

## Austino – Private Plan Change request – Hobsonville Grove

### Part B - Auckland Unitary Plan (Operative in Part) – Objectives and Policies Assessment

The following tables identify and provide an assessment of the objectives and policies of Part B of the Auckland Unitary Plan – Operative in Part (AUP(OP)), being the Regional Policy Statement. Only the relevant objectives and policies are listed.

Text that is in a red font denotes the amendments to the Regional Policy Statement that are proposed by Plan Change 80, which is a Council initiated plan change to give effect to the National Policy Statement – Urban Development (NPS-UD).

**Table 1: Assessment of the PPC request against Part B2 of the AUP(OP) – Urban Growth and Form**

Objectives and Policies	Comment
<b>B2.2 – Urban Growth and Form</b>	
<i>B2.2.1. Objectives</i>	
(1A) 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.	The PPC is in-keeping with Objectives B2.2.1(1)-(5) and Policies B2.2.2(1)-(8). The PPC is also consistent with these objectives and policies as they are proposed to be amended by PC80. The PPC is also consistent with proposed Objective B2.2.1(1A), which is subject to PC80.
(1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects; and (h) improves resilience to the effects of climate change.	The proposed plan change is generally in accordance with Part B2.2 (as amended by PC80), because: a) It will enable growth within the Rural Urban Boundary (RUB), near existing centres and employment and education opportunities. b) The THAB zone will provide the opportunity to intensify land in proximity to employment and education opportunities, at the intersection of two indicative collector roads that will serve future communities within Block 2 and on adjacent land zoned for future urban purposes. c) The THAB zone will intensify land within proximity to frequent bus corridors that connect to a rapid transit station at Westgate (Western Express). The future transportation environment includes the Spedding Road arterial corridor that will also provide access to employment opportunities in the vicinity of the Spedding Road / Brigham Creek Road intersection.
(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).	d) The THAB and MHU zones will provide for a range of housing typologies. The THAB zone is more supportive of smaller unit typologies in multi-unit apartment style

Objectives and Policies	Comment
<p>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</p>	<p>developments than the MHU zone. This provides a point of difference to rezoning the entire precinct area MHU, thereby promoting housing choice and housing affordability outcomes.</p>
<p>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</p>	<p>e) The proposed Hobsonville Grove Precinct “Retail Opportunity Overlay” will support a quality compact urban form and will not undermine the function of existing commercial centres.</p>
<p>(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages:</p> <p>a) is integrated with the provision of appropriate infrastructure; and</p> <p>b) resilience to the effects of climate change.</p>	<p>f) The PPC also encourages the provision of local amenities (neighbourhood park and commercial amenities).</p> <p>g) The PPC will make efficient use of existing trunk infrastructure and will not require significant upgrades to the transportation network.</p> <p>h) While Block 2 is not located on an existing rapid transit route or adjacent to a town centre, the PPC will intensify land within walking distance to frequent public transport on Hobsonville Road and the proposed Spedding Road arterial route. The PPC will therefore support investment in public transport services along these routes.</p>
<p><i>B2.2.2. Policies</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, in a way that contributes to a well-functioning urban environment and avoid urbanisation outside these areas.</p>	<p>i) The PPC will provide connections to adjacent land and achieve a high level of connectivity and amenity for pedestrians and cyclists.</p> <p>j) The land has long been earmarked for urban purposes, with most of the land being identified in the Whenuapai Structure Plan (WSP) as being suitable for housing. Therefore, to some degree, the loss of rural character and rural productivity associated with the urbanisation of the PPC land is a planned outcome of the AUP(OP). There are no identified rural character or landscape values associated with Blocks 1 and 2 that need to be considered and factored into its urbanisation.</p> <p>k) The PPC is needed to enable the wider Hobsonville area to be developed into a connected and well-functioning community. If Block 2 were not developed, there would be a ‘gap’ between the existing Whenuapai / Hobsonville neighbourhoods and future urban communities to the west and north of the Block 2. As discussed within the attached Urban Design Statement, Block 2 has been devised in a manner that contemplates how the adjacent Future Urban zoned land may be developed. Hence, a small local centre and a neighbourhood park is indicated in the southwest corner of Block 2 and not in the middle of Block 2, where it would be within walking distance to residential neighbourhoods on adjacent land.</p> <p>l) Technical geotechnical and stormwater assessments have concluded that Block 1 and 2 land is suitable for urban development. The attached Stormwater Management Plan (SMP) has been informed by stormwater modelling that considers the effects of climate change.</p>

Objectives and Policies	Comment
<p>(5) Enable higher residential intensification:</p> <ul style="list-style-type: none"> <li>(a) in and around centres;</li> <li>(b) along identified corridors; and</li> <li>(c) close to public transport, social facilities (including open space) and employment opportunities.</li> </ul>	
<p>(6) Identify a hierarchy of centres that supports a quality compact urban form <b>and contributes to a well-functioning urban environment:</b></p> <ul style="list-style-type: none"> <li>(a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and</li> <li>(b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.</li> </ul>	
<p>(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that <b>contribute to a well-functioning urban environment and</b> that do all of the following:</p> <ul style="list-style-type: none"> <li>(a) support a quality compact urban form;</li> <li>(b) provide for a range of housing types and employment choices for the area;</li> <li>(c) integrate with the provision of infrastructure; and</li> <li><b>(ca) incorporate resilience to the effects of climate change; and</b></li> <li>(d) follow the structure plan guidelines as set out in Appendix 1.</li> </ul>	
<p>(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.</p>	
<p><b>B2.3 – A Quality Built Environment</b></p>	
<p><i>B2.3.1. Objectives</i></p>	
<p>(1) A quality built environment <b>and a well-functioning urban environment</b> where subdivision, use and development do all of the following:</p>	<p>The PPC is in-keeping with Objectives B2.3.1(1)-(3) and Policies B2.3.1(1)-(5). The PPC is also consistent with these objectives and policies as they are proposed to be amended by PC80.</p>

Objectives and Policies	Comment
<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) <b>are resilient to respond and adapt to</b> the effects of climate change.</p>	<p>The PPC will rezone land within Block 2 to Residential – Mixed Housing Urban (MHU) and Residential – Terrace Housing and Apartment Building (THAB) zones. These zones encourage a compact urban form and provide for a variety of housing typologies. This is particularly the case with the THAB zone, where subdivision around an authorised development is strongly encouraged to promote efficient use of urban land and a compact form.</p> <p>The precinct provisions further encourage a compact form by incorporating the RMA's Medium Density Residential Standards (MDRS) which provides for up to three dwellings per site as a permitted activity (subject to standards).</p>
<p>(2) Innovative design to address environmental effects is encouraged.</p>	<p>The precinct includes provisions to ensure that the future urban environment within Block 2 connects with existing amenities and future urban areas to the west and north. The precinct also provides for a pedestrian and cycle connection to the Spedding Road NOR/ Designation corridor where these pathways are proposed alongside an arterial road.</p>
<p>(3) The health and safety of people and communities are promoted.</p>	
<p><i>B2.3.2. Policies</i></p>	
<p>(1) Manage the form and design of subdivision, use and development so that it <b>contributes to a well-functioning urban environment and</b> does all of the following:</p> <p>(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;</p> <p>(b) contributes to the safety of the site, street and neighbourhood;</p> <p>(c) develops street networks and block patterns that provide good access and enable a range of travel options;</p> <p>(d) achieves a high level of amenity and safety for pedestrians and cyclists;</p> <p>(e) meets the functional, and operational needs of the intended use; and</p> <p>(f) allows for change and enables innovative design and adaptive re-use.</p> <p><b>(g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and</b></p> <p><b>(h) provides for water reuse and rainwater collection and use.</b></p>	<p>The Retail Opportunity Overlay will provide limited and small-scale local amenities that will not undermine other commercial centres and promote a walkable community and compact urban form.</p> <p>The PPC will provide local employment opportunities in Block 1, which will be zoned Business – Light Industrial. The economics assessment that was prepared by Insight Economics Ltd and lodged with the PPC request confirms that there is demand for industrial zoned land in this location and it will not undermine existing industrial zoned land.</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> <p>(a) providing access for people of all ages and abilities;</p>	

Objectives and Policies	Comment
<p>(b) enabling walking, cycling and public transport and minimising vehicle movements; and</p> <p>(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.</p>	
<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>(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>B2.4 Residential Growth</b></p>	
<p><i>B2.4.1. Objectives</i></p>	
<p>(1) Residential intensification supports a quality compact urban form and contributes to a well-functioning environment.</p>	<p>The PPC is in-keeping with Objectives B2.4.1(1)-(6) and Policies B2.3.1(1)-(5). The PPC is also consistent with these objectives and policies as they are proposed to be amended by PC80.</p>
<p>(1A) Residential intensification is limited in some areas to accommodate qualifying matters.</p>	<p>Residential activities are provided for by the MHU and THAB zoning, which will encourage a compact urban form and provide a variety of housing typologies that could include affordable housing that is close to public transport.</p>
<p>(2) Residential areas are attractive, healthy, resilient to the effects of climate change and safe with quality development that is in keeping with the planned built character of the area.</p>	<p>The Precinct will provide a Retail Opportunity Overlay that will provide local amenities and support the objective of the PPC to create a walkable community. The precinct will encourage higher densities around the Retail Opportunity Overlay, which will be located opposite a neighbourhood park and at a junction of a collector road and a local road that will connect to Westpoint Drive. Both roads will have walking and cycling facilities.</p>
<p>(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.</p>	<p>Block 2 is suitable for residential development from a natural hazard and protected feature perspective.</p>
<p>(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.</p>	
<p>(5) Non-residential activities are provided in residential areas to support the needs of people and communities.</p>	
<p>(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.</p>	

Objectives and Policies	Comment
<p><i>B2.4.2. Policies</i></p>	
<p>(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.</p>	
<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, <b>except where qualifying matters reduce building height and/ or density of urban form, which contribute to a well-functioning urban environment.</b></p>	
<p>(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space, <b>whilst limiting height and/ or density of urban form in areas where there are qualifying matters.</b></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 <b>and qualifying matters;</b></p> <p>(c) where there are <b>qualifying matters and</b> 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; and</p> <p>(d) where there is a suburban area with an existing neighbourhood character.</p>	
<p>(5) Avoid intensification in areas:</p> <p>(a) where there are <b>qualifying matters and there are</b> 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; <b>including the effects of climate change on the frequency and extent of the natural hazards,</b> 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.</p>	

Objectives and Policies	Comment
(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.	
(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.	
(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.	
(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.	
(10) Require non-residential activities to be of a scale and form that are in keeping with the existing and planned built character of the area.	
(11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including: (a) households on low to moderate incomes; and (b) people with special housing requirements.	
<b>B2.5. Commercial and industrial growth</b>	
<i>B2.5.1. Objectives</i>	
(1) Employment and commercial and industrial opportunities meet current and future demands.	<p>The PPC is entirely consistent with Objective B2.5.1(1).</p> <p>The PPC request is supported by an economics assessment that has been prepared by Insight Economics Ltd that confirms that there is market demand for the industrial zoned land within Block 1 and there will be demand for small retail centre within Block 2, as enabled by the 'Retail Opportunity Overlay.'</p>
(2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form and contributes to a well-functioning urban environment.	<p>The PPC is entirely consistent with Objective B2.5.1(2). The PPC is also entirely consistent with Objective B2.5.1(2) as amended by PC80.</p> <p>The Retail Opportunity Overlay will be of a limited scale, and it is intended to provide for the day-to-day convenience of a local catchment. The Retail Opportunity Overlay will not undermine the vitality and role of other commercial centres that operate at a neighbourhood / suburban / town / metropolitan level.</p>

Objectives and Policies	Comment
<p>(2A) Commercial and industrial activities are resilient to the effects of climate change.</p>	<p>The PPC is entirely consistent with proposed Objective B2.5.1(2A). Technical assessments submitted with PPC request consider the effects of climate change and conclude that the land is suitable for urban development.</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 by applying relevant qualifying matters;</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 is entirely consistent with Objective B2.5.1(3). The PPC is also entirely consistent with Objective B2.5.1(3) as amended by PC80.</p> <p>The economics assessment prepared by Insight Economics Ltd confirms that the Business – Light Industrial zoning of Block 1 would be attractive for a range of light industrial activities in this location.</p> <p>It is considered that the Hobsonville Corridor Precinct and AUP(OP) zone provisions will adequately manage conflicts between industrial activities and adjacent rural and residential land uses. In this regard, it is noted that the Business – Light Industrial zone is frequently applied to land adjacent to residential zoned property within the Auckland region.</p>
<p><i>B2.5.2. Policies</i></p>	
<p>(1) Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland's commercial growth.</p>	<p>The PPC is entirely consistent with Policy B2.5.2(1).</p> <p>The economics assessment submitted in support of the PPC confirms that the scale of commercial activity that would be enabled by the PPC would not undermine the function / role of other commercial centres.</p>
<p>(2) Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:</p> <p>(a) an attractive and efficient urban environment with a distinctive sense of place and quality public places;</p> <p>(b) a diverse range of activities, with the greatest mix and concentration of activities in the city centre;</p> <p>(c) a distribution of centres that provide for the needs of people and communities;</p> <p>(d) employment and commercial opportunities;</p> <p>(e) a character and form that supports the role of centres as focal points for communities and compact mixed-use environments;</p>	<p>As stated in the s32 report, the purpose of the Retail Opportunity Overlay is to provide for the needs of the residential community that would be enable by the THAB and MHU zoned land within the Hobsonville Grove Precinct. The Precinct provisions, along with the THAB zone provisions, will encourage the creation of an attractive retail offering that is accessible by a range of transport modes.</p>



Objectives and Policies	Comment
<p>(f) the efficient use of land, buildings and infrastructure;</p> <p>(g) high-quality street environments including pedestrian and cycle networks and facilities; and</p> <p>(h) development does not compromise the ability for mixed use developments, or commercial activities to locate and expand within centres.</p>	
<p>(3) Enable the expansion of metropolitan and town centres having regard to whether it will do all of the following:</p> <p>(a) improve access to a range of facilities, goods and services in a convenient and efficient manner;</p> <p>(b) maintain or enhance a compact mixed-use environment in the centre;</p> <p>(c) retain or enhance the existing centre's function, role and amenity;</p> <p>(d) support the existing network of centres and achieve a sustainable distribution of centres that is supported by sufficient population growth;</p> <p>(e) manage adverse effects on the function, role and amenity of the city centre, and other metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;</p> <p>(f) avoid, remedy or mitigate the effects of commercial activity on adjoining land uses;</p> <p>(g) support medium to high intensity residential development; and</p> <p>(h) support a safe and efficient transport system which is integrated with the centre.</p>	<p>Not applicable. The PPC is not proposing a metropolitan or town centre.</p>
<p>(4) Enable new metropolitan, town and local centres <b>which contribute to a well-functioning urban environment</b> following a structure planning process and plan change process in accordance with Appendix 1 Structure plan guidelines, having regard to all of the following:</p> <p>(a) the proximity of the new centre to existing or planned medium to high intensity residential development;</p> <p>(b) the existing network of centres and whether there will be sufficient population growth to achieve a sustainable distribution of centres;</p> <p>(c) whether the new centre will avoid or minimise adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;</p>	<p>The PPC is entirely consistent with Policy B2.5.2(4).</p> <p>The purpose of the Retail Opportunity Overlay is to provide for the day-to-day needs of the residential community. The location of the commercial centre has been carefully considered by an urban design specialist so that it would be integrated with transport and would be a short walking distance from all dwellings within the precinct.</p>

Objectives and Policies	Comment
<p>(d) the form and role of the proposed centre;</p> <p>(e) any significant adverse effects on existing and planned infrastructure;</p> <p>(f) a safe and efficient transport system which is integrated with the centre; and</p> <p>(g) any significant adverse effects on the environment, <b>qualifying matters</b> or on 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.</p>	
<p>(5) Enable retail activities, where appropriate, on identified growth corridors in business zones, having regard to all of the following:</p> <p>(a) adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;</p> <p>(b) adverse effects on the quality compact urban form including the existing and planned location of activities, facilities, infrastructure and public investment;</p> <p>(c) effects on community social and economic wellbeing and accessibility;</p> <p>(d) the efficient use and integration of land and infrastructure;</p> <p>(e) effects on the safe and efficient operation of the transport network;</p> <p>(f) effects of the development on the efficient use of any industrial land, in particular opportunities for land extensive industrial activities and heavy industry;</p> <p>(g) avoiding conflicts between incompatible activities; and</p> <p>(h) the effects on residential activity.</p>	<p>The PPC is entirely consistent with Policy B2.5.2(5), because:</p> <p>(a) It will not affect the role / function of existing or zoned commercial centres.</p> <p>(b) It will support a compact urban form and community well-being.</p> <p>(c) Precinct controls and THAB zone provisions will ensure that the scale of the commercial activities is compatible with a residential neighbourhood and the standards will mitigate the effects of the operation of commercial activities on residential activities.</p> <p>(d) The commercial centre has been carefully located to integrate with infrastructure as part of the development of the precinct land.</p>
<p>(6) Enable commercial activities, where appropriate, in business zones in locations other than the city centre, metropolitan and town centres and identified growth corridors, having regard to all of the following:</p> <p>(a) the matters listed in Policy B2.5.2(5)(a) to Policy B2.5.2(5)(h) above; PC 80 (see Modifications) PC 80 (see Modifications) B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form Auckland Unitary Plan Operative in part 10</p> <p>(b) the extent to which activities would compromise the achievement of policies B2.5.2(1) and B.2.5.2(2): and</p>	

Objectives and Policies	Comment
(c) the extent to which activities would compromise the hierarchy of locations identified in policies B2.5.2(1) to B.2.5.2(5).	
(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.	The PPC is entirely consistent with Policy B2.5.2(7). Block 2 is suitable for light industrial activities and the proposed zoning is considered to be a logical, and relatively small-scale extension of the existing industrial area.
(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.	
(9) Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following: (a) limiting the scale and type of non-industrial activities on land zoned for light industry; (b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and (c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration.	
(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.	
(10A) Require commercial and industrial activities to be located, designed and developed with best practice resilience to the effects of climate change.	The PPC is entirely consistent with proposed Policy B2.5.2(10A). Technical assessments submitted with PPC request consider the effects of climate change and conclude that the land is suitable for urban development.
<b>B2.7. Open space and recreation facilities</b>	
<i>B2.7.1. Objectives</i>	
(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities which contribute to a well-functioning urban environment.	The PPC is consistent with Objectives B2.7.1(1)-(3) and Policies B2.7.2(1)-(10), including the amendments to these objectives and policies that are proposed by PC80. The PPC is also consistent with proposed PC80 Objective B2.7.1(4) and Policy B2.7.2(11). A neighbourhood park is indicatively shown in the Precinct Plan. The size, shape, and location of the park was informed by expert urban design assessment and consultation with Auckland Council's Parks, Sport and Recreation team. There are no proposed standards that would apply to its creation / vesting in the Hobsonville Grove Precinct, as it is
(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.	

Objectives and Policies	Comment
(3) Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.	considered that the Auckland-wide provisions would ensure that the park would be vested at subdivision consent stage (if required by Auckland Council).
(4) Open space and recreational facilities are resilient to the effects of climate change.	It is noted that the park in the Precinct Plan replaces the park that was shown in the Whenuapai Structure Plan (WSP), which would have abutted Block 2, which Austino Ltd seeks to zone for industrial purposes and not for residential purposes, as was indicated in the WSP. It is considered that the park's location in the Precinct Plan will better serve the residential community, and it would therefore better secure a well-functioning urban environment when compared to where it was located in the WSP.
<i>B2.7.2. Policies</i>	
(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 and which contribute to a well-functioning urban environment.	Technical assessments submitted with PPC request consider the effects of climate change and conclude that the land is suitable for an urban park.
(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.	
(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.	
(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.	
(5) Enable the development and use of existing and new major recreation facilities.	
(6) Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.	
(7) Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities.	
(8) Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.	
(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.	
(10) Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.	

Objectives and Policies	Comment
(11) Require best-practice resilience to the effects of climate change in open space and associated recreation and biodiversity.	

**Table 2: Assessment of the PPC request against Part B3 of the AUP(OP) – Infrastructure, Transport and Energy**

Objectives and Policies	Comment
<b>B3.3 – Transport</b>	
<i>B3.3.1. Objectives</i>	
<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 PPC request is supported by an Integrated Transportation Assessment (ITA) and an Urban Design Assessment. The ITA and the Urban Design Assessment were both prepared by Harrison Grierson. The ITA considers the effect of the traffic generated by the PPC enabled activities on the surrounding road network, while the Urban Design Statement considers the location of Block 2 and its connectivity to existing and future urban areas.</p> <p>The PPC is entirely consistent with Objective B3.3.1(1) for the following reasons:</p> <ul style="list-style-type: none"> <li>a) The PPC will make efficient use of existing trunk infrastructure and will not require significant upgrades to the transportation network.</li> <li>b) The proposed precinct provisions and the existing provisions of Parts E38 (Subdivision) and E27 (Transportation) will ensure that the PPC land will be developed in a manner that integrates with the surrounding road network. These indicative connections will enable the development of the Hobsonville Grove Precinct and the adjacent land to be developed for urban purposes.</li> <li>c) The alignment of a collector road and a local road over the Rawiri Stream have been shown on the precinct plan. The location and alignment of these indicative roads have been determined following expert analysis by the urban design specialist and transportation specialist. This will promote connectivity between existing and future urban areas and enable a compact urban form.</li> <li>d) The proposal will achieve effective pedestrian and cycling connections, which will facilitate transport choices.</li> <li>e) The Neighbourhood Retail Opportunity overlay will promote a walkable neighbourhood concept and reduce vehicle trips.</li> </ul>
<i>B2.2.2. Policies</i>	
<p>(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.</p>	<p>The PPC does not offend Policy B2.2.2(1) as all modes will be integrated into a compact urban form.</p>
<p>(2) Enable the movement of people, goods and services and ensure accessibility to sites.</p>	<p>The PPC does not offend Policy B2.2.2(2). The proposed precinct provisions and the existing provisions of Parts E38 (Subdivision) and E27 (Transportation) will ensure that the PPC land will be developed in a manner that integrates with the surrounding road network.</p>

Objectives and Policies	Comment
<p>(3) Identify and protect existing and future areas and routes for developing Auckland's transport infrastructure.</p>	<p>The PPC is consistent with Policy B2.2.2(3). The alignment of a collector road and a local road over the Rawiri Stream have been shown on the precinct plan. The PPC will not adversely affect the Spedding Road or Hobsonville Road NORs/ Designations.</p>
<p>(4) Ensure that transport infrastructure is designed, located and managed to:</p> <p>(a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and</p> <p>(b) provide effective pedestrian and cycle connections.</p>	<p>The PPC is consistent with Policy B2.2.2(4) as all modes will be integrated into a compact urban form and pedestrian and cycling connections encouraged through existing AUP(OP) and precinct-specific objectives and policies.</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>(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 is consistent with Policy B2.2.2(5) because the enabled development will not require significant upgrades to the transportation network. The PPC seeks to achieve a walkable neighbour that encourages walking and cycling opportunities.</p> <p>Additionally, Hobsonville Grove is connected to the wider public transport facilities, that include fast and frequent bus services from Westgate to the Auckland CBD.</p> <p>No changes are proposed to the minimum parking requirements or high vehicle trip generating activities of E27.</p>
<p>(6) Require activities sensitive to adverse effects from the operation of transport infrastructure to be located or designed to avoid, remedy or mitigate those potential adverse effects.</p>	<p>The PPC will not offend Policy B2.2.2(6) because the enabled residential development will not in itself affect the operation of transport infrastructure for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Traffic generated by the PPC will not require significant upgrades to the transport network.</li> <li>b) Existing E27 provisions will manage the effects of any new intersections or vehicle crossings onto Hobsonville Road.</li> </ul>

Objectives and Policies	Comment
	<p>c) The Spedding Road NOR/ Designation will adequately manage reverse sensitivity effects on the proposed arterial corridor. All subdivision and development within the NOR/ Designation area will require permission from the requiring authority. Therefore, no additional precinct provisions are required.</p>
<p>(7) Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety.</p>	<p>The PPC will not offend Policy B2.2.2(7) because no existing infrastructure will need to be upgraded. Effects relating to the construction of any new transport infrastructure within the precinct can managed at resource consent and engineering approval stages.</p>



**Table 3: Assessment of the PPC request against Part B6 of the AUP(OP) – Mana Whenua**

Objectives and Policies	Comment
<b>B6.2 – Recognition of Treaty of Waitangi partnerships and participation</b>	
<i>B6.2.1. Objectives</i>	
<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>The PPC is consistent with Objectives B23.6.1(1)-(4), because:</p> <ul style="list-style-type: none"> <li>(a) The site does not contain any known archaeological sites / sites of cultural significance. Adverse effects on potential sites of significance can be managed by the accidental discovery protocols that are included in Parts E11 and E12 of the AUP(OP).</li> <li>(b) Austino have engaged with mana whenua with an identified interest in the PPC area. This led to the Te Kawerau Iwi Tiaki Trust preparing a Cultural Impact Assessment (CIA) in support of the PPC. The outcomes of engagement with mana whenua with an identified interest in the PPC area are found in <b>Appendices 13 and 15</b> of the PPC documentation.</li> <li>(c) It is our understanding that the PPC area does not involve land that is subject to a Treaty settlement.</li> </ul>
<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>(3) The relationship of Mana Whenua with Treaty Settlement Land is provided for, recognising all of the following: B6 Mana Whenua Auckland Unitary Plan Operative in part 2</p> <ul style="list-style-type: none"> <li>(a) Treaty settlements provide redress for the grievances arising from the breaches of the principles of Te Tiriti o Waitangi by the Crown;</li> <li>(b) the historical circumstances associated with the loss of land by Mana Whenua and resulting inability to provide for Mana Whenua well-being;</li> <li>(c) the importance of cultural redress lands and interests to Mana Whenua identity, integrity, and rangatiratanga; and</li> <li>(d) the limited extent of commercial redress land available to provide for the economic wellbeing of Mana Whenua.</li> </ul>	
<p>(4) The development and use of Treaty Settlement Land is enabled in ways that give effect to the outcomes of Treaty settlements recognising that:</p> <ul style="list-style-type: none"> <li>(a) cultural redress is intended to meet the cultural interests of Mana Whenua; and</li> <li>(b) commercial redress is intended to contribute to the social and economic development of Mana Whenua.</li> </ul>	
<i>B6.2.2. Policies</i>	
<p>(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including</p>	<p>The PPC is consistent with Objectives B6.2.2(1).</p>

Objectives and Policies	Comment
<p>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>The CIA does not identify any waahi tapu or other sites of significance that would prevent the PPC land from being developed and used in accordance with existing and proposed AUP(OP) provisions.</p> <p>Austino are committed to engaging Te Kawerau through the life of the project. Many of the CIA recommendations are better implemented at resource consent and design stage, not at Plan Change request stage. The existing AUP(OP) provisions and the proposed Hobsonville Grove Precinct provisions will provide opportunities to involve Te Kawerau during the future subdivision and land use resource consent processes when the ultimate use of the land will be determined.</p>
<p>(2) Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation:</p> <p>(a) the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area;</p> <p>(b) any relevant memorandum of understanding between the Council and the claimant group;</p> <p>(c) any joint management and co-governance arrangements established under Treaty settlement legislation; and</p> <p>(d) any other specific requirements of Treaty settlement legislation.</p>	<p>Not applicable. It is our understanding that the PPC land is not subject to any Treaty settlement.</p>
<p>(3) Where Mana Whenua propose an activity on Treaty Settlement Land, the benefits for the wider community and environment provided by any property specific protection mechanism, such as a covenant, shall be taken into account when considering the effects of the proposal.</p>	

Objectives and Policies	Comment
(4) Enable the subdivision, use and development of land acquired as commercial redress for social and economic development.	
(5) Enable Mana Whenua to access, manage, use and develop cultural redress lands and interests for cultural activities and accessory activities.	
<b>B6.3. Recognising Mana Whenua values</b>	
<i>B6.3.1. Objectives</i>	
(1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.	<p>The PPC request is in accordance with the objectives and policies of B6.3 of the AUP(OP). The CIA does not identify any waahi tapu or other sites of significance that would prevent the PPC land from being developed and used in accordance with existing and proposed AUP(OP) provisions.</p> <p>For this reason, the AEE has been drafted with a level of detail that corresponds to the cultural / Mana Whenua issues identified by Te Kawerau.</p> <p>Austino are committed to engaging Te Kawerau through the life of the project. Many of the CIA recommendations are better implemented at resource consent and design stage, not at Plan Change request stage. The existing AUP(OP) provisions and the proposed Hobsonville Grove Precinct provisions will provide opportunities to involve Te Kawerau during the future subdivision and land use resource consent processes when the ultimate use of the land will be determined.</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.	
(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.	
<i>B6.3.2. Policies</i>	
<p>(1) Enable Mana Whenua to identify their values associated with all of the following:</p> <ul style="list-style-type: none"> <li>(a) ancestral lands, water, air, sites, wāhi tapu, and other taonga;</li> <li>(b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values;</li> <li>(c) biodiversity;</li> <li>(d) historic heritage places and areas; and</li> <li>(e) air, geothermal and coastal resources.</li> </ul>	
<p>(2) Integrate Mana Whenua values, mātauranga and tikanga:</p> <ul style="list-style-type: none"> <li>(a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including: <ul style="list-style-type: none"> <li>(i) ancestral lands, water, sites, wāhi tapu and other taonga;</li> <li>(ii) biodiversity; and</li> </ul> </li> </ul>	

Objectives and Policies	Comment
<p>(iii) historic heritage places and areas.</p> <p>(b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;</p> <p>(c) in the development of innovative solutions to remedy the long-term adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and</p> <p>(d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.</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) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and</p> <p>(c) restore or enhance the mauri of freshwater and coastal ecosystems.</p>	
<p>(5) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following:</p> <p>(a) water quality limits for freshwater, including groundwater;</p> <p>(b) the allocation and use of freshwater resources, including groundwater; and</p> <p>(c) integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.</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 kai;</p>	

Objectives and Policies	Comment
<p>(e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and</p> <p>(f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.</p>	
<p><b>B6.5. Protection of Mana Whenua cultural heritage</b></p>	
<p><i>B6.5.1. Objectives</i></p>	
<p>(1) Protect Mana Whenua cultural and historic heritage sites and areas which are of significance to Mana Whenua.</p>	<p>The PPC request is consistent with the objectives and policies of B6.5 of the AUP(OP) because no archaeological sites or sites of cultural significance have been identified on the land that is the subject to the PPC request. Consequently, no changes to Schedule 12 of the AUP(OP) are necessary.</p> <p>Adverse effects on potential sites of significance can be managed by the accidental discovery protocols that are included in Parts E11 and E12 of the AUP(OP).</p>
<p>(2) Identify and evaluate Mana Whenua cultural and historic heritage sites, places and areas considering the following factors:</p> <p>(a) Mauri: ko te mauri me te mana o te wāhi, te taonga rānei, e ngākaunuitia ana e te Mana Whenua. The mauri (life force and life-supporting capacity) and mana (integrity) of the place or resource holds special significance to Mana Whenua;</p> <p>(b) Wāhi tapu: ko tērā wāhi, taonga rānei he wāhi tapu, arā, he tino whakahirahira ki ngā tikanga, ki ngā puri mahara, o ngā wairua a te Mana Whenua. The place or resource is a wāhi tapu of special, cultural, historic, metaphysical and or spiritual importance to Mana Whenua;</p> <p>(c) Kōrero Tūturu/historical: ko tērā wāhi e ngākaunuitia ana e te Mana Whenua ki roto i ōna kōrero tūturu. The place has special historical and cultural significance to Mana Whenua;</p> <p>(d) Rawa Tūturu/customary resources: he wāhi tērā e kaweā ai ngā rawa tūturu a te Mana Whenua. The place provides important customary resources for Mana Whenua;</p> <p>(e) Hiahiatanga Tūturu/customary needs: he wāhi tērā e eke ai ngā hiahia hinengaro tūturu a te Mana Whenua. The place or resource is a repository for Mana Whenua cultural and spiritual values; and</p> <p>(f) Whakaaronui o te Wa/contemporary esteem: he wāhi rongonui tērā ki ngā Mana Whenua, arā, he whakaahuru, he whakawaihanga, me te tuku mātauranga. The place has special amenity, architectural or educational significance to Mana Whenua.</p>	
<p>(3) Include cultural and historic heritage places and areas identified as significant to Mana Whenua in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule.</p>	

Objectives and Policies	Comment
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(4) Protect the places and areas listed in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from adverse effects of subdivision, use and development by avoiding all of the following:

- (a) the destruction in whole or in part of the site or place and its extent;
- (b) adverse cumulative effects on the site or place;
- (c) adverse effects on the location and context of the site or place; and
- (d) significant adverse effects on the values and associations Mana Whenua have with the site or place; taking into account in such circumstances whether or not any structures, buildings or infrastructure are present and the adverse effects are temporary.

(5) Protect places and areas in the Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from the adverse effects of subdivision, use and development by all of the following:

- (a) avoiding where practicable, or otherwise remedying or mitigating adverse effects on the values and associations of Mana Whenua with the site, place or area;
- (b) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin; and
- (c) undertaking appropriate actions in accordance with mātauranga and tikanga Māori.

(6) Protect Mana Whenua cultural heritage that is uncovered during subdivision, use and development by all of the following:

- (a) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin;
- (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and
- (c) requiring appropriate measures to avoid, remedy or mitigate further adverse effects.

(7) Include a Māori cultural assessment in structure planning and plan change process to do all of the following:

- (a) identify Mana Whenua values associated with the landscape;
- (b) identify sites, places and areas that are appropriate for inclusion in the Schedule 12 Sites and Places of Significance to Mana Whenua

Objectives and Policies	Comment
Schedule for their Mana Whenua cultural heritage values as part of a future plan change; and (c) reflect Mana Whenua values.	
(8) Encourage appropriate design, materials and techniques for infrastructure in areas of known historic settlement and occupation by the tūpuna of Mana Whenua.	
(9) Protect sensitive information about the values and associations of Mana Whenua in relation to their cultural heritage where disclosure of such information may put a site, place or area at risk of destruction or degradation.	

**Table 4: Assessment of the PPC request against Part B7 of the AUP(OP) – Natural resources**

Objectives and Policies	Comment
<b>B7.2 – Indigenous biodiversity</b>	
<i>B7.2.1. Objectives</i>	
(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.	The PPC is consistent with the objectives and policies of Part B7.2 of the AUP(OP). The ecological assessment undertaken by Bioresearches Ltd has confirmed that there are no identified areas of significant ecology on the land that is subject to the PPC and the receiving environment of the Trig and Rawiri Streams have moderate / low ecological values. It is considered that the existing AUP(OP) and NES-F provisions are sufficient for the PPC to be consistent with B7 without changes or bespoke provisions in the Hobsonville Grove Precinct.
(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.	
<i>B7.2.2. Policies</i>	
(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: (a) representativeness; (b) stepping stones, migration pathways and buffers; (c) threat status and rarity; (d) uniqueness or distinctiveness; and (e) diversity.	
(2) Include an area of indigenous vegetation or a habitat of indigenous fauna in terrestrial or freshwater environments in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule if the area or habitat is significant.	
(3) Identify and evaluate areas of significant indigenous vegetation, and the significant habitats of indigenous fauna, in the coastal marine area considering the following factors in terms of the descriptors contained in Schedule 4 Significant Ecological Areas – Marine Schedule: (a) recognised international or national significance; (b) threat status and rarity; (c) uniqueness or distinctiveness; (d) diversity;	



Objectives and Policies	Comment
(e) stepping stones, buffers and migration pathways; and (f) representativeness.	
(4) Include an area of indigenous vegetation or a habitat of indigenous fauna in the coastal marine area in the Schedule 4 Significant Ecological Areas – Marine Schedule if the area or habitat is significant.	
(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.	
(5A) Improve the resilience of areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule to the effects of climate change.	
<b>B7.3. Freshwater systems</b>	
<i>B7.3.1. Objectives</i>	
(1) Degraded freshwater systems are enhanced.	The Stormwater Management Plan (SMP) prepared in support of this PPC request demonstrates that the effects of stormwater discharge on the receiving environment can be mitigated.
(2) Loss of freshwater systems is minimised.	
(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.	
<i>B7.3.2. Policies</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, unless these adverse effects can be adequately mitigated.	The Auckland-wide stormwater provisions of Parts E8, E9 and E10 of the AUP(OP) can be relied upon to achieve the objectives and policies of Part B7.3 of the AUP(OP). This regulatory framework can be relied upon to give effect to the SMP and to implement a mix of communal devices and detention devices on private landholdings at subdivision and land use resource consent stage and building consent and engineering approval stages.  It is considered that no additional precinct provisions are necessary to give effect to the SMP or the recommendations of the Cultural Impact Assessment (CIA).  Urbanisation arising from the PPC will not directly affect freshwater resources as there are no watercourses on the land that is subject to the PPC. The effects of bridges needed to access Block 2 can be managed through the existing Auckland-wide provisions.  The SMP has been drafted to account for the effects of climate change.

Objectives and Policies	Comment
<p>(2) Identify degraded freshwater systems.</p>	
<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, unless all of the following apply:</p> <p>(a) it is necessary to provide for:</p> <p>(i) the health and safety of communities; or</p> <p>(ii) the enhancement and restoration of freshwater systems and values; or</p> <p>(iii) the sustainable use of land and resources to provide for growth and development; or</p> <p>(iv) infrastructure;</p> <p>(b) no practicable alternative exists;</p> <p>(c) mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values; and</p> <p>(d) where adverse effects cannot be adequately mitigated, environmental benefits including on-site or off-site works are provided.</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;</p> <p><b>(aa) improve resilience to the effects of climate change;</b></p> <p>(b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands;</p> <p>(c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and</p> <p>(d) maintain or where appropriate enhance:</p> <p>(i) freshwater systems not protected under Policy B7.3.2(5)(a);</p> <p>(ii) navigation along rivers and public access to and along lakes, rivers and streams;</p>	

Objectives and Policies	Comment
<p>(iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and</p> <p>(iv) areas of significant indigenous biodiversity.</p>	
<p>(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.</p>	
<p><b>B7.4. Coastal water, freshwater and geothermal water</b></p>	
<p><i>B7.4.1. Objectives</i></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>(3) Freshwater and geothermal water is allocated efficiently to provide for social, economic and cultural purposes.</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><i>B7.4.2. Policies</i></p>	
<p>(1) Integrate the management of subdivision, use, development and coastal water and freshwater, by:</p> <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>	

Objectives and Policies	Comment
<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>(2) Give effect to the National Policy Statement for Freshwater Management 2014 by establishing all of the following:</p> <p>(a) freshwater objectives;</p> <p>(b) freshwater management units and, for each unit:</p> <p>(i) values;</p> <p>(ii) water quality limits;</p> <p>(iii) environmental flows and/or levels; and</p> <p>(c) targets and implementation methods where freshwater units do not meet freshwater objectives.</p>	
<p>(3) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement for Freshwater Management 2014 in establishing all of the following:</p> <p>(a) water quality limits for freshwater, including groundwater;</p> <p>(b) the allocation and use of freshwater resources, including groundwater; and</p> <p>(c) measures to improve the integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.</p>	
<p>(4) Identify areas of coastal water and freshwater bodies that have been degraded by human activities.</p>	
<p>(5) Engage with Mana Whenua to:</p> <p>(a) identify areas of degraded coastal water where they have a particular interest; and</p> <p>(b) remedy or, where remediation is not practicable, mitigate adverse effects on these degraded areas and values.</p>	

Objectives and Policies	Comment
<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> <ul style="list-style-type: none"> <li>(a) significant bacterial contamination of freshwater and coastal water;</li> <li>(b) adverse effects on the quality of freshwater and coastal water;</li> <li>(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;</li> <li>(d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and</li> <li>(e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.</li> </ul>	
<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> <ul style="list-style-type: none"> <li>(a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and</li> <li>(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.</li> </ul>	
<p>(9) Manage stormwater by all of the following:</p> <ul style="list-style-type: none"> <li>(a) requiring subdivision, use and development to: <ul style="list-style-type: none"> <li>(i) minimise the generation and discharge of contaminants; and</li> <li>(ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network;</li> <li>(iii) improve resilience to the effects of climate change;</li> </ul> </li> <li>(b) adopting the best practicable option for every stormwater diversion and discharge; and</li> </ul>	

<b>Objectives and Policies</b>	<b>Comment</b>
(c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.	

**Table 5: Assessment of the PPC request against Part B10 of the AUP(OP) – Environmental Risk**

Objectives and Policies	Comment
<b>B10.2 – Natural hazards and climate change</b>	
<i>B10.2.1. Objectives</i>	
(1) Communities are more resilient to natural hazards and the effects of climate change.	<p>The PPC is consistent with Objectives B10.2.1(1)-(6) and Policies B10.2.2(1)-(9). The PPC is also consistent with these objectives and policies, as they are amended by PC80 to give effect to the NPS-UD.</p> <p>A comprehensive assessment of natural hazards has been undertaken as part of the PPC request. This includes a geotechnical assessment and detailed stormwater and flooding assessment.</p> <p>These assessments found that the land is suitable for urban development. There are no natural hazards that would prevent the PPC land from being developed for the intended light industrial (Block 1) and residential (Block 2) purposes.</p> <p>The adverse effects and potential risk posed by natural hazards on PPC land can be appropriately managed during the resource consent process through the existing AUP(OP) provisions, such as E36 and E38. Technical investigations have found that no additional provisions or changes to existing AUP(OP) provisions are needed to manage this risk.</p> <p>Stormwater modelling has confirmed that the development of Blocks 1 and 2 will have a negligible effect on the degree to which downstream properties flood (particularly in the context of a catchment that has been earmarked for future urban development). Such adverse effects can be avoided and mitigated during the resource consent process, by implementing the preferred measures described in the Stormwater Management Plan as well as the requirements of the Auckland-wide AUP(OP) provisions relating to stormwater (e.g. SMAF-1).</p>
(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.	
(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.	
(4) The effects of climate change on natural hazards, including effects on sea level rise <b>over at least 100 years</b> and on the frequency and severity of storm events, is recognised and provided for.	
(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.	
(6) The conveyance function of overland flow paths is maintained.	
<i>B10.2.2. Policies</i>	
(1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, <b>and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.</b>	
(2) Undertake natural hazard identification and risk assessments as part of structure planning.	
(3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.	
(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	

## Objectives and Policies

## Comment

and coastal hazards, including sea level rise in response to global warming.

(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:

- (a) the type and severity of potential events, including the occurrence natural hazard events in combination;
- (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
- (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.

(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; and also sea level rise over at least 100 years; or
- (b) the level of information on the probability and/or impacts of the hazard is limited.

(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.

(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.

(9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following:

- (a) protecting and restoring natural landforms and vegetation;
- (b) managing retreat by relocation, removal or abandonment of structures;
- (c) replacing or modifying existing development to reduce risk without using hard protection structures;
- (d) designing for relocatable or recoverable structures; or



Objectives and Policies	Comment
<p>(e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management.</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> <ul style="list-style-type: none"> <li>(a) the design and placement of buildings and structures;</li> <li>(b) managing activities to increase their resilience to hazard events; or</li> <li>(c) change of use to a less vulnerable activity.</li> </ul>	
<p>(11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.</p>	
<p>(12) Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by:</p> <ul style="list-style-type: none"> <li>(a) assessing the risks from a range of natural hazard events including <b>sea level rise, and</b> low probability but high potential impact events such as tsunamis, earthquake and volcanic eruptions;</li> <li>(b) utilising design, location and network diversification to minimise the adverse effects on infrastructure and to minimise the adverse effects on the community from the failure of that infrastructure.</li> </ul>	