

**RFI Ref P9****AUP Structure Planning Appendix 1 References within Application Document**

<b>RPS Appendix 1</b>	<b>PPC</b>	<b>PPC Appendix</b>	<b>Comment</b>
External Documents to be taken into account Section 1.3(1) The Auckland Plan	Application Report: Section 5.6 Section 8.9 Section 8.10 RPS Policy B2.2.2(2)(ee) and (f) Section 8.11 Section 32 report: Section 10.6.5 Benefits (i)(ii), Effects (i) Economic and Social,	Appendix 12 Strategese Report Strategic planning and economic assessment of the proposal	<p>In regard to the Auckland Plan in Section 1.3(1). The Auckland Plan (Development Strategy section D) and FULSS has now been superseded by Council's Future Development Strategy 2023, as required by the NPS-UD.</p> <p>The PPC applies a quality compact planning approach of modest scale and with available infrastructure. A sub regional contextual analysis (in regard to Papakura Local Board area) is provided in PPC Appendix 12 (section 2.5).</p> <p>An updated section on the relevance of the Auckland Plan has been added to the amended PPC application report.</p>

<p>Section1.3(2) NPS's; NES's</p>	<p><b>Application Report:</b> (a) Section 8.1 NPS-UD (b) Section 8.2 NPS-IB (c) Section 8.3 NPS-FM (d) Section 8.4 NPS-HPL (e) Section 8.5 NCPS (f) Section 8.6 NES-CS (g) Section 8.7 NES Water (h) Section 8.8 PNPS- Natural Hazards</p>	<p>(a) Re NPS-UD; Appendix 4 Urban Form Design – Amended Urban Design Assessment Statement and Appendix 5 Reset Landscape and Visual Impact Assessment (b) Re NPS-IB; Appendix 9 Amended Bioresearch's Terrestrial Ecology Report (c) Re NPS-FM, Appendix 9A Bioresearch's Freshwater Ecological Appraisal (f) NES-CS; Refer Appendix 11 Engeo Preliminary Soils Investigation (h) PNPS-NH Appendix 10 Engeo Amended Geotechnical Assessment</p>	
<p>Section 1.3(3) AUP and RPS</p>	<p><b>Application Report:</b> AUP zone assessment Section 8.12 AUP RPS assessment Section 7 and 8.9 <b>Section 32 component:</b> Section 10</p>	<p>Appendices 4 (amended),5 and 12 as referred to above also include a statutory assessment in regard to AUP.</p>	
<p>Section 1.3(4) AC LTP</p>	<p><b>Application Report:</b> Section 7.1.1 (RPS Appendix 1 assessment) comments on the relevance of the LTP, which at time of writing a new LTP was in preparation (now approved).</p>		<p>The 2024- 2034 LTP strategies, policies and implementation programmes of Council and the Local Papakura Board are not considered to be inconsistent with the objectives of the PPC. The applicant (and resulting development) is accessing existing or</p>

			providing investment in new infrastructure and committing to improvements to biodiversity in conjunction with the infrastructure providers and mana whenua respectively at the applicant's cost, with no new financial burden on third parties.
Section 1.3(5) Local Board and Area Plans	<b>Application Report:</b> Section 7.1.1 comments on the relevance of the Local Board Plan and makes an assessment		Review of the recent approved LTP and Papakura Local Board Agreement indicates no inconsistency with what the PPC proposes.
Section 1.3(6) ICMP and NDC	<b>Application Report:</b> Section 7.1.1 refers to the Slippery Creek catchment as the receiving environment.	Appendix 8 Amended SMP	As the site is presently zoned Rural the ICMP would only include the site based on its rural runoff characteristics. As such a SMP has been prepared for the PPC site and its zoning and enabled development intentions and infrastructure management. The approval process will inform the NDC.
Section 1.3(7) Other Plans and strategies as referenced	<b>Application Report:</b> Section 7.1.1 comments briefly.	Appendix 6 Amended Transport Assessment Appendix 7 Amended Engineering Assessment	The RLTP, Integrated Transport Programme or Watercare's Asset Management Plan is unlikely to have any bearing or consequence in the design or determination of the plan change based on the anticipated effects of the envisaged development.
Section 1.3(8) Iwi documents	<b>Application Report:</b> Section 7.1.1 comments briefly.	Appendix 13 CVA's	A review of the three mana whenua iwi authorities web sites (local iwi representing the Waiohau collective)

<p>Section 1.3(9) Treaty Settlement legislation</p>	<p><b>Application Report:</b> Section 7.1.1 comments briefly. Amended precinct provisions provided with new clause added under 1.XXX.5 Notification.</p>		<p>revealed no documents of specific relevance to the site or proposal.</p> <p>Ngati Tamaoho have a statutory acknowledgement (under the Ngati Tamaoho Claims Settlement Act 2018) over much of the Papakura area including the site. One implication of the acknowledgment is that Ngati Tamaoho may be deemed an affected party for resource consent purposes under s95(E). The precinct notification provisions I.XXX.5 has been amended with the addition of clause (5). This recognises application of General Rule clause C1.13(4)(e) of the AUP. Notwithstanding the above, the precinct's Special Information Requirements I.XXX.9(2) Cultural Landscape, requires consultation with mana whenua as part of consent process.</p>
<p>Section 1.3(10) Council's Open Space Strategic Action Plan (2013)</p>	<p><b>Application Report:</b> Section 7.1.1 comments briefly on local purpose reserve provision in the immediate neighbourhood</p>		<p>Further review of the 2013 Action Plan indicates that the plan change is consistent with and complementary to some policy initiatives. These relate to improvements to biodiversity in conjunction with mana whenua (Policy D7); work with mana</p>

			whenua to tell storey of Māori Cultural Heritage through place names, interpretation, artwork (eg pouwhenua) and design (policy A3)
Section 1.3(11) Council's ADM	<b>Application Report:</b> Section 7.1.1 comments briefly	Appendix 4 Urban Form Design Ltd Amended Design Statement	The application of the manual is implicit in the design process undertaken by Urban Form Design Ltd in the structure/precinct planning and anticipated development form scenarios modelled for the site and the site's contextual relationship.
Section 1.3(12) Council's Code of Practice Land Development and Subdivision	<b>Application Report:</b> Section 7.1.1 comments briefly	Appendix 6 Amended Transport Impact Assessment; Appendix 7 Amended Engineering Services Assessment; Appendix 8 Amended SMP; Appendix 10 Amended Geotechnical Assessment	This is implicitly considered in the structural/precinct design response including the provision of a new public road and the anticipated development form for the site by the civil engineers Envelope, geotechnical engineers Engeo, traffic engineers Commute and the holistic urban design response by Urban Form Design Ltd.
Section 1.4 1.4.1 Urban Growth (1)(2)	<b>Application Report:</b> Section 7.1.1; Section 8.9 RPS assessment table  <b>Section 32 report:</b> section 10.6.5	Appendix 12 Strategese Report	
Section 1.4 1.4.1 Urban Growth (3)(4)	<b>Application Report:</b> Section 7.1.1; Section 7.2 RUB  <b>Section 32 report:</b> section 10.5.1 and 10.6.5	Appendix 4 Urban Form Design – Amended Design Assessment Statement and Appendix 5 Reset Landscape and Visual Impact Assessment	

Section 1.4 1.4.1 Urban Growth (5)	NA		There are no landlocked parcels including Maori land
Section 1.4 1.4.2 Natural Resources (1)	<b>Application Report:</b> Section 7.1.1; section 8.2 NPS; section 8.9 RPS; section 9.12  <b>Section 32 report:</b> section 10.6.5	Appendix 9 and 9A Amended Bioresearch's reports	
Section 1.4 1.4.2 Natural Resources (2)(3)	<b>Application Report:</b> Section 6.2.2 (precinct provisions); Section 7.1.1, section 8.9 RPS  <b>Section 32 report:</b> section 10	Appendix 9 and 9A Amended Bioresearch's reports	
Section 1.4 1.4.2 Natural Resources (4)	<b>Application Report:</b> Section 7.1.1; Section 9.8 Contamination; Section 9.9 Geotech and natural hazards assessment; section 9.10 Flooding and stormwater management;	Appendix 10 Amended geotech report; Appendix 11 contamination report; Appendix 8 Amended SMP	
Section 1.4 1.4.2 Natural Resources (5)	NA		There are no mineral resources on site
Section 1.4.3 Natural and Built Heritage (1)	NA		There are no scheduled natural heritage, mana whenua, natural resources, historic heritage or special character on the site
Section 1.4.4 Use and Activity (1)	<b>Application Report:</b> Section 7.1.1; Section 8.9 RPS table. <b>Section 32 Report:</b> Section 10	Appendix 4 Urban Form Design – Amended Design Assessment Statement	The selection of the MHU zone being a MDRS relevant zone together with precinct provisions will enable a compact urban form to be achieved. Modelled development scenarios by Urban Form Design illustrate possible development configurations.
Section 1.4.4 Use and Activity (2)	<b>Application Report:</b> Section 6.2.2 (precinct provisions); Section 7.1.1 <b>Section 32 Report:</b> Section 10		Reliance is placed on application of most AUP provisions, where not otherwise modified by the proposed precinct. No new zones are

			proposed (this would be contrary to MDRS).
Section 1.4.4 Use and Activity (3)	NA		No new centres are proposed nor affected
Section 1.4.4 Use and Activity (4)	NA		A mix of residential intensities (through a range of zonings) is not considered appropriate for such a small development site. That mix is otherwise enabled within the MHU zone on a site specific/lot basis.
Section 1.4.4 Use and Activity (5)	NA		A mix of urban zones through the site is not considered appropriate for such a small development site.
Section 1.4.4 Use and Activity (6)	NA		There is no infrastructure within or in proximity to the site that is adversely affected directly or indirectly by the proposed rezoning. The adjacent Watercare site (with an underlying zone of MHS) has a water reservoir on the site sufficient distance (15m) from the boundary. The PPC proposes to improve vehicular access to the Watercare site through the provision of a new road to the boundary. Watercare have been consulted on this. Accordingly, there are no anticipated reverse sensitivity effects expected at subdivision or development.
Section 1.4.4 Use and Activity (7)	NA		The issue of potential reverse sensitivity effects on the inhabitants of future dwellings under the

			MHU zone by activities under the adjacent Countryside Living zone by residents of Settlement Road and vice versa is nil or negligible. The location of the RUB and proposed planted landscaped rural buffer and new fencing will protect the legitimate activities of CSL zone residents. The effective distance from MHU dwelling to CSL dwelling is in excess of 25m.
Section 1.4.5 Urban Development (1)	<b>Application Report:</b> Section 6.2.2 (precinct provisions); Section 7.1.1; <b>Section 32 Report:</b> Section 10		Sub clauses (a) and (b) of Appendix 1 are NA for the scale of the site. Sub clause (c) Open Space provision is contemplated indirectly with the planned stormwater reserve (to vest) and the enhancement and covenanting of the bush environment within the CSL zone part of the site. Sub clause (d) structure/precinct plan edge transitioning is provided for by the proposed landscaped rural buffer. Sub clause (e) and adoption of an integrated stormwater management approach (SMP) is central to the precinct with policies and objectives which will enhance urban amenity and the natural environment.
Section 1.4.6 Transport Networks (1)(2)(3)(4)	<b>Application Report:</b> Section 9.13; Section 7.1.1	Appendix 6 Amended Transport Impact Assessment by Commute.	The nature of the site, proposed precinct and envisaged development form intentions suitably





(3) Natural and Cultural Values	(a,b,e) A landscape assessment has been provided; two CVA's provided and terrestrial and freshwater ecological assessments provided		
(4) Environmental Risk	(a,b) a geotechnical and contamination assessment has been provided		
(5) Implementation	No staging, funding plan considered necessary for small area; a neighbourhood urban design statement provided		