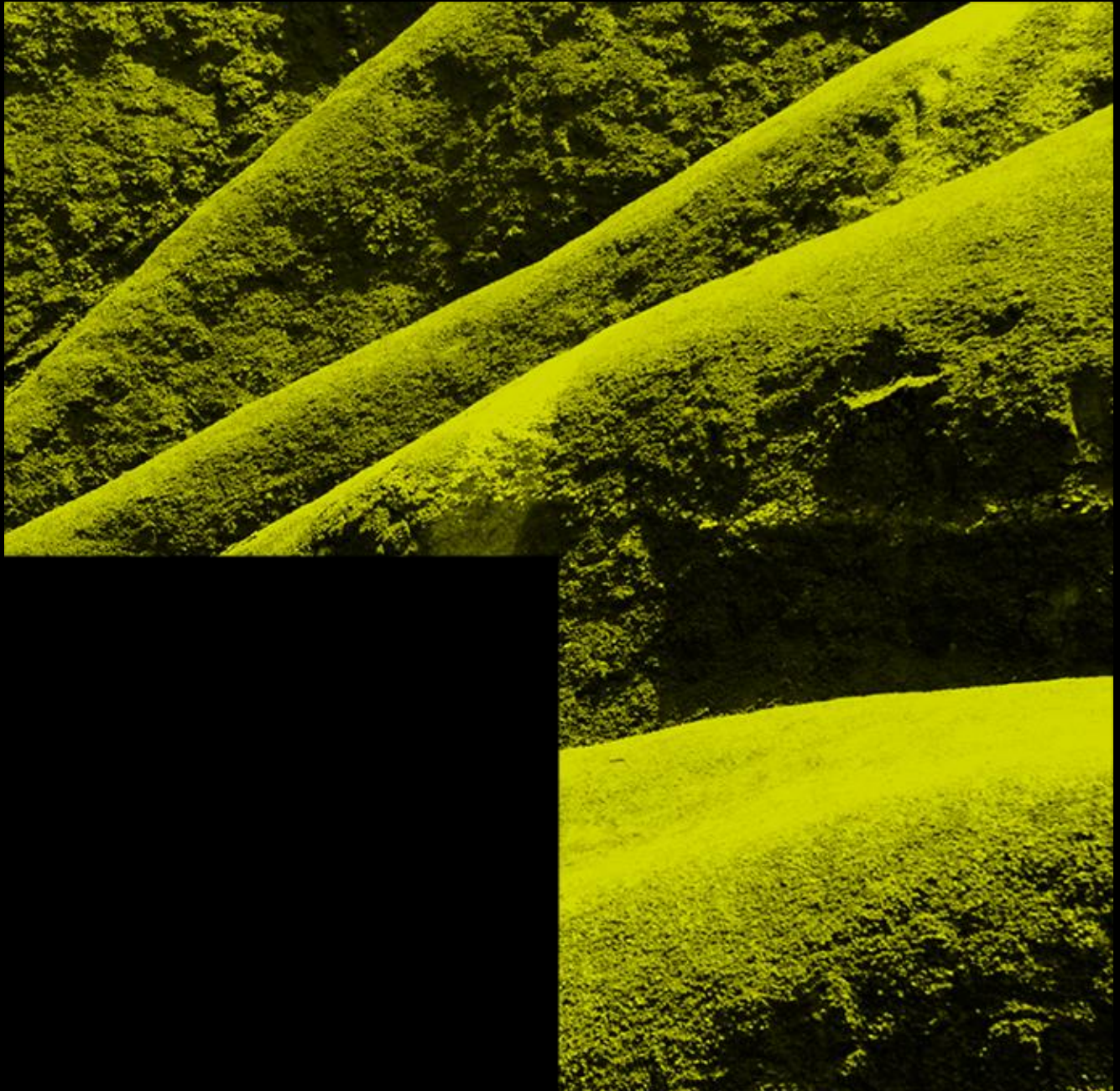


HOBSONVILLE GROVE PROPOSED PLAN CHANGE

Section 32 Evaluation
Austino New Zealand Limited





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1.0 INTRODUCTION

This Section 32 Evaluation Report has been prepared in support of a private plan change (PPC) request to the Auckland Unitary Plan (Operative in Part) (the 'AUP(OP)') by Austino NZ Limited (the 'applicant').

The request (proposal) is seeking to rezone two geographically separate land parcels in Hobsonville, as follows:

- **Block 1 / Precinct 1** - 'Future Urban' and 'Open Space – Informal Recreation' zoned land, to Light Industrial zoned land.
- **Block 2 / Precinct 2** - 'Future Urban' zoned land to 'Residential – Mixed Housing Urban', 'Residential – Terraced Housing and Apartment Building' (THAB) under the AUP(OP). The proposed 'Mixed Housing Urban' (MHU) zone would be consistent with the zoning provisions proposed under Council's Plan Change 78 (PC78) (as this incorporates the Medium Density Residential Standards (MDRS) imposed through the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The location and extent of the sites that are subject to the request is set out within **Figure 1** below.



FIGURE 1: The extent of the plan change request showing Block 1 and Block 2 areas.

Further details of the plan change request are included within the plan change request application and supporting reports, which should be read in conjunction with this evaluation report.

In summary, the proposal is seeking the following changes to the AUP(OP):

1. The zoning of approximately 1.36ha of land in 'Block 1' from Future Urban and Open Space - Informal to Business – Light Industrial zone (as shown in **Figure 2** below).
2. The zoning of approximately 9.34ha of land in 'Block 2' from Future Urban to Residential – Mixed Housing Urban (MHU) and Residential – Terrace Housing and Apartment Building (THAB) zone (as shown in **Figure 2** below).
3. Application of the Stormwater Management Area – Flow 1 (SMAF1) control and provisions for Blocks 1 and 2 land (as shown in **Figure 3** below).
4. For 'Block 1', extend the existing "Hobsonville Corridor sub-precinct C1603" and related provisions (in particular 1603.6.8 standards for new buildings on sites fronting Hobsonville Road). This standard will take precedence over the zone rules, as per C1.6(4) (as shown in **Figure 4** below).
5. Include a new precinct for 'Block 2' (the 'Hobsonville Grove Precinct'), to include rules relating to the indicative location of collector roads and provide for limited scale retail within a small centre (as shown in **Figure 5** below).

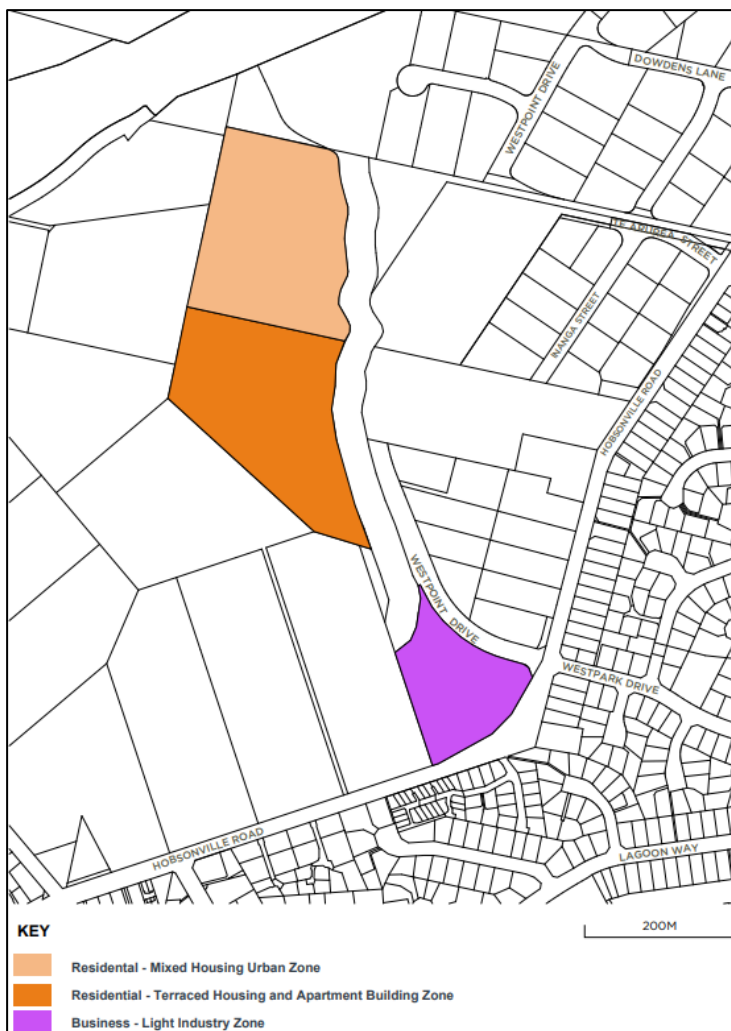


FIGURE 2: The proposed extent of the rezoning

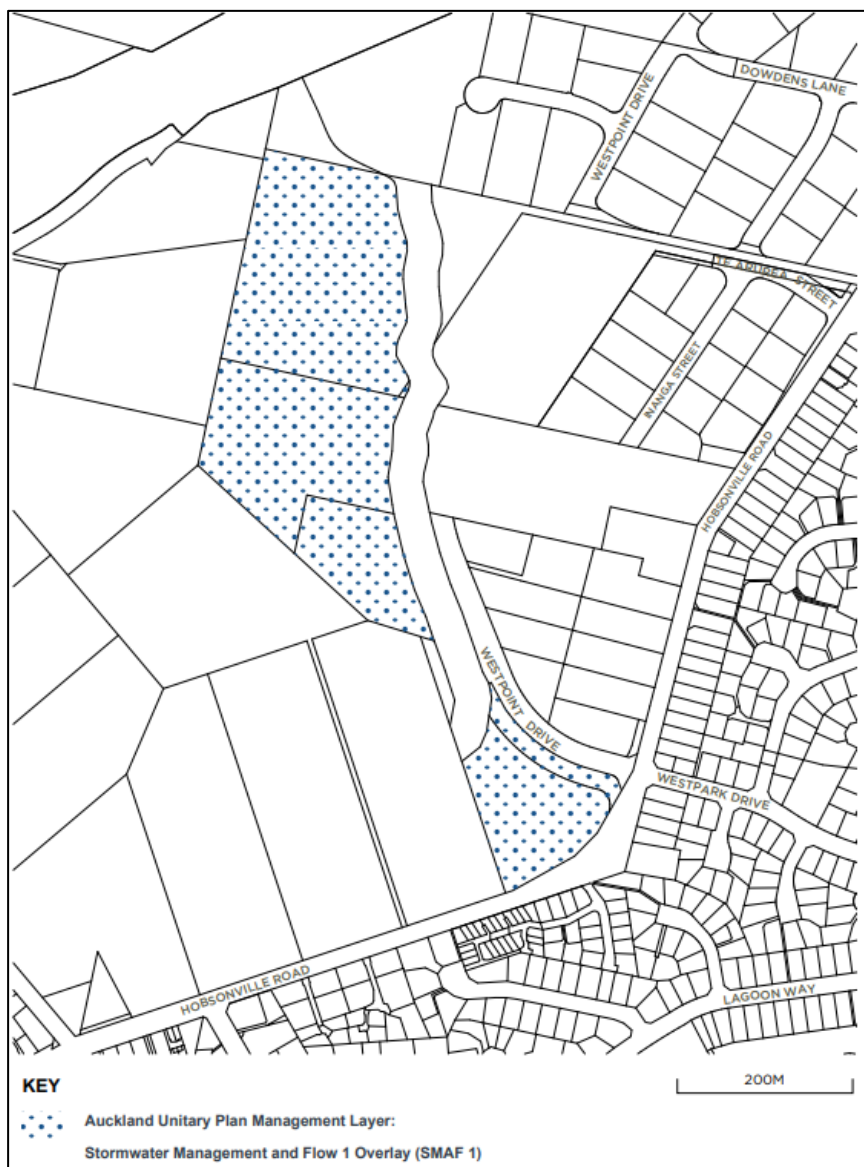


FIGURE 3: The proposed extent of the Stormwater Management Area – Flow 1 (SMAF1) overlay

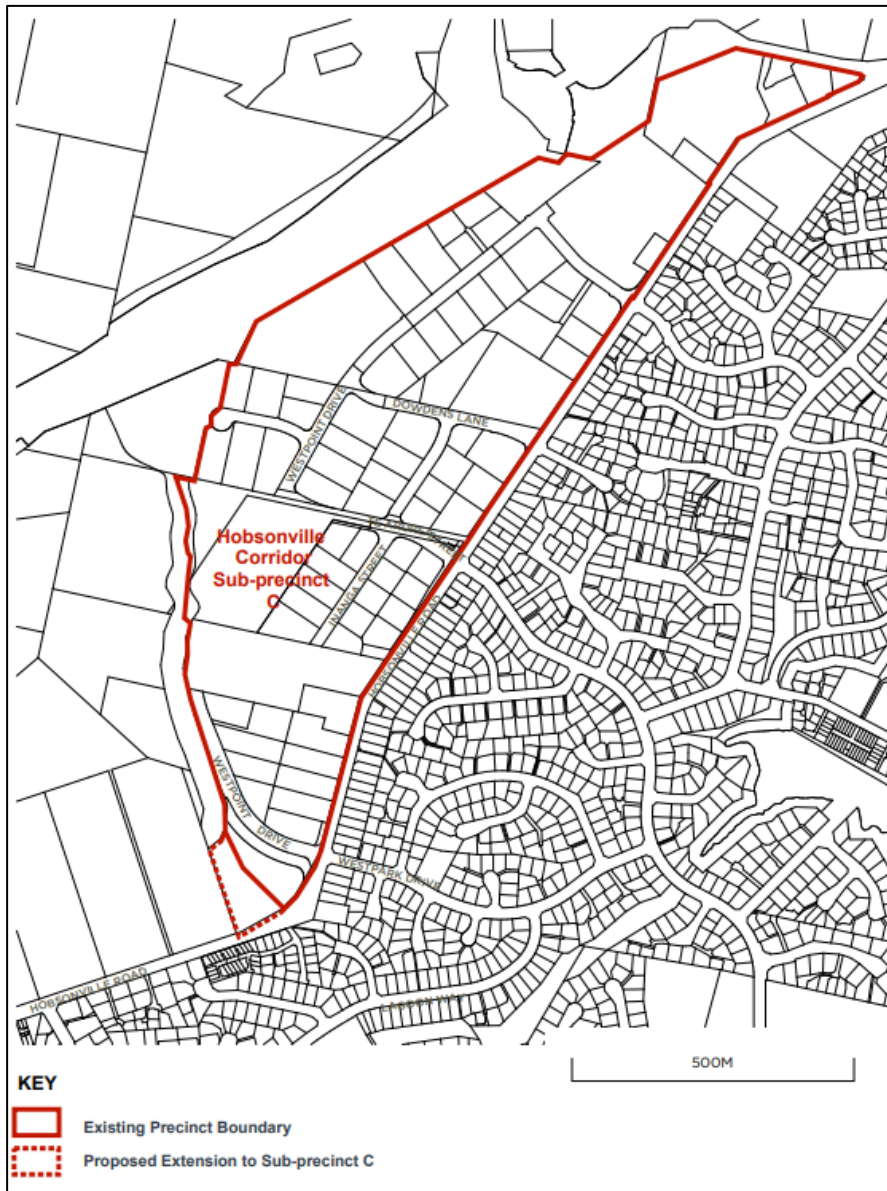


FIGURE 4: The proposed increase in the spatial extent of Hobsonville Corridor – Sub-precinct C

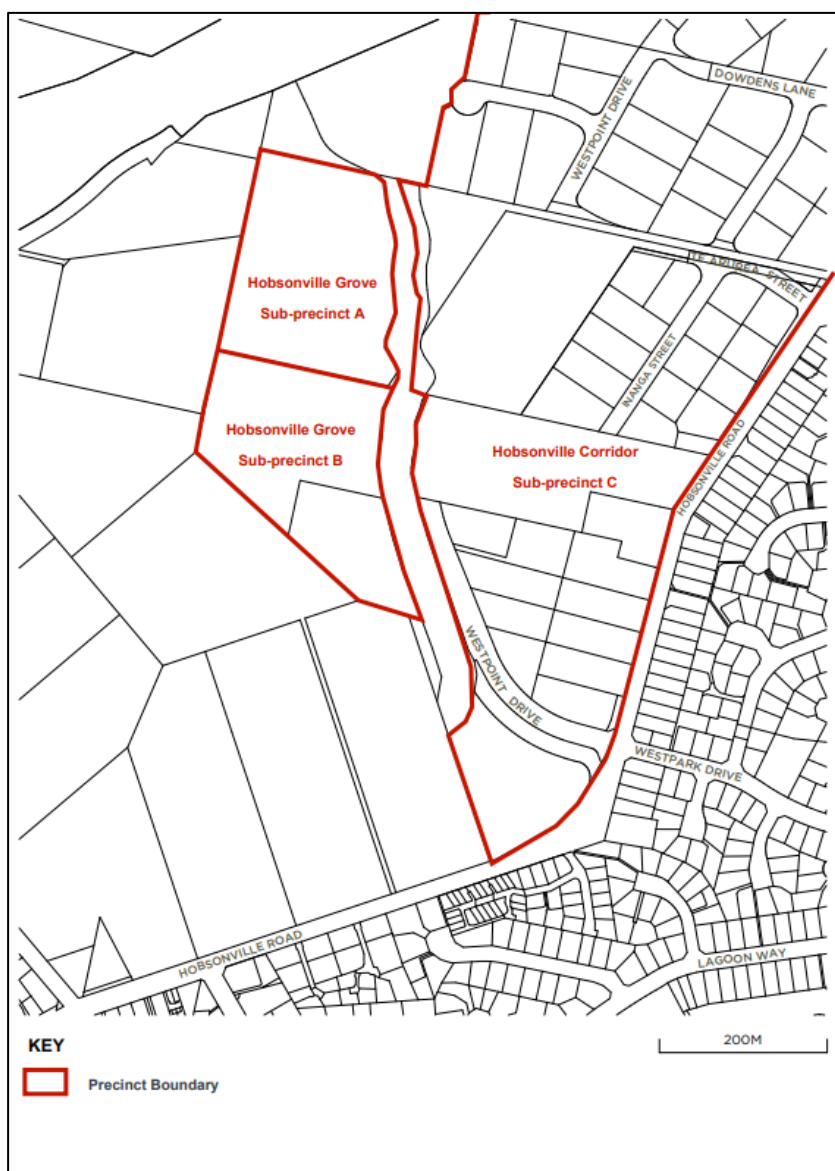


FIGURE 5: The extent of the proposed Hobsonville Grove Precinct.

Section 32(1)(a) of the Resource Management Act 1991 (the 'Act') requires an evaluation to examine the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act. The objectives are defined within s32(6) to mean:

- a. For a proposal that contains or states objectives, those objectives; and
- b. For all other proposals, the purpose of the proposal (which in this context means the other aspects of the plan change request that don't relate to objectives, being the rezoning and structure plan amendments).

The following sections provide the evaluation that is prescribed by s32 of the Act:

- Section 2 provides details of the objectives / purpose of the plan change request (the proposal) and assesses the appropriateness of the proposal to achieve the purpose of the Act.
- Section 3 then assesses the appropriateness of the provisions to achieve the objectives of the proposal. It does this by identifying the other reasonably practicable alternative

options to achieve the objectives, assess the provisions efficiency and effectiveness as well as their costs and benefits. It also includes an assessment of the risks of not acting, and the reasons for deciding on the provisions. The remaining aspects of S32 are also addressed within this section.

2.0 THE PURPOSE OF THE PLAN CHANGE

2.1 RESOURCE MANAGEMENT CONTEXT

A key issue identified in the AUP(OP) (Issue B2.1) is the continued pressure to accommodate Auckland's population growth and provide access to housing and employment opportunities. This plan change responds to that issue.

Whenuapai is a strategically located area in Auckland's north-west with convenient access from both State Highway 16 and 18. The Council's 2016 Whenuapai Structure Plan (WSP) (shown in **Figure 6** below) identifies that the area will be developed to ultimately provide for up to approximately 8100 to 10,700 households, 8600 jobs and over 300 hectares of new business land over the following 10 to 20 years.

The WSP provided a framework for the future development of the area through the Council initiated Plan Change 5 (later withdrawn). Of relevance to the current PPC rezoning proposal and the plan change area (PCA), the structure plan:

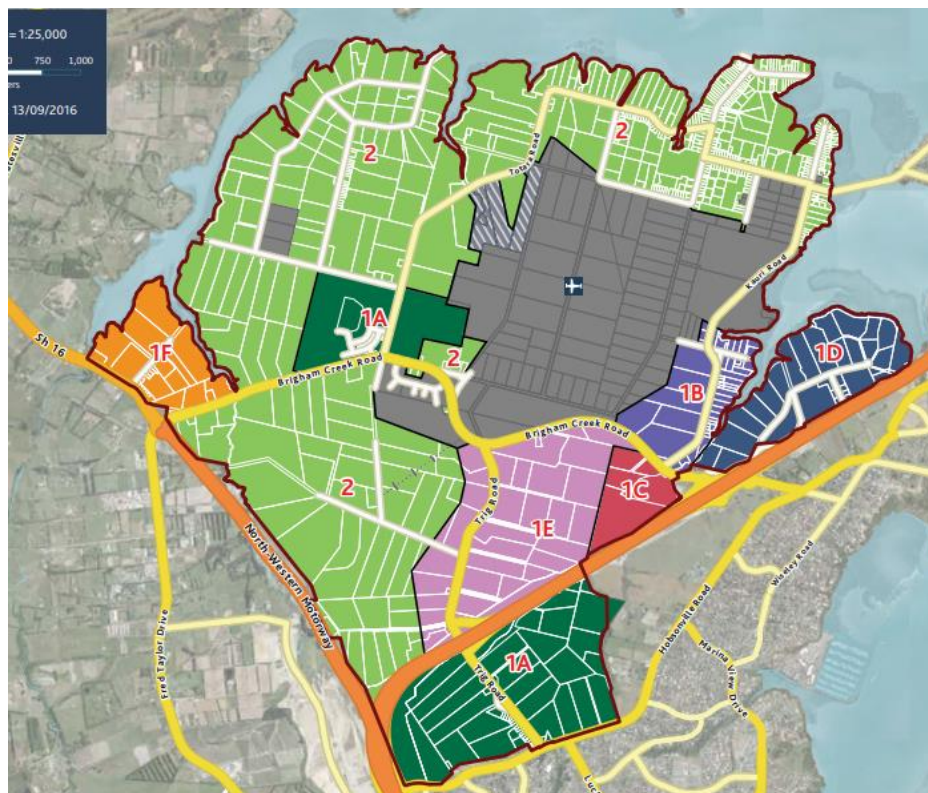


FIGURE 6: Staging Plan from the Whenuapai Structure Plan 2016

- Included the site within the Stage 1A area which was noted to include areas of residential and business land that can be 'development ready' within the next 2-10 years.
- Identifies the PPC area as High Density residential along the Hobsonville Road frontage and Medium Density Residential on the remainder of the site.
- Seeks to enhance connectivity around the Whenuapai Area through the creation of a safe and efficient street network (however there are no specific roads included in the PPC area).
- Highlights the importance that riparian margins play in stormwater management and for stream health, biodiversity and natural character value and identifies that there are opportunities to enhance the green network.

This plan change seeks to enable the development of predominantly residential land and thereby realise the vision set out by the WSP and addresses a key resource management issue regarding accommodating Auckland's population growth. The proposed Light Industrial zoning in Block 1 is seen as the correction of an anomaly caused by a split zoned site which will not affect the overall WSP vision.

Auckland Council's recently adopted Future Development Strategy 2023-2053 (FDS) has amended the timing of staging for Future Urban zoned land to align with infrastructure requirements and the availability of funding. The FDS noted that reassessment of the Whenuapai cluster did not identify significant challenges that would otherwise make development inappropriate.

The site is included within the Whenuapai East area identified as being ready for development from 2035 onwards. The FDS sets out the infrastructure requirements that would allow the area to be ready for development, however, it is noted that this relates to a far larger area than that included within this PPC request.

As set out in the supporting technical documents, infrastructure requirements for the PPC area can be met by the applicant. The physical works proposed for the Te Ahurea Street extension leading off Hobsonville Road (vesting of land and intersection completions) will provide an additional benefit to the wider community through the completion of transport connections. In addition, the development contributions obtained as the site is developed will provide a reasonable share towards any associated wider infrastructure projects.

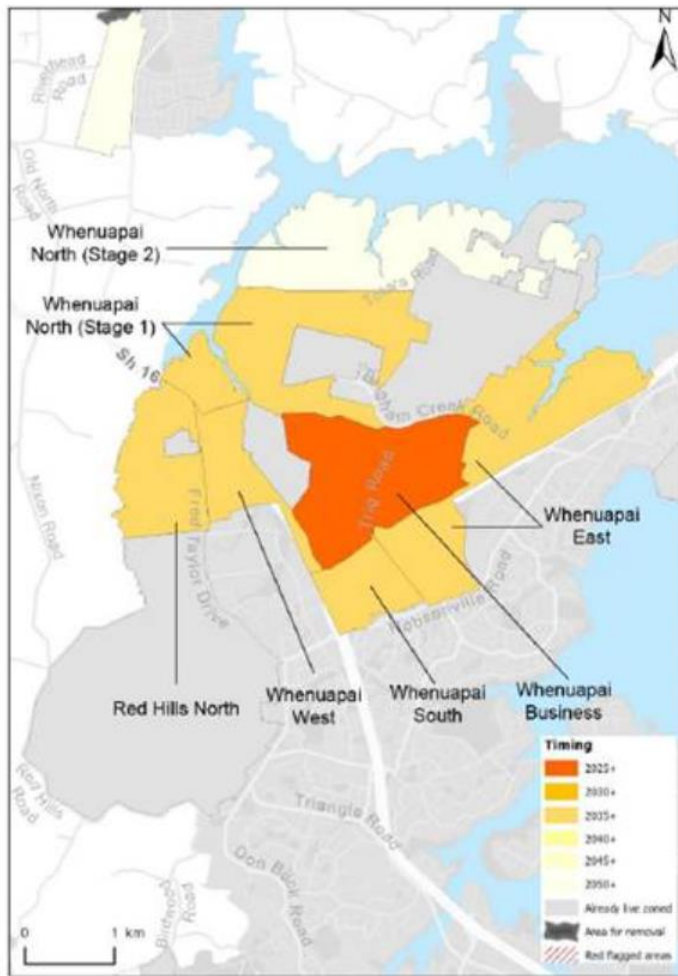


FIGURE 7: Staging Plan from the Auckland Council Future Development Strategy 2023

2.2 THE PURPOSE OF AND REASONS FOR THE PLAN CHANGE

The broad purpose of the PPC, in terms of Section 32(6)(b) of the RMA, is to zone land within Block 1 and Block 2 for purposes while enabling sustainable management practice.

The PPC affects two geographically separated blocks of land that are to be rezoned as part of the same PPC because it is administratively efficient to do so. This means that the PPC request for Block 1 is not contingent or reliant upon the PPC for Block 2. For this reason, the purpose of the PPC for Block 1 is different from the PPC request for Block 2. This is outlined below.

2.2.1 THE PURPOSE OF THE PLAN CHANGE AS IT RELATES TO BLOCK 1

The purpose of Block 1 that is outlined in this section of the report, is what has been assessed against Section 32(1) of the RMA. This assessment is contained in section 3.3 of the AEE.

The purpose of this PPC request in relation to the Block 1 land, is:

- To provide a logical extension to the land that is live zoned Business – Light Industry in the vicinity of Westpoint Drive.

- To provide a consistent land use zoning across Block 1 so that the land within Block 1 can be used efficiently and effectively for the range of industrial activities that are anticipated within the Business – Light Industry zone, such as large-footprint warehousing (the 1.36ha Block 1 is presently split-zoned Future Urban, Open Space – Informal Recreation, and Business – Light Industry).
- To address the acute shortage of affordable Light Industrial zoned land within the Whenuapai / Hobsonville area¹.
- To maintain a reasonable level of amenity for the occupants of low-density residential properties on the opposite side of Hobsonville Road.
- To ensure that the rezoning will adequately maintain and enhance the upper reaches of the Rawiri Stream.

There are no specific objectives proposed for Block 1 (i.e., Section 32(6)(a) of the Act), as the PPC merely seeks to incorporate this block into the Hobsonville Corridor Precinct (through the expansion of Sub-Precinct C of the Hobsonville Corridor Precinct to include the rezoned Light Industrial land). No changes to the objectives and policies of the Hobsonville Corridor Precinct are proposed.

Accordingly, it is the above ‘purpose’ that has been assessed against section 32(1)(a) of the RMA.

2.2.2 THE PURPOSE OF THE PLAN CHANGE AS IT RELATES TO BLOCK 2

The purpose of this PPC request in relation to Block 2 land, is:

- To enable the efficient and effective use of Block 2 land for mostly residential purposes, as desired by the Whenuapai Structure Plan (WSP).
- To enable Block 2 land to be developed in a comprehensive and integrated way to facilitate residential development for high and medium density housing typologies and to improve housing affordability.
- To create a well-functioning walkable neighbourhood with local amenities (such as small-scale retail activities and a neighbourhood park), and a street-based environment that contributes to pedestrian amenity, safety, and convenience.
- Subdivision, use, and development that achieves a safe and healthy environment for living and working, with legible connections (walkways, cycleways, roads) within the PCA and to the public road network and to adjacent landholdings, including the Rawiri Stream, Westpoint Drive, and the future Spedding Road corridor to the north of Block 1.
- To ensure that the rezoning will adequately maintain the receiving downstream freshwater values that are present on adjacent land.

An additional purpose of the PPC is to rely on as much of the existing AUP(OP) provisions as practicable and to minimise the bespoke precinct / site provisions to what is necessary to realise the purpose of the plan change, and to realise the opportunities identified in the Whenuapai Structure Plan.

As outlined in Section 3.2 of this report, a new precinct has been proposed as a means of achieving the objectives / purpose of the PPC, and the objectives of the precinct therefore differ from the purpose of the proposal / project objectives and address a more limited subset of resource management issues.

¹ Section 5.2 of the report prepared by Insight Economics Ltd, dated 20 December 2023 (**Appendix 12**).

As the Block 2 proposal seeks to both introduce new objectives to the AUP(OP) and relies heavily upon existing provisions of the AUP(OP), both the purpose of the proposal and the proposed objectives of the Hobsonville Grove Precinct have been assessed against section 32(1)(a) of the RMA.

2.2.3 SECTION 32 ASSESSMENT

Section 32 subsection	Comments
S32(1)(a)	<p>S32(1)(a) requires an evaluation report to examine the extent to which the objectives of the proposal are being evaluated are the most appropriate method to achieve the purpose of the RMA.</p> <p>The objectives of the PPC have been assessed against Part 2 of the RMA in section 3.1 of this evaluation report.</p>
S32(1)(b)	<p>S32(1)(b) requires an evaluation report to examine whether the provisions are the most appropriate way to achieve the objectives. S32(2) states the matters that must be considered in this assessment.</p> <p>S32(1)(b) is assessed mainly in section 4.4 of this report.</p>
S32(3)	<p>s32(3) applies when the proposal seeks to amend provisions that already exist. In this case, s32(3) is not particularly relevant as there are no existing provisions that will be amended as part of this PPC. This PPC merely seeks to change the extent of where existing AUP(OP) zone, precinct and overlay provisions apply.</p>
S32(4)	<p>An assessment against s32(4) is not required. The PPC would not impose a greater or lesser prohibition or restriction to which a national environmental standard applies.</p>
S32(4A)	<p>S32(4A) requires an evaluation report to summarise all advice concerning the proposal, provided by iwi authorities, and to summarise the response to the advice and how that advice will be given effect to.</p> <p>This summary and evaluation required under s32(4A) is provided in section 3.4 of this report and section 9 of the Assessment of Environmental Effects (AEE) report.</p>

3.0 THE PLAN CHANGE

3.1 CHANGES TO ZONE PROVISIONS

The PPC (the proposal) seeks to:

For Block 1:

- Retain objectives, policies, standards, and assessment criteria that are contained within the Business – Light Industry zone (Part H17) within the AUP(OP).
- Retain objectives, policies, standards, and assessment criteria that are contained within the Hobsonville Corridor Precinct (Part I603) within the AUP(OP); and
- Retain objectives and policies that are contained within Part E10 – Stormwater Management Area – Flow 1 and Flow 2 within the AUP(OP).

For Block 2:

- Retain objectives, policies, standards, and assessment criteria that are contained within MHU zone (Part H5) within the AUP(OP).
- Retain objectives, policies, standards, and assessment criteria that are contained within THAB zone (Part H6) within the AUP(OP).
- Retain objectives and policies that are contained within Part E10 – Stormwater Management Area – Flow 1 and Flow 2 within the AUP(OP); and
- Introduce new objectives, policies and standards within a new precinct overlay (Hobsonville Grove) to the AUP(OP).

3.2 THE OBJECTIVES OF THE HOBSONVILLE GROVE PRECINCT

As discussed in Section 1 of this report, this plan change request seeks to introduce a new precinct overlay to the AUP(OP) called the “Hobsonville Grove Precinct.” The spatial extent of the proposed Hobsonville Grove Precinct is shown in **Figure 5**.

The precinct overlay is intended to achieve a higher degree of certainty than would be achieved without making changes to the provisions of the MHU and THAB zoning that apply Auckland-wide. The primary purpose of the precinct is to ensure that the Block 2 area integrates with the existing and future urban environment.

When considering an application for resource consent within the plan change area, a decision-maker must have regard to the provisions of the Hobsonville Grove Precinct, which will include objectives, and linked policies and rules that will give effect to the proposed objectives. It is only the precinct rules and standards that will take precedence over zone and Auckland-wide rules. The proposed objectives for the Hobsonville Grove Precinct will need to be considered alongside any other objectives of the AUP(OP) that are relevant to a proposal.

It is within this context that the below objectives of the Hobsonville Grove Precinct have been drafted.

The objectives that are specific to the proposed Hobsonville Grove Precinct (i.e., the only new AUP(OP) provisions that are being proposed as part of this PPC), are:

1. *The Hobsonville Grove Precinct is developed for high and medium density housing typologies and small-scale retail opportunities.*
2. *Subdivision, use, and development achieves a well-connected environment for living and working, with convenient connections to parks, walkways, transport infrastructure and education opportunities.*
3. *The Hobsonville Grove Precinct is a walkable neighbourhood, with local amenities and a street-based environment that contributes to pedestrian amenity, safety, and convenience.*
4. *Subdivision and development occurs in a manner that achieves the coordination and delivery of infrastructure including transport infrastructure, wastewater, water supply and stormwater services.*

The proposed objectives for the Hobsonville Grove precinct seek to achieve the following outcomes:

- Good connectivity with and between existing urban areas to the south and east, and future urban areas to the west. This includes local employment opportunities, the recently constructed public school on Trig Road, and the proposed Spedding Road arterial route to the north of Block 2.
- The provision of a wider variety of housing typologies and choices than presently exists within the Whenuapai area. The precinct will support the development enabled by density envisaged by zoning approximately 4.6 hectares of land MHU and 4.7 hectares of land THAB. This will achieve a compact urban form, yielding in the region of between 165 and 335 new dwellings depending on the yield scenario applied².
- Provide appropriate regulatory mechanisms for the market to provide a wider range of convenience retail activities in the centre of the precinct than would normally be anticipated within the MHU and THAB zones. The purpose is to provide a small-scale retail offering to serve the day to day needs of the local community and to not compete with existing commercial centres. This will encourage less private car use and a destination for a walkable neighbourhood.
- Identify Council's preferred location for a neighbourhood centre so that Block 2 can be developed in a holistic and integrated manner.
- Subdivision and development that is adequately serviced for water and wastewater by publicly available reticulated infrastructure networks.
- A full set of precinct provisions, including policies, development standards, and associated matters of discretion and assessment criteria are proposed to achieve the objectives for the Hobsonville Grove precinct. The proposed precinct provisions are attached in **Appendix 2**; a summary of the key issues addressed by the provisions is provided below.

² Section 4.2.2 of the report prepared by Insight Economics Ltd, dated December 2023 (**Appendix 12**).

a) *A residential neighbourhood that enables housing choice and affordability*

The MHU and THAB provisions will ensure that a variety of housing typologies and intensities can occur and will form part of the anticipated character of the neighbourhood.

No changes are proposed to the maximum height standards of the MHU and THAB zones and no height limits in the precinct provisions are proposed that would override this. The height limits that will apply to Block 2 are as follows:

- A 16m height limit applies to the THAB zoned portion of Block 2 (H6.6.5).
- A 11m height limit applies to the MHU zoned portion of Block 2 (H4.5.4).

A three storeyed (or more) built form is therefore anticipated within Block 2 comprising of standalone, duplex, terrace, and apartment units.

Objectives and policies for the Hobsonville Grove precinct complement those for the MHU and THAB zones. For example, developments of four or more dwellings require resource consent under the sub-precinct provisions for a restricted discretionary activity but will not override resource consent requirements under the MHU zone (H5.4.1(A4)). Developments of four or more dwellings that comply with the precinct standards are encouraged by mirroring the MHU provisions that prevent such resource consent applications from being publicly notified unless special circumstances exist.

No changes are proposed to Part E38 (Urban Subdivision). Vacant lot subdivision on sites of 1ha or more within the Hobsonville Grove – Sub-Precinct A precinct will therefore be subject the Auckland-wide standards that control access, shape, and minimum and average lot size (240m² and 300m² respectively). When read together, Parts E38 and H5 of the AUP(OP) encourage subdividing around a consented land use development because no density limits apply. This will encourage a variety of dwelling typologies without requiring modifications to the density limits and other standards within Part E38.

Equally, the precinct provisions will not override the THAB and Part E38 (Urban Subdivision) provisions that strongly encourage a design-led approach and larger, multi-unit development typologies. The shape factor applying to vacant lot subdivision in the THAB zone is greater than what is required in other zones (15m x 20m) under E38.8.1(2) and the minimum net site area of 1,200m² for parent sites that are less than 1ha (E38.8.2.3).

b) *Residential Amenity*

The Hobsonville Grove precinct is intended to predominantly be a residential area that relies upon the existing provisions of the MHU and THAB zones to achieve a reasonable standard of amenity both onsite and offsite. No additional standards are proposed in the precinct to override the MHU and THAB standards that pertain to achieving a minimum level of onsite amenity or maintaining a reasonable standard of amenity for the owners and occupants of adjacent sites.

However, the Hobsonville Grove precinct does contain provisions to achieve high amenity outcomes in future subdivision design and layout (e.g. off-site amenity), including achieving active mode (walking and cycling) linkages between the employment opportunities in the vicinity of Westpoint Drive, the future Spedding Road arterial (that may contain bus facilities), the new public school near Trig Road, and small-scale convenience retail within the precinct.

A local park is indicated as a possibility as this aligns with the expectation for local parks shown in the Whenuapai Structure Plan. Initial discussions with Council's Parks team have indicated that an option for one central park may be preferred rather than the 2 parks within the wider block previously identified in these documents. There is no

objective relating to this potential park at this stage, but if one were possible, its preferred location is shown in the proposed Precinct Plan.

c) *Non-residential activities*

The precinct contains objectives, policies, controls, and assessment criteria that seek to encourage small-scale retail activities to establish in a location that is walkable to the precinct neighbourhood and future residents of land to the west and south of the site, should this land be rezoned for residential purposes.

The 'Neighbourhood Retail Opportunity Overlay' provisions will require commercial activities and development to cluster in the vicinity of where two important road connections will intersect and where the highest density precinct developments are anticipated.

The precinct limits the gross floor area of all retail food and beverage activities to 800m² and individual tenancies to 450m² so that the centre does not affect the function and vibrancy of other centres. The 800m² GFA limit has been informed by the conclusions of the Economics Report, while the 450m² limit allows for a small superette (or similar) to support the convenience retail purpose of the zone, and it has been informed by the limits applied in the Business – Local Centre zone³.

Outdoor seating areas are provided for as a restricted discretionary activity in the 'Neighbourhood Retail Opportunity Overlay' as these spaces contribute to the vibrancy and attractiveness of the location.

Drive-through restaurants require resource consent for a non-complying activity as they conflict with the intention to create a walkable neighbourhood.

Outside of the 'Retail Opportunity Overlay' non-residential land uses will be solely assessed against the MHU and THAB and Auckland-wide provisions. No additional provisions are proposed in the precinct to manage the adverse effects of non-residential land uses or to control where they locate. Activities such as childcare centres are important activities in a well-functioning urban environment, and the existing consenting pathway provided in the zone is sufficient.

d) *Traffic and Access*

The Integrated Traffic Assessment report has not identified any upgrades that would be required to facilitate development anticipated by the MHU and THAB zone provisions, or the Retail Opportunity Overlay zone provisions. Accordingly, no changes to Part E27 (Transportation) and Part E38 (Urban Subdivision) are proposed. Amongst other things, Parts E27 and E38 regulate the number, width, and proximity of vehicle crossings to one another. E27.4.1(A5) and E27.6.4.1(3) apply to manage effects on traffic safety that may result from installing a vehicle crossing within 10m of an intersection and within 2.0m of vehicle crossings on adjacent sites.

No changes are proposed to the matters over which Council has restricted its discretion (such as H5.8.1(2)(a)), of which the effect that the design and location of parking and access has on neighbourhood character and residential amenity is listed as a matter over which Council has restricted its discretion for developments of four or more dwellings.

The objectives and policies for the Hobsonville Grove Precinct seek to ensure that the transport network within the Precinct provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists, and that the precinct is connected to a public road network prior to development commencing.

³ H11.4.1(A20) and H11.4.1(A21) of the AUP(OP).

These objectives and policies also seek to secure that the precinct is developed in a manner that does not foreclose the opportunity to provide connections to adjacent land when those parcels are developed for urban purposes.

There are standards that seek collector road connections in the general location that is indicated in the precinct plan. Resource consent would be required for a restricted discretionary activity if the connection is not provided in that general location. This will allow Council to consider whether the connection is appropriate and whether the owner of the adjacent property is affected by the new proposal.

The Precinct includes a “Road Form and Design Table” that describes at a high-level the specifications or design requirements for collector and local roads within the precinct. The intention is to provide certainty to developers and Auckland Transport around the requirements of any public road that is to vest, including the provision of on-street parking spaces and active mode infrastructure.

e) Coordinating development with wastewater and water infrastructure

The attached Civil Infrastructure Report indicates that the entire Block 2 PCA cannot be serviced until two wastewater projects have been completed. They are:

- The Northern Interceptor that is scheduled to be operational in 2025-2026. This will service most of the development that is anticipated by the MHU and THAB zone provisions.
- A wastewater pipeline adjacent to the motorway will need to be completed to service the full development potential of Block 2. The attached infrastructure report anticipates that this pipe may only be required to service a small proportion of the development anticipated within the Block 2. Accordingly, a large proportion of the PCA can be built out prior to the pipe becoming operational (scheduled 2034 period).

The attached Civil Infrastructure Report suggests that the existing reticulated water network has sufficient capacity to serve Block 2 development. However, there may be upgrades needed to serve parts of Block 2 with high-pressure supply due to elevation differences.

These are constraints to unlocking the ‘full’ development potential of Block 2, as enabled by the proposed plan change within the Hobsonville Grove Precinct. The same delays to a connection being available are not present in the provision of publicly available public utilities. No upgrades to the downstream network will be required to facilitate development.

The provisions for the Hobsonville Grove Precinct strongly encourage development to proceed when connections to a publicly available reticulated wastewater and water services are available. Resource consent will be required for a non-complying activity to establish or inhabit residential units or subdivide land. This direction is supported by objectives and policies that “require” publicly available reticulated wastewater and water networks to be available.

A development standard will enable Council to consider a subdivision or land use consent application with written confirmation from the service provider that reticulated services are suitably advanced and capable of serving proposed subdivision and development. However, under this standard, the consented buildings cannot be occupied until publicly reticulated water and wastewater networks are available.

f) Stormwater management

There are no additional stormwater controls proposed in the precinct. The SMAF1 controls and the Auckland-wide controls are considered adequate to ensure that stormwater run-off arising from Block 2 is adequately managed.

Section 8.13 of the AEE describes the existing AUP(OP) measures would apply to the consideration of resource consent proposals to develop Block 2:

The SMAF1 provisions that will apply to development within Block 2 will endure once it has been subdivided and developed. Resource consent will be required whenever 50m² of new impervious surfaces are proposed or 50m² of existing impervious surfaces are redeveloped. This will ensure that future development establishes adequate hydrology mitigation measures.

3.3 ASSESSMENT OF OBJECTIVES AGAINST PART 2 OF THE ACT

Section 32(1)(a) of the Resource Management Act 1991 (the 'Act') requires an evaluation to examine the extent to which the objectives of the proposal (i.e. the purpose of the RMA as outlined in Section 2.2 of this report), are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act is to promote the sustainable management of natural and physical resources.

For the following reasons it is considered that the plan change objectives are the most appropriate way to achieve the purposes of the Act:

- The proposed plan change will facilitate the development of a residential precinct in close proximity to transport links and employment opportunities within the wider area which will efficiently contribute towards meeting the social and economic needs of the Whenuapai and wider community now and into the future.
- The proposed rezoning of the Light Industrial land within Block 1 and inclusion of this land within the Hobsonville Corridor Precinct (sub-precinct C), will respond to the existing split zoning of this site so that the Future Urban zoned portion is zoned to match the land use zoning of the remainder of the site. In situations where Council no longer requires open space land, it is common practice for this land to be rezoned to align with the land use zoning of adjacent land.
- The SMAF control will enable the sustainable management of natural and physical resources (thereby being consistent with Part 2 of the RMA) by providing objectives, policies and controls that supplement the existing AUP(OP) while providing site-specific direction for resource management matters known to require greater control including: roading connections, the location of a small-scale neighbourhood centre, and a local park.
- Detailed specialist investigations have been undertaken to inform and support the plan change request and are submitted as part of the application. The investigations demonstrate that, through the incorporation of suitable provisions, any adverse effects of activities on the environment can be appropriately avoided, remedied, or mitigated.
- Investigations have determined that the PCA does not contribute towards any outstanding natural features or landscapes, nor does the PCA contain any historic heritage features or heightened risks from natural hazards and therefore provides a suitable redevelopment area.
- The PCA contains minimal ecological features other than exotic trees. There are no natural streams within the PCA, however there are watercourses immediately to the west and east of Block 2 and natural inland wetlands in the lower reaches of these watercourses. As such, these watercourses do not need to be reclaimed or realigned to facilitate urban development within the PCA. Indirect effects from

stormwater discharges resulting from development within the catchment can be avoided and mitigated through the existing AUP(OP) and NES-F provisions⁴.

- There is no recorded or identified archaeology in the area, and it is considered highly unlikely that archaeology exists within the area or landscape. This means that effects on archaeology will be avoided.
- While some limited commercial amenities will be provided for in Block 2, this onsite retail will be focussed on meeting the daily needs of local residents and so will not have any discernible impact on the vitality of other centres. As such adverse economic effects on nearby commercial centres will be avoided.
- The proposal supports the retirement of the land from continued grazing (productive farming/rural activities), towards urbanisation of land that is proximate to transport and other reticulated services.
- The precinct provisions include a precinct plan that clearly sets out the indicative location of small-scale commercial activities, road connections and a park, which are elements of a well-functioning urban environment.
- In addition, the precinct provisions include a mechanism that defaults to a standard resource consent process if the required measures (outlined above) cannot be complied with. This will require relevant assessments to be undertaken in accordance with the requirements of the AUP(OP) and will enable any potential effects on the environment to be avoided, remedied, or mitigated through design/operation requirements and consent conditions.

3.4 RESPONSE TO MANA WHENUA ENGAGEMENT

A table summarising the consultation that Austino Ltd have undertaken with mana whenua is included in **Appendix 13**. A copy of the Cultural Values Assessment (CVA) prepared by Te Kawerau Iwi Tiaki Trust is included in **Appendix 15**.

This engagement confirmed that there are no sites of significance to mana whenua within the PCA. However, the broader cultural landscape is acknowledged, as is the opportunity to identify these values by reintegrating Maori place names and other place-making measures. It is considered that place-making and naming opportunities can be incorporated at design and resource consent stages, under existing statutory provisions, and they do not trigger modifications to the AUP(OP) or any precinct-specific measures.

Mana whenua also identified adverse effects that are common to all greenfield urban developments, such as vegetation clearance and the effects of sediment-borne run-off on freshwater values. The existing region-wide provisions of the AUP(OP) that apply to all ground clearance works can be relied upon to avoid and mitigate adverse effects without requiring any modification by way of this PPC. For instance, all earthworks that trigger resource consent for a restricted discretionary activity under Chapter E11 of the AUP(OP) require an assessment of the potential adverse effects of the earthworks on significant ecological and indigenous biodiversity values under E11.8.1(1)(i) and an assessment of the effects related to sediment discharges on sensitive receiving environments under E11.8.1(1)(c).

Furthermore, no changes are proposed to the accidental discovery protocols in Chapters E11 and E12 that will apply to all earthworks within the PCA.

Mana whenua have also identified the potential adverse effects of stormwater discharges on the downstream receiving environment as an issue of concern. The

⁴ National Environmental Standards – Freshwater (NES-F).

attached Stormwater Management Plan (SMP) concludes that these potential adverse effects can be managed through the existing region-wide standards and the application of the Stormwater Management Area - Flow 1 (SMAF1) control.

There are several stormwater provisions with the AUP(OP) that seek to avoid and mitigate the adverse effects of stormwater. This includes a requirement to consider stormwater management / servicing at the time of subdivision, including E38.6.3. The vesting of road assets at the time of subdivision will also require the consideration of stormwater measures, including (likely) potential requirements under Chapter E8 and E10.

The opportunities that are cited within the CVA to undertake pest management control and enhancement planting within the riparian margins are not applicable to the PPC. This is because the PCA does not contain any freshwater features or riparian yards / margins.

4.0 THE APPROPRIATENESS OF THE PROVISIONS

4.1 AN ASSESSMENT OF ALL ALTERNATIVE OPTIONS (BLOCK 1)

To achieve the purpose of the PPC for Block 1, we have identified that there are three reasonably practicable alternative options to achieve the objectives of the plan change.

4.1.1 OPTION 1: STATUS QUO (RETAIN THE CURRENT SPLIT ZONING AND PROVISIONS)

This option would retain the Future Urban, Business – Light Industrial zoning, and Open Space – Informal Recreation zoning, until it is either rezoned for urban purposes by Auckland Council.

This option is not considered to be the most appropriate method as there is a willingness and supporting technical inputs identifying the appropriateness to develop the PCA for light industrial purposes now and deliver this development land earlier than anticipated.

Without rezoning, a relatively small land (1.36ha) would be split-zoned. The AUP(OP) has restrictive controls and policy directives for the Future Urban and the Open Space – Informal Recreation zone that would be difficult to satisfy with a resource consent application to establish an industrial development. A rezoning is considered to be the only reasonable option to facilitate the site's development in an efficient and timely manner.

4.1.2 OPTION 2: REZONE WITHOUT PRECINCT PROVISIONS OR SMAF1 OVERLAY

This option would rezone all land within Block 1 to Business – Light Industry without any additional precinct controls, whether it be an extension to the Hobsonville Corridor Precinct or the proposed Hobsonville Grove Precinct for Block 2, or the creation of a bespoke precinct for Block 1 only.

While this option would provide for the efficient and effective use of Block 1 for light industrial purposes, the existing zone and Auckland-wide controls would not be sufficient to protect the downstream Rawiri Stream from the volume of run-off that could result from establishing large areas of paved / impervious surfaces, as anticipated by the Business – Light Industry zone.

Furthermore, it is considered reasonable to continue the Hobsonville Corridor Precinct controls that apply to neighbouring industrial zoned properties on the northern side of Hobsonville Road.

4.1.3 OPTION 3: REZONE WITH PRECINCT PROVISIONS AND SMAF1 OVERLAY

This option would rezone Block 1 for Business – Light Industry purposes and apply precinct provisions and a SMAF 1 control.

It is considered that the SMAF1 control is needed to ensure that run-off from new impervious surfaces is managed to maintain the downstream freshwater environment, and to avoid and mitigate the erosion of the stream channel.

It is considered reasonable to extend the Hobsonville Corridor Precinct (sub-precinct C) to Block 1, which will mitigate the effects of large buildings enabled by the Business – Light Industry zone on persons occupying residential property on the opposite side of Hobsonville Road.

It is considered that there are no specific issues or opportunities present that would otherwise necessitate precinct controls. For example:

- Block 1 has frontage to Hobsonville Road, which is a limited-access road and is classified an arterial route. Existing regulatory provisions can therefore control the number, location, and design of vehicle crossings onto Hobsonville Road, without additional restrictions.
- The upgrade of the Hobsonville Road frontage (with active mode facilities) will be ensured by Auckland Transport's Notice of Requirement. No additional precinct controls are required.
- Part E36 will adequately maintain the overland flow path (i.e., the upper reach of the Rawiri Stream) that passes through part of Block 1, which is currently zoned Open Space – Informal Recreation.
- No additional controls are necessary to maintain a reasonable interface between the industrial use of Block 1 and the potential rezoning of adjacent land for residential purposes in future. The Business – Light Industry zone provisions contain sufficient yard setbacks and other controls to protect the amenity experienced by sensitive land uses, should Future Urban zoned land to the west of Block 1 be rezoned for residential purposes.

4.1.4 THE REASONS FOR DECIDING THE PROVISIONS

We have concluded that Option 3 is the most appropriate approach for achieving the objectives of the Block 1 plan change. The approach represents a logical extension of the Business – Light Industry and Hobsonville Corridor Precinct.

4.2 AN ASSESSMENT OF ALTERNATIVE OPTIONS (BLOCK 2)

To achieve the purpose / objectives of the PPC for Block 2, we have identified that there are seven reasonably practicable alternative options to achieve the objectives of the plan change.

4.2.1 OPTION 1: STATUS QUO (RETAIN THE CURRENT FUTURE URBAN ZONING AND PROVISIONS)

This option would retain the Future Urban zoning until it is rezoned for urban purposes either by Council (as previously expected through the recently withdrawn Plan Change 5 covering this site) or through other private plan change requests.

This option is not considered to be the most appropriate method as there is a willingness and supporting technical inputs identifying the appropriateness to develop Block 2 for residential purposes now and deliver this development land earlier than anticipated.

Without rezoning, the AUP(OP) has restrictive controls and policy directives for the Future Urban zone that would be difficult to satisfy with an intensive development resource consent application. A rezoning is considered to be the only reasonable option to facilitate the site's development in an efficient and timely manner.

4.2.2 OPTION 2: INCREASE THE PLAN CHANGE AREA

This option would increase the extent of the plan change area to incorporate the land further to the west between Trig Road and Hobsonville Road to provide for an overall plan change area of approximately 65 hectares. This option was considered in order to

provide a holistic planning approach by providing for the live-zoning for the entire block of Future Urban zoned land within this defined area.

While this option is considered to be efficient, it is not considered to be the most appropriate option for achieving the proposed plan change objectives for the following reasons:

- Some preliminary transport analysis has demonstrated that development of the wider land area zoned Future Urban would have impacts on the surrounding road network that requires mitigation. Given that the land to the west is subject to multiple individual landowners, the requirement for road infrastructure upgrades to mitigate these effects may be more suitable at a later stage when there is greater certainty (and financial commitments) from Council and Waka Kotahi (New Zealand Transport Agency) in relation to transport infrastructure upgrades.
- The rezoning of the wider area to the east would require further consideration and analysis and additional precinct controls which are not well aligned with the purpose of this plan change.

4.2.3 OPTION 3: REZONE FOR RESIDENTIAL PURPOSES WITH PRECINCT PROVISIONS AND SMAF

This option would rezone Block 2 and apply precinct provisions and a SMAF 1 control that provide overarching direction and control in relation to the development outcomes across the precinct. Precinct provisions can be used to provide both greater flexibility and greater control in relation to the type of development and land use within the area. Given the identified Resource Management Issues and the objectives of the plan change, the provisions for this proposed plan change can be used to:

- Facilitate ongoing future growth within the wider area by protecting the key road corridors across Block 2.
- Provide for limited commercial activities / development not otherwise provided for in the THAB and MHU zone rules to support a walkable neighbourhood.
- Manage stormwater runoff from impervious areas to minimise the adverse effects of stormwater runoff within Block 2.
- Rely on the provisions of the AUP(OP) in terms of resource consent requirements for proposals that differ to the activities and developments anticipated (and assessed) as part of this plan change process. This includes where there are any variations to the details contained in the precinct plans.

Further consideration was also given to including additional objectives and policies to guide the direction of the precinct's development. Detailed investigations have been undertaken and have demonstrated that there are limited aspects of the site that warrant provisions above and beyond the provisions contained within the AUP(OP). Therefore, it is considered that the reliance on the existing AUP(OP) provisions combined with the proposed precinct provisions provides an appropriate mechanism for meeting the overarching objectives of the RMA.

Overall, the precinct controls would complement the Residential THAB and MHU zone provisions to provide greater certainty in relation to the development outcomes for the site. This approach brings forward the consideration of potential effects, thereby streamlining the planning process when resource consents are applied for.

4.2.4 OPTION 4 – REZONE WITH SUB-PRECINCT PROVISIONS WITH SMAF

This option is similar to Option 3, except that the precinct would include sub-precinct provisions, with sub-precinct A applying exclusively to the portion of land that is to be zoned MHU, and sub-precinct B applying exclusively to the portion of land that is to be zoned THAB.

It is considered that a sub-precinct approach would be easier to administer than a precinct approach without sub-precincts (such as Option 3). This is because a sub-precinct approach allows the precinct provisions to be drafted in a manner that is more aligned with the THAB and MHU zone provisions.

For example, additional assessment criteria are proposed in the precinct that would apply to the consideration of new dwellings in the THAB zone, while separate assessment criteria in the precinct applies for four or more dwellings in the MHU zone.

4.2.5 OPTION 5: REZONE WITHOUT PRECINCT PROVISIONS AND SMAF

This option would rezone Block 2 to the Residential THAB and MHU zones with no additional overlays to control the future development of the precinct. The resource consent process would be used to assess individual applications within the precinct to facilitate its development.

The risk of this option is that the precinct might not develop in a cohesive and comprehensive manner and may result in undesirable design outcomes. The precinct overlay will identify the desired development outcomes for the precinct. Furthermore, inclusion of precinct provisions allows consideration of roading connections with the wider neighbourhood and ultimately provides for an efficient development approach.

The “Neighbourhood Retail Opportunity” overlay approach was preferred to relying upon the THAB zone provisions for non-residential activities for the following reasons:

- a) Table H6.4.1 anticipates dairies and restaurant / café activities with a Gross Floor Area (GFA) of up to 100m² as a restricted-discretionary activity, with resource consent being required for a discretionary activity to establish these activities with a GFA of more than 100m². The proposed overlay provisions allow flexibility to provide a larger retail tenancy, such as a café or restaurant with a larger indoor seating area or a large diary (i.e., a superette).
- b) The zone provisions do not control where retail activities can be located within the zone. The precinct seeks to cluster such activities in the vicinity of the intersection of two collector roads to create a community focal point. This also encourages buildings within the overlay to be designed in a manner that provides for retail activities at ground level.

4.2.6 OPTION 6: INCLUDE BUSINESS AND OPEN SPACE ZONING

This option would involve removing the neighbourhood park and retail opportunity overlays from the Hobsonville Grove Precinct and replacing the overlay with Open Space and Business – Local Centre (or similar) zoning.

This option would:

- Prescribe the size and location of the neighbourhood park and the local centre. Both the park and the neighbourhood centre are in the centre of the precinct and are not defined by any property boundaries or topographical features. Zone boundaries typically follow cadastral boundaries or are defined by roads or other physical features, which are not present in the location of the indicative park and neighbourhood centre.

- Lock in the location of the local centre and the neighbourhood park when there is no certainty that the collector roads will be provided in the exact location that has been indicated in the precinct plan. The development of adjacent land may change the alignment of the collector roads away from the zoned neighbourhood park and the local centre.
- Provide certainty that the neighbourhood park would be provided in the size and location shown on the AUP(OP) zoning maps. If Council does not agree to vest the land when it has been subdivided, the restrictive land use zoning would remain, and a plan change would be required to use the affected land for another purpose.
- Business zoning (such as a Business – Local Centre) would change the focus of the zone from residential to business, when retail offering will be of a small-scale or incidental to the residential use of the land. Further changes to zone would be required to provide the flexibility necessary to use the land for residential purposes if there was no market appetite to establish 800m² of retail space in this location (for example, standard H11.6.3 discourages dwellings from being provided at ground level to protect the amenity and vibrancy of the location). There are also some activities anticipated within business zones that would affect the function and vibrancy of other centres, such as offices.

Overall, it is considered that Option 6 would be difficult to administer until the location of the neighbourhood park and the local centre have been locked in with cadastral boundaries and following a design and consenting process.

Furthermore, Open Space zone zoning is not required as land can be vested under the Reserves Act 1977 while retaining a residential zoning. The amount of land vested to Council is likely to be small and for a specific purpose (such as recreation reserve). It is more efficient to determine the size of these spaces once land has been subdivided and vested for this purpose. There is no benefit in identifying land that is to be used for reserve purposes through a plan change. Once vested, the reserve can be zoned for open space purposes should Council consider that to be appropriate.

4.2.7 OPTION 7: ALL BLOCK 2 LAND IS ZONED MHU

This option would rezone all Block 2 land to MHU instead of rezoning some of the land THAB.

In this case, it is considered that rezoning a portion of the site THAB is more aligned with the purpose of the project / project objectives than rezoning the entire Block 2 MHU, for the following:

- The THAB zone enables a higher residential density than the MHU and the construction of smaller units on smaller landholdings. As demonstrated in Section 7.3 of the Economics Report, this also improves dwelling affordability.
- While the MHU zone provides for a variety of housing typologies and buildings that are up to three storeys in height, the MHU zone has generally realised terrace dwelling product and it is unlikely to encourage multi-unit, apartment-style developments, with smaller dwelling typologies (for instance, one- and two-bedroom units). So, in addition to density, the THAB zone is more likely to result in a greater variety of housing than if all Block 2 land were zoned MHU and this provides for lifestyle choice and enables greater flexibility to respond to market conditions.
- Residential THAB development is more likely to include non-residential activities (such as retail), in a manner that makes efficient use of the land. For instance, it is more likely that THAB development would accommodate a

commercial use at the ground floor and residential use at first-floor level, than a terrace unit development.

- The THAB zone would result in greater population density to support a small-scale convenience retail offering. Furthermore, the THAB zone and the local retail offering would create a 'hub' that would be centrally located and within a walkable catchment of adjacent Future Urban zoned land between Trig Road and Westpoint Drive.
- The height and bulk of buildings anticipated within the THAB zone will not affect the character or amenity of any existing urban neighbourhood. The MHU zone will provide a transition in the scale and intensity of built form towards the THAB zoned land and retail offering.
- While Block 2 is not located adjacent to an existing neighbourhood centre or a rapid transit corridor, Block 2 is located within walking distance to Hobsonville Road (an established bus route with proposed active mode facilities), and bus services and active mode infrastructure is proposed within the future Spedding Road corridor. Many bus routes connect to the Western Express (WX1) rapid transit station at Westgate, which provides frequent bus services to the Central Business District (CBD)⁵.

In summary, the current split zoning approach is preferred to zoning all Block 2 land MHU because the THAB zone will better achieve the purpose of the PPC and provide a point of difference in terms of the dwelling typologies that may result. Furthermore, the THAB zone is an appropriate land use zoning for 4.7ha of Block 2.

4.2.8 THE REASONS FOR DECIDING ON THE PROVISIONS

We have concluded that Option 4 is the most appropriate approach for achieving the objectives of the plan change because it has the same benefits as Option 3, but it would be easier to draft to align with the existing MHU and THAB zone provisions.

⁵ See section 2.8 of the Integrated Transportation Assessment, dated April 2024 (**Appendix 8**).

4.3 COST - BENEFIT ASSESSMENT

This section provides an assessment of the costs and benefits of the environmental, economic, social and cultural effects (including economic growth and employment) that are anticipated from the implementation of the provisions as required under sections 32(2)(a) and (b) of the Act.

TABLE 1: COST BENEFIT ANALYSIS IN ACCORDANCE WITH SECTION 32(2) OF THE ACT		
	BENEFITS	COSTS
Environmental	<p>Benefits associated with the retiring the land from agricultural and/or horticultural land use. Including reduced nutrient loading into receiving waterways and groundwater (through a reduction in fertiliser use) and reduced soil erosion (that would be associated with horticultural or agricultural activities).</p> <p>Introduction of stormwater treatment to improve the quality of water entering receiving waterways.</p> <p>Removal and/or the management of potentially contaminated soils that would be required through the development of the PCA for residential and industrial purposes.</p> <p>The SMAF control will contribute to minimising any adverse effects associated with stormwater runoff.</p> <p>The potential for a reduction in commuter distances through the creation of employment and residential opportunities close to Westgate and Hobsonville centres. This will be further supported by the promotion of a walking and cycling connections within the site, Rawiri reserve and Westpoint Drive and onto Hobsonville Road.</p>	<p>The proposal will result in the loss of productive soils, however the PCA is located at the edge of an existing live-zoned urban area that has been identified as being appropriate for urbanisation through the AUP(OP) and FDS.</p> <p>Removal of existing vegetation and habitat within the site that is either unsuitable or is not practical to be retained as part of site development.</p> <p>Enabling new impervious surfaces that will both increase the volume of stormwater being generated as well as the level of contaminants within the stormwater (associated with roads and yard areas). This has the potential to enter the receiving waterways if not managed appropriately, which would then cause increased stream erosion and a reduction in water quality.</p> <p>Soil erosion associated with land modification required to develop the site.</p> <p>A crossing of the Rawiri stream may be needed to deliver the road connections that are indicated in the precinct plan. This crossing will be subject to the Auckland-wide AUP(OP) provisions.</p>

TABLE 1: COST BENEFIT ANALYSIS IN ACCORDANCE WITH SECTION 32(2) OF THE ACT

	BENEFITS	COSTS
Economic (including employment)	<p>The catchment of a sufficient size to accommodate additional industrial land and small-scale commercial activity without compromising the viability of other industrial areas or commercial centres.</p> <p>The development enabled by the PPC will largely be self-sufficient with respect to infrastructure, other than being serviced by existing or planned infrastructure upgrades, and therefore will not incur significant infrastructure costs for the Council, that would later have to be recouped through funding tools such as development contributions. In addition, the absence of Council-funded infrastructure will eliminate the risk that Councils' take when they provide capacity ahead of demand, the exact nature and timing of which are uncertain.</p>	<p>The financial cost of providing the necessary infrastructure to support the proposal. This includes the necessary upgrades to provide water, wastewater and stormwater services along with the necessary upgrades that are required for the transport network.</p> <p>Although this area is acknowledged as being a relatively low-quality rural landholding, re-zoning the land will result in a loss of land available for farming and rural residential activities within this precinct. Notwithstanding this, the land's FUZ already highlights a transition from its original land use.</p> <p>The financial cost of the plan change process to enable the proposal.</p>
Social	<p>Benefits arising from additional residential and employment opportunities.</p> <p>The financial cost of the plan change request is being borne by the applicants rather than Auckland Council (and ratepayers). This is beneficial by avoiding an opportunity cost associated with funding a public plan change that could otherwise be spent on providing for people's social wellbeing within the city.</p> <p>The PPC will realise a long-established vision to develop this land under the WSP.</p> <p>The PPC relieves pressure on surrounding rural areas to accommodate development and growth.</p> <p>The PCA is not identified as having high cultural or heritage values.</p>	<p>Costs associated with the provision of additional infrastructure to service the precincts (although largely borne by the developer)</p> <p>Will ultimately result in a change to the rural backdrop of Whenuapai, however this is considered negligible given the evolving urban character of the wider area.</p>

TABLE 1: COST BENEFIT ANALYSIS IN ACCORDANCE WITH SECTION 32(2) OF THE ACT

	BENEFITS	COSTS
Cultural	<p>The PCA is not identified as having high cultural values. No sites of archaeological or mana whenua significance were identified in the Cultural Values Assessment (CVA) that was prepared by Te Kawerau Iwi Tiaki Trust (TKITT).</p> <p>TKITT identified potential benefits relating to pest control and revegetation planting of riparian corridors, however the PCA does not contain any watercourses and will be located beyond the riparian margins belonging to adjacent watercourses. However, pedestrian linkages from the PCA to the riparian margins can be encouraged in the manner suggested in the CVA.</p> <p>TKITT identified positive effects from place-naming. Street names and other place-naming exercises (e.g. naming a public park, design features that mark the significance of the area), could be applied as part of the detailed design and/or the resource consent process. Such place-naming measures can be incorporated following engagement with TKITT at design and resource consent stage.</p>	<p>Many of the adverse effects cited by TKITT can be mitigated during the design and resource consent process and do not necessitate any changes to the zone and district-wide provisions, or any precinct-specific provisions. For instance, erosion and sediment control measures are a requirement of both the district and regional land use earthworks provisions.</p> <p>Bat and lizard management plans can be prepared ahead of development, through the existing Chapter E11 bulk earthwork rules. Low ecological values were identified by the ecologist and these values do not justify any modifications to the AUP(OP) provisions or any precinct-specific provisions.</p>

4.4 EFFICIENCY AND EFFECTIVENESS

This section of the report assesses the efficiency and effectiveness of the provisions in achieving the objectives of the plan change.

The provisions will enable the efficient use of a valuable and scarce land resource that is strategically located and well suited to light industrial and residential use, notably:

- The provisions of the THAB and MHU zones were assessed and considered as part of the AUP(OP) process and determined to provide the most efficient and effective method for facilitating high and medium density residential development across Auckland. The THAB and MHU zoning are therefore considered the most appropriate zoning available within the suite of the AUP(OP)'s zones to meet the broader objectives of the plan change for Block 2.
- The MHU and THAB provisions will accommodate more growth over a smaller land area, in proximity to existing centres and transportation infrastructure. This minimises the encroachment into versatile / prime soils in the vicinity of the PCA and it will allow adequate flexibility to respond to market conditions.
- Light Industry Zone (with the Hobsonville Corridor Precinct – sub-precinct C extended) is similarly considered the most efficient and effective method for facilitating industrial development in Block 1 and the most appropriate zone available within the suite of the AUP(OP)'s zones to meet the broader objectives of the plan change.
- In addition, the Light Industry zone provides for wide range of industrial activities that do not generate odour, dust or noise and can therefore establish effectively in proximity to residential areas.
- The provisions align with the intentions identified by the Council for the wider Whenuapai Structure Plan area.
- The proposed Hobsonville Grove Precinct provisions will ensure that the Block 2 PCA area is developed in a coordinated and integrated manner to create a well-functioning urban environment. This includes allowing for small-scale commercial activities to provide the day-to-day requirements of residents within a walkable catchment and ensuring that there are adequate connections to the public road network beyond the PCA.
- The PPC shows the indicative location of public open space but does not foreclose the opportunity to provide open space when the PCA is either developed or subdivided.
- The PCA can be adequately serviced once a reticulated wastewater network and transportation infrastructure is established to serve development that is enabled by the PPC.
- The SMAF1 overlay is an effective measure applied in the AUP(OP) to manage the effects of stormwater runoff on urban watercourses that are located in the vicinity of the PCA.

The provisions are effective because:

- The provisions enable an appropriate type and level of development to be established within the precinct, with higher intensity residential development focussed around a small neighbourhood centre and park which provides amenities to support this scale of development. This will assist with placemaking within the development that will achieve a high-quality and well-functioning urban environment.

- The reliance on existing AUP(OP) provisions for any subdivision will ensure that a Transport Assessment will be carried out as part of any application that sets out what transport infrastructure upgrades are required to enable the subdivision.
- The hierarchy and form of the internal Block 2 road network will be guided by the high-level design framework within the precinct provisions, which have been based on the most up-to-date Auckland Council / Auckland Transport engineering standards that apply. This approach is appropriate and is preferred to adopting road cross sections within the precinct because of the relatively small size of the PCA and it will prevent the roads from being either under or overdesigned.
- The precinct plan for Block 2 has been based on best practice urban design principles whilst also delivering a pattern that is flexible to accommodate a wide range of residential uses and typologies.
- Stormwater will need to be addressed at subdivision and land use consent stage. The application will need to set out the upgrades that are necessary to avoid and mitigate effects from stormwater. This approach is preferred to establishing precinct-specific stormwater requirements. It also allows for stormwater management decisions to be based on the most up to date information available at the time, avoiding any ineffectiveness that may arise from inflexible and predetermined stormwater performance standards.

4.5 THE RISK OF NOT ACTING

Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the plan change.

We are of the view that the information that supports the plan change request is sufficient and not uncertain. The request has been developed following an integrated masterplanning process that has involved stakeholder engagement.

The request has then been supported by technical assessments including transport, ecology, urban design, infrastructure, archaeology, geotechnical, contamination, and economic assessments. These form a robust evidence base for the request and as such, we are of the view that that sufficient information has been collated and that the risk of acting on this information is less than not acting.

5.0 CONCLUSION

The objectives of the plan change request is to achieve rezoning of Future Urban zoned land.

This assessment has demonstrated that:

1. The objectives of the proposal are appropriate in achieving the purpose of the Act;
2. The provisions of the plan change are an appropriate way of achieving the objective of the proposal and preferred to alternative options;
3. The overall benefits of the proposal outweigh the costs on the community, the economy and the environment; and
4. The provisions are an efficient and effective way of achieving the objectives.

6.0 LIMITATIONS

This report has been prepared for the particular project described and for the purpose of satisfying the statutory information requirements for an application being made under the Resource Management Act 1991. No responsibility is accepted by Harrison Grierson Consultants Limited (or its directors, agents or employees) for the use of the report or any part of it in any other context or for any other purpose.