

## Appendix 2: Assessment against Auckland Unitary Plan Regional Policy Statement

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<b>B2.2 Urban Growth and form</b>	
<p><b>B2.2.2 Objectives</b></p> <p>(1) A quality compact urban form that enables all of the following:</p> <ul style="list-style-type: none"> <li>(a) a higher-quality urban environment;</li> <li>(b) greater productivity and economic growth;</li> <li>(c) better use of existing infrastructure and efficient provision of new infrastructure;</li> <li>(d) improved and more effective public transport;</li> <li>(e) greater social and cultural vitality;</li> <li>(f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects.</li> </ul> <p>(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).</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>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</p> <p>(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.</p>	<p>The PPC supports a quality compact urban form under B2.2.2(1), as it provides for greater productivity and economic growth through the urbanisation of land for light industrial activity, thereby meeting market demand for industrial land supply whilst providing for ongoing employment opportunities and facilitating the existing rural business activities operating from the site. The site is proximate to the future Paerata Train Station due for completion by 2025. The PPC can be serviced by existing transport, water, wastewater and stormwater infrastructure, and will support the efficient provision of planned infrastructure in the Pukekohe-Paerata area.</p> <p>The proposal contributes towards achieving sufficient development capacity and land supply to accommodate industrial growth, as it enables light industrial development to occur in a geographic area where a pronounced shortfall of industrial land has been identified. It will also address the existing rural business activities operating from the site through a more appropriate long-term zoning (BLIZ) and improved outcomes for stormwater management.</p> <p>The PPC land is contained within the Rural Urban Boundary and land that is zoned FUZ recognising the future transition of this land to urban use.</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>The proposal contributes the provision of sufficient land to meet projected growth in industrial demand.</p> <p>The PPC is being undertaken in accordance with structure planning completed by the Council for the Pukekohe-Paerata area, which has been prepared in accordance with the structure plan guidelines set out at Appendix 1 of the AUP:OP.</p>

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<p>(2) 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>(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:</p> <p>(a) support a quality compact urban form;</p> <p>(b) provide for a range of housing types and employment choices for the area;</p> <p>(c) integrate with the provision of infrastructure; and</p> <p><b>[new text to be inserted]</b></p> <p>(d) follow the structure plan guidelines as set out in Appendix 1.</p>	<p>The PPC land already has long standing existing rural business activities operating from a substantial portion of the PPC land extent. The proposed rezoning will reflect the existing activities that are already taking place.</p> <p>The proposed rezoning supports a quality compact urban form by enabling industrial activities to establish and operate within the RUB, in a location integrated with current and future residential activities, planned public and active transport, and existing and planned infrastructure.</p>
<b>B2.3 A quality built environment</b>	
<p><b>B2.3.2 Objectives</b></p> <p>(1) A quality built environment 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) respond and adapt to the effects of climate change.</p> <p>(2) Innovative design to address environmental effects is encouraged.</p> <p>(3) The health and safety of people and communities are promoted.</p>	<p>The proposal will contribute to a quality built environment. Given the topography of the site forming a natural basin, future buildings and other buildings will not be highly prominent within the surrounding landscape. The PPC will maximise infrastructure efficiency as its timing is broadly aligned with the delivery of network improvements required to mitigate identified effects, with existing private services available to service development in the interim before such infrastructure is constructed.</p> <p>The proposal responds and adapts to the effects of climate change. By providing for local employment opportunities for established and emerging residential areas in Pukekohe, Paerata and Drury, the PPC request will reduce travel demands north to Auckland, and associated greenhouse gas emissions associated with additional vehicle kilometres travelled.</p> <p>The PPC will promote the health and safety of people and communities, particularly through flood risk mitigations detailed in the SMP which demonstrate that the site can be developed without creating or worsening flood risks on surrounding land, and particularly SH22 directly downstream of the site.</p>

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<p><b>B2.3.2. Policies</b></p> <p>(1) Manage the form and design of subdivision, use and development so that it does all of the following:</p> <ul style="list-style-type: none"> <li>(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;</li> <li>(b) contributes to the safety of the site, street and neighbourhood;</li> <li>(c) develops street networks and block patterns that provide good access and enable a range of travel options;</li> <li>(d) achieves a high level of amenity and safety for pedestrians and cyclists;</li> <li>(e) meets the functional, and operational needs of the intended use; and</li> <li>(f) allows for change and enables innovative design and adaptive re-use.</li> </ul> <p><b>[new text to be inserted]</b></p> <p>(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:</p> <ul style="list-style-type: none"> <li>(a) providing access for people of all ages and abilities;</li> <li>(b) enabling walking, cycling and public transport and minimising vehicle movements; and</li> <li>(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.</li> </ul> <p>(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.</p> <p>(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.</p>	<p>The proposal enables development that supports the planned urban environment, as it provides for light industrial activities consistent with the land use planning outcomes expressed by the Structure Plan.</p> <p>The proposal will contribute to providing good access and enables a range of travel options, as it located adjacent to SH22 and proximate to the planned Paerata Train Station.</p> <p>The proposal supports a high level of amenity for pedestrians, as the frontage upgrade to Heights Road maintains appropriate width for the provision of footpath, berms and street lighting once destinations further along Heights Road establish.</p> <p>An Indicative Masterplan has been developed to show how the PPC land could be developed to achieve light industrial build out. Future resource consents will be applied for to subdivide and develop the site once future tenants and detailed design is commenced. This will provide opportunity for further assessment against the urban design outcomes of the AUP:OP.</p>

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<p>(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</p>	
<p><b>B2.5. Commercial and industrial growth</b></p>	
<p><b>B2.5.1. Objectives</b></p> <p>(1) Employment and commercial and industrial opportunities meet current and future demands.</p> <p>(2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.</p> <p><b>[new text to be inserted]</b></p> <p>(3) Industrial growth and activities are enabled in a manner that does all of the following:</p> <p>(a) promotes economic development;</p> <p>(b) promotes the efficient use of buildings, land and infrastructure in industrial zones;</p> <p>(c) manages conflicts between incompatible activities;</p> <p>(d) recognises the particular locational requirements of some industries; and</p> <p>(e) enables the development and use of Mana Whenua’s resources for their economic well-being.</p>	<p>The PPC contributes to meeting current and future demand for industrial land, by providing 5.35ha of light industrial land, in a location where light industrial land is identified as being high in demand, and where a long-term deficit in such land has also been identified.</p> <p>Part of the PPC land is already occupied by existing rural business activities and the land has a long history of being utilised for business activities including a meat works and coleslaw factory.</p> <p>The proposal enables industrial growth that promotes economic development. As set out in the Economic Assessment, the proposal is estimated to generated \$20.6m in GDP from design, planning, land development and construction, and will support ongoing employment for 125 permanent staff across the site.</p> <p>The proposal manages conflicts between incompatible activities, as the PPC land is well separated from existing and future residential activities sensitive to the effects of light industrial activities. With respect to the interface with Heights Road Cemetery, the activities anticipated on the PPC land are primarily warehousing, storage and light engineering, which are not anticipated to generate significant noise or vibration. Any future buildings located at the boundary with the cemetery sites will likely face away from the cemetery, with any noise directed back across the PPC land rather than towards the cemetery.</p>
<p><b>B2.5.2. Policies</b></p> <p>(7) Enable the supply of land for industrial activities, in particular for land-extensive industrial activities and for heavy industry in areas where the character, scale and intensity of the effects from those activities can be appropriately managed.</p>	<p>The proposal provides for the supply of 5.35ha of land for industrial activities, in an area earmarked for new industrial growth where the scale and intensity of industrial activities and development can be appropriately managed.</p> <p>The site is relatively flat, and the Indicative Masterplan demonstrates that building platforms for light industrial development can be established on the site.</p>

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<p>(8) Enable the supply of industrial land which is relatively flat, has efficient access to freight routes, rail or freight hubs, ports and airports, and can be efficiently served by infrastructure.</p> <p>(9) Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following:</p> <p>(a) limiting the scale and type of non-industrial activities on land zoned for light industry;</p> <p>(b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and</p> <p>(c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration.</p> <p>(10) Manage reverse sensitivity effects on the efficient operation, use and development of existing industrial activities, including by preventing inappropriate sensitive activities locating or intensifying in or adjacent to heavy industrial zones.</p>	<p>The PPC enables the efficient use of land for light industrial activities, as it seeks to apply the BLIZ provisions without modification, which seek to limit the establishment of non-industrial activities on the site.</p> <p>The PPC minimises the potential for future reverse sensitivity effects due to the site's separation from existing residential and rural-residential activity identified in the AUP:OP (live-zoned land) and from planned residential activity identified in the Structure Plan.</p>
<b>B3.2 Infrastructure</b>	
<p><b>B3.2.1 Objectives</b></p> <p>(4) The functional and operational needs of infrastructure are recognised.</p> <p>(5) Infrastructure planning and land use planning are integrated to service growth efficiently.</p> <p>(6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.</p> <p>(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled.</p> <p>(8) The adverse effects of infrastructure are avoided, remedied or mitigated.</p>	<p>The proposal will enable activities and development that are integrated with infrastructure planning. As outlined in the Civil Infrastructure Report (Appendix 5), the PPC can be serviced by existing and planned water, wastewater, power and telecommunications networks.</p> <p>The PPC will protect infrastructure from reverse sensitivity effects. The site at 9 Heights Road is subject to a designation which provides for the future widening of SH22 (Designation 6705), and this will remain to protect this corridor as part of the plan change. The site is not proximate to the National Electricity Grid Corridor, nor is it near any identified gas pipelines.</p> <p>The adverse effects of infrastructure will be avoided, remedied or mitigated, as the site can be serviced by transport, water, wastewater and stormwater</p>

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	infrastructure without resulting in unacceptable effects on the surrounding environment.
<p><b>B3.2.2 Policies</b></p> <p>(4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.</p> <p>(5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.</p>	<p>The proposal will avoid and mitigate adverse effects on infrastructure and will not constrain existing or planned infrastructure, as infrastructure networks are either separated from the site or can be protected from inappropriate subdivision, use and development through existing designations.</p>
<b>B3.3 Transport</b>	
<p><b>B3.3.1 Objectives</b></p> <p>(1) Effective, efficient and safe transport that:</p> <p>(a) supports the movement of people, goods and services;</p> <p>(b) integrates with and supports a quality compact urban form;</p> <p>(c) enables growth;</p> <p>(d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and</p> <p>(e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.</p>	<p>The proposal supports the movement of people, goods and services, by enabling light industrial activities to establish in a location proximate to the strategic transport networks of SH22, SH1 and the NIMT. The proposal supports a quality compact urban form by enabling the development of land within the RUB, consistent with the Auckland Plan and Structure Plan. The wider area will facilitate transport choices over time, given the PPC land is proximate to the planned Paerata Train Station, and a future walking and cycling corridor along SH22<sup>1</sup>.</p>
<p>(3) Identify and protect existing and future areas and routes for developing Auckland's transport infrastructure.</p> <p>(5) Improve the integration of land use and transport by:</p> <p>(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;</p>	<p>The proposal provides for the ongoing protection of the planned future transport network by retaining Designation 6705 over the site at 9 Heights Road, which enables future widening of SH22. There is also a generously sized berm between the site and Paerata Road which provides a corridor width of 50m adjacent to the plan change site. As such, development of the subject site will not preclude the delivery of future upgrades to this corridor.</p>

<sup>1</sup> As set out under the Indicative Strategic Network for Southern Auckland: <http://supportinggrowth.govt.nz/assets/supporting-growth/docs/South-Auckland/Indicative-Network-2019-Maps-South.pdf>

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<p>(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;</p> <p>(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;</p> <p>(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;</p> <p>(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and</p> <p>(f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.</p>	<p>The PPC does not rely on the delivery of wider transport improvements to mitigate adverse traffic effects, given the anticipated trips generated can be accommodated within the existing network. Local improvements to Heights Road including upgrading to an urban frontage, and widening the northern shoulder, can be delivered through a private agreement with Auckland Transport and corresponding land covenant requiring these improvements to be constructed.</p> <p>Notwithstanding this, industrial growth on the PPC land will be supported by planned and funded transport infrastructure, in particular:</p> <ul style="list-style-type: none"> <li>• Paerata Train Station, funded by the New Zealand Upgrade Programme and due to be completed by 2025;</li> <li>• Pukekohe Arterials; four arterial roads forming a ring-road around Pukekohe and redirecting heavy traffic away from the Pukekohe Town Centre. Notices of Requirement were lodged in 2023 and the preferred alignment has been selected, with the North West Arterial utilising Butcher Road and Helvetia Road to the south, rather than Heights Road.</li> <li>• A walking and cycling corridor identified along SH22 from Pukekohe north through Paerata and Drury to the Drury Central Train Station<sup>2</sup>.</li> </ul> <p>The proposal is unlikely to result in high trip-generating activities, as the activities anticipated are small scale industrial activities unlikely to meet the thresholds under E27.6.1.1. Nevertheless, the site can be efficiently served by the existing transport corridors of SH22 and SH1.</p> <p>The Indicative Masterplan demonstrates that car parking and loading can be accommodated on the site to meet the expected demand from staff and visitors, noting that the actual parking demand will depend on the requirements of future commercial tenants. However it is noted that no minimum car parking rates are applicable under Chapter E27 of the AUP:OP following the removal of car parking minimums under PC71 to the AUP:OP and Policy 11 of the NPS-UD.</p>

<sup>2</sup> <https://www.kiwirail.co.nz/our-network/our-regions/amp/drury-rail-stations/>

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<b>B6 Mana Whenua</b>	
<p><b>B6.2.1. Objectives</b></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>The PPC has been circulated to mana whenua identified has having an interest in this area, with Ngāti Tamaoho engaging further with the project through an on-site meeting, review of relevant draft specialist reports, and preparation of a report and recommendations for the plan change. The PPC responds to these recommendations, as set out in Section 8.1 of the planning report.</p>
<p><b>B6.2.2. Policies</b></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>(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>Mana whenua identified has having an interest in this area have been provided an opportunity to engage in the PPC preparation process at an early stage, as discussed above.</p> <p>It is noted that no sites of significant to mana whenua or cultural heritage items are identified on the site.</p>



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<b>B7.2 Indigenous biodiversity</b>	
<p><b>B7.2.1 Objectives</b></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>No areas of significant indigenous biodiversity are identified on the site under the AUP:OP, and the PPC is supported by an Ecological Report which finds that the site is of low ecological value, due to the absence of streams, wetlands, indigenous biodiversity and habitats.</p>
<p><b>B7.2.2 Policies</b></p> <p>(5) Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.</p>	<p>No Significant Ecological Areas (SEA) are identified over the site, nor are there any significant habitats that require protection as an SEA.</p>
<b>B7.3 Freshwater Systems</b>	
<p><b>B7.3.1. Objectives</b></p> <p>(1) Degraded freshwater systems are enhanced.</p> <p>(2) Loss of freshwater systems is minimised.</p> <p>(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</p>	<p>The PPC land discharges to the upper reaches of the Whangapouri Stream catchment.</p> <p>As set out in the SMP supporting the application, stormwater contaminants arising from building roofs, car parks and private roads on the site can be mitigated via a high contaminant targeting proprietary device, which will treat stormwater to GD01/TP10 standards.</p> <p>The application of SMAF-1 overlay controls and attenuation ponds will control stormwater flows from the site to ensure that streams are protected during storm events.</p>
<p><b>B7.3.2. Policies</b></p> <p>(1) Integrate the management of subdivision, use and development and freshwater systems...</p> <p>(2) Identify degraded freshwater systems.</p>	<p>The PPC land discharges to the upper reaches of the Whangapouri Stream catchment. There are no streams on the PPC land.</p> <p>The site will be adequately serviced by existing and proposed water, wastewater and water supply infrastructure.</p>

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<p>(3) Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects.</p> <p>(4) Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins...</p> <p>(5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands...</p> <p>(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.</p>	<p>As set out in the SMP supporting the application, stormwater contaminants arising from building roofs, car parks and private roads on the site can be mitigated via a high contaminant targeting proprietary device, which will treat stormwater to GD01/TP10 standards.</p> <p>The application of SMAF-1 overlay controls and attenuation ponds will control stormwater flows from the site to ensure that streams are protected during storm events.</p>
<b>B7.4. Coastal water, freshwater and geothermal water</b>	
<p><b>B7.4.1 Objectives</b></p> <p>(1) Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.</p> <p>(2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.</p> <p>(4) The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.</p> <p>(5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.</p> <p>(6) Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.</p>	<p>The proposal is serviced by an existing consented water bore (Permit No. 41851) which can service further development on the site.</p> <p>The PPC request is supported by a Stormwater Management Plan (SMP) which sets out how stormwater will be managed in order to preserve, protect and enhance receiving water bodies whilst minimising contaminant generation and providing for hydrological mitigation.</p>
<p><b>B7.4.2. Policies</b></p> <p>(1) Integrate the management of subdivision, use, development and coastal water and freshwater, by:</p>	<p>As described in relation to Policy B7.4.2(10) below, the PPC aligns with the delivery of water supply and wastewater infrastructure in the area. Any</p>

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<p>(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and</p> <p>(b) requiring catchment management planning as part of structure planning;</p> <p>(c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and</p> <p>(d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.</p>	<p>misalignment between the PPC and supporting infrastructure is negligible and can be resolved through the use of private services in the interim.</p> <p>As set out in the SMP supporting the application, stormwater can be conveyed to the public network via an existing 600mm culvert under SH22, and the effects on freshwater quality can be mitigated by the use of on-site devices providing for detention, retention and treatment of stormwater prior to discharge.</p>
<p><i>Water quality</i></p> <p>(6) Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges.</p> <p>(7) Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following:</p> <p>(a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water;</p> <p>(c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources;</p> <p>(d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and</p> <p>(e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.</p>	<p>As set out in the SMP supporting the application, stormwater contaminants arising from building roofs, car parks and private roads on the site can be mitigated via a high contaminant targeting proprietary device, which will treat stormwater to GD01/TP10 standards.</p> <p>Mana whenua identified as having an interest in the area have been consulted, with Ngāti Tamaoho engaging further in the project by way of an on-site meeting, review of relevant specialist reports including the draft SMP, and preparation of a report on cultural and sustainable recommendations and requirements (Appendix 13) with respect to the PPC. The PPC responds to the recommendations of this report by proposing hydrology mitigation, including detention of rainwater from roofs, and reuse where there is sufficient water demand.</p>
<p><i>Sediment runoff</i></p> <p>(8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by:</p>	<p>Chapters E11 and E12 of the AUP:OP will apply to future land disturbance on the site, and contain a framework of provisions to ensure that the effects of sediment discharge on the surrounding environment area avoided, remedied and mitigated.</p>

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<p>(a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and</p> <p>(b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.</p>	<p>Any future works are also required to be undertaken in accordance with GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region and thereby demonstrate how erosion and sedimentation beyond the site boundaries will be minimised.</p>
<p><i>Stormwater management</i></p> <p>(9) Manage stormwater by all of the following:</p> <p>(a) requiring subdivision, use and development to:</p> <p>(i) minimise the generation and discharge of contaminants; and</p> <p>(ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network;</p> <p>(b) adopting the best practicable option for every stormwater diversion and discharge; and</p> <p>(c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.</p>	<p>The proposal is supported by a SMP detailing how adverse effects on water quality and hydrology from stormwater discharges will be mitigated on-site to minimise effects on downstream water bodies and network capacity. A range of devices are proposed to provide for detention, retention and treatment of stormwater on-site prior to discharge to Whangapouri Stream. And it is proposed to apply the SMAF-1 Overlay to the entire PPC extent. It is noted that resource consents for stormwater discharges will likely be required under Chapters E8, E9 and E10 of the AUP:OP in the future.</p>
<p><i>Wastewater</i></p> <p>(10) Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following:</p> <p>(a) ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development;</p> <p>(b) progressively reducing existing network overflows and associated adverse effects by all of the following:</p> <p>(i) making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority;</p>	<p>The proposal can be serviced by existing and planned wastewater infrastructure, as outlined in the Civil Infrastructure Report. Watercare Services Limited have advised that a new pump station at Isabella Drive in Pukekohe is currently in the design phase, and will be completed by 2028. This is anticipated to align with the timing of the PPC, as the infrastructure is likely to be available to connect to at the time of development.</p> <p>However, in the event that development of the land occurs prior to the pump station being available, the existing private pump system located on the site can be relied on as an interim solution to service development enabled by the PPC.</p>

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<p>(ii) adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes;</p> <p>(iii) ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges;</p> <p>(iv) ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur;</p> <p>(c) adopting the best practicable option for minimising the adverse effects of discharges from wastewater treatment plants; and</p> <p>(d) ensuring on-site wastewater systems avoid significant adverse effects on freshwater and coastal water.</p>	
<p><b>B10.2 Natural hazards and climate change</b></p>	
<p><b>B10.2.1. Objectives</b></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 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>The SMP supporting the PPC request demonstrates that the adverse stormwater and flood risk effects of future development will be avoided, remedied and mitigated. This takes into account the risks to people, property and infrastructure upstream and downstream of the plan change land, and accounts for a warming scenario of 3.8°C to account for climate change. The conveyance function of overland flow paths will be maintained, with the alignment of flow paths to be determined at the time of development based on the proposed earthworks design. The function of the 1% AEP flood plain will be maintained, with no flooding upstream or downstream of the subject site once proposed mitigations are implemented.</p>

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<p><b>B10.2.2. Policies</b></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>(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where:</p> <p>(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</p> <p>(b) the level of information on the probability and/or impacts of the hazard is limited.</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> <p>(8) Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.</p> <p>10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following:</p>	<p>Expert reports including a Geotechnical Assessment, Civil Infrastructure Report and SMP have been prepared in support of the PPC. These reports address potential natural hazards associated with the site. The main natural hazard consideration is the flood plain that extends across the lower basin of the PPC land.</p> <p>Flood modelling has been undertaken to address potential existing flooding both within the site and downstream, quantification of the future flood effects resulting from the PPC, and available options to address flood management. The modelling has addressed the 10 year and 100 year ARI storm events and taken into account future climate change temperature increase for 3.8°C.</p> <p>The recommended flood management options for the PPC includes flood storage attenuation for the runoff generated within the plan change area in a dry basin. The dry basin will be designed to attenuate runoff in the 10 year and 100 year ARI storm events. Inclusion in the SMAF1 overlay will require any future development to comply with the requirements set out in Chapter E10 of the AUP:OP.</p> <p>As outlined in the SMP and depicted on the Indicative Masterplan, the redevelopment of land subject to the flood plain and overland flow paths can be undertaken with no new flood hazard risks arising by providing for hydrological mitigation and flood detention on the site, nor any cumulative effects arising.</p>

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(a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or (c) change of use to a less vulnerable activity.	