on various matters.</p>
<p>B6.3 Recognising mana whenua values</p> <p>B6.3.1 Objectives</p> <p>(1) Mana whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision making.</p> <p>(2) The mauri of, and the relationship of mana whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.</p>	<p>(1) That role is ultimately for the Commissioners in their determination, but the RMA approach applied meets the purpose and principles of the RMA in seeking to integrate conservation, cultural and economic development considerations.</p> <p>(2) The enhancement of the mauri is being achieved by the significant environmental improvements to restoring and enhancement of the bush and required planting areas and its maintenance and protection. In addition to stormwater quantity and quality management enhance the ecology and</p>

<p>(3) The relationship of mana whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.</p> <p>B6.3.2 Policies</p> <p>(1) Enable mana whenua to identify their values associated with all of the following:</p> <ul style="list-style-type: none"> (a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; (b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values; (c) biodiversity; (d) historic heritage places and areas; and (e) air, geothermal and coastal resources. <p>(2) Integrate mana whenua values, mātauranga and tikanga:</p> <ul style="list-style-type: none"> (a) in the management of natural and physical resources within the ancestral rohe of mana whenua, including: <ul style="list-style-type: none"> (i) ancestral lands, water, sites, wāhi tapu and other taonga (ii) biodiversity, and (iii) historic heritage places and areas. 	<p>biodiversity of the natural environment in which the site forms part of a larger ecological unit.</p> <p>(3) Mana whenua have identified the importance of Pukekoiwiriki pā site as a scheduled item in the AUP. The relationship with the pā site in the broader landscape is important and to be acknowledged, in the following manner: the location of the proposed RUB, the proposed ridgeline planting and landscaped buffers; the significant bush restoration and planting which collectively will ensure the enhancement of the visible distant foreground from the pā site.</p> <p><i>“The proposal to restore and enhance planting and extend the bush area over the brow of the ridge and protect in perpetuity is supported.”</i> Ngāti Te Ata Waiohua statement from CVA, page 5.</p> <p>(1a- c) Two mana whenua groups have provided CVA’s in identifying values which have been informative and determinative in the planning approach and precinct provisions for the site.</p> <p>How the precinct provisions reflect Māori cultural values in relation to the content of the CVA’s is described in Appendix 14: “Crestview Rise Precinct Reflecting Māori Cultural Values.”</p> <p>Improvements to biodiversity values, the streams and freshwater resource and ensuring no adverse effect from urban development on these resources are objectives and policies of the precinct and any resource consent will need to consider the potential effects on these resources.</p> <p>(2) The precinct provides for the integration of values which may be manifested in pouwhenua; Māori design inputs to stormwater infrastructure; environmental restoration. The latter provision will significantly improve biodiversity and enhance the value of the natural environment.</p>
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<p>(b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;</p> <p>(c) NA</p> <p>(d) NA</p> <p>(3) Ensure that any assessment of environmental effects for an activity that may affect mana whenua values includes an appropriate assessment of adverse effects on those values.</p> <p>(4) Provide opportunities for mana whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following:</p> <p>(a) recognise the holistic nature of the mana whenua world view;</p> <p>(b) NA;</p> <p>(c) restore or enhance the mauri of freshwater and coastal ecosystems</p> <p>(5) NA</p> <p>(6) Require resource management decisions to have particular regard to potential impacts on all of the following:</p> <p>(a) the holistic nature of the mana whenua world view;</p> <p>(b) the exercise of kaitiakitanga;</p> <p>(c) mauri, particularly in relation to freshwater and coastal resources;</p> <p>(d) customary activities, including mahinga;</p> <p>(e) sites and areas with significant spiritual or cultural heritage value to mana whenua;</p>	<p>(3) The Special Information requirements of the precinct specifically identify engagement with mana whenua and require consideration as part of a resource consent application, the extent to which those values and the representation of those values articulated in the Information are acknowledged and provided for.</p> <p>(4a-c) Mana whenua are provided that opportunity as noted above. In addition, that opportunity extends to contractual undertakings (should iwi desire an involvement) in the bush restoration and planting contract within the site. The requirements of the SMP and with mana whenua involvement at the consenting level, can ensure that the anticipated outcomes for freshwater are readily achieved.</p> <p>(6)(a) The holistic view is central to the PPC and precinct approach. The opportunity to integrate conservation and cultural values with development outcomes is enabled and provided for.</p> <p>(b) The exercise of kaitiakitanga is provided for. This will enable a well-functioning urban and natural environment at implementation of a resource consent.</p> <p>(c) The freshwater environment is maintained and enhanced.</p> <p>(d) The opportunity to harvest mahinga kai, such as watercress and possibly native food resources is possible.</p> <p>(e) The area has known cultural heritage value given its relative proximity to the pā site and part of Ngati Tamaoho statutory acknowledgement area. The</p>
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<p>(f) NA</p> <p>B6.4 Māori economic, social and cultural development</p> <p>B6.4.1 Objectives</p> <p>(1) Māori economic, social and cultural wellbeing is supported.</p> <p>(2) NA</p> <p>B6.4.2 Policies</p> <p>(1) NA</p> <p>(2) Enable the integration of mātauranga and tikanga Māori in design and development.</p> <p>B6.5 Protection of mana whenua cultural heritage</p> <p>B6.5.1 Objectives</p> <p>(1) The tangible and intangible values of mana whenua cultural heritage are identified, protected and enhanced;</p> <p>(2) The relationship of mana whenua with their cultural heritage is provided for;</p> <p>(3) The association of Mana whenua cultural, spiritual and historical values with local history and whakapapa is recognised, protected and enhanced.</p> <p>(4) NA</p> <p>(5) mana whenua cultural heritage and related sensitive information and resource management approaches are recognised and provided for in resource management processes.</p> <p>B6.5.2 Policies</p>	<p>impact on the pā site is not however regarded as significant in terms of views to or from the site.</p> <p>(1) The PPC enables such decisions (at plan change stage and at consent) to be made recognising that there are no significant adverse effects on mana whenua values and with such values suitably acknowledged, recognised and promoted in a multi-faceted manner to support the mauri of the site.</p> <p>The PPC assists and enables that cultural well-being to be supported with an opportunity for economic benefit in terms of employment to design and construction of pouwhenua; input to planting contract.</p> <p>(2) This is recognised in the provisions associated with the design of the stormwater pond area and raingarden; pouwhenua and related cultural inputs, be it design advice or karakia.</p> <p>The PPC responds to these objectives in multiple ways as earlier articulated.</p> <p>(1) Mana whenua have identified the Pukekoiwiriki pā site and its influence within the broader</p>
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<p>(1) Protect mana whenua cultural and historic heritage sites and areas which are of significance to mana whenua.</p> <p>(2) NA</p> <p>(3) NA</p> <p>(4) Protect the places and areas listed in Schedule 12 Sites and Places of Significance to mana whenua from adverse effects of subdivision, use and development by avoiding all of the following:</p> <p>(a) the destruction in whole or in part of the site or place and its extent;</p> <p>(b) adverse cumulative effects on the site or place;</p> <p>(c) adverse effects on the location and context of the site or place; and</p> <p>(d) significant adverse effects on the values and associations mana whenua have with the site or place.</p> <p>(5) NA</p> <p>(6) Protect mana whenua cultural heritage that is uncovered during subdivision, use and development by all of the following:</p> <p>(a) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin;</p> <p>(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</p> <p>(c) requiring appropriate measures to avoid, remedy or mitigate further adverse effects.</p> <p>(7) Include a Māori cultural assessment in structure planning and plan change process to do all of the following:</p> <p>(a) identify mana whenua values associated with the landscape;</p> <p>(b) identify sites, places and areas that are appropriate for inclusion in the Schedule 12 Sites and Places of Significance to mana whenua</p>	<p>Papakura Redhill landscape and in establishing sense of place as important to recognise and protect. The PPC recognises that cultural value. The location and setback of the RUB, proposed bush and ridgeline planting and its protection in perpetuity will avoid adverse effect on potential sightlines or viewshafts to or from the distant pā site (circa 800m). The envisaged outcome is development nestled within the northern slopes of the site with a heavily treed backdrop at the higher elevated levels. The landscape and visual assessment work undertaken by Reset advises that the visual effect (i.e. potential visibility of the resulting built form) from the pā site is low when set within the broader landscape context and in combination with the envisaged substantial planting proposed, this will mitigate the potential effects of possible building appearance. Accordingly, there will be no significant adverse effects on the scheduled pā site or its context of place more generally.</p> <p>(6) The land on the northern slope of the site has previously been bulk earthworked. It is unlikely that any subsequent excavation and earthworks of the proposed rezoned portion of the site will discover potential artefacts, in any case a consent Advice Note will alert an applicant to the required protocol to be followed.</p> <p>Mana whenua will be welcome to provide a karakia at the first earthwork/development of the site.</p> <p>These cultural heritage aspects and associated protocol may also benefit from inclusion in a Memorandum of Understanding such that any established relationship terms established between HVHLP and respective iwi are acted upon irrespective of any changes in key personnel or land ownership.</p> <p>(7) The CVA's produced have formed part of the "structure planning" process albeit at a precinct level and which is embodied in the nature and form of the precinct for Crestview Rise. How the precinct responds to the CVA's is included in the summary document in Appendix 14 titled "<i>Crestview Rise Precinct - Reflecting Māori Cultural Values</i>".</p>
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<p>Schedule for their mana whenua cultural heritage values as part of a future plan change; and</p> <p>(c) reflect mana whenua values.</p> <p>(8) NA</p> <p>(9) NA</p>	<p>The mana whenua values associated with the landscape have been identified as part of the CVA process, are recognised in the Reset landscape and visual assessment report and in the precinct.</p>
<p>B7 Natural Resources</p> <p>B7.2. Indigenous biodiversity</p> <p>B7.2.1 Objectives</p> <p>(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.</p> <p>(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring</p>	<p>(1) The southern part of the site proposed to be retained within the CSL Zone (but subject to the precinct) contains elements of native bush assessed to be currently of low degraded ecological value (Bioresearches). The bush area is not of significant indigenous biodiversity value. That area approximates 2.39 ha.</p> <p>(2) Bioresearches consider the area can benefit from restoration and enhancement planting to support the intrinsic values of the site and its contribution to the larger ecological unit in which it forms a part. This will considerably support the biodiversity and habitat of terrestrial and freshwater habitat. The restoration planting and subsequent protection are requirements of the precinct at time of subdivision or development. This is also consistent with mana whenua values and will considerably improve the robustness and integrity of the bush and landscape in perpetuity.</p>
<p>B7.2.2. Policies</p> <p>(1) Identify and evaluate areas of indigenous vegetation and the habitats of indigenous fauna in terrestrial and freshwater environments considering the following factors in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule:</p> <p>(a) representativeness; (b) stepping stones, migration pathways and buffers; (c) threat status and rarity; (d) uniqueness or distinctiveness; and</p> <p>(e) diversity.</p>	<p>(1) Bioresearches have produced two reports: a terrestrial ecological assessment and a freshwater ecological constraints appraisal for the site.</p> <p>Table 2 of the Bioresearches terrestrial report includes an assessment in relation to Schedule 3 assessment criteria for Significant Ecological Areas (SEA). Each descriptor is rated low with the exception of (b) which is given a moderate rating indicating the potential for improved connectivity with nearby SEA's (associated with restoration and enhancement) enabling its ultimate transition to a kauri podocarp ecosystem.</p>

	<p>In terms of the freshwater ecological appraisal, Bioreserches consider the stormwater management response proposed by Envelope Engineering for the expectant subdivision (comprising a treatment train approach of on-site retention, detention, quality treatment and attenuation) of which most of the stormwater would ultimately flow to the Otuwairoa stream would be suitably treated (polished) to ensure the protection of the health and mauri of this permanent watercourse. The expected ecological effects on surface quality and stormwater flow volume and discharge on the stream are therefore expected to be negligible.</p>
<p>B7.3 Freshwater Systems B7.3.1 Objectives (1) Degraded freshwater systems are enhanced. (2) Loss of freshwater systems is minimised. (3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</p>	
<p>B7.3.2 Policies <i>Integrated management of land use and freshwater systems</i> (1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification; (b) ensuring catchment management plans form part of the structure planning process; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and (d) avoiding development where it will significantly increase adverse effects on freshwater systems,</p>	<p>(1(a) –(d)) Water supply, stormwater and wastewater can readily be provided and capacity has been modelled and assessed for the level of intensification contemplated. Veolia have advised that potable water is available for up to 90 dwellings. Wastewater connections are available to the existing established network with suitable minor upgrade. A SMP has been produced by Envelope Engineering which outlines the stormwater philosophy and recommended management measures to ensure suitable conveyance and protection to natural systems, and improved resilience to effects of climate change with proposed storage attenuation designed for 100year event beyond the predevelopment standard.</p>

<p>unless these adverse effects can be adequately mitigated.</p> <p>(5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following:</p> <p>(a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas, <u>(aa) improve resilience to the effects of climate change.</u></p> <p>(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur</p>	<p>(5) The precinct objectives, policies and provisions inform the consent requirements to manage the subdivision and development process of which infrastructure design standards require a response to effects of climate change.</p> <p>(6) The freshwater receiving environment is suitably protected and enhanced by the proposed stormwater management approach and measures.</p>
<p>B9.2. Rural activities B9.2.1. Objectives</p>	
<p>(4) Auckland’s rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.</p>	<p>(4) The PPC will establish a defensible boundary in a more appropriate location/alignment than currently and thereby better demarcate the edge of residential development from rural land. That analysis has been informed by the report of Reset, landscape architects and urban designers.</p>
<p>(5) Auckland’s rural areas inside the Rural Urban Boundary are not compromised for future urbanisation by inappropriate subdivision, use and development.</p>	<p>(5) Although the CSL Zone could potentially be developed slightly more intensively under current zone provisions, the PPC will enable more intensive and efficient use of the land that is suitable for urban purposes. The rural zoned land is not in a location or of a form that would be feasible to use for rural production purposes.</p>
<p>B9.2.2. Policies</p> <p>(1) Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values.</p>	<p>(1) The CSL Zone allows 3 very large houses on the land subject to rezoning as a permitted activity together with 3 minor dwellings as a restricted discretionary activity (i.e. 6 dwellings in total).</p> <p>The PPC requires development subject to the precinct (and AUP) provisions to recognise amenity and landscape values, support rural character while also enhance biodiversity values of the site.</p>

<p>B9.4 Rural Subdivision</p> <p>B9.4.1 Objectives</p> <p>(3) Subdivision of rural land avoids, remedies or mitigates adverse effects on the character, amenity, natural character, landscape and biodiversity values of rural areas (including within the coastal environment), and provides resilience to effects of natural hazards.</p> <p>(4) Land subdivision protects and enhances significant indigenous biodiversity.</p> <p>B9.4.2 Policies</p> <p>(1) Enable the permanent protection and enhancement of areas of significant indigenous biodiversity and rehabilitation through subdivision.</p>	<p>(3) A characteristic of the PPC and precinct is the intended restoration and enhancement of the balance of the rural titles (as countryside living) for landscape and indigenous biodiversity enhancement and protection.</p> <p>This maintains the character of the site and associated amenity values and the primary spatial relationship with other CSL Zone land to the south.</p> <p>(4) Although the site does not contain significant indigenous biodiversity, the existing regenerating bush is adjacent to and forms part of a larger ecological unit whose broader rehabilitation enhancement and protection would be of ecological benefit supporting biodiversity.</p> <p>(1) Permanent protection of the existing and proposed planted indigenous vegetation is a requirement of the precinct Standard 6.1.</p>
<p>B10 Environmental Risk</p> <p>B10.2 Natural Hazards and Climate Change</p>	
<p>B10.2.1 Objectives</p> <p>(1) Communities are more resilient to natural hazards and the effects of climate change.</p> <p>(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.</p> <p>(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.</p> <p>(4) The effects of climate change on natural hazards, including effects on sea level rise <u>over at least 100 years</u> and on the frequency and severity of storm events, is recognised and provided for.</p> <p>(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.</p> <p>(6) The conveyance function of overland flow paths is maintained.</p>	

<p>B10.2.2 Policies Identification and Risk Assessment</p>	
<p>(1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment.</p> <p>(2) Undertake natural hazard identification and risk assessments as part of structure planning.</p> <p>(3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.</p> <p>(4) Assess natural hazard risks:(a) using the best available and up-to-date hazard information; and (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards.</p> <p>(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:</p> <p>(a) the type and severity of potential events, including the occurrence natural hazard events in combination;</p> <p>(b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and</p> <p>(c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.</p>	<p>(1) The site is elevated with a topography and slope that land instability is the greatest potential theoretical identified natural hazard.</p> <p>(2) A detailed GIR was undertaken by Engeo to determine the boundaries of the proposed urban zone and the suitability of the proposed residential zone to avoid the risk of slope failure upon construction or development, subject to any specific foundation or structural design advice. That report confirms the land as generally suitable for an urban use.</p> <p>(3) Flooding within the site or to adjacent properties is unlikely given contour characteristics and the ability to engineer overland flow paths to within public areas. Adjacent downstream properties and the broader receiving environment has received due consideration with a stormwater runoff system comprising multiple elements of retention, detention and attenuation. This is outlined in the SMP. One feature is the attenuation ponds that are proposed to capture the 100year event, which will be designed to store runoff (factored to include a climate change factor) thereby avoiding and mitigating effects downstream. This would be to a normal Council standard of 80% of predevelopment flows.</p> <p>(5-7) The objectives and policies within Chapter E36 Natural Hazards and Flooding and E38 Urban Subdivision of the AUP will inform the detailed consent requirements at subdivision or development.</p>

<p>(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events; or (b) the level of information on the probability and/or impacts of the hazard is limited.</p> <p><i>Management Approaches</i></p> <p>(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased</p>	
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8.10. Auckland Plan 2050

The Auckland Plan is the Council’s key strategic document which sets the direction and Council’s social, economic, environmental and cultural objectives for how Auckland will grow and develop to 2050. It identifies six outcomes to deliver a better Auckland:

- Belonging and Participation
- Maori Identity and wellbeing
- Homes and places
- Transport and access
- Environment and cultural heritage
- Opportunity and prosperity

The PPC enables and strives to recognise and provide for the above outcomes.

A key component of the Auckland Plan is the Development Strategy which sets out how future growth will be accommodated up to 2050. The Auckland Plan focusses new development in existing urban areas and provides for ‘managed expansion’ in future urban areas. This managed expansion is with reference to structure planning processes.

The Auckland Plan does not identify the site as a development area planned for future growth or a Future Urban Area. This is to be expected given the site is so small within the context of the Plan and other growth initiatives. The Plan identifies the site as rural for countryside living purposes. A notable distinction in this instance is that the land is vacant and suitable for urbanisation having been extensively earth worked under previous consent approvals,

adjacent to infrastructure with capacity and therefore able to be effectively and efficiently developed for urban purposes.

The PPC has a potential residential yield of up to 90 dwellings (based on water capacity) which represents a fairly insignificant additional dwelling number at a regional level. It is considered in the circumstance that approval of the rezoning would not undermine the integrity of the Auckland Plan nor the achievement of its outcomes. The potential additional dwellings are in a market attractive location (an adjunct to an existing new subdivision), feasible and can be immediately delivered in the short term given available infrastructure capacity while improving the natural environment and responding to and reflecting Maori cultural values.

8.11. Future Development Strategy

The Council's FDS November 2023 is a document required by the NPS-UD 2020 (updated May 2022) to identify areas potentially suitable or available for urban development within a programme of sequenced development over 30 years.

Its purpose is therefore:

- (a) to promote long-term strategic planning by setting out how a local authority intends to
 - (i) achieve well-functioning urban environments in its existing and future urban areas; and
 - (ii) provide at least sufficient development capacity, as required by clauses 3.2 and 3.3, over the next 30 years to meet expected demand; and
- (b) assist the integration of planning decisions under the Act with infrastructure planning and funding decisions.

Economic analysis within the Strategese report indicates there will be a shortage of supply of future housing and developable land requirements between 2028-2038 in the East Auckland market, although some of this capacity is being supported in other future urban zone (**FUZ**) areas such as Drury and Pukekohe. As a result, the addition of up to 90 dwellings that the plan change enables will be a small but welcome addition to the supply of dwellings in this sub regional area while not being of scale that will challenge the integrity of the Development Strategy or be antagonistic to RPS provisions.

The PPC and expected development outcomes will provide for affordable family sized (typically 3 bedroom) dwellings for a range of households satisfying the needs of the population. The future residents would have good access to employment opportunities within Papakura and community services, social infrastructure and open spaces.

The suitability of the site to access existing available network infrastructure supports the notion of feasible development ready land that subject to enabling rezoning, is available to be realised within the short term and will have no adverse competitive effect within the marketplace.

In addition, the site is not located in a hazard area subject to flooding or instability that may otherwise be considered a qualifying matter. The proposed design response for stormwater management suitably considers runoff characteristics (flows and volumes) and would not contribute to added risk to nearby or downstream landowners and residents.

8.12. Auckland Unitary Plan Zone Assessment

8.12.1 Operative Zone Assessment of Proposal

The PPC and accompanying precinct comprises two operative AUP zones; the MHU Zone, applied to Sub-Precinct A, and the CSL Zone applied to Sub-Precinct B. The following assessment provides an evaluation of the proposal in regard to the objectives and policies of these applicable zones for the site and contextually.

8.12.2 General Rural Zone Provisions

H19.2.3 Objectives – rural character, amenity and biodiversity values

- (1) *The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.*
- (2) *Areas of significant indigenous biodiversity are protected and enhanced.*

Comment: The above objectives are applicable to all rural zones, including the CSL Zone. The PPC, including the precinct, seeks to recognise and provide for rural character and amenity and biodiversity values to be maintained and enhanced as applicable.

The area of proposed indigenous biodiversity protection within the site is not currently assessed as significant but its enhancement and protection contribution to the site and to the larger local ecosystem will be valued. Refer to Terrestrial Ecological Summary under section 9.11.2.

8.12.3 Countryside Living Zone Provisions

The Countryside Living Zone Objectives and Policies are outlined below. Relevant ones are bolded and subsequently commented on below.

H19.7.2 Objectives

- (1) *Land is used for rural lifestyle living as well as small-scale rural production.*
- (2) *The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in*

subdivision design and development.

- (3) *Development in the zone does not compromise the ability of adjacent zones to be effectively and efficiently used for appropriate activities.*
- (4) *The type and nature of land-use activities provided for are restricted to those appropriate for the typically smaller site sizes.*
- (5) *Subdivision, use and development is compatible with infrastructure and any existing infrastructure is protected from reverse sensitivity effects.*

H19.7.3 Policies

- (1) *Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by:*
 - (a) *designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land;*
 - (b) *minimising earthworks and vegetation clearance for accessways, utilities and building platforms;*
 - (c) *avoiding locating accessways, services, utilities and building platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to manua. Where avoidance is not possible, mitigation measures must be proposed so that any adverse effects are minor;*
 - (d) *identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;*
 - (e) *encourage landscape planting that reinforces local vegetation patterns; and*
 - (f) *identifying and where appropriate, requiring, the provision of walkway, cycleway and bridle path networks.*
- (2) *Prevent subdivision, use and development from compromising the safe and efficient operation of existing mineral extraction activities, rural production activities, existing infrastructure or industry in adjacent zones.*
- (3) *Avoid or mitigate adverse effects in relation to reverse sensitivity and rural character and amenity by restricting the range of land-use activities in the zone.*
- (4) *Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce the rural character and amenity values of the zone.*
- (5) *Acknowledge that the rural character and amenity values associated with this zone reflect its predominant use for rural lifestyle living rather than for rural production activities.*

Comment: The nature of the site, its context and the PPC response including precinct provisions suitably recognises the above objectives and policies.

From a settlement perspective, fundamentally the rural character and amenity values associated with the zone is not adversely affected by the proposal to the extent that it would deny or threaten the continued use and enjoyment of the zone for rural lifestyle living.

The relative proximity of the four Settlement Road properties to the south of the site is acknowledged and their rural outlook may be subject to change. The nature and extent of this change has been assessed and the proposed resource management response embodied within the precinct provisions ensures that potential changes to rural character and amenity values are appropriately managed recognised and provided for, including through the environmental improvements required by the precinct provisions.

The following detailed points reinforce this notion:

- The Settlement Road dwellings are elevated and some 20m horizontal distance from the proposed RUB location.
- The dwelling orientation of the above properties is generally northwest and views for most are retained, with the urban zoned site being topographically lower.
- The proposed 10m planted landscaped buffer and ridgeline planting mitigates visibility of the resultant urban form enabled by the plan change from the Settlement Road dwellings.
- The protection and ownership of the planted (covenanted area) will be the responsibility of one CSL lot owner and not numerous MHU lot owners ensuring a consistency to the planting and regularity as to its maintenance with important amenity benefits.
- The planted RUB interface will in due course suitably differentiate rural from urban and ensure appropriate demarcation between rural and urban land use characteristics.

From an environmental and cultural perspective, the required bush restoration, extensive planting, landscaped/planted buffer provisions, ridgeline and RUB interface planting and the protection and maintenance obligations of the above will significantly contribute to the achievement of the objectives of the CSL Zone. The environmental improvements also have contributory benefits to the landscape and character of the zone and related amenity.

8.12.4 Mixed Housing Urban Zone Provisions

This zone is stated as a reasonably high intensity zone and would be regarded as a medium density zone (that enables up to three dwellings per site as of right, and to three storeys) under MDRS. In that regard the MHU Zone is a relevant residential zone for the purposes of s 77G(1) RMA. For

comparison, the MHS also permits three dwellings per site as of right up to two storeys but does not incorporate the MDRS as required by s 77G.

The operative (unamended by PC78) MHU Zone Objectives and Policies are outlined below. Relevant ones are bolded and subsequently commented on below.

H5.2 Objectives

- (1) Land near the Business - Metropolitan Centre Zone and the Business - Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.*
- (2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.*
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.*

Comment: The nature of the site, its context and the proposed plan change response including precinct provisions suitability recognises the above objectives. The site has a contour and aspect that “embraces” the adjacent Crestview development or neighbourhood and with an urban form (as modelled) likely to be complementary to what has been produced next door. The modelled development scenarios by Urban Form Design Ltd have enabled suitable technical assessment (e.g. by civil, structural and traffic engineers) to ensure that development can functionally operate with acceptable levels of on-site and relational amenity.

The combined provisions of the AUP in regard to zone and subdivision chapters and application of MDRS standards as illustrated by the modelled development scenarios, gives confidence that a quality compact and well-functioning urban environment will be achieved within a broader context of environmental improvements.

The plan change gives effect to the zone objectives which have been tested by Council through the IHP process and subsequently proven as being effective and efficient.

H5.3 Policies

- (1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.*
- (2) Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.*

- (3) *Encourage development to achieve attractive and safe streets and public open spaces including by:*
- (a) *providing for passive surveillance*
 - (b) *optimising front yard landscaping*
 - (c) *minimising visual dominance of garage doors.*
- (4) *Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.*
- (5) *Require accommodation to be designed to meet day to day needs of residents by:*
- (a) *providing privacy and outlook; and*
 - (b) *providing access to daylight and sunlight and providing the amenities necessary for those residents.*
- (6) *Encourage accommodation to have useable and accessible outdoor living space*
- (7) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*
- (10) *Recognise the functional and operational requirements of activities and development*

Comment: The precinct has its primary objective a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. This will be achieved at different scales (at subdivision and development) however the presumption is that the initial subdivision of the site would see the orderly provision of the major civil works (e.g. infrastructure and roads) and formation of the super lots or individual sites that enable up to three dwellings as of right to be constructed as a permitted activity. The precinct standards specify what is required to achieve compliance at subdivision or if development preceded subdivision. The policy obligations highlighted including the provisions of the precinct would be explicitly considered in the detailed design informing the consenting process (by architect or builder) to ensure timely resource and/or building consent approval.

In summary the PPC has had suitable regard to the objectives and policies of the relevant zones to ensure their application and which can be further manifested at the consenting and implementation stage in terms of the required obligations. This also includes the application of MDRS provisions.

8.12.5 Proposed Plan Change 78 to Mixed Housing Urban Zone Provisions

Proposed PC78 incorporates mandatory objectives and policies and permitted activity standards imposed by the MDRS and associated supporting provisions. These are now codified planning standards within the Act.

Council has also proposed changes to the zone and other aspects of the AUP in response to MDRS legislation and the NPS-UD. These are subject to submission and decision by the Independent Hearings Panel (and appeal) and therefore the status of the proposed Council provisions (at the date of this report) is that they are not relevant as being neither effective nor operative to the PPC.

In accordance with RMA requirements for the MDRS to be included in every relevant residential zone, the MDRS are proposed to be included in the Crestview Precinct. The PPC therefore meets the requirements of the RMA to include the MDRS without reliance on PC78.

8.13. Catchment Management Plans, Network Discharge Consent

A SMP has been prepared for this PPC and is submitted concurrently to give effect to stormwater management requirements of the PPC to show integrated land use management. The SMP has been prepared in accordance with the requirements of Healthy Waters and it is understood they would seek a variation of the Slippery Creek Catchment Network Discharge Consent, for the site to be included as part of that consent. It is desired that approval be given for the SMP at the same time the PPC is being heard and considered.

The proposed precinct policy requires that subdivision and development be in accordance with the provisions of the approved SMP.

8.14. Treaty Settlement Legislation

Treaty settlements acknowledge the agreements reached between the Crown and Iwi to recognise some of the cumulative effects of breaches to the Treaty of Waitangi and its principles on the economic, social, physical, cultural and spiritual wellbeing of mana whenua.

Treaty settlement legislation enacts the deed of settlement between the Crown and Iwi that contain relationship, cultural and commercial redress relevant to Iwi.

Statutory acknowledgements and deeds of recognition are part of cultural redress relevant to the Iwi who are represented by their settlement bodies. Ngāti Tamaoho possess such acknowledgement over the much of the Papakura area including the site.

8.15. Auckland Urban Ngahere (Forest) Strategy 2018

Auckland's urban ngahere is defined as the network of all trees, other vegetation and green roofs – both native and naturalised – in existing and future urban areas. It includes trees and shrubs in road corridors, parks and open spaces, green assets used for stormwater management, community gardens, green walls and roofs, and trees and plants in the gardens of private properties.

The strategy is a comprehensive regulatory and non-regulatory approach to enhancing our urban forest and green infrastructure by increasing the tree canopy cover around the city. A key target of the strategy is to increase canopy cover across Auckland's urban area up to 30%, with no local board areas less than 15%.

The PPC responds to the strategy by providing opportunities for significant planting within the precinct (some 9,000 plants, shrubs or trees). This includes at the margin of the urban rural boundary, the restoration of the existing bush area in addition to each new dwelling lot and street trees. These will provide multiple benefits including effective sequestering of carbon, creating an enhanced treed backdrop to the urban edge, birdlife habitat, shade and amenity.

8.16. Local Board Plan

The site is located within the Papakura Local Board area. The proposed rezoning and development of the land has been canvassed with local board members and Ward Councillors with a formal letter and documents sent to the Board and Councillors on 23 June 2023. Refer Section 7.1.1 of the report for a detailed evaluation.

8.17. Climate Change Response Act

Section 74(2)(b)(i) of the RMA requires regard to be had to management plans and strategies prepared under other Acts (to the extent that their content has a bearing on resource management issues of the district) and (c) any emissions reduction plan made in accordance with section 5Z1 of the Climate Change Response Act 2002; and (d) any national adaptation plan made in accordance with section 5Z5 of the Climate Change Response Act 2002.

Chapter 7 of the Emissions Reduction Plan⁴ relates to Planning and Infrastructure, and promotes well-functioning urban environments, higher density development, strategic planning and protection of areas of cultural significance. The "actions to reduce emissions through improvements to the planning and infrastructure system" are focused on amending environmental legislation; applying direction to urban developments to provide for intensification and housing close to workplaces; addressing infrastructure financing issues; promoting Crown-led and private sector urban regeneration projects; and improving the evidence base for decisions.

⁴ [Aotearoa New Zealand's first emissions reduction plan \(environment.govt.nz\)](https://environment.govt.nz/emissions-reduction-plan/)

The PPC proposes applying the MDRS to the rezoned area which is an appropriate response to the general direction for higher density development. As discussed elsewhere, the rezoned area has ready access to servicing infrastructure, is sufficiently serviced through public transport routes and is well located for access to employment hubs. As an incremental extension to the existing urban area, the PPC is considered consistent with the Emissions Reduction Plan.

The National Adaptation Plan⁵ at chapter 4 (local government actions to direct climate resilient development in the right locations) states: *“The effects of climate change are being felt now. During the transition to the new system, councils need to avoid locking in inappropriate land use or closing off adaptation pathways before the new resource management system takes full effect. Councils have existing functions and powers that can be used to avoid, mitigate or manage the impacts of natural hazards. These functions can support climate-resilient development in the right locations. In particular, councils must recognise and provide for the management of significant risks from natural hazards as a matter of national importance in exercising their functions and powers under the Resource Management Act 1991 (RMA). Both regional and territorial authorities have functions under the RMA that relate to avoiding or mitigating natural hazards.”*

Sections 9.9 (geotechnical and hazard assessment) and 9.10 (flooding and stormwater management), consider the above matters in outlining the appropriate design response (and precinct provisions) to climate resilient infrastructure and development outcomes to confirm the suitability of the site for development. There are no natural hazards (i.e. slope instability) matters that have been identified as particularly affecting this land and the stormwater management approach is designed to avoid (i.e. not contribute beyond pre-development levels) to downstream flooding. The site is therefore not susceptible to extraordinary hazard or risks.

9. Assessment of Effects

This section details the actual and potential effects that implementing the PPC may have on the environment. This assessment is informed by analysis and reporting undertaken by various experts, which are attached as appendices to this report. Any proposed objective, policy, rule or standard within the precinct may be informed by such effects.

9.1. Landscape and Visual Amenity

A Landscape and Visual Effects Assessment (**LVA**) has been undertaken by Reset to support the plan change application and this is enclosed as **Appendix 5**. The LVA considers the PPC within the context of the existing environment with reference to the topography of the land and its urban and rural context and its potential effects of development enabled on natural character and landscape values and views. An assessment of the RUB location and statutory

⁵ [Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi | Adapt and thrive: Building a climate-resilient New Zealand \(environment.govt.nz\)](https://www.environment.govt.nz/urutau-ka-aurikura)

considerations is also provided.

The LVA describes the landscape character of the Crestview Rise area and finds that the Plan Change area (the site) does not contain any areas or features that are considered to be of high landscape value. In addition, there are no outstanding natural features or landscapes as identified under the AUP within the Plan Change area.

The key areas of focus were the interrelated categories of landscape effects (attributes, values – mana whenua and character) and visual amenity. The following summary points are considered pertinent.

Retention of existing vegetation in the gully and ridge areas, the long-term enhancement of vegetation in this part of the site, and the creation of a 10m wide revegetation planting buffer, will help to establish and support a key landscape feature on the site - providing improved habitat, ecology, a rural-urban buffer and visual amenity for residents. Proposed conservation measures will notably enhance the ecological value of the site over time along with its contribution to local linked habitats. As such landscape effects are considered low.

Given the nature of the site, particularly its location, context, visibility, and associated vegetation, the PPC and precinct can sensitively integrate development within the broader landscape. The anticipated development form is unlikely to generate no more than a low adverse visual effect when viewed from multiple distant points. It is also considered that this will reduce to a very low effect as future development 'grows in' with the associated new planting and becomes a familiar undiscernible component of the urban environment.

The proposed landscape buffer planting indicated in the precinct plan and its potential planting form as per the landscape plan (refer **Appendix 5**) will extend and enhance the biodiversity value of the bush area and will grow and mature and further contribute to the visual amenity when viewing the site. This is a significant positive effect on the environment with some 9,000 new plants, shrubs and trees proposed within the precinct.

It is considered that there are no Qualifying Matters with regards to limiting height or intensity on the site from a landscape and visual effects perspective.

Overall, having regard to the analysis and conclusions of the LVA and in regard to the proposed precinct provisions, it is concluded that the level of change enabled by the PPC can be readily absorbed or accommodated within the site with a minor level of effect without diminishing the landscape attributes, cultural values, character and nearby resident amenity and with significant new positive effects.

9.2. Urban Design

An urban design report with accompanying plans has been prepared by Urban Form Design refer **Appendix 4**. The design statement informs the PPC and assesses its compliance with best practice urban design considerations as well as providing a statutory assessment. It communicates the overall development aspirations for Crestview Rise and provides design parameters or principles for achieving the objectives and outcomes of the Crestview Rise Precinct.

Credible development scenarios typically enabled by the plan change and precinct provisions have been prepared to assess the potential effects of development. These are compliant with all relevant standards and provide an accurate representation of a possible future living environment. These have enabled a comprehensive assessment of effects by all technical experts including potential positive and adverse effects.

Plan Option	Parent Lots	Dwellings	Storey	Bedrooms
1. Semi-Detached	35	68	2	3
2. Triple-Attached	31	81	3	3
3. Infill/rear lots	33	89	3	3
4. Triple/Semi-Attached	28	70	2	3

The four development scenarios indicate a mixture of townhouse, duplex or triplex configurations of two and three storey that could realistically be constructed in response to the sites contour and aspect enabled under the respective MHU Zones (AUP or MDRS). These indicate that some 70-90 dwellings could be achieved of a form and an amenity complementary to the adjacent Crestview neighbourhood.

The scenarios are informed by design principles and statutory considerations under the RPS and structure planning to inform the critical components or key elements that the precinct plan should include to guide development during the normal subdivision process that is respective of its locational place and integrate with its neighbourhood.

These principles have been informed by the following key spatial design aspects and organizing elements:

- Retain, enhance and protect the higher parts of the site (ridgeline and spur) to establish an effective planted demarcated RUB.
- Provide a landscaped rural buffer to manage interface with adjacent properties.
- Creation of two primary entrance routes acting as either a JOAL or public road as a central organizing element.
- Distribute the built form in a layered manner across the site's contour optimising slope and aspect.

- Minimise excavation and earthworks for roading and infrastructure purposes.
- Provide for active frontages with dwellings facing the public road and roads respectively.
- Complementary built form in keeping with the neighbourhood.

The development scenarios show the expected urban form and their extent of compliance with the principles and standards of the precinct. As such a variety of housing typologies are available to be established to support a quality compact functional and amenable living environment for future inhabitants and its contribution in a contextual sense to a well-functioning urban environment.

In conclusion the urban design response envisaged for the site appropriately shows potential optimisation of the land and enables permitted development of a distribution and form to successfully integrate with the Crestview neighbourhood through a combination of precinct and standard AUP provisions.

9.3. Economic Assessment

An economic and strategic planning assessment of the plan change has been undertaken by Strategese. The following key conclusions are reached.

The PPC has the potential to make a modest positive contribution to catering for projected demand for residential housing in the Papakura area which is currently a high-growth location.

The PPC is assessed to be in keeping with the relevant objectives and policies of the AUP RPS and the NPS-UD 2020. Application of the MHU to the Plan Change area will enable a variety of housing types and choice at different price points and contribute to a well-functioning urban environment.

The Council's FDS 2023 does not have any direct bearing on the PPC site nor is it antagonistic to the FDS (due to minor scale), but it does provide a basis for describing the way that residential development is expected to occur by the Council in the Papakura Local Board area, as follows:

1. the primary location for accommodating demand for additional housing over the next 20 years will be within the existing urban area, given the Takanini FUZ land is not planned to be released until 20 years or more even if it is found to be feasible;
2. significant demand for additional housing over the next decade (2023-2032) will otherwise need to be catered for further south, particularly in the Ōpaheke-Drury area.

The PPC satisfies statutory planning requirements and offers to make a small contribution to providing additional capacity for 68-89 dwellings in an existing urban neighbourhood. Urbanisation of the land is appropriate to be enabled via a minor adjustment to the AUP's RUB and application of the MHU Zone as proposed.

In economic effect terms, the land development and infrastructure and housing construction activity enabled by the PCC will make a modest contribution to Auckland's gross domestic product (**GDP**) and employment. The total effect will mainly be a function of the number of dwellings built and their typology. The lowest density option (**Option 1**) is estimated to involve a total construction cost of \$32.8m and to generate a contribution to Auckland's GDP of \$10.4m and a total 137 jobs for the duration of the construction period. By comparison the highest density option (**Option 3**) would involve total costs of \$57.0m, GDP of \$18.1m and a total 246 jobs.

As a construction project that will cost in the vicinity of \$33m to \$57m over the course of the site's build-out, it will provide a positive boost to the construction industry sector in the Papakura area. The PPC will enable efficient use of the land for a higher value purpose than the CSLZ and by not requiring investment in infrastructure networks by the Council or its CCOs.

Overall, the assessment is that the potential economic benefits of the plan change outweigh the potential economic costs (i.e. loss of small portion of CSL Zone land) by a considerable margin.

9.4. Sustainability

Consideration of sustainability matters include effects related to reducing greenhouse gas emissions, infrastructure design that is resilient to the effects of climate change and environmental restoration.

The development concept envisaged and recognised in precinct provisions include the following general environmental outcomes:

- Stormwater quality and quantity management applying best practice adaptive design
- Biodiversity improvement and ecological regeneration enhancement
- Significant new planting areas with health, amenity, recreational and cultural benefits
- Utilising existing available infrastructure including public transport network

Development of the urban area effectively requires (under the precinct provisions) approximately 2.7 hectares of countryside living zone land to be planted, restored and protected with some 8,825 plants, (on top of the removal of noxious plants and animals) and the addition of planting within the new residential subdivision.

The extent of environmental improvements across the plan change area will act as an on-site carbon sink contributing to important carbon sequestration. This may have potential over a 100year period to offset the estimated carbon emissions of house construction and occupation anticipated by the proposed zoning for the land.

The sustainable development features of the plan change include:

- Restoration, replanting, and enhancement of native vegetation within the site.
- Bush sequestration to mitigate and remove carbon from the development.
- Providing the opportunity for people to live, work and recreate close to nature offering significant benefits for health and wellbeing and reducing emissions.
- The creation of a compact neighbourhood surrounded by nature and an enhanced ecological network.
- A balance of nature and urban development while respecting landscape character features
- Stormwater that manages quality and quantity with contemporary measures to treat regular events and attenuate flood risk within and beyond the site.

9.5. Cultural Matters

The wider Redhill Papakura area is of cultural significance to mana whenua and three iwi in particular, namely Ngāti Tamaoho, Ngāti Te Ata Waiohua and Te Ākitai Waiohua.

These whenua form part of the Waiohua collective. All groups hold a long and continuous cultural relationship with the area. Ngāti Tamaoho also have a statutory acknowledgment over this area and parts of the Papakura District.

An initial hui or site walkover with iwi took place on 27 July 2023. Each iwi representative confirmed that a cultural values assessment report would be required. Subsequently CVA's were received from all but Ngāti Tamaoho. Details of the consultation with mana whenua is provided in the Consultation section 11.6 of this report and copies of the CVAs are provided in **Appendix 13**.

Engagement with mana whenua informed by and arising from the CVA's and related interaction records that the site is culturally important to all mana whenua from a cultural and historical perspective. The site is visible as part of the broader landscape backdrop within the district, including from the scheduled Pukekoiwiriki Pā site to the south. Mana whenua welcome the matters identified in the CVA's being suitably acknowledged and promoted in the precinct provisions of the PPC. The draft precinct provisions were shared with mana whenua.

In summary, Ngāti Te Ata Waiohua and Te Ākitai Waiohua support the plan change approach

in principle on the basis that the detailed technical reports accompanying the plan change application and proposed precinct provisions would provide for cultural heritage and landscape matters and the anticipated outcomes secured through the requirements of the resource consent process.

Overall, having regard to the supportive CVA's and the potential for partnership between HVHLP and mana whenua with formal recognition in the proposed precinct provisions, it is considered that adverse effects on cultural values will be avoided. The plan change presents an opportunity to protect, recognise and promote mana whenua values within the site and its associated development and environmental enhancement.

9.6. Heritage and Archaeology

The Auckland Unitary Plan planning maps confirm that there are no known sites of historic heritage significance or value within the plan change area. It is acknowledged though that the site forms part of a larger area of cultural value to local mana whenua Ngāti Te Ata Waiohua, Te Ākitai Waiohua and Ngāti Tamaoho.

Extensive bulk earthworks of the site associated with the earlier subdivision of the adjacent land would have modified or removed any potential valued archaeological exhibits should such exhibits have existed. Accordingly, no archaeological features are likely to be found where those earthworks have occurred.

In the (unlikely) event of identification or modification of a pre-1900 archaeological site/s (including any unrecorded sites) at development, an Authority issued under the Heritage New Zealand Pouhere Taonga Act would need to be sought prior to the commencement of site works. It is also anticipated that standard accidental discovery protocols will be implemented in the event that any archaeological material is uncovered during excavation works, and any sites will be recorded for inclusion in the Cultural Heritage Inventory.

On this basis of the extensive bulk earthworks undertaken, it is considered that the probability of any potential archaeological artefacts existing within the plan change area is likely to be very low and, in any case potential discovery associated with new earthworks to construct roading and building platforms can be appropriately managed or mitigated through accidental discovery protocol conditions placed on subsequent subdivision resource consents.

9.7. Soils

The plan change area is currently zoned Countryside Living and was therefore not intended for rural production purposes but rather for rural lifestyle living. The area to be live zoned is currently vacant, reasonably heavily gorse infested and most of the site has been earth worked under previous consents over 2017-2020 relating to the adjacent subdivision.

The nature of the topography and geology outlined in the respective Engeo reports (PSI and

GIR) for potential contamination and geotechnical conditions, as outlined below, suggest that the site does not contain elite, prime or high-quality soils that have high productive value and is otherwise suitable for urban purposes. Accordingly, the NPS-HPL would not otherwise apply to the site.

9.8. Contamination

A PSI has been undertaken over the site subject to rezoning by Engeo and this enclosed as **Appendix 11**.

The objective of the PSI was to gather information relating to the current and historical potential of contaminating activities at the site. The works comprised review of historical site information and review / assessment of information gathered during the site walkover undertaken on 6 September 2023.

Intrusive investigation was also undertaken to:

- Assess the likelihood of contaminants being present on-site that were not identified during the desktop or site walkover.
- Verify that soil on-site is suitable for the proposed change of land use.

High-level disposal options for soil that may be required to be removed from site during future development works.

The investigation has identified that:

- The site is not considered to have been used for an activity from the HAIL, and the NES-CS does not apply to the proposed change of land use.
- The concentration of contaminants does not exceed the criteria for protection of human health for the current or proposed land use.
- The concentration of contaminants does not exceed environmental discharge criteria from the AUP.
- The presence of nickel above the natural background range for non-volcanic soils means that excess surface soil may not meet Auckland Council definition of clean fill (assuming a non-volcanic clean fill site). It should be noted that no contaminant concentrations exceed regional background criteria for volcanic soils.

The minor areas of elevated nickel concentrations can be appropriately managed through the subsequent resource consent process, as need be.

In summary it is considered highly unlikely that there will be a risk to human health or environment of the proposed change in land use. The PSI concludes overall that the Plan Change area is suitable for future residential development and there is no evidence to

suggest the presence of contamination that would preclude the proposed rezoning of the land.

In conclusion, any potential adverse risk of contamination is either negligible or minor.

9.9. Geotechnical and Natural Hazard Assessment

A comprehensive GIR has been prepared by Engeo who have historical experience and expertise at the site to inform the plan change, and this is included as **Appendix 10**. The findings of the geotechnical report are based on published geotechnical and geological information, Auckland Council's GeoMaps database, aerial photographs, historical geotechnical site investigations, engineering concept plans (by Envelope) of an envisaged subdivision and new geotechnical investigations which included extensive hand auger boreholes and machine boreholes undertaken within the HVHLP owned sites.

Based on the extensive investigation, assessment and site observations, Engeo consider it is unlikely for the site to be subject to natural hazards (particularly relating to stability) provided suitable engineering measures are included in the subsequent site development (such as specifically designed retaining walls and engineered fill or batters) and design recommendations are adhered to. As such, they consider the land to be rezoned suitable for a proposed residential development (including potential loadings of a MDRS 3 storey dwelling) from a geotechnical perspective.

The findings of the GIR undertaken for the site have analysed the nature of the slope risk factors (factor of safety) which have been instrumental in spatially defining the limit of the proposed urban zone, the likely location of excavation and structures to avoid high risk areas of potential slope failure. Potential mitigation measures that could be reasonably expected within parts of the urban zone identified in the report relate to likely extent and form of retaining wall structures and specific foundation design for new buildings.

A 5m specific design limitation zone area is recommended in the GIR (**Appendix 10**) approximating the proposed western RUB line. Any development within that area may be subject to specific engineering design. This could be informed by way of consent notice at time of subdivision approval. There are otherwise no specific mitigation measures beyond standard and prudent engineering design (civil, geotech and structural) measures required for the plan change.

The GIR would be otherwise suitable to inform the basis of a subdivision resource or development consent application given its extensiveness. Additionally, the current AUP framework and Auckland-wide provisions in Chapter E36 in particular are considered sufficient for addressing any geotechnical matters at the time of future subdivision or development.

9.10. Flooding and Stormwater Management

9.10.1. Flooding

The Plan Change area is identified on Council's GIS mapping system as being subject to three overland flow paths (based on original/historical contour) and a flood plain associated with the stream and bush area (66 Crestview Rise and 170 Settlement Road not proposed for urban development). The two overland flow paths at 28 and 30 Crestview Rise were infilled as part of the earlier approved earthworks consent.

A SMP has been prepared by Envelope Engineering Ltd and is included as **Appendix 8**. The SMP report undertakes a flood risk assessment and promotes a design management response for the 10% (10 year) and 1% (100 year) event occurrence levels.

In accordance with Auckland Council's Stormwater Code of Practice and TP108, the stormwater system has been designed and sized to convey flows from the 10-year ARI rainfall event adjusted for climate change. The network will collect all stormwater from the proposed dwellings, JOAL and public road and connect into the main stormwater lines through a piped system. The main lines will convey all stormwater to the respective stormwater treatment wetland ponds and then connect into the existing piped network on Crestview Rise which has adequate capacity to receive.

Flooding in the 1% AEP (1 in 100 year) scenario is not anticipated to be an issue. All stormwater will be routed through the piped network (AEP 10%) and overland flow paths to one of the two stormwater attenuation ponds sized to attenuate and reduce stormwater flows so that there is no increase in flow rates in comparison to the existing "greenfield situation" for a 1% AEP event.

The standard provisions in Chapter E36 of the AUP would apply to any development within the residual overland flow paths of the site. These are likely to be incorporated into the new stormwater system with some residual flow for a few properties to Crestview Rise.

9.10.2. Stormwater Management

The SMP included in **Appendix 8** aims to align the proposed stormwater management approach for the Plan Change area with the requirements of the AUP in regard to an integrated management approach as per requirements of Policy E1.3.10 for example. The SMP takes into account the catchment specific issues, constraints and opportunities and the characteristics of the receiving environment. It is proposed that the SMP will be adopted into the region-wide stormwater Network Discharge Consent and provisional approval for the SMP will be sought during the plan change process.

Section 6 of the SMP outlines the general approach or philosophy to manage the effects of stormwater following a treatment train approach to water quality, quantity, flooding and stream hydrology.

In summary, the proposed development enabled by the rezoning will result in a net increase

to the impervious coverage which will generate stormwater runoff that will be controlled and managed with appropriate mitigation measures. A stormwater management network consisting of underground pipes, rainwater collection and reuse systems, attenuation devices, and a centralised bioretention device will be used to collect, treat, attenuate, and convey runoff from the proposed buildings and road infrastructure, following a treatment train approach.

A summary of the treatment train approach is:

1. The selection of building materials for dwellings will be controlled through application of the use of land covenants/ consent notices at time of subdivision or development consent to ensure that contaminant generating materials (eg copper or zinc) are prohibited.
2. Each dwelling will include rainwater collection and re-use tanks. The tanks will have a retention function (plumbed into the house water supply providing for non-potable water use) and a minor detention function.
3. Each dwelling will connect stormwater from the rainwater tank overflow and from driveway catchpits, into the proposed stormwater reticulation which will pass through a centralised treatment and attenuation device, comprising a large raingarden and a detention pond respectively for the eastern and western catchments of the site. These will then connect to existing stormwater drainage in Crestview Rise.
5. All runoff from the proposed public road and the private accessways located within the JOAL will collect road runoff via standard street catchpits or superpits with a sediment trap. The catchpits will connect to the aforementioned proposed public stormwater reticulation system which passes through the centralised rain garden and detention pond device.
6. The combination of on-lot rainwater collection/ detention tanks and the proposed centralised detention ponds will be sized to ensure that peak discharge control is achieved, so that post development runoff is less than 80% of pre-development runoff.

The proposed approach to managing Stormwater quality will ensure that stormwater runoff from new impervious areas that have the potential to adversely affect waterways, including high contaminant generating carparks and all roads will be appropriately managed.

The findings of the SMP are that the impacts on stormwater management from the land use change from rural to urban can be managed through providing hydrological mitigation (detention and retention) and quality management for impervious surfaces within the Plan Change area.

The SMP outlines an integrated stormwater management approach which will be consistent with Policy E1.3.10 of the AUP. This may require the application of SMAF1 type control standards (retention) to ensure that specific mitigation measures as set out within the SMP will be incorporated as part of a future resource consent or EPA approval process. This will enable an assessment of proposed best practicable options for managing the quality (and quantity) of stormwater runoff in the context of a particular development proposal.

Overall, it is considered that the above measures and methods will be sufficient to achieve hydrological mitigation of the effects of stormwater runoff and its management generated

by increased impervious areas, to ensure ecosystems remain healthy, the quality of the freshwater is enhanced and there is no additional flooding risk.

9.11. Servicing – Water Supply and Wastewater

9.11.1. Water Supply

The Water Supply and Wastewater Assessment report prepared by Envelope Engineering details how the plan change area will be serviced with the necessary water supply and wastewater infrastructure, enclosed as **Appendix 7**. The specific servicing requirements are detailed below.

Water supply for future development will be provided by HVHLP which has an agreement with Veolia to supply water to the site, utilising available capacity from the adjacent Watercare reservoir for reticulation purposes.

The undertaking reached between the parties is that Veolia confirm service connections for up to 90 dwellings (DUE).

9.11.2. Wastewater

Discussions have been held and are continuing with Veolia Water (details within the Envelope Infrastructure Report) to confirm identified wastewater options for an existing pipe restriction. In essence a minor upgrade is required to an existing pipe downstream from the site at 159 Dominion Road to increase a pipe size from a 300mm to a 450mm. An agreement to service the site for wastewater is being sort and the applicant is willing to undertake the required works or provide a pro rata financial contribution to effect that upgrade with other beneficial development parties recognising that the upgrade will provide an improved level of service to an existing constraint as well as accommodating future growth. An agreement will be prepared between the parties to manifest this prior to subdivision.

Based on the supporting analysis, and discussions and provisional agreement in principle reached with Veolia, the PPC can be suitably serviced for reticulated water and wastewater through the solutions identified in the accompanied Infrastructure Report. There are no constraints of significance that cant otherwise be effectively remedied that would suggest the land within the PPC area is not suitable for urbanisation.

Watercare have also confirmed capacity within the bulk service network.

9.12. Ecology

9.12.1. Freshwater Ecology

An appraisal report has been undertaken by Bioresearches (refer **Appendix 9A**) to understand and ascertain the nature of the freshwater environment and potential obligations and effects

that the plan change may generate in regard to the NPS-FM or AUP (e.g. Chapter E1).



Figure 8. Stream network

The report provides a comprehensive analysis of the freshwater ecological features that could potentially be affected by development within the site. A permanent stream (a tributary of Otuwairoa) is located towards the southern boundary of the site, into which stormwater from the proposed future development will eventually discharge through the public network. A 10m riparian yard regulation applies to the identified stream but no earthworks are proposed within this setback area. No natural inland wetlands are located within 100m of the site.

The flood detention basin is an intentionally constructed waterbody and as such falls outside the definition of a 'natural inland wetland' according to the NPS-FM. Therefore, it is not afforded protection and does not pose a constraint to future development within the site.

No AUP natural resource rules are triggered that would otherwise require a future resource consent, although some may potentially be applicable for stormwater discharge into the stream, associated with subdivision consent process and to adhere to objectives and policies of Chapter E1.

Given that the stormwater from the rezoned portion of the site will be largely treated (polished) before discharging into the stream, it is not expected to affect the surface quality of the stream or its hydrological functioning. Additionally, the stormwater will be released into the lowest part of the natural stream reach before flowing into an underground piped reach.

In conclusion, the ecological effects of the proposed urban rezoning and enabled development on the existing freshwater environment are expected to be negligible or minor or suitably managed as part of any AUP obligations through the consenting process.

9.12.2. Terrestrial Ecology

Bioresearches have undertaken a terrestrial ecology effects assessment of the site and their report is attached as **Appendix 9**. This report describes the site having a mixture of native (and some exotic) vegetation primarily comprising regenerating broadleaved species scrub / forest that is compositionally weedy, partly as a result of being a component of a narrow finger of regenerating vegetation with high edge to area.



Figure 9. Existing bush vegetation

Overall, the vegetation and habitats are of classed as low value and is severely impacted by noxious weed and animal infestation inhibiting its higher value and potential contribution to the natural ecology of the area and links to SEA's within the hinterland.

Implementation of a restoration plan would improve the overall value of this feature, whereby weed removal, pest animal control and enhancement and buffer planting would greatly improve the values of this forest for fauna and flora. The bush restoration and enhancement would also assist connectivity to the higher value vegetation to the adjacent bush to the east, including kauri, podocarp, broadleaved forest. That represents a potential much higher future state of this vegetation as a broader ecological unit, with appropriate enhancement and management.

In terms of potential effects on terrestrial ecological values, the rezoning of the land to urban has no adverse effect on the natural environment. Indeed, the nature of the plan change and precinct provisions and obligations will compel the establishment of significant planting over an area of 2.7 ha with 8,823 new indigenous plants as recommended. The form and extent of the new plantings will comprise 4 spatial elements (landscape buffer, ridgeline enhancement, existing bush buffer and infill planting) as outlined in **Table 3** of the Report below.

Location	Area (m ²)	Planting Density	Number of plants (est.)
Landscape buffer	1601	1 plant per m2	1601
Infill planting	21,347	1 plant per 4 m2	5337
Buffer (forest edge)	2873	1 plant per 4 m2	718
Enhancement Planting	1167	1 plant per m2	1167
Total	26,988		8,823

The extent and intensity of the proposed planting will produce environmental improvements and have positive effects to the terrestrial ecology and habitat of the site and area and provide a broader contribution to the environment. The proposed obligations are consistent with the NPS-Indigenous Biodiversity.

9.13. Transport

Commuter has prepared an Integrated Integrated Traffic Assessment report (ITA), refer **Appendix 6**, in support of the PPC and in response to Council's Clause 23 RFI. The report assesses the transport related effects (function and form) of the envisaged access arrangements (ie a nonstandard public road and JOAL) as indicated on the precinct plan. This includes an assessment of the likely or anticipated development form (concept subdivision/development) and theoretical development scenarios on the land proposed to be rezoned MHU on the transport environment, including safety and operational functionality.

Consultation with AT on the proposed design for the proposed road form indicated an acceptance in principle as a departure from standard. The proposed precinct stipulates the acceptable minimum standards to apply for consenting purposes.

The report notes that the proposed development would be serviced by a basic level of public transport (bus network), with the frequency presently low, but the site location does provide for good connections throughout the wider network.

The report notes that the surrounding road network would continue to be able to accommodate the expected volume of traffic with minimal additional impact on the operation or safety of users of the road network.

Some improvements to the design of the JOAL access is recommended (at time of subdivision RC) to ensure AUP standards are met. The development concept is otherwise appropriate, suitable and safe for pedestrians and vehicles including the availability for the site to be serviced for domestic waste removal, emergency vehicles and the anticipated vehicle operational requirements of Watercare.

In summary the effects of the Plan Change on the existing transport network have been assessed and are determined to have minimal traffic effects to the function, capacity and safety of the surrounding transport network. The anticipated development form within the zone is also suitably functional and safe in all respects.

9.14. Summary of Effects

The actual and potential effects of the PPC have been considered above, based on extensive reporting and assessment undertaken by a wide range of technical experts. On the basis of these assessments, it is considered that the area is suitable for urbanisation. The rezoning and associated precinct provisions will appropriately manage the effects of urban development on the natural and cultural environment with corresponding positive economic and environmental effects. There are no significant adverse effects.

10. Section 32 Assessment

10.1. Introduction

The purpose of the Section 32 assessment is to summarise, explain and evaluate the rationale for the plan change approach (and possible alternatives) and in particular whether the proposed objectives and provisions of the PPC meet the Act's purpose of sustainable management. This entire planning report and the technical reports that form part of the PPC request are all part of and inform the section 32 analysis in support of the plan change.

This section 32 assessment may refer to or relies on the following technical reports or inputs:

1. Plan Change Application Report by rdbconsult
2. Landscape and Visual Effects Report and supporting plans by Reset - **Appendix 5**
3. Urban Design Statement and supporting plans by Urban Form Design - **Appendix 4**
4. Terrestrial Ecological Assessment by Bioresearches - **Appendix 9**
5. Freshwater Ecological Appraisal by Bioresearches - **Appendix 10**

6. Engineering and Infrastructure Assessment by Envelope Engineering - **Appendix 7**
7. Stormwater Management Plan by Envelope Engineering - **Appendix 8**
8. Geotechnical Assessment by Engeo - **Appendix 10**
9. Transport Assessment by Commute - **Appendix 6**
10. Economic (and strategic planning) Assessment by Strategese - **Appendix 12**
11. Land Contamination Report by Engeo - **Appendix 11**
12. Cultural Impact Assessments provided by Ngāti Te Ata Waiohū; Te Ākitai Waiohū; - **Appendix 13**
13. Community and iwi consultation and feedback - **Appendix 14**

10.2. Legislative Tests

Section 32 of the RMA requires any proposed plan change to be the subject of an evaluation report assessing the appropriateness, effectiveness, efficiency, costs, benefits and risks of the requested plan change including alternative options. Section 32 states:

“32 Requirements for preparing and publishing evaluation reports

- (1) *An evaluation report required under this Act must—*
 - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must –*
 - (a) *Identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *If practicable, quantify the benefits and costs referred to in paragraph (a); and*

- (c) *Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*
- (3) *If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal) the examination under subsection (1)(b) must relate to –*
 - (a) *The provisions and objectives of the amending proposal; and*
 - (b) *The objectives of the existing proposal to the extent that those objectives –*
 - (i) *Are relevant to the objectives of the amending proposal; and*
 - (ii) *Would remain if the amending proposal were to take effect.”*

This proposed plan change is an amendment to the existing AUP and is an “amending proposal” for the purposes of section 32(3). Accordingly, the assessment must relate to the objectives and provisions of the PPC and the objectives of the AUP to the extent that they are relevant to the proposed Plan Change and would remain upon implementation of the Plan Change (i.e. development). The Council has carried out a detailed section 32 assessment as part of the AUP decision making process (2016). Experience has also identified that the Auckland-wide and zone provisions are generally appropriate and suitable, to achieve the objectives of the plan change.

In addition to the objectives of the proposed plan change outlined in section 10.3, the AUP objectives are also relevant to giving effect to the PPC as outlined below.

A summary of the relevant AUP objectives follows.

Within the RPS:

- A compact urban form that enables a high-quality urban environment, better use of existing infrastructure and efficient provision of new infrastructure, improved public transport and reduced adverse effects;
- Ensure there is sufficient development capacity to accommodate growth and require the integration of land use planning with the infrastructure to service growth;
- Urbanisation is contained within a Rural Urban Boundary;
- A quality-built environment where subdivision, use and development respond to the intrinsic qualities and physical characteristics of the area, contribute to a diverse mix of choice and maximise resource and infrastructure efficiency;
- Ensure residential intensification supports a quality compact urban form in close proximity to public transport;
- An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population;
- Ensure recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities and that public access to streams is maintained and enhanced;
- Ensure the mauri of, and the relationship of mana whenua with, natural and physical resources including freshwater, land, air are enhanced overall;

- Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring;
- Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced; and
- Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.

Within the Residential Zone:

- Within the MHU Zone - enable a range of housing types at a range of densities and in a manner that is in keeping with the planned urban built character of the zone;
- Ensure land is used efficiently in areas close to centres and public transport
- Moderate to high intensity residential activities are provided for in areas in close proximity to employment opportunities, or which can support the public transport network;

Within the Auckland-wide Provisions:

- Auckland- wide objectives relating to lakes, rivers, streams and wetland, water quality, stormwater, land disturbance and vegetation management and biodiversity seek to avoid adverse effects where possible but recognise the need to use land identified for future urban land uses efficiently;
- Auckland-wide objectives relating to subdivision seek to ensure that subdivision has a layout which is safe, efficient, convenient and accessible and that infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner; and
- Auckland-wide objectives relating to transport seek to ensure that an integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.

10.3. Appropriateness of the Objectives to achieve Part 2 of the Act

10.3.1. Introduction

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives of the proposed plan change are the most appropriate way to achieve the purpose (and principles) of the Act. With the exception of section 6(e) *the relationship of Māori and their culture....* there are no other Matters of National Importance under section 6 relevant to the PPC. Section 7 Other Matters and section 8 Treaty of Waitangi principles apply as discussed below.

Section 32(6) provides that “objectives” means:

- (a) *for a proposal that contains or states objectives, those objectives:*
- (b) *for all other proposals, the purpose of the proposal.*

The precinct provides a framework to facilitate and achieve sustainable management of the land. The precinct objectives and provisions inform the achievement of the precincts purpose, enables and manages development while enhancing and protecting the natural environment. This ensures the purpose and principles of the RMA are achieved.

The Precinct includes 6 objectives (copy provided below). Objectives 1 and 2 are **mandatory** objectives required by Schedule 3A (MDRS) of the RMA to be included in the AUP. Inclusion of objective 1 and 2 within the Precinct ensures their application notwithstanding the proposed status of PC78. No further evaluation of these objectives is considered necessary however it is noted that the technical report assessments (in particular the economic and urban design reports) show how these objectives will be achieved in meeting the purpose and principles of the Act.

The inclusion of the Objectives 3 to 6 has been specifically crafted to reflect the site, context and the key resource management considerations specific to place and are evaluated below.

10.3.2 The Precinct Objectives:

- (1) *A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future*
- (2) *A relevant residential zone provides for a variety of housing types and sizes that respond to –*
 - (a) *Housing needs and demand; and*
 - (b) *The neighbourhood’s planned urban built character, including 3-storey buildings.*
- (3) *Subdivision and development undertaken in general accordance with the precinct plan.*
- (4) *Enhancement of the site’s natural environment including ecology and biodiversity.*
- (5) *Recognition and promotion of cultural landscape, mana whenua values and design principles.*
- (6) *Stormwater infrastructure that is resilient to the effects of climate change and acknowledges mana whenua values.*

10.3.3 Proposed Objectives- Rationale

Objective 3

This objective requires that subdivision and development be in general accordance with the precinct plan. Key elements of importance in that plan include road linkages with pedestrian provision, pouwhenua and stormwater management measures. Those aspects are informed by urban design, mana whenua and stormwater management inputs.

A most notable element shown is an obligation to provide a 10m landscaped buffer of

extensive planting that would effectively define the RUB margin or interface with the rural and urban zones. Additional planting within the CSL zone part of the site is required concurrently.

The technique and form of the RUB (as a method) to distinguish the urban from the rural environments recognises the need for appropriate edge treatment (required by the RPS) within the elevated parts of the site visible within the broader landscape.

This objective will ensure section 7 provisions of the Act, in regard to the following clauses, are respectively considered: *(a) kaitiakitanga; (b), the efficient use and development of natural and physical resources; (c) the maintenance and enhancement of amenity values; (d) intrinsic values of ecosystems; (f) maintenance and enhancement of the quality of the environment.*

The objective will ensure that key elements and any potential effects are considered during the subdivision process. This objective is therefore considered necessary and appropriate in achieving the purpose of the Act.

Objective 4

This objective requires the enhancement of the site's natural environment including improvements to its ecology and biodiversity. This would be manifested as a consent obligation at subdivision or development achieving an important positive environmental outcome that wouldn't otherwise be available.

Approximately 63% of the site within the precinct remains Rural. Much of that land is native bush (fragile and of low quality but with potential to considerably enhance the ecological unit in which it exists) and very challenging topography. Restoration of the bush and extensive planting of the rural area and its protection in perpetuity with some 8,500 new plants with mana whenua input is a consent (standard and special information) requirement. This is consistent with RPS and NPS-Indigenous biodiversity and CVAs.

The objective considers section 7 of the Act, in particular the following clauses: a) kaitiakitanga; aa) the ethic of stewardship; c) the maintenance and enhancement of amenity values; d) intrinsic values of ecosystems; f) maintenance and enhancement of the quality of the environment; i) the effects of climate change.

This objective will support the life-supporting capacity of the natural environment under section 5 and is considered necessary and appropriate in achieving the purpose of the RMA.

Objective 5

The objective seeks the recognition of cultural landscape, mana whenua values and customary design principles and their promotion. That includes assisting with the enhancement and protection or safeguarding of natural resources being the landform, water and ecosystems through integrating development and conservation values at time of design and implementation.

Engagement with mana whenua (and the provision of CVA's) has identified how those values can be embodied within the precinct provisions to give effect to the objective. This includes the Special Information requirements to be considered at consenting and including the opportunity to participate in the significant restoration and planting obligations for the site. The application of Te Aranga Māori design principles in infrastructure design and location of pouwhenua complement the acknowledgement and potential ongoing role of iwi.

The objective recognises and provides for and considers sections 6e), section 7a) kaitiakitanga; aa) the ethic of stewardship; d) the intrinsic values of ecosystems and section 8 of the Act.

This objective is considered necessary and appropriate in achieving the purpose of the Act.

Objective 6

The objective requires that infrastructure is designed to be resilient to effects of climate change and acknowledge mana whenua values. This objective is relevant either directly or indirectly under section 6(e) the relationship of Māori and their culture and traditions with.....water; and 6(h) the management of significant risks from natural hazards and section 7(a) kaitiakitanga and 7(i) the effects of climate change in particular.

Council's PC80, the NPS-UD (well-functioning urban environment) and heightened awareness around natural hazard risk (which may be elevated given relationship with climate change) have been suitably considered in the PPC. Technical expertise has identified that the land to be rezoned poses no significant risk from natural hazards relating to site stability.

New stormwater management infrastructure is required to be designed in response to the elevated effects of climate change on the environment in regard to effects of runoff from a quality and quantity perspective. This includes a treatment train approach and attenuation ponds designed to accommodate the 100year event with climate change factored in.

The NPS-FM also requires inputs of mana whenua to proposed design solutions (enabled through SMP) to ensure the effects on the receiving environments of freshwater (and biodiversity) are suitably considered. The combination of resilient best practice adaptive design in conjunction with iwi will ensure ecological values and water quality to the receiving environment within the site are protected and enhanced and avoid contributing to potential flooding downstream and the health and safety of people.

This objective is considered necessary and appropriate in achieving the purpose of the Act.

10.3.4 Summary of Appropriateness of Precinct Objectives

The precinct objectives are suitably consistent with and interrelate to each other, are specific for the site and relevant for its context to achieve the purpose and principles of the RMA. Accordingly, in combination, the objectives are considered the most appropriate way to achieve the purpose of the RMA and suitably inform the policies and supporting provisions of the precinct to achieve sustainable management.

10.4. Provisions Most Appropriate to Meet the Objectives – Policies

10.4.1 Introduction

Section 32(1)(b) requires examination of “*whether the **provisions** in the proposal are the most appropriate way to achieve the objectives*” and then sets out the matters that must be addressed in this analysis. This is elaborated on by section 32(2) and (3).

The following sections set out the rationale and evaluation as to why and how the provisions of policies, zones, rules, standards, assessment criteria and special information requirements (as a group), are the most appropriate. This section also addresses the efficiency and effectiveness of the provisions in achieving the objectives and any practicable alternatives,

The Precinct includes 8 policies (as set out below). Policies 1-5 are **mandatory** policies required by Schedule 3A (MDRS) of the RMA to be included in the AUP. Inclusion within the Precinct ensures their application notwithstanding the final status of PC78. No further evaluation of these policies is considered necessary, however it is noted that the various technical report assessments (in particular the urban design report) show how these policies will be achieved in meeting the purpose and principles of the RMA through application of the precinct provisions.

The inclusion of policies 6-8 have been specifically crafted to implement the precinct objectives, and reflect the site, context and the resource management considerations specific to place. These are evaluated below.

10.4.2 Proposed Policies

- (1) *Within the Mixed Housing Urban Zone Area, enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.*
- (2) *Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga).*
- (3) *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*
- (4) *Enable housing to be designed to meet the day-to-day needs of residents.*
- (5) *Provide for developments not meeting permitted activity status, while encouraging high-quality developments.*
- (6) *Require subdivision and development to apply precinct plan features including the provision*

of a planted landscaped buffer, ridgeline planting, bush restoration and planting to enhance the RUB interface and the site's natural environment.

- (7) *Require subdivision to apply Te Aranga principles including suitable cultural association symbols, design inputs and participation in the improvements to the natural environment.*
- (8) *Require subdivision and development to be consistent with an approved Stormwater Management Plan.*

10.4.3 Proposed Policies – Rationale

Policy 6

The policy requires subdivision or development to apply the precinct plan which spatially shows the important characteristics, features or elements that need to be provided or considered at consenting stage and their general location. It gives effect to the precinct objectives, particularly objectives 3, in terms of the structural layout of the intended subdivision or residential development and provision of infrastructure, and objective 4 in that the precinct plan includes the requirement to provide the landscape buffer, ridgeline planting and bush restoration.

The provision of a precinct plan provides a degree of certainty of an expected outcome and may assist decision makers in resolving any potential ambiguity on how the site is to be developed efficiently and effectively while mitigating any potential effects. It is a customary planning technique.

In determining that a precinct is necessary (refer section 10.6), the precinct plan reinforces the narrative which can be considered alongside other relevant provisions of the AUP (e.g. Chapter E38 subdivision). Accordingly, the precinct plan is an effective provision and having no plan (as an alternative) would not necessarily provide the clarity of outcome expected by the objectives and its various elements.

Policy 7

Policy 7 principally implements objective 5 which relates to recognition and promotion of cultural landscape, mana whenua values and design principles. It is also relevant to objective 6 which requires that stormwater infrastructure acknowledges mana whenua values.

Policy 7 specifically requires that subdivision and development apply Te Aranga design principles and provides for mana whenua input and participation when implementing the precinct plan. Recognition and promotion of mana whenua values in regard to historical association with the land, symbols of that past relationship, a Māori design perspective and advice on infrastructure, a contribution to restoring and planting the degraded bush on the site, to support the planted demarcation of the RUB and overall improvements to the natural environment is a positive dimension within the precinct.

The policy and supporting methods (articulated in Precinct standard 6.1 and associated special information requirements) are consistent with the requirements “to recognise and provide for” under s 6(e) the relationship with Māori. This is reinforced having “particular regard to” Other

Matters under section 7(a) kaitiakitanga; (aa) stewardship and is consistent with Treaty principles (e.g. cooperation, partnership, active protection and mutual benefit). The provisions within the precinct are informed by the CVAs and subsequent engagement.

There are not considered to be superior practicable alternatives to the policy and proposed methods articulated within the precinct to meet the specific objective of mana whenua recognition and promotion.

Accordingly, the policy and supporting methods are appropriate, effective and efficient at meeting the precinct objectives and sustainable management.

Policy 8

This policy requires subdivision and development to be consistent with an approved Stormwater Management Plan. This policy implements objective 6 which relates to stormwater infrastructure that is resilient to the effects of climate change and acknowledges mana whenua inputs and values.

A stormwater management plan has been prepared in conjunction with the PPC, which promotes a holistic approach to stormwater management for the site with a treatment train approach of associated measures designed to be resilient to effects of climate change (in terms of increased frequency and intensity of rainfall events and runoff characteristics) within the site and downstream environments.

Identification of the key stormwater treatment and attenuation measures (eg wetlands and ponds) is specified on the precinct plan. A subdivision application will need to consider and be informed by any design parameters established within the SMP, mana whenua and approved by Council. The precinct specifies resilient stormwater management measures as a matter for Controlled Activity subdivision and its related assessment. Mana whenua participation is provided for.

The policy and associated methods have particular regard to section 7(f) maintenance and enhancement of quality of the environment and (i) effects of climate change while also being consistent with section 5. There are no identified practicable alternatives to the policy and methods.

The policy is also responsive to Policy 6(e) of NPS-UD and Te Mana o te Wai within the NPS-FM. Accordingly, the policy and supporting methods are appropriate, effective and efficient at meeting the precinct objectives and provisions of relevant NPS's and sustainable management.

10.4.4 Proposed Rules and other Provisions

As noted above, the activity rules, standards, matters for control and discretion and related assessment criteria are required by statute and to implement the MDRS. As there is no discretion as to the inclusion or formulation of these in regard to MDRS, no assessment has been undertaken.

Additional precinct-specific rules are proposed to require subdivision in general accordance with the precinct plan as a Controlled Activity (Rule A1). Subdivision that is not in general accordance with the precinct plan is a Restricted Discretionary (Rule A6) and if Standard 6.1 relating to

Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection is not met, Discretionary consent is required. Development not in general accordance with the precinct plan or the requirements of Standard 6.1 (and by inference the Special Information Requirements of I.XXX.9) is provided for as a Discretionary activity (A16).

These rules directly implement:

- Objective 1 in that development in general accordance with the precinct plan is intended to ensure a well-functioning urban environment;
- Objective 3 and Policy 7, which relate to subdivision and development in general accordance with the precinct plan;
- Objective 4 and Policy 7, in that the planting requirements of Standard 6.1 directly achieve the enhancement of the site's natural environment and the specific planting requirements identified in Policy 7;
- Objective 5 and Policy 8, insofar as mana whenua values are respected through the planting requirements and the general location, design and inputs to the stormwater raingarden and pond and pouwhenua;
- Objective 6 and Policy 8 in that the precinct identifies the location of the key stormwater management measures and therefore ensures space set aside for that purpose is not compromised.

In addition, precinct specific standards such as I.XXX.6(1) (other than those related to the MDRS), require that a resource consent must comply with the Special Information Requirements of I.XXX.9. This relates to information, obligations and a process pertaining to two interrelated components: (a) the detailed provisions relating to bush restoration, planting, management and protection as per standard I.XXX.6.1 below, and (b) a record of consultation with mana whenua on a number of associated requirements relating to planting and other cultural matters and their provision which promotes such values in the betterment of the environment.

The obligations required of the above standard for Special Information will implement Objectives 4, 5 and 6 and their associated policies of 7, 8 and 9.

I.XXX.6.1 Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection

Purpose: To provide effective planting and protection of the landscaped buffer area, the ridgeline and the restoration and enhancement of the terrestrial ecology of the existing established native bush area as identified in the Crestview Rise X Precinct Plan.

- (1) The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise X Precinct Plan and established at the time of the initial subdivision or development.
- (2) The planting required in Standard I.XXX.6.1(1) above must:
 - Use predominantly eco-sourced native vegetation;

- Be consistent with local biodiversity;
 - Be planted at an average density of one plant per 1m² for the landscaped buffer and ridgeline areas and 1 plant per 4m² for the existing bush area;
 - Be undertaken in accordance with the Special Information Requirements in I.XXX.9.
- (3) The extent of the area to be planted is subject to survey and shall be legally protected and maintained in perpetuity.
- (4) The above requirements need to be complied with prior to issue of a section 224(c) certificate for any subdivision or where development may precede subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.

This standard directly implements Policy 7 and ensures that the planted outcomes sought by the Precinct are required to be given effect to as part of the first stage of development. As noted above, failure to meet the standard is assessed as a Discretionary Activity, which enables a full assessment of the effects of failing to provide the planting as stipulated and will also require assessment against the objectives and policies, of which Objective 4 and Policy 7 will be critical.

Discretionary activity status was considered to be the most appropriate to ensure a thorough assessment against all objectives and policies (meaning a lower activity status would not be appropriate) without being overly prescriptive in terms of achieving the desired outcome in potentially a slightly different way. To that effect a Non-Complying Activity was not considered necessary or appropriate.

As discussed below, given the reliance placed on the positive outcomes associated with the planting requirements, it was considered necessary for the standard to be reasonably prescriptive. The 'downside' to the prescriptive standard proposed is that even a minor non-compliance (for instance, the type or size of the plants used may mean a density of one plant per 1m² is not necessary or feasible and a density of 1 to 1.5m² might be proposed) would mean the application is assessed as Discretionary. To have such potentially minor departures from the standard to be non-complying would not be warranted by the potential effects of the proposal. Overall, Discretionary Activity status is considered to allow for a full assessment of any proposal that does not meet the Standard without identifying that activity as entirely inappropriate or unanticipated within the precinct.

I.XXX.8 Assessment -Restricted Discretionary Activities

I.XXX.8.1 Matters of Discretion

(3) Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3

- (a) Precinct and zone objectives and policies
- (b) Refer to E38.12.1(7)
- (c) Refer to Policy E38.3(13)

In relation to (b) above, Standard E38.12.1(7) of the Subdivision chapter of the AUP includes the following matters related to restricted discretionary activity subdivisions:

- (a) the effect of the design and layout of sites to achieve the purposes of the zone or zones and to provide safe legible and convenient access to a legal road;
- (b) the effect of infrastructure provision and management of effects of stormwater;
- (c) the effect on the functions of floodplains and provision for any required overland flow paths;
- (d) the effect on historic heritage and cultural heritage items;
- (e) the effect of the layout, design and pattern of blocks and roads in so far as they contribute to enabling a liveable, walkable and connected neighbourhood;
- (f) the effect of layout and orientation of blocks and sites on the solar gain achieved for sites created, if relevant;
- (g) the effects arising from any significant increase in traffic volumes on the existing road network;
- (h) the visual effect on landscape and on topographical features and vegetation arising from subdivision of sites zoned Residential - Large Lot Zone and Residential - Rural and Coastal Settlement Zone;
- (i) the provision made for the incorporation and enhancement of landforms, natural features and indigenous trees and vegetation;
- (j) the effect on recreation and open space.
- (k) the effect of the design and layout of sites on transport infrastructure and facilities within roads.

These provisions are extensive and should ensure the outcomes of the precinct are suitably met. There is no need to require a higher activity status as the key features required by the precinct plan are limited and accordingly the matters of discretion should also be limited.

In relation to matters of discretion (a), the requirement to also consider the objectives and policies of the precinct adds robustness in determining whether the precinct purpose will be achieved.

In relation to matters of discretion (c), Policy E38.3(13) require subdivision to deliver sites that are of an appropriate size and shape for development intended by the zone by:

- (a) providing a range of site sizes and densities; and
- (b) providing for higher residential densities in locations where they are supportive of pedestrians, cyclists, public transport and the viability and vibrancy of centres.

The above matter is a generic AUP provision.

10.5. Provisions Most Appropriate to Meet the Objectives- Zoning and RUB Options

The proposed zoning of a site (and what it permits, enables or controls) is a **provision** to achieve the

objectives or anticipated outcomes of the precinct and plan change.

The Plan Change applies a standard relevant residential zone to the rezoned area, namely the MHU. The policies and provisions of the MHU Zone are operative in the AUP. As commented elsewhere under Section 6.2, the MHU is a relevant MDRS Zone. This zoning has been applied across much of urban Papakura under PC78 including the adjacent neighbourhood of Crestview Rise.

Some of the MHU Zone provisions have been replaced by the MDRS so any proposed activity would need to consider both zone standards (not otherwise replaced by MDRS) and MDRS standards that solely pertain to a permitted activity (i.e. up to 3 dwellings per site fully complying with the MDRS).

Development contemplated that would not be deemed a permitted activity (e.g. 4 dwellings or more per site) is enabled by mandatory Policy 5 under the RMA *“Provide for developments not meeting permitted activity status, while encouraging high-quality developments.”* Such activity is provided for within the precinct as a Restricted Discretionary Activity (A15) and is subject to specified matters of discretion and assessment to assess matters of quality for example. Such application can be refused.

The following sections evaluate the merits of the existing AUP zones available, the spatial extent of the MHU Zone (vis RUB location) and to what extent the MHU Zone option chosen is most appropriate to achieve the objectives of the plan change and precinct.

10.5.1. Zone Options

- (1) **Mixed Housing Urban Zone (chosen option).** This is the preferred option as it logically extends the proposed medium density MHU Zone from the adjacent Crestview Rise and the Papakura urban area to the site to which it contextually relates to. The MHU Zone is also a **relevant** residential zone that will, under PC78, include the MDRS, whereas the MHS Zone does not.

The MHU Zone provides for two and three storey dwellings up to 11m in building height generally comparable in form to the existing and planned urban development of the adjacent MHS zoning development of the Crestview Rise area. Both the MHS and MHU Zones provide as a restricted discretionary activity (RDA) greater intensity of developments per site subject to compliance with applicable planning standards including the maximum building height. No qualifying matters have been identified that would otherwise limit full application of the zone provisions in this location as a permitted activity.

- (2) **Different Zone, more enabling of development.** The alternative **relevant** residential MDRS Zone is THAB Zone. This zone is normally located around strategic public transport routes and centres with the bulk and form of such zone providing for much higher intensity of development with building heights of 5 and 6 storeys through a RDA resource consent application. However, the MDRS does provide for this zone to also apply for up to 3 dwellings per site and 11m building height (three storeys) as a permitted activity similar to the MHU Zone. Other standards are similar to MHU with the exception that the impervious surface control is 70% for THAB and 60% for MHU. The implication is that the greater site stormwater runoff would need to be suitably managed. Veolia’s cap of 90 dwellings makes a THAB Zone (a higher intensity zone) somewhat

superfluous and would potentially be more out of character to the adjacent neighbourhood in terms of comparable built form outcomes.

- (3) **Different Zone, less enabling of development.** Council has proposed as part of PC78 the introduction of a low-density residential zone (**LDRZ**) for areas where qualifying matters apply. Those qualifying matters include locations such as:
- i. the Waitakere Ranges Heritage Area;
 - ii. neighbourhoods with special character based on past development patterns;
 - iii. a coastal setting;
 - iv. sites containing cultural values or substantial proportions of significant ecological areas;
 - v. sites that are subject to high natural character, outstanding natural features or landscapes; or
 - vi. other factors such as natural hazards risks in the coastal environment and from flooding.

The status of PC78 (and therefore the LDRZ) is presently uncertain and is subject to decisions by the IHP and Council. This zone option for the site can be dismissed in the absence of any identified and justified qualifying matters for the site that would necessitate restricting development intensity or form; (refer section 6.2.3 of this application report for qualifying matter assessment).

Other operative alternative non MDRS urban residential zones would be Mixed Housing Suburban (vacant lot subdivision size 400m²), Large Lot residential (vacant lot subdivision size 4,000m²) or Single House zone (vacant lot subdivision size 600m²).

These zones are not **relevant** residential zones for the purposes of s77G(1) RMA in that they do not incorporate the MDRS. As well as being inconsistent with the requirements of the RMA as introduced through the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, the use of a lower density zone would be inappropriate and inconsistent with Appendix 1 of the RPS in particular, Clause 1.4.4(1) *“Contribution to a compact urban form and the efficient use of land in conjunction with existing urban areas to give effect to the regional policy statement.”*

Section B2.2 Urban Growth and Form (Objectives and Policies) of the RPS are the most relevant and have been evaluated previously under section 8.9 of the PPC application document.

The modelled development scenarios or development concept for the site and the accompanying reporting assessments from civil, geotechnical, transport engineering, landscape and urban design suitably show the intrinsic suitability of the site for urban development purposes in enabling a compact urban form including the efficient use of existing urban servicing infrastructure in achieving a well-functioning environment.

Accordingly, a non MDRS low density residential zone is not a valid zone for meeting the objectives and policies of the RPS and the purpose of the Act.

(3A) Large Lot Residential Zone

As a result of the RFI dated July 2024, additional consideration has been given to the possibility of applying the Large Lot Residential Zone (LLZ) to this land. The AUP provides that the LLZ is applied where one or more of the following factors are met:

- it is in keeping with the area's landscape qualities; or
- the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or
- there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

Those criteria are not applicable to this land, in particular:

- the proposed rezoning area is a natural extension of an existing residential area without any particular 'spacious landscape character, landscape qualities and natural features' as identified in Objective H1.2. The LVA indicates that residential development can be well integrated into the environment without causing undue adverse visual amenity effects;
- The land is able to be connected to reticulated services. By contrast, expectations of the LLZ is that wastewater will be treated and disposed of onsite (see by Policy H1.3(1)(b)), is not considered viable or appropriate for this land;
- Technical reports submitted in support of the plan change demonstrate that the land is suitable for medium density urban development. The land has been demonstrated to be suitable for construction, with no significant natural hazard risk or unsuitable ground conditions. It is able to be accessed via public roads, including an Auckland Transport approved internal road.

The assessed absence of qualifying matters is considered to be a strong indicator that applying the LLZ would be an inefficient use of land that has been otherwise assessed as suitable for urban development and would fail to achieve the purpose of the Act.

The zoning of land is a "method" for the purposes of s 32 (see s 32(6)) and must be assessed as to whether they are the most appropriate way to achieve the objectives of the proposal. These objectives include those proposed by the plan change and existing objectives of the AUP (s 32(3)). Applying the LLZ would involve a different suite of objectives from what is included in the proposal, so it has not been assessed against the objectives of the plan change, but it is relevant to assess it against the relevant objectives of the AUP.

As the zone is proposed to be within the RUB, the objectives in B2 – Urban Growth and Form are particularly relevant. B2.2.1(1) requires a quality compact urban form that enables, among other things, a higher-quality urban environment, greater productivity and economic growth, better use of existing infrastructure (ie social, community, transport, network) and efficient provision of new infrastructure. The provision of a landscaped buffer and extensive planting within the CSLZ will better maintain rural character and contemporary stormwater management measures will reduce environmental effects. Given the assessed appropriateness of the land for urban development to achieve these objectives, provision for a much lower density would fail to achieve B2.2.1(1).

In terms of s 32(1)(b), providing for the LLZ to apply is not considered a reasonably practicable option for, and would be inefficient and ineffective, in achieving the higher order objectives of the AUP. Applying the LLZ would represent an under-utilisation of land otherwise assessed as suitable for higher density development with the potential to provide increased housing options for Auckland. The 'cost' of providing fewer new houses is not outweighed by any 'benefit' of avoiding or mitigating adverse effects associated with urbanisation, as the effects of applying the MHU Zone have been assessed as manageable elsewhere in the assessment supporting the plan change. In particular, as noted above:

- The landscape and visual effects of applying the MHU with the proposed precinct have been assessed as low.
- The land is able to be serviced through existing reticulated services;
- Geographical conditions do not significantly limit potential for development.

For these reasons, it is considered that the application of the MHU and proposed precinct is significantly more appropriate in terms of achieving the outcomes sought by the AUP and national direction, and application of the LLZ is not appropriate or justified in the circumstances.

- (4) **Spatial extent of MHU Zone options.** Two primary options were considered for applying the MHU Zone over the area to be rezoned, refer to **Figures 10 and 11** below.

The first, preferred and applied option (Option A) is applying the MHU Zone following part of the ridgeline in the western portion of the site, connecting to the existing urban boundary approximating the centre of the site where a remnant spur is located that approximates the bush ridgeline eastwards up to a 10m offset from the southern cadastral boundary with the ROW of the properties at 182,190,188,186 Settlement Road and connecting with the existing RUB at the Watercare site. Within the 10m buffer offset is a 2.5m water easement in favour of Watercare running along that southern boundary. Option A has an effective land area of some 1.8 ha of zoned urban land as pictured below.

The second option was application of the MHU Zone over all the land that has been previously bulk earth worked under existing resource consents up to the ridgeline with the existing bush and following the cadastral or southern site boundary of Lots 123 and 124 adjacent to the ROW servicing the properties at 182,190,188,186 Settlement Road and connecting with the existing RUB at the Watercare site. This option (Option B) would have an urban zone land area of some 2.3 ha and is pictured in **Figure 11** below.

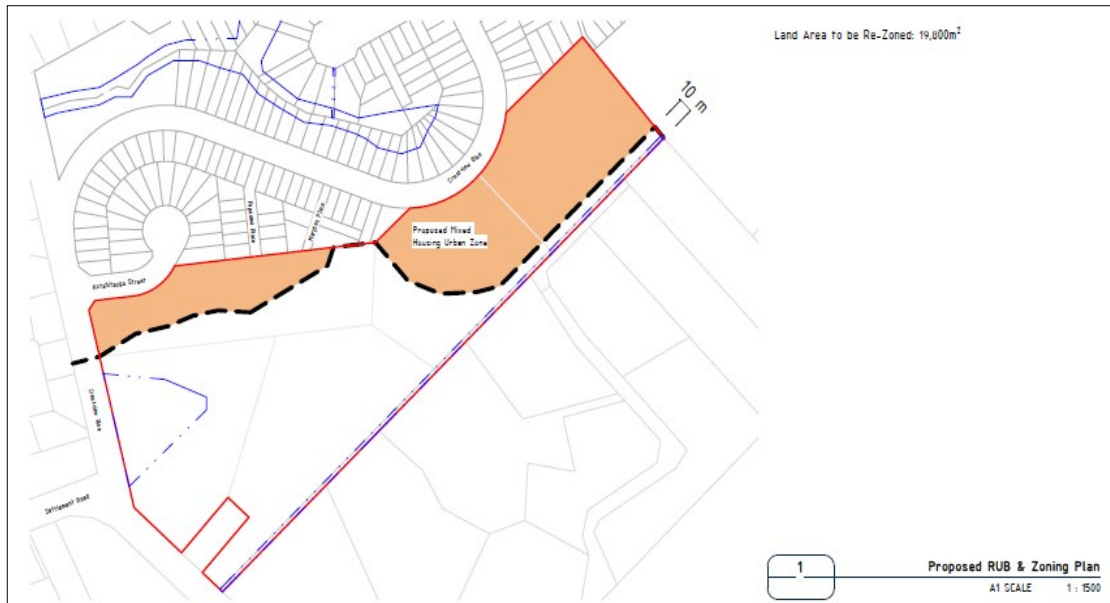


Figure 10. RUB and MHU Zone Option A

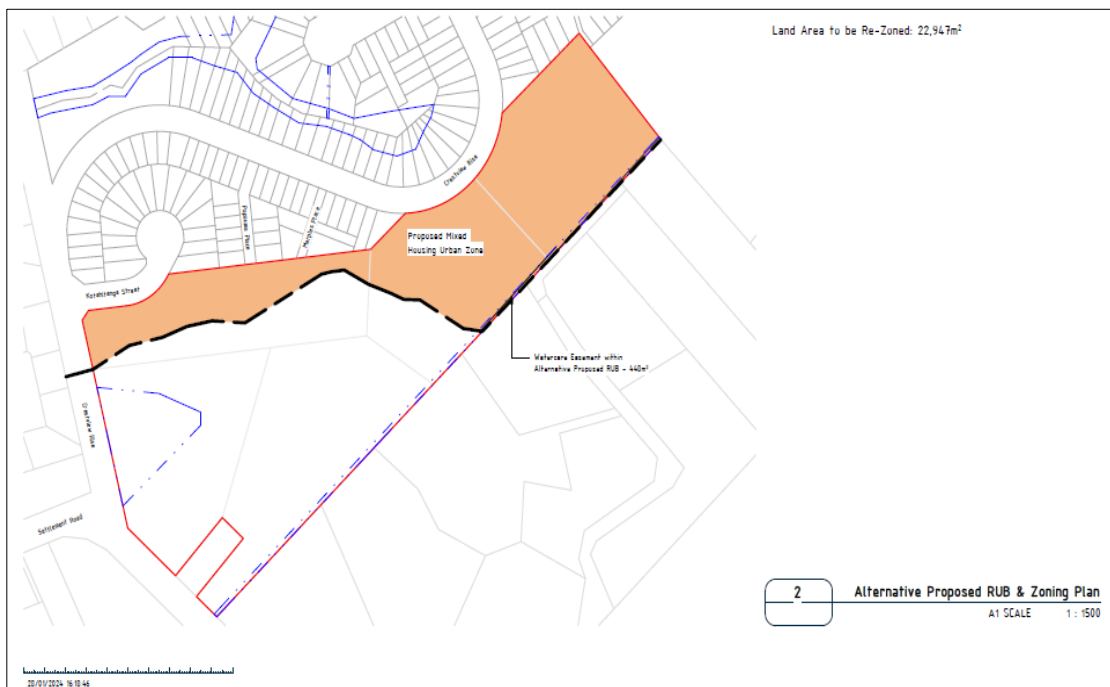


Figure 11. RUB and MHU Zone Option B

It was concluded that Option A better implemented the relevant objectives having regard to the following factors:

- (a) the position of the RUB and its stronger demarcation or delineation;
- (b) the contour of the site and its effective available use for creating practicable dwelling sites, access and driveways;
- (c) geotechnical and servicing considerations (easements) relating to servicing restrictions for the planned development;
- (d) landscape amenity and the ability to establish a suitable effective planted buffer or

special yard at an elevated point on the site adjacent the right of way to the Settlement Road properties.

Although Option B has a greater theoretical urban zone area in relation to Option A, the effective use of the land resource enabled by Option A is suitably efficient in that it enables an optimum residential yield (up to 90 dwellings) that can be practically constructed without prohibitive development costs. The development options and anticipated typologies provided in the Urban Form Design plans and assessment report explores this, with a material consideration being the ultimate viability of the anticipated housing product.

In summary, Option A is consistent with the MHU Zone objectives and policies with the proposed zone and its extent and precinct provisions enabling a quality compact and well-functioning environment. Additionally, development enabled by Option A (anticipated by the development layout options presented by Urban Form Design) is expected to provide amenity on site for future residents; to adjoining sites (with particular regard to the Settlement Road properties) and to the respective streets (with the front façade of dwellings expected to face the streets and its northerly aspect). The accompanying technical reports indicate that future development can be suitably provided with the appropriate infrastructure and safely serviced.

- (5) **Status Quo.** This option would see no rezoning or urban development. The existing CSL Zone would remain. The zone otherwise provides for one very large dwelling (up to 2,000m² building footprint area) per existing parent lot as of right plus a minor dwelling unit per site as a Restricted Discretionary activity. It is noted that approx. 2.5 ha of the site has no real nexus or connection to other CSL Zone land with its primary orientation to the urban development below it. The largely north facing urban context of the proposed zoned area prevails compared with the effectively south facing existing bush area over the ridgeline and escarpment. The Landscape and Visual Effects Assessment Report by Reset Ltd identifies a zone and physiographic anomaly.

With infrastructure services “at the door”, there exists a planning and landscape logic that the existing RUB location is not optimal. Zoning of the land for housing is a more productive use of the resource than its present zone that may only enable three very substantial dwellings, in comparison to the greater benefit and the wellbeing to the population of an urban zone.

10.5.2. Efficiency and effectiveness of MHU Zone provisions in achieving the objectives

The suitability and application of the existing AUP zone provisions (to achieve the purpose of the plan change and its objectives) has been outlined under section 8.12.4 earlier. The MHU Zone has been shown to be efficient and effective elsewhere in the Auckland Region and this zone is considered appropriate for the site as opposed to a THAB Zone. The MHU Zone is not being amended (other than the statutory changes brought about by MDRS) and is without legal challenge. The zone provisions are therefore appropriate in meeting the PPC purpose and objectives of the precinct.

10.6. Provisions Most Appropriate to Meet the Objectives- Precinct

10.6.1. Proposal

Given the current legislative requirements for relevant residential zones to include the MDRS, and the proposed status of PC78, the Council has advised that any private plan change must incorporate the MDRS through a precinct. In that regard, having a precinct is non-negotiable and is a requirement for the request to be accepted. The following discussion therefore relates to the inclusion of objectives, policies and provisions that are area-specific and are in addition to those provisions required to implement the MDRS.

A precinct provides an effective method and framework to facilitate and achieve a place-based response to sustainable management of the land. It can suitably respond to site and contextual considerations with objectives and provisions to achieve a precinct's purpose.

The proposed precinct (details of the precinct have been outlined in Section 6.2 of the report) straddles two zones and is considered the most appropriate method to reliably achieve:

- (a) a quality compact and well-functioning urban environment,
- (b) enhancement of the rural and natural environment; and
- (c) suitable management of the urban rural interface - including a dedicated 10m landscaped buffer, in an efficient and effective manner.

If the precinct did not comprise the two sub precincts and straddled the respective MHU and CSL Zones, the objectives relating to (b) and (c) above are unlikely to be as effectively achieved.

Accordingly, the proposed precinct is more enabling and responsive to the resource management issues at hand, including cultural values and the environment, designed to achieve outcomes better than what could be expected to be achieved based solely on AUP Auckland wide and zone standards and rules.

10.6.2. Provisions most appropriate way to achieve the objectives

The precinct provides for a suite of methods to achieve the objectives. These include an Activity Table which lists what activities, be it subdivision or development, require resource consent and what applicable provisions and standards need to be complied with to meet an activity definition.

There are standards (Standard 6.1) that apply to effect the timing, nature and form of the buffer planting and permitted activity and controlled activity standards. Associated with Standard 6.1 is a Special Information requirement that all consents need to show consideration of.

The suite of provisions that make up the precinct together with any other applicable AUP provisions will effectively and efficiently enable the achievement of the PPC objectives.

10.6.3. Alternative Precinct Options Considered

There are essentially two options. A precinct (and variations thereof) or no precinct (or rather, the precinct being limited to application of the MDRS).

The first and preferred option, (Option1a) as outlined under section 6.2, is to establish a precinct, of a form most effective to achieve the objectives, which includes two sub precincts over the respective zones.

There are variations on the precinct form (i.e. - Option1b) as outlined below.

Option 1b precinct would be over the MHU land only. Reliance on AUP provisions could be expected. It would define the urban edge and its management (the urban rural interface) by positioning of the RUB and/or reliance on standard yard requirements for the MHU Zone closer to or on the southern cadastral boundary of the site. The prospect of that zone being located closer to the Settlement Road properties would not address the corresponding concerns around visual and landscape amenity and interface management identified through consultation with local residences and mana whenua.

The second (option 2) is no precinct (limited to MDRS only) and to rely only on the provisions of the proposed zoning of the land as MHU (i.e. the suitable north facing previously earthworked area of the site) and Auckland wide provisions at consent stage. No consideration would apply to the balance of the site (the native bush area and its restoration and management). For the most part, sole reliance on standard AUP provisions is appropriate to control effects of urban development on the newly zoned land. However, as part of the preparation of the plan change and matters arising from community consultation, the need to manage the urban rural interface and secure a landscape buffer and enhanced planted area was identified as holistically important and beneficial to achievement of the plan change objectives and the purpose of the Act.

Option 2 is also considered an inferior approach in addressing the requirements of the NPS's, RPS and MDRS. The effective application of the provisions of the NPS-Freshwater and Biodiversity would not necessarily apply as the rezoned urban area would be separate to the entire site. The basis for and relationship with RUB repositioning under this option may also be more problematic in achieving the objectives of the plan change and purpose and principles of the RMA. Also, Council advice is that the MDRS can only be included by way of precinct as PC78 may not endure.

10.6.4. Efficiency and Effectiveness

A precinct is an effective and efficient way to deal with area-based controls where their use can suitably respond to the issues at hand in a tailored manner to arrive at a better outcome. It is a well-tested technique used extensively in the AUP.

Option 1a is the superior method being efficient and effective in responding to the resource management issues pertinent to the site and location while still retaining administrative efficiency in its application and decision making.

Option 2, with no precinct, would be efficient in the administration of standard AUP and MDRS provisions and associated consent considerations but less effective in achieving the broader

outcomes and objectives of a well-functioning environment and its integration with improvements to the natural environment and in particular managing the rural urban interface issue.

Elements of the provisions within the precinct (outlined earlier under 10.4.4) are assessed to be appropriate in achieving the objectives while being suitably efficient and effective with sufficient clarity to assist an applicant prepare a suitable resource consent, enable its timely processing and achieve its resource management purpose. Accordingly, the provisions have a specific resource management basis (nexus) and are not unduly administratively burdensome.

The precinct provisions comprising the precinct activity table rules, matters for control and discretion and their respective assessment criteria are sufficiently succinct to be instructional while avoiding unnecessary duplication with standard AUP and zone provisions. Those other standards and provisions in the AUP (e.g. Chapter E38 Subdivision) may still apply but with the place-based characteristics of the precinct having weighted relevance or importance.

In summary, the PPC has sought to achieve an appropriate balance between the MHU Zone that provides efficiency and enables optimal urban growth with ensuring enhancement and protection of key areas across the site through the application of a precinct.

10.6.5. Benefits, Costs and Effects of PPC Precinct Implementation

Benefits

The anticipated benefits of implementation of the precinct and provisions are:

- (i) It will enable housing provision for up to 90 dwellings with a positive economic contribution to the local economy. Strategese economic assessment estimate of the \$ value spend is roughly \$57m land development and build cost contributing \$18m to GDP and potentially up to 246 full/part time jobs.
- (ii) It provides for the efficient use of fairly marginal (unproductive) land leading to reduced future pressure on potentially other rural land from urban development and the associated costs of large-scale infrastructure required to effect the rezoning. Strategese advice is that the dezoning of significant Future Urban zoned land within the Papakura area as part of Council's approved Development Strategy implies a future housing supply deficit supporting strong demand for new readily serviced land and dwellings in the short to medium term.
- (iii) Improvements to the landscape, natural environment and established ecology of the site through noxious weed and animal removal, extensive bush restoration and new planting and its respective protection for the benefit of native wildlife and the enjoyment of the public. Associated benefits include increasing biodiversity; improved habitat for native wildlife, soil stabilization, recreating ecological linkages; reducing urban heat island effect, enhancing visual amenity, carbon sequestration, sustaining and enhancing mauri.
- (iv) Makes for the efficient use of existing (available) infrastructure with no or very limited cost to the public sector utility providers, ie Council or CCO's as the CAPEX and OPEX are developer or beneficial ratepayer borne.

- (v) Provides suitable needed vehicle access to the Watercare reservoir.

Costs

The anticipated costs of implementation of the precinct and provisions are:

- (i) A small loss (up to 2 ha) of marginal rural countryside living land that enables 3 very large dwellings as of right per site, in favour of urban development that is suitable to a medium density residential use for the greater benefit of Auckland's inhabitants.
- (ii) The potential theoretical lost opportunity of some 400m² of otherwise urban zoned land if the RUB was located on the northern Watercare easement boundary (i.e. excluding the 2.5m wide easement strip) to the southern site boundary.
- (iii) Potential reduction in rural amenity (views and outlook) from the rezoning to some of the adjacent countryside living properties accessed from Settlement Road.
- (iv) Potential loss of environmental and amenity values if development enabled by the rezoning is not managed in accordance with the Crestview Rise precinct in protecting those values.
- (v) Costs associated with provision of infrastructure to subdivide and or develop the site. Development of the Plan Change area will need to cover the cost of the required infrastructure to service it, which will fall on the developer. Much of the core trunk or network infrastructure is otherwise available.
- (vi) Costs (and lost opportunity if plan change did not proceed) relating to restorative and additional planting to the existing bush area, the proposed amenity buffer and enhanced ridgeline planting. Those costs include removal of the invasive noxious weed and animal species over the broader site and public realm. The broader cost estimate associated with the above in administering the precinct provisions is roughly \$130,000 as provided by Reset.

The PPC (and by implication subsequent subdivision and development) sets out where the obligations and costs fall noting that the costs would be largely borne by the developer of the land initially associated with the necessary consent approvals required by the Precinct. These are ultimately proportionally passed on to prospective dwelling owners at time of purchase (i.e. the total development cost and planning obligations are represented in the sale value of the land for housing).

Of particular note is that the implementation costs relating to effecting development enabled by the PPC are significantly borne by the developer (i.e. no or very limited cost in capital or maintenance is anticipated on Council or CCO's that would require an initial outlay or recurring maintenance), that would not otherwise be covered by development contributions or rates.

Effects

The anticipated effects of implementation of the precinct and its provisions have been noted previously but briefly include:

- (i) Economic and Social

The Strategese economics report has assessed the economic and social benefits and effects anticipated from the PPC and have been canvassed elsewhere. The site has proximity to employment areas and social infrastructure and its future residents would provide a positive contribution to the community. There will be direct and indirect economic benefits in terms of employment and expenditure to the economy.

In relation to integrity of Council's policy environment of the Auckland Plan and Future Development Strategy, it concludes that the very minor nature of the urban extension (enabling some 90 dwellings) and utilizing immediately adjacent existing infrastructure (with no cost burden on Council capital expenditure), will have no material effect on these documents. There is also an immediate established market need for residential dwellings that will typically likely be generally more affordable than what the present zone permits.

(ii) Landscape and Visual Amenity

Reset's Landscape and Visual Effects Report has evaluated the anticipated effects arising from the PPC and subsequent urbanization. It concludes the anticipated urban form enabled by the zone will suitably integrate into the landscape consistent with the adjacent development. That integration will be effective and enhanced from a broader environmental perspective with the proposed new planting and landscaped buffer proposed by the precinct.

The potential visibility of the future dwellings from multiple points in the urban and rural environment is low and will in the course of time with the proposed planting be typically absorbed into the broad urban rural canvass. This includes any potential views of the development from Pukekoiwiriki pā site, some 800m distance away.

(iii) Urban Design

The report of Urban Form Design and the development scenarios modelled indicate how the precinct provisions can be suitably enabled to provide a quality compact well-functioning new residential enclave of housing within an environment that suitably integrates with its immediate residential neighbourhood. Due respect is provided to the interface treatment and potential effects of new development on the residential amenity of CSL Zone properties.

(iv) Cultural

Various forms of cultural recognition and promotion of mana whenua values is provided. Place identification (pouwhenua), design advice and naming, environmental participation and planting contract management will add mana to the sense of place, environment and the improved integration of conservation and development values that may not otherwise occur. Iwi participation is valued.

(v) Environment

A significant positive effect and feature of the PPC is the extent of restoration and new planting of over 8,500 plants for over 3 ha of the site with multiple ecological and biodiversity benefits. Stormwater management is to ensure all natural and human downstream environments are protected and enhanced with suitable qualitative and quantitative design

in accordance with a SMP. Enhancement of the ridgeline and buffer areas will assist in providing a strong demarcation between rural and urban within the broader landscape.

10.6.6. Risks

There is little risk with introducing the precinct. Development is suitably enabled and the anticipated outcomes expected by the objectives and policies are clear. Rather, the risk is with not having a precinct and relying on the underlying AUP provisions.

Reliance on only AUP and MDRS provisions is unlikely to provide the form of landscaped buffer provision, and ridgeline enhancement with associated obligations. Those obligations extend to native bush restoration, enhancement and protection as a package of environmental improvements. The nexus and mechanisms of achieving those environmental improvements are much diminished or absent if Option 1b is applied or no precinct. Those options introduce the risk of uncertainty and/or absence of effective planning and environmental outcomes to achieve the purpose of the Act, and which underpins the PPC.

In summary the precinct (Option 1a) is a balanced response and package of effective provisions to deliver the outcomes without unduly compromising the growth objectives of the precinct.

10.6.7. RFI Request – Consideration of Reduced Building Height and Landscape Buffer

Building Height and Landscape Buffer

The RFI on the plan change request sought specific consideration of whether a lower, 7m building height and a wider (some 20m) landscape buffer at the southeastern corner and high point near the Watercare site were appropriate for inclusion in the Precinct. These were indicatively shown on early consultation material in July 2023, but following that time, additional expert review and analysis of the site, site context and proposal was undertaken, and these specific factors (building height restriction and wider landscape buffer) were examined and further refined. The reasons why these are not proposed and considered necessary are set out below.

Option of reduced height limit

The LVA by Reset indicates there is no material difference in effects as between the consultation material and what is proposed – that is, the landscape and visual effects of what is proposed under the MHU zone is considered to be low, so requiring a reduction in allowable permitted dwelling height and increasing the landscape buffer would not be addressing a relevant adverse effect on the environment.

In addition, the provision of the public road within the precinct effectively requires greater excavation and earthworks to achieve acceptable road level gradients, from which suitable access gradients can be provided to the dwellings. The Urban Form Design plans UD616, UD641, UD642 and UD643 show the probable cross sections across the eastern site. The indicative 3 storey dwellings are within the 8-9m rolling height shown as the green line. The difference in visual effects between a 7 m height limit and the expected outcome of effectively

8m when viewed from outside the site is negligible, particularly given the height elevation of most of the adjacent properties.

In order to justify a reduced height limit, a qualifying matter would need to be established. None of the matters in s 77I RMA apply, and in particular, there is no relevant section 6 matter in the sense of involving outstanding natural landscapes or features that would warrant a qualifying matter under s 77I(a). Any qualifying matter would need to be made under s 77I(j) and s 77L.

For completeness, in terms of s 77L:

(a) Based on the findings of the LVA by Reset, there are no identified landscape characteristics that would make the height limits enabled by the MDRS inappropriate in this location;

(b) There is nothing that makes the level of development otherwise enabled by the MDRS inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and

(c) The LVA undertakes site specific analysis and has considered the landscape effects of the heights enabled by the MDRS. It concludes that those effects are appropriate in the specific landscape context.

As such, a qualifying matter requiring a reduced height limit cannot be supported given s 77L RMA. Section 77L provides a 'bottom line' and a section 32 analysis could not override the statutory bar to include a reduced height. For completeness however, it is considered that:

- Providing for a reduced height limit would fail to achieve the objectives of the plan change, particularly the objectives required by the NPS-UD including the objective of enabling 3-storey buildings;
- Reducing the enabled height would involve imposing costs, in terms of loss of opportunity to establish a variety of housing types and sizes, without any clear benefit, noting the expert evidence that the MDRS height limits will not involve more than minor adverse landscape effects.

A reduced height limit has therefore not been advanced, and it is considered one could not be supported having regard to s 77L and s 32 RMA.

Option of increased buffer planting strip

In terms of the increased width of buffer planting strip, expert landscape advice provided by Reset was that a uniform 10m wide planting strip was considered sufficient and appropriate and would provide an equivalent level of mitigation to that proposed in the consultation information. In addition, the likely final positional alignment and form of the public road to the Watercare site and corresponding positioning of new dwellings removes otherwise suitable development land to form the 20m buffer in the southeastern corner of the site that was initially contemplated.

In other words, providing an increased buffer would reduce the land notionally available for development while having no benefit in terms of mitigating any adverse visual effect. In the absence of any adverse effect to warrant increased mitigation, it is considered that a cost benefit assessment, or any wider assessment under s 32 RMA, could not support an increased buffer.

The location and form of the RUB buffer suitably avoids or mitigates any potential adverse effect on the landscape or adjacent countryside living properties.

10.7. Summary of Reasons for Zone and Precinct Provisions

The MHU zone and precinct provisions are most appropriate and advanced because:

- The MHU zone will provide a quality compact urban form outcome while accessing available existing infrastructure and accordingly optimise the finite suitable and available land resource to achieve a well-functioning urban environment
- The precinct is the most appropriate method to deliver the area specific outcomes which are warranted for the site, its contextual complexity and a RUB change
- The package of landscape provisions will best ensure the key landscape areas, being the ridgeline, rural urban interface and existing bush stream valley are protected and enhanced.
- Minor structural elements (i.e. key road linkages) shown on the precinct plan respond to urban design considerations. These provide direction in their application through the normal subdivision consenting process under Chapter E38.
- A range of additional technical assessments commissioned relating to geotechnical, land contamination, and infrastructure servicing identified that any effects identified through the technical assessment can be appropriately managed under the Auckland-wide provisions or as part of the precinct in regard to stormwater management.
- Consequently, no amendments are proposed for these particular matters in the AUP and the standard controls relating to:
 - regional land disturbance;
 - district land disturbance (E12);
 - subdivision (E38);
 - land contamination; and
 - stormwater (E1; E9) apply.
- The transactional costs associated with implementing Standard 6.1 and the associated Special Information Requirements of the precinct relating to the buffer ridgeline bush planting restoration and protection are minor in the context of the wider development enabled and will form part of the normal subdivision consent process. That cost is borne by the applicant/developer.
- The provisions of Standard 6.1 present benefits to the community and the environment that may not otherwise be achieved.
- There are no or minimal risks with the precinct given that the prevailing Auckland-wide provisions will suitably integrate with the precinct provisions and collectively be

effective and efficient in delivering the urban and environmental outcomes expected by the objectives.

10.8. Summary of Section 32 Analysis

The above analysis has been carried out in accordance with the requirements of section 32 of the RMA, to determine whether the proposed plan change objectives are the most appropriate way to achieve the purpose of the RMA, and whether the proposed provisions are the most appropriate way to achieve the objectives, having regard to alternatives and the effectiveness and efficiency of the proposed provisions.

The proposed precinct provisions and standard Auckland wide and zone AUP provisions (not otherwise modified by MDRS) are appropriate to achieve the sustainable management purpose of the RMA as assessed. In this regard:

- (a) The proposed RUB location and MHU Zone;
- (b) Proposed precinct provisions and plan; together with
- (c) The existing AUP provisions and controls that will remain applicable to the site are appropriate and best achieve the objectives of the PPC with the reasons for deciding on each option and its relevant provisions summarised under Section 10.7 of this report.

In conclusion the PPC precinct objectives and associated provisions provide an appropriate and robust resource management approach to managing the environment enabling important housing and economic development while respecting interface considerations and the improvements to the natural environment with effective measures that benefits people and communities. Accordingly, the PPC approach represents a balanced response consistent with the purpose of the RMA.

11. Consultation

Clause 6 of Schedule 4 of the RMA (which is included by cross reference from clause 22(2) of Schedule 1 of the RMA) states that, where consultation has been undertaken, details are to be provided. The summary below outlines the consultation that has been undertaken.

11.1. Auckland Council

The initial Plan Change concept was introduced to Auckland Council Plans and Places Team of Craig Cairncross and Katrina David in March 2023 for feedback. The feedback was useful and has informed the content of the plan change application. Council also received a copy of the consultation package referred to below with other consultees in June 2023.

With the change in Government in October 2023, various IHP determinations and potential uncertainty around obligations to apply the MDRS, subsequent enquiry was made in February 2024 as to Council's position on MDRS with advice being that MDRS is presently the law and until such time the Government changes the RMA and Council's response to the optionality of MDRS, the MDRS provisions must be applied in the plan change. The advice received was that application of the MDRS through a precinct was required in order for the

plan change request to qualify for acceptance. As a result, the applicant has amended the PPC to apply the MDRS, using Auckland Council's draft template document. Council's Writing Guide was also applied in preparation of the Crestview Precinct.

Healthy Waters have been approached for feedback on the draft SMP prepared for the site by the applicant's consultants Envelope Engineering Ltd. No response was forthcoming other than that they will assess once the plan change and related documents are lodged. Council Plans and Places has advised that Healthy Water's current priority is to respond to the significant flooding events and associated implications for resource management (e.g. PC78) across Auckland, and therefore the lack of engagement is understandable.

Subsequent consultation has taken place with Healthy Waters through the Clause 23 RFI process. A new amended SMP(V4) has been produced in response that meets the agreed philosophical and required management measures integrating landuse and stormwater management. Further details will be developed as part of the SMP approval process relating to the Network Discharge variation and at subdivision consent stage for the development.

11.2. Auckland Transport

An initial subdivision concept that would underpin the plan change was introduced to Sarah Wilson, Manager Land Use Policy and Planning South of Auckland Transport in December 2022 seeking initial feedback. AT responded in February 2023 that they have no comments to make.

Subsequent consultation has taken place with AT through the Clause 23 RFI process. Of particular focus was the form of the proposed nonstandard public road in place of the original JOAL within the eastern part of the site and providing direct access to the Watercare site. Agreement in principle was reached on the 19 August 2024 with AT. A departure from standard for the road will need to be applied for at consent stage. The proposed road design parameters will form part of the proposed Crestview Rise precinct.

AT also provided advice on the potential for the proposal to complement or support public transport provision in the area with the possibility of Crestview Rise becoming a bus route in the future. The findings were that the small catchment makes new PT bus route presently unfeasible. A copy of AT's email response is considered in the Consultation section Appendix 14 to the PPC application.

11.3. Watercare

Suzie Clark of Watercare has been consulted on the proposed services reticulation and potential vehicular access to their existing water reservoir adjacent to the site at 279 Kaipara Road since December 2022. Watercare indicated initially an agreement in principle (subject to terms) with HVHLP for a vehicular easement to be provided within a proposed JOAL to improve access and the service resilience to this important infrastructure. A property agreement was anticipated to follow, subject to the approval of the rezoning application.

Watercare were also sent a letter with a description of the plan change development concept proposal and web link that was used for public consultation in June 2023 inviting any additional feedback. None was forthcoming.

In July 2023 clarification was sought from Watercare on proposed landscape planting on or near their water easement that runs through Lots 123, 124, and 125. The southern portion of these lots is an intended planted buffer area in the proposed precinct. Useful feedback has been provided in that the easement terms would allow only light vegetation with no deep roots, no trees, fences, etc that would either block access over the easement for maintenance nor affect the integrity of the water pipeline. In response to this feedback, Special Information Requirement I.XXX.9(1)(e) requires that, when submitting information on the planting associated with the landscape buffer, the information must include *“Evidence of the interests of Watercare Services on the nature and form of the proposed planting within the water easement area along the southern boundary of the site .”* This will ensure any planting is fully canvassed with Watercare at the initial consent stage and will avoid adverse effects on the easement.

Subsequent consultation has taken place with Watercare through the Clause 23 RFI process. Of particular focus was the form of the proposed nonstandard public road in place of the original JOAL within the eastern part of the site providing direct access to the Watercare site and whether that was suitable to Watercare to meet their operational needs. Watercare have advised that their needs typically involve one visit per month for planned maintenance and any urgent work for the duration as required. One can infer that Watercare otherwise accept the proposed roading location, form and interface with their property.

Watercare were also approached to confirm bulk network capacity for upto 90 dwellings. Watercare confirmed on 14 November 2024 that there is sufficient capacity in the bulk water supply and wastewater networks to accommodate the additional demand.

Appendix 14 includes a copy of all email or letter exchanges to date.

11.4. Papakura Local Board

A letter was sent to the Local Board in June 2023 inviting comment or feedback on the proposed rezoning and development concept for the land and included a web link to access plans and information. That letter advised the extent of proposed public/resident consultation and mana whenua consultation. A copy of the letter is attached in **Appendix 14**. No response has been received.

11.5. Veolia

Veolia were consulted in 2023 and continue to be consulted, seeking feedback and confirmation of infrastructure servicing capacity for water and wastewater arising from the preliminary engineering plans and infrastructure assessment and additional supporting Memos prepared by Envelope Engineering for the site (refer **Appendix 7**).

In terms of downstream wastewater infrastructure, Veolia have advised that an existing trunk sewer line will need a minor upgrade to improve the level of service to the existing contributing catchment as well as to service the expected development from this site and elsewhere. The situation has been evaluated by Envelope and consultation with Veolia has resolved the likely nature of the upgrade which will inform a Heads of Agreement (HOA) between HVHLP and Veolia.

In terms of potable water capacity, Veolia have advised by email in August 2023 that the site can be serviced by the adjacent Watercare Reservoir for the equivalent of up to 90 dwellings (DUE). The agreement in principle reached for this level of servicing obligation will be manifested in a HOA.

11.6. Iwi

HVHLP sought to engage with five iwi that may have an interest in the plan change. A letter was emailed to each of the iwi on 7 July 2023 outlining what is contemplated. The letter had a web link that provided access to preliminary urban design and landscape plans and a summary statement around stormwater management.

It was established that three iwi, being Ngāti Tamaoho, Ngāti Te Ata Waiohua and Te Ākitai Waiohua had a likely particular interest. After initial interaction with representatives from each iwi, a hui or meeting was held on site with all three iwi that is understood forms part of the Waiohua collective, on 27 July 2023 with the key personnel from the consultant team and the landowner from HVHLP. The hui took the form of an initial karakia, a site walkover where the proposal was explained and questions responded to by the consultant team and a closing karakia.

It was confirmed that CVA reports would be required and each iwi or mana whenua would provide their own report.

CVA reports were received from Ngāti Te Ata Waiohua and Te Ākitai Waiohua in September 2023. These have assisted and informed the team's understanding and has influenced development of the plan change proposed precinct provisions.

A further site meeting or hui took place on the 1 February 2024 at the invitation of HVHLP. The invitation went to all three iwi identified above and was informed with a background summary statement and some key technical reports. These are enclosed in **Appendix 14**. This was attended by representatives from or on behalf of Ngāti Te Ata Waiohua and Te Ākitai Waiohua. Also present was the applicant, and a selection of the consultant team.

The purpose of the meeting was to update all mana whenua of the overall intention for the plan change, what progress had been made on some earlier aspects of interest to iwi, where some technical reports had landed, potential areas or opportunities for mana whenua and kaitiaki to be recognised or provided for in the plan change application and precinct provisions including mana whenua values, and interest in the proposed landscape restoration and planting inputs to inform a potential contract at development implementation stage. A copy of the planning summary email issued in December 2023 and resultant discussion points and actions requested or arising from the hui of 1 February 2024 is included in **Appendix 14**.

The writer also provided an updated summary to iwi of the requested actions arising from the hui in late February 2024 as to how mana whenua values and kaitiakitanga are recognised in the plan change precinct and the process of environmental enhancement and development. That summary is also included in **Appendix 14**.

A subsequent Teams meeting was held on 20 March with Karl Flavell of Ngāti Te Ata Waiohua

and Edith Tuhimata of Ngāti Tamaoho (and between Jeff Lee representing Te Ākitai Waiohū and the writer on the 21 March) to clarify some concerns about the potential for visibility of three storey as opposed to two storey dwellings on the site in relation to the Pukekoiwiriki pā site and what the extent of that landscape effect could be.

The Reset landscape architect explained the basis of the visual impact work that underpinned the landscape and visual impact assessment report as to the low level of effect of the potential built form within the broader landscape and views to and from Pukekoiwiriki pā site. Explanation and discussion was also held around various other aspects relating to whether the draft precinct provisions in regard to mana whenua were acceptable, potential pou and their location(s) and potential form of agreement with mana whenua on the planting contract and related bush restoration. That summary and actions is also included in **Appendix 14**.

Follow up enquiries have been made with all iwi. Interaction is ongoing and the writer has been informed that the nature of the plan change, the cultural value recognition and participation and involvement in the consent process as outlined in the precinct is likely to be acceptable.

HVHLP have prepared a draft MOU for the consideration of the respective mana whenua parties to manifest the provisions within the precinct including pouwhenua, bush restoration and planting through a potential supply contract.

11.7. Public Consultation

Public consultation to nearby residents and/or landowners comprised the following elements.

A mail drop on 26 June 2023 to the letterboxes to adjacent or nearby residents with a letter (and a web link contained within) of the draft concept proposal and likely development outcome expected from rezoning:

- A posted letter to owners who may not reside (e.g. Companies and Trusts) Inc. and containing the same information as above;
- Specific letters to residents of 182,186,188,190 Settlement Road located at the rear of the site within the Countryside Living Zone.

Representative copies of the letters, the spatial extent of consultation (list and plan) and correspondence to residents is included in **Appendix 14**.

In summary, 94 property owners were approached and received the letter. Feedback (an email) was received by a nearby resident supporting the proposal. He also enquired about the prospects of a pedestrian link from the Watercare owned strip of land (that provides constrained/limited access to/from the reservoir) from Poruru Close to the site. Response to that feedback was provided. No other feedback was received other than from some of the residents on Settlement Road referred to below.

Targeted consultation with the Settlement Road residents elicited concerns about the

effects of the draft concept proposal (and development arising) on their properties and their well-being and amenity. A meeting was held with one owner on 11 July 2023, to gauge and understand the nature and extent of concerns. In attendance was the writer, landscape architect and urban designer for the applicant.

A summary of points and concerns noted was the potential loss of views, effect on property values, and amenity affects from possible overlooking from dwellings or loss of privacy. The neighbour commented that it was a substantial change in character in relative proximity that was not welcomed. The landowner expressed no concerns for residential development at the western end of the site and the lower slopes abutting Crestview Rise where development is unlikely to be visible or would not materially affect his view and amenity.

A summary of the points and concerns made were noted and then evaluated by the landscape architect and urban designer for HVHLP who undertook additional design evaluation as to what further clarification or mitigation is possible. An email response was made to the resident with supporting additional plans presented which included a photo montage of the development form envisaged and a comparison photomontage of a realistic permitted activity development form (i.e. a new dwelling built and located within the standards of the Countryside Living Zone, but not as expansive as the maximum permitted size that would be enabled by the zone provisions) located on lot 124. It was understood that this general location and the viewpoint/view plane is of most importance (i.e. generally north-west towards the Manukau Harbour) to the resident.

The resident, after review of the material, subsequently responded on 8 August 2023 expressing opposition to the proposal.

Another resident conveyed concerns by email about the proposal and expressed opposition. In summary, the nature of concerns was that the rezoning is detrimental to property values, they have suffered previous amenity effects of extended earthworks activity on the site, do not consider that the nature and integrity of the proposed planted buffer will provide the protection and outcomes, and added risk of wandering pet animals on their rural activities.

An email response was provided by the writer with the updated information package that was also sent to the neighbouring resident. This was acknowledged by return email of 8 August 2023.

Another resident emailed and expressed concern that the envisaged planting within the buffer would obscure their northerly view and would like that reviewed. In addition, their preference is for a “fully fenced” boundary rather than the options i.e. post and rail or post, batten and wire that were presented in the initial consultation letter.

This matter would require further consideration as it would be preferable to have a consistent boundary fencing form along the cadastral boundary including understanding the opinions of other adjacent residents.

All of the points, potential effects, concerns and potential mitigation have been duly considered in the reports by the appropriate specialists. These have informed the nature of the PPC application and the basis for a precinct and the precinct provisions.

12. Conclusion

This application has been prepared in support of HVHLP's request for a private plan change to relocate the RUB, rezone land MHU and introduce precinct provisions to manage land, roading and supporting infrastructure to enable development over the site.

HVHLP is the sole landowner of the five titles subject to the plan change area and as such a comprehensive planning outcome is possible that achieves an integration of development and conservation values where enabling urban development will restore and/or enhance the natural environment and to effectively manage the rural urban interface.

There will be substantial positive economic, social and environmental effects/benefits through the provision of additional housing and improvements to biodiversity and ecology in this location. There are no significant adverse effects.

The PPC has been developed with due input and regard to the requirements of the RMA, National and Regional Policy Statements, the MDRS, technical considerations, public consultation feedback and the cultural values and inputs of mana whenua groups which have occurred through the engagement process. This includes a best practice stormwater management response to the site.

The proposed RUB location is logical and defensible in comparison to its present anomalous position from a planning and landscape perspective and the availability of existing infrastructure "at the door" ready to service needed housing. Its proposed position on or approximating a ridge and spur provides for a clear and defensible boundary which meets outcomes sought for the RUB as a planning mechanism.

The PPC rezoning of part of the subject land from CSL to MHU is of minor extent (some 2 ha) with direct public road access for some future properties or through new vehicular accesses via Crestview Rise or Kotahitanga Street. Dwellings can be serviced in the form of one minor JOAL and one nonstandard public road to the eastern part of the site which will also service the Watercare landholding adjacent to the site.

The rezoning enables up to 90 dwellings (based on water supply availability and choice of dwelling typology). The expected development form that is complementary to the existing Crestview Rise area indicates some 65 dwellings and subject to final dwelling typology at consent stage, either development form will seamlessly integrate with the existing neighbourhood of Crestview Rise adjacent and contribute to a well-functioning urban environment.

The site will also utilise available network infrastructure to service the resultant urban development, with no cost burden to Council or CCO's in the form of additional capital outlay associated with servicing the development enabled by the plan change. Development contributions payable by new development will account for an appropriate contribution to Council-funded infrastructure and a specific agreement has been agreed in principle with Veolia in regard to water and wastewater provision.

The rezoned land is also geotechnically suitable for urban development.

The precinct comprises place-based specific objectives to achieve the purpose and principles

of the RMA. They are complementary to existing AUP provisions administered through subdivision and residential zone chapters typically. The nature of the precinct and its provisions has been informed by the resource management issues specific to the site and context of the site. The management of the rural urban boundary interface, respecting mana whenua values, stormwater management, enhancing the natural environment and addressing local resident concerns are suitably acknowledged and responded to.

The interface management corresponds with native bush restoration, new planting and protection of all planting areas which is enabled through the resulting subdivision and development process. This supports integrated and effective resource management, a well-functioning urban environment and sustainable resource management. Sustainable management in achieving the above outcomes are less likely to be achieved without a precinct.

The request has been made in accordance with the provisions of Schedule 1 and section 32 of the Resource Management Act 1991 and suitably meets these requirements. For the above reasons, it is considered that the PPC accords with the sustainable management purpose and principles outlined in Part 2 of the RMA and satisfies section 32 of the Act.

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MNZPI
rdbconsult

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