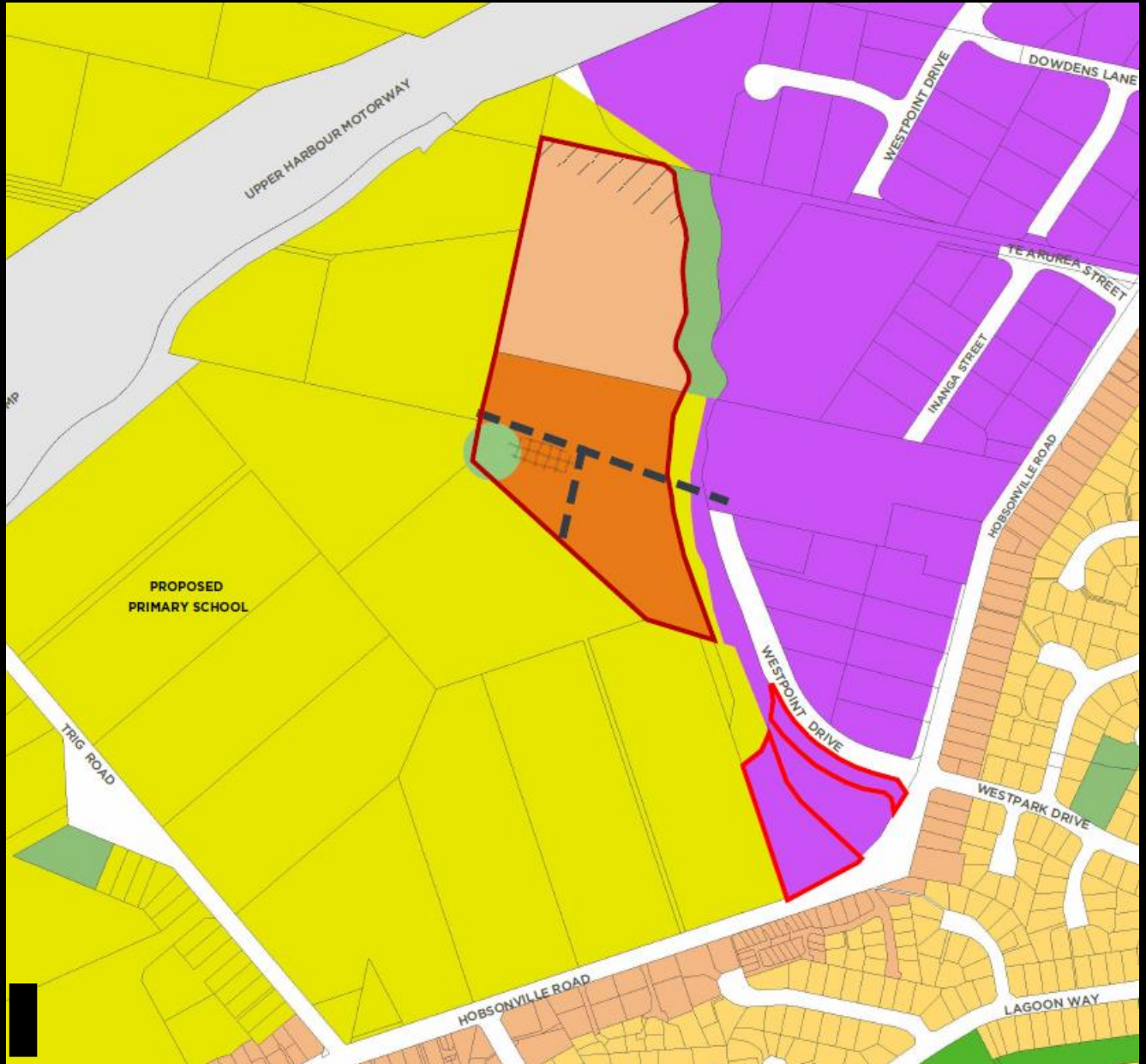


HOBSONVILLE GROVE, 84 AND 100 HOBSONVILLE ROAD

Application for Private Plan Change
and Assessment of Environmental
Effects



Austino New Zealand Limited





DOCUMENT CONTROL RECORD

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1.0

THE APPLICANT AND PROPERTY DETAILS

APPLICANT	Austino New Zealand Limited
ADDRESS FOR SERVICE	Austino New Zealand Limited c/-Harrison Grierson PO Box 5760 Victoria St West Auckland 1142 Attention: Clare Covington
SITE ADDRESS	84 Hobsonville Rd (Block 1) 1/100 Hobsonville Road (Block 2) Locality maps are attached at Appendix 1 (and below)
LEGAL DESCRIPTION	Block 1 = Sections 1 and 2 SO 509537 Block 2 = Section 1 SO 511858, Section 1 SO 490597 and Section 6 SO 490597
SITE AREA	Block 1 = 2.1328ha (PPC applies to 1.36ha) Block 2 = 9.3413ha
DISTRICT PLAN	Auckland Unitary Plan: Operative in Part (AUP: OP)
ZONING	Future Urban Zone (FUZ) Open Space – Informal Recreation Zone (applies to part of 84 Hobsonville Rd) Business – Light Industry Zone (applies to part of 84 Hobsonville Rd but not part of this application).
PRECINCT	<u>84 Hobsonville Rd</u> : Hobsonville Corridor sub-precinct C, Sub-precinct (applies to live zoned Business - Light Industrial portion of site – not part of this application)
OVERLAYS/ CONTROLS/ DESIGNATIONS / SPECIAL LIMITATIONS	<u>84 Hobsonville Rd</u> : Notice of Requirements, NoR: Hobsonville road widening, Designations Notice of Requirements, Hobsonville Road Upgrade - Auckland Transport, Designations, Notified, 23/03/2023 Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer Controls: Macroinvertebrate Community Index - Rural Controls: Stormwater Management Area Control - Flow 1 Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence Hobsonville Road: Arterial/ No access road Westpoint Drive: Collector Road (Local Road)
HAZARDS	Overland Flow Paths/ Streams Flood plains

LOCALITY DIAGRAM



Figure 1: Land Subject to the Private Plan Change Request

2.0 EXECUTIVE SUMMARY

This is a request by Austino New Zealand Ltd for a private plan change (PPC) to the Auckland Unitary Plan – Operative in Part (AUP(OP)) under Part 2 of the First Schedule to the Resource Management Act 1991 (RMA).

The PPC seeks to rezone land that was part of the Council initiated Whenuapai Structure Plan (WSP) area, which was comprehensively prepared and was informed by thorough and lengthy community engagement processes. The objectives of this PCC have been informed by Whenuapai Structure Plan, in addition to technical assessments that have been prepared specifically for this PPC.

The PPC seeks to re-zone 10.7ha of its landholding at 84 and 100 Hobsonville Road from Future Urban to:

- a) Business – Light Industry zone at 84 Hobsonville Road (Block 1); and
- b) Residential - Terraced Housing and Apartment Building and Residential - Mixed Housing Urban zones at 100 Hobsonville Road (Block 2).

The land at Block 1 that will be rezoned to Business - Light Industry under this PPC will be included within the existing Hobsonville Corridor – Sub-precinct C (I603 Hobsonville Corridor Precinct). Amongst other things, this will ensure that any industrial development would be subject to I603.6.8 of the AUP(OP) to manage adverse effects on residential zoned property on the opposite side of Hobsonville Road.

New precinct provisions are proposed for the land that will be zoned Residential – Terrace Housing and Apartment zone and Residential – Mixed Housing Urban at 100 Hobsonville Road (Block 2). This land does not have direct public road frontage, but it is located within a large area of Future Urban zoned land that was comprehensively planned to create a well-functioning community in the WSP. The proposed precinct will ensure that the land is not urbanised without adequate connections provided to the surrounding environment. The precinct provisions also enable the establishment of a small-scale neighbourhood centre to provide for the day-to-day needs of future residents of the precinct.

The precinct provisions also incorporate the Medium Density Residential Standards (MDRS), as required by Schedule 1 of the RMA.

The existing Stormwater Management Area – Flow 1 (SMAF1) provisions of the AUP(OP) will apply to the Plan Change Area (PCA) (being Blocks 1 and 2), to ensure that the effects of stormwater on the receiving stream environment are managed.

The PPC includes the indicative alignment of transportation connections to the public road network following analysis by both urban design and transportation experts. The new precinct encourages connections to be designed and constructed to meet the high-level design and formation standards that have been incorporated into the new precinct provisions.

In accordance with Clause 22(1) of Schedule 1 of the RMA, this application includes:

- A: Introduction, including site context and background information;
- B: Plan Change Request;
- C: Statutory Planning Framework
- D: Assessment of Environmental Effects
- E: Section 32 Analysis

F: Consultation Record

In summary, the PPC will enable urban development of the site, and is appropriate because:

- a. The proposed rezoning and precinct provisions provide for efficient and effective use of the land resource.
- b. The timing of the proposed plan change would be able to align with the delivery of necessary infrastructure servicing.
- c. The environmental effects of the proposed plan change have been assessed, and no significant adverse effects will result, with effects being acceptable overall.
- d. The evaluation report has demonstrated that the proposed zoning, overlay and precinct provisions, together with the existing AUP(OP) provisions, are the most efficient and effective way of meeting the objectives of the proposed plan change, which achieves the purpose of the RMA.
- e. The proposed plan change will also be in accordance with, and give effect to, the relevant planning documents.

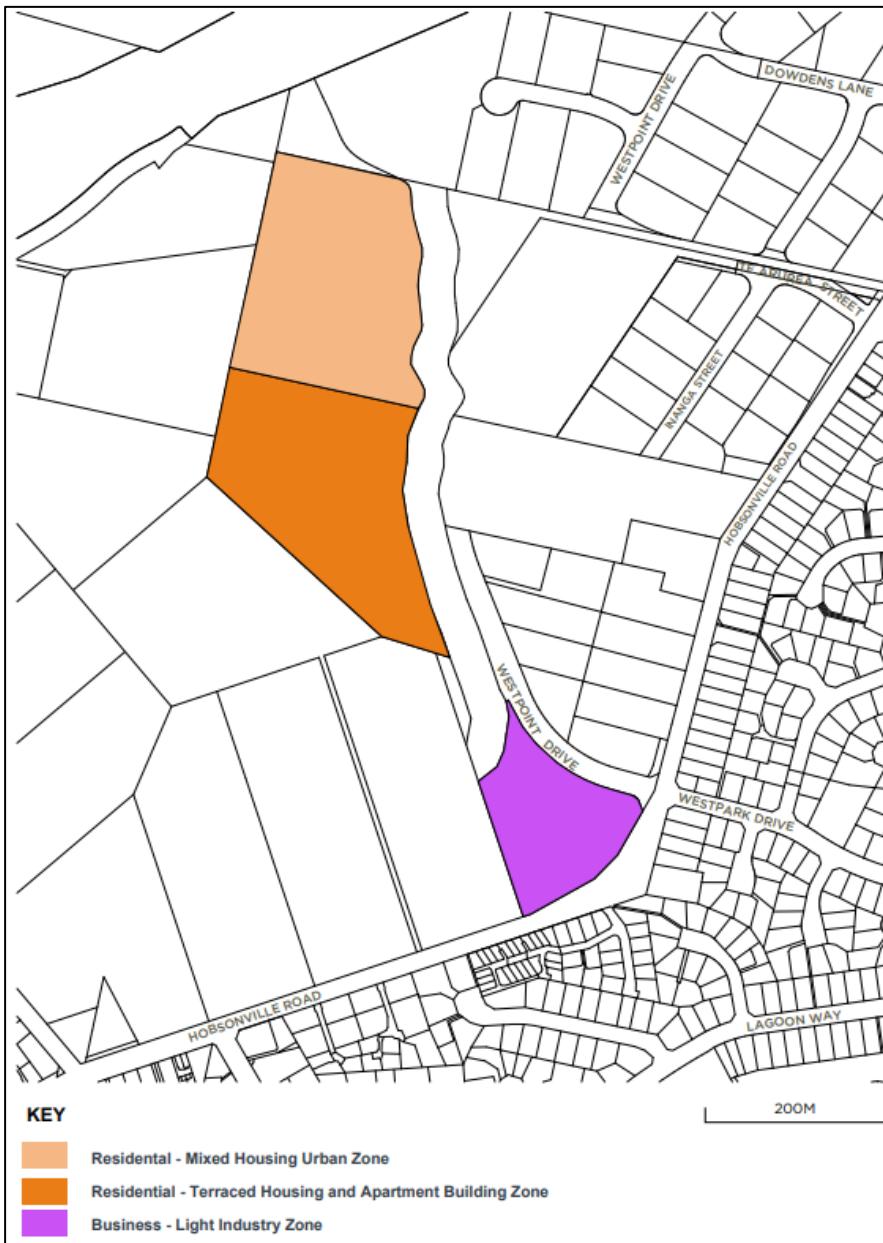


Figure 2: Proposed Zoning in the Private Plan Change Request

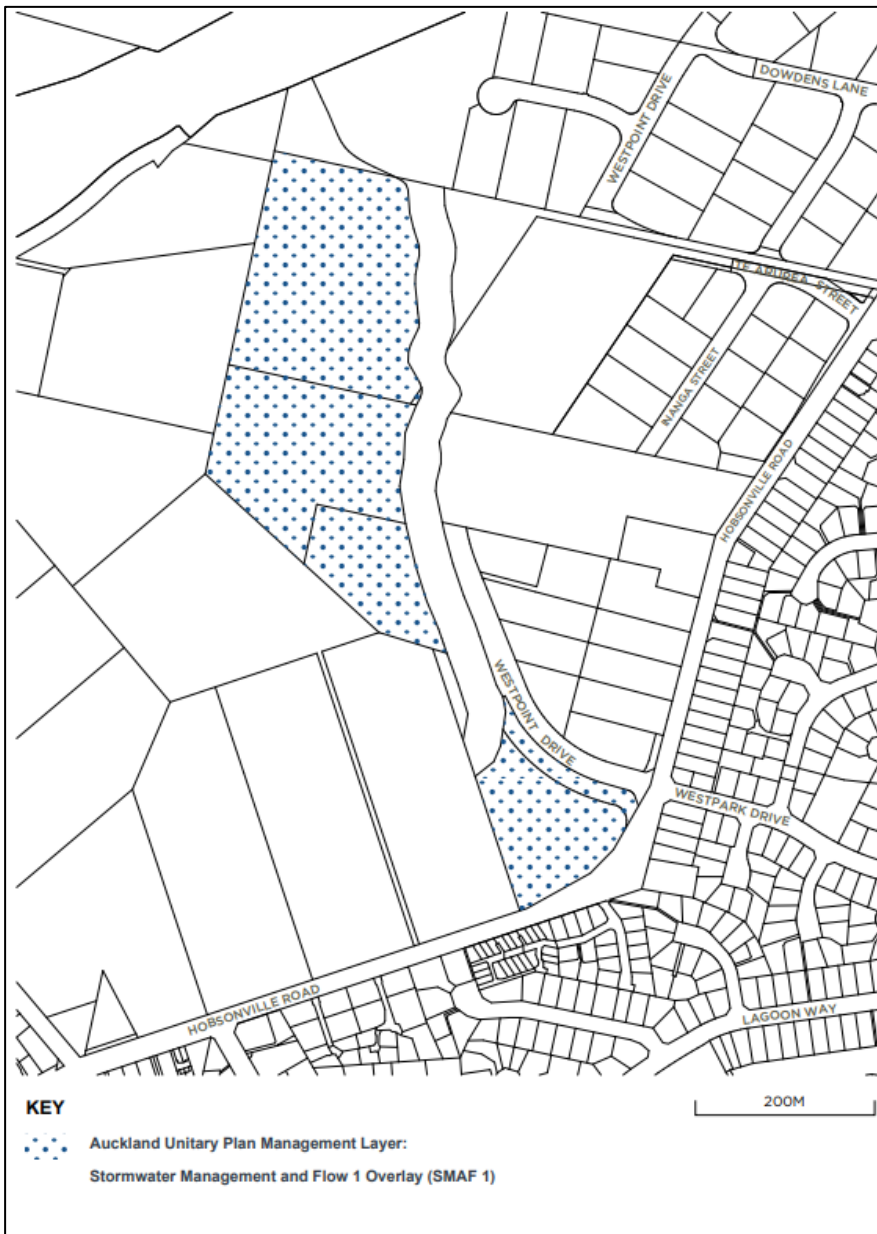


Figure 3: Proposed Stormwater Management – Flow 1 (SMAF1) overlay



Figure 4: Proposed extension to the Hobsonville Corridor – Sub-precinct A

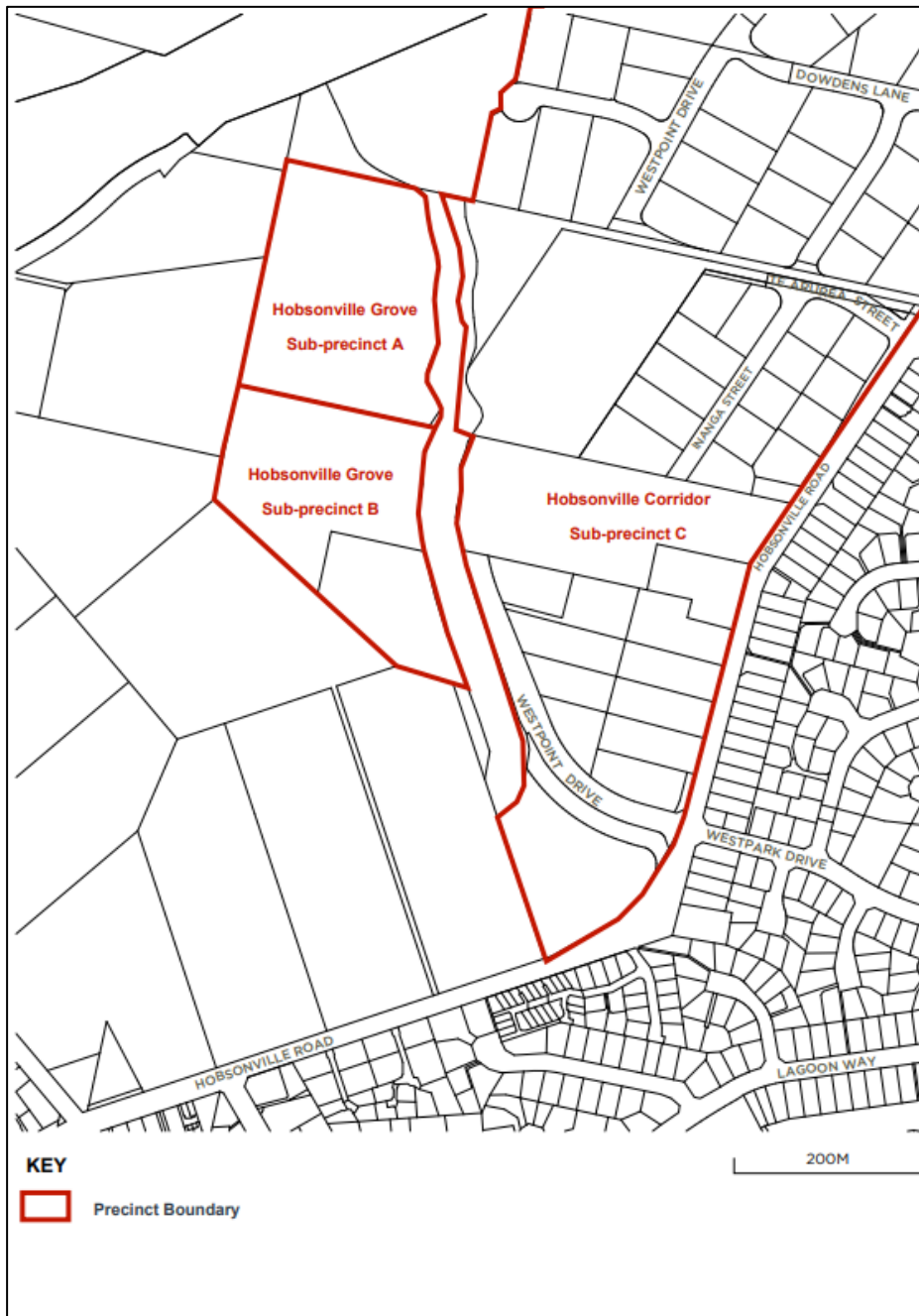


Figure 5: Proposed Hobsonville Grove Precinct.

3.0 INTRODUCTION

3.1 BACKGROUND

Harrison Grierson Consultants Limited have prepared this Private Plan Change (PPC) request in accordance with the requirements of Section 73 and the First Schedule of the Resource Management Act 1991 (“RMA”).

This PPC application comprises of the documents listed below which collectively outline the rezoning proposition for the land 84 and 100 Hobsonville Road, assess site characteristics and the opportunities and constraint to future urban residential development, and review and evaluate the proposed provisions for the PPC in this context:

- A. PRIVATE PLAN CHANGE REQUEST AND ASSESSMENT OF ENVIRONMENTAL EFFECT (“AEE” CONTAINED HEREIN);**
- B. CERTIFICATE OF TITLE (APPENDIX 1)**
- C. PLAN CHANGE REZONING PLAN AND PRECINCT PROVISIONS (APPENDIX 2)**
- D. EVALUATION UNDER SECTION 32 OF THE RMA (APPENDIX 3)**
- E. SPECIALIST REPORTS IN SUPPORT OF THE PRIVATE PLAN CHANGE REQUEST (APPENDICES 4- 12)**
- F. CONSULTATION RECORDS (APPENDIX 13)**

This report assesses the effects on the environment anticipated by the PPC.

A PPC is requested to “live zone” Future Urban zoned land for urban residential development purposes, in a manner that is anticipated by the Auckland Council in the Future Development Strategy 2023-2053 (FDS).

This PPC request relates to two separate ‘blocks’ of land parcels that are legally described in the Certificate of Titles (**Appendix 1**). These are:

- a) 84 Hobsonville Road (Block 1); and
- b) 100 Hobsonville Road (Block 2).

In pursuing this PPC request, it is asserted that the proposed rezoning of Block 1 provides a logical extension to the existing industrial area in the Westpoint Drive area and the Hobsonville Corridor Precinct of the Auckland Unitary Plan 2016 – Operative in Part (AUP(OP)).

The PPC also seeks to rezone land within Block 2 to create a walkable community that will connect with the future development of adjacent land that is also zoned for ‘Future Urban’ purposes under the AUP(OP). Under this PPC, land within Block 2 will be zoned Residential – Mixed Housing Urban (MHU) and Residential – Terrace Housing and Apartment Building (THAB), with site-specific precinct provisions that will ensure that Block 2 is developed and used in a manner that is consistent with the sought by the Whenuapai Structure Plan 2016 (WSP) and the direction of the National Policy Statement – Urban Development (NPS-UD) to create well-functioning urban communities. The site-specific provisions that will apply to Block 2 will also incorporate the MDRS.

Future subdivision and development of the Plan Change Area (PCA) will likely yield up to 800m² of retail, 1.33ha of light industrial land, and up to 335 additional dwellings.

This report has been prepared to address the applicable information as required by Schedule 1 of the RMA in appropriate detail relative to the scale and complexity of the PPC request.

4.0 THE PLAN CHANGE REQUEST

4.1 STATUTORY FRAMEWORK AND REQUIREMENTS OF THE ACT

Section 73(2) of the RMA provides that any person may request a territorial authority to change a district plan and that the plan may be changed in a manner set out in Schedule 1 of the RMA.

Part 2 of the First Schedule sets out the provisions applicable to requests for changes to plans of local authorities.

Clauses 22, 23 and 25 of the First Schedule provides that:

- A. ANY PERSON MAY REQUEST A CHANGE TO THE AUP(OP).**
- B. THE REQUEST SHALL BE IN WRITING TO THE COUNCIL;**
- C. THE REQUEST SHALL EXPLAIN THE PURPOSE OF THE PROPOSED PLAN CHANGE AND THE REASONS FOR THE CHANGE;**
- D. THE REQUEST SHALL INCLUDE AN EVALUATION REPORT PREPARED IN ACCORDANCE WITH S32 RMA;**
- E. THE REQUEST SHALL INCLUDE A DESCRIPTION OF THE ENVIRONMENTAL EFFECTS ANTICIPATED FROM IMPLEMENTATION OF THE PLAN CHANGE (PROVIDED IN THIS DOCUMENT).**
- F. THE COUNCIL CAN REQUIRE THE APPLICANT TO PROVIDE FURTHER INFORMATION.**
- G. THE COUNCIL SHALL EITHER ADOPT THE REQUEST, ACCEPT THE REQUEST, DEAL WITH THE REQUEST AS IF IT WERE AN APPLICATION FOR RESOURCE CONSENT, OR REJECT THE REQUEST.**

The Council may decline the plan change, approve it, or approve it with modifications.

The following sections of this report explain the purpose and reasons for the PPC and provide an assessment of the environmental effects of the development outcomes expected by the PPC and, more specifically, the proposed provisions for the PCA. An evaluation under Section 32 is provided separately at **Appendix 3**.

4.2 THE APPLICANT

This PPC request is made by Austino Limited pursuant to Part 2 of the First Schedule of the RMA to rezone land (the Plan Change) at 84 and 100 Hobsonville Road to provide for urban growth in the Whenuapai / Hobsonville area.

The Certificates of Title that comprise the Plan Change Area (PCA) are attached as **Appendix 1**. The proposed changes to the AUP(OP) planning maps, the proposed Hobsonville Grove Precinct (**Appendix 2**) provisions, supporting technical reports, and the Section 32 analysis have been prepared and are attached in Appendices 1-13 to assist Auckland Council to consider this PPC request. It is the applicant's desire that the

request be approved by the consent authority, in accordance with Clause 5 of the First Schedule of the RMA.

4.3 PURPOSE OF THE PLAN CHANGE

The primary objective of this PPC request is to introduce appropriate urban zoning for the land in accordance with the purpose and principles of the RMA. This PPC would result in rezoning of the land at 84 and 100 Hobsonville Road to provide for urban growth in a manner that:

- Is consistent with the purpose of the RMA;
- Enables the Council to fulfil its functions under Section 31 of the RMA; and
- Preserves nearby freshwater features and resources (on adjacent landholdings), by using Low Impact Urban Design and Development (LIUDD) principles.

4.4 PURPOSE OF AND REASONS FOR THE PLAN CHANGE

The purpose of and reasons for the PPC request are explained in Section 2 of the Section 32 analysis contained within **Appendix 3** of the application.

The reasons for this PPC request are as follows:

For Block 1:

- To develop and use the portion of land at 84 Hobsonville Road that is zoned for Future Urban and Open Space purposes, in a manner that provides a logical extension to the land that is live zoned Business – Light Industry.
- 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. (The 1.36ha Block 1 is presently split-zoned Future Urban, Open Space – Informal Recreation, and Business – Light Industry).
- To maintain a reasonable level of amenity for the occupants of low-density residential properties on the opposite side of Hobsonville Road by including all of Block 1 within the Hobsonville Corridor Precinct.
- To ensure that the rezoning will adequately maintain and enhance the upper reaches of the Rawiri Stream.

For Block 2:

- 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.
- To create a well-functioning walkable neighbourhood with local amenities (such as small-scale retail activities), and a street-based environment that contributes to pedestrian amenity, safety, and convenience.
- Subdivision, use, and development 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 adjacent landholdings, including the Rawiri Stream, Westpoint Drive, and the future Spedding Road corridor to the north of Block 1.

- To protect and enhance the ecological value of natural wetlands and freshwater features within the catchment, on adjacent property downstream.
- To develop the PCA in a manner that avoids and mitigates additional flood related effects to the most practical extent possible.

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.

5.0 EXISTING ENVIRONMENT

5.1 SITE LOCATION AND DESCRIPTION

As shown in Figure 2, the land that subject to this PPC is comprised in two geographic locations in Hobsonville, being:

- Block 1** – Vacant land with an area of 1.36ha with frontage to Hobsonville Road, which is held in two records of title (RT: 1046709 and RT: 798035) (**Appendix 1**). RT: 1046709 is owned by the applicant and RT: 798035 is zoned for open space purposes and it is currently owned by Auckland Council (the ‘Council’). Block 1 is currently vacant.
- Block 2** – Vacant farmland that is generally bound by the Rawiri Stream to the east, vacant land to the south, the Waiarohia Stream to the west, and Council-owned land to the north. Block 2 has a land area of approximately 9.3 hectares and is also vacant. Block 2 has no frontage to a public road. The northern portion of Block 2 is affected by the Spedding Road Notice of Requirement (NoR).

Overall, the site comprises 11.5ha in two distinct blocks encompassing the following properties:

TABLE 1: PROPERTY PARTICULARS

Block / Precinct	Block 1 (Precinct 1 forms a part of Block 1)		Block 2 (Precinct 2)		
Appellation	Section 2 SO 509537	Section 1 SO 509537	Section 1 SO 511858	Section 1 SO 490597	Section 6 SO 490597
Address	84 Hobsonville Road, West Harbour, Auckland		1/100 Hobsonville Road, Hobsonville, Auckland		
Land District	North Auckland	North Auckland	North Auckland	North Auckland	North Auckland
Surveyed Area	0.3851 ha	1.7477 ha	4.6051 ha	3.282 ha	1.4542 ha
Calculated Area	0.3849 ha	1.7476 ha	4.6028 ha	3.2814 ha	1.4528 ha
Parcel Intent	Legalisation	Fee Simple Title	Fee Simple Title	Fee Simple Title	Fee Simple Title
Parcel ID	7783907	7783906	7790369	7651594	7651599
Statute	Land was acquired for open space, access, and stormwater purposes. NZ Gazette 2017, ln 3418	Fee Simple NZ Gazette 2017 ln 3418	Intention to take for Open Space, Walking & Cycling Access & Stormwater Purposes. NZ Gazette 2017, ln 4490	Fee Simple Title. NZ Gazette 2016, ln 531, Balance Land.	Fee Simple Title. NZ Gazette 2016, ln 531, Balance Land.
Owners	Auckland Council	Austino Hobsonville 2 Limited	Austino Hobsonville 1 Limited	Austino Hobsonville 2 Limited	Austino Hobsonville 2 Limited

Source: Grip, 2023

The Record of Title for each of the property is included as **Appendix 1** and the plan change area is outlined in the rezoning plans in **Appendix 2**.

The majority of the subject site is vacant, greenfield land. The properties that make up the site were previously used for small scale horticultural uses, pastoral farming, and associated residences. These previous uses are reflected by the existing, unoccupied dwelling and disused glasshouses that are located within 1/100 Hobsonville Road.

Block 2 (100 Hobsonville Road) obtains legal access from Westpoint Drive via right of way easements A and B. Right of way easements A and B allows vehicles, machinery, implements and domestic and farm animals to pass over. Easements A and B also allow for the owners of Block 2 to construct driveways and culverts. Easement A is approximately 10m wide, while Easement B is approximately 6.5m wide.

5.2 EXISTING STATUTORY CONTEXT

Most of the Plan Change Area (PCA) is zoned Future Urban, except for 84 Hobsonville Road which is partially zoned Business – Light Industry and Open Space – Informal Recreation.

The PCA is within the growing suburb of Hobsonville and within the Rural Urban Boundary (RUB). Land adjacent to the PCA is generally either live zoned for urban purposes or zoned 'Future Urban' and earmarked by Council as being development ready in the 2030+ period¹. Council prepared and adopted the Whenuapai Structure Plan (WSP) in 2016. The WSP predated Council initiated Plan Change 5 (withdrawn) and then private requests for plan changes within the WSP area, with many either granted or currently in process.

As illustrated in Figure 2, Block 1 is directly adjacent to 'live zoned' Business – Light Industry zoned land to the east and Mixed Housing Urban zoned land to the west and south. Block 1 has frontage to Hobsonville Road, which is classified by Auckland Council as an arterial route in this location. The frontage of Block 1 is affected by Auckland Transport Notice of Requirement (NoR) request 1467 to widen Hobsonville Road to provide separated active mode facilities.

Block 2 is flanked by Future Urban zoned land to the west, south and north. Some of the land along the eastern edge of Block 2 and occupying the riparian margins of the Rawiri Stream is zoned Open Space – Informal Recreation. Land south of the Open Space land the riparian margin of the Rawiri Stream is zoned for Future Urban purposes.

The land is subject to the following AUP(OP) overlays, controls and designations:

Block 1 (84 Hobsonville Road)

- Hobsonville Corridor Precinct, sub-precinct C;
- High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer;
- Macroinvertebrate Community Index – Rural;
- Stormwater Management Area Control - Flow 1 (only portion of the site zoned Business – Light Industry);
- Designations - 1467, Road Widening - Hobsonville Road, Designations, Auckland Transport;
- Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

Block 2 (100 Hobsonville Road)

- High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer;
- Macroinvertebrate Community Index – Rural;
- Designations - 1467, Road Widening - Hobsonville Road, Designations, Auckland Transport;
- Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

¹ Figure 46 of the adopted Auckland Future Development Strategy 2023-2053.

5.3 CULTURAL AND HERITAGE

The PPC land does not contain any heritage and architectural features that are listed in the AUP(OP) and by Heritage New Zealand Pouhere Taonga.

CFG Heritage Ltd has prepared an archaeological / heritage assessment (**Appendix 11**). The archaeological assessment was prepared on 9 April 2019 and concludes that there was no visible heritage or archaeological features and there is no recorded evidence of the site containing archaeological features.

Standard archaeological 'stop works' earthworks provisions will therefore be sufficient to mitigate the risk of destroying artefacts and features that could exist below ground surface.

No feedback has been obtained from mana whenua to date. However, the CFG Heritage Ltd report notes that the area was occupied by generations by Māori, in particular the iwi Te Kawerau, Waiohua and Ngati Whatua, prior to European arrival. Austino Limited has sought to engage with mana whenua to prepare the PPC documentation and will continue to engage with mana whenua with respect to the cultural values of this PPC.

5.4 ECOLOGY AND VEGETATION

A site-specific ecological assessment for the PCA (Blocks 1 and 2) was prepared by Bioresearches in November 2024 following a site visit by a qualified ecologist to Blocks 1 and 2 and is attached as **Appendix 10**.

The PCA and land immediately adjacent to the PCA, does not contain any Significant Ecological Areas (SEAs) and is not within a Natural Stream Management Area. Furthermore, there are no Notable Trees within the PCA and there are no areas protected by private covenant or Queen Elizabeth Trust covenants.

The nearest SEA is located downstream of the site (at Brigham Creek), almost 1km from Block 2². Beyond Brigham Creek, the ultimate receiving environment of the Upper Waitemata Harbour is identified as an SEA.

5.4.1 STREAMS AND WETLANDS

Blocks 1 and 2 do not contain any watercourses or natural inland wetlands. Accordingly, there are no watercourses within the PCA that could be reclaimed or directly affected by works to enable urban development.

The overland flowpaths indicated on GIS were 'ground-truthed' during a site visit in March 2019, and were found to not meet the definition of an intermittent stream, as they lacked defined channels and standing water. This earlier assessment is attached to the 2024 ecological assessment in Appendix 10.

The attached ecology report notes that there are freshwater watercourses nearby that could be affected by indirect effects related to earthworks to enable urban development and / or from the diversion and discharge of stormwater once the land is developed for urban purposes. These freshwater features are located on land that is not within the PCA area. These watercourses are the Rawiri Stream and a tributary of the Trig Stream, which converge downstream to form the Waiarohia Stream that flows underneath the Upper Harbour Highway (SH16) to Brigham Creek.

Section 4.5.3 of the ecology report notes that the Rawiri Stream (east of the PCA) and tributary to the Trig Stream (west of the PCA), that are not within Blocks 1 and 2, are classified as permanent streams. The lower reaches of the Trig Stream and the Rawiri

² As measured from Auckland Council GIS viewer.

Stream meets the definition of a natural wetland. The wetland identified at the lower reaches of the Rawiri Stream is located more than 10m from the PCA and is within land that is zoned Open Space – Informal Recreation.

Figure 17 of the ecology report shows that the PCA is more than 10m from both the Rawiri Stream and Trig Stream. Both streams are less than 3.0m in width and therefore the subdivision of land within the PCA will not trigger a requirement to provide a 20m wide esplanade reserve or strip.

Further upstream, where the Rawiri Stream is classified by Bioresarches Ltd as a permanent watercourse, the adjacent land is owned by Auckland Council but is not zoned for open space purposes or gazetted as a reserve under the Reserves Act 1977. The true-right of the permanent watercourse is zoned Future Urban, while the true-left of the watercourse is zoned Business – Light Industry. The stream in this location is between 0.7m to 1.2m wide and between 0.25m to 0.7m deep. Riparian vegetation is a mix of recently planted natives and exotic weeds.

Bioresarches Ltd has assessed these Rawiri Stream and wetland as having a ‘modest’ ecological value on account of its potential to provide freshwater fish habitat. As will be discussed in Section 8.13 of this report, it is anticipated that a short-span road bridge can be constructed in a manner that would have a low level of adverse effect on freshwater ecology values, and as such the current ecological values of the Rawiri Stream do not present any ‘fatal flaws’ to obtaining resource consent for the bridge.

Bioresarches Ltd has classified the Trig Stream as a permanent stream, noting that the stream has an average width of between 0.75m and 1.0m, and a depth of between 0.5m to 0.8m in lower reaches and a depth of between 0.2m to 0.5m. Land on the true left and true right of the stream is zoned ‘Future Urban.’ Vegetation within the riparian margins comprises of mostly exotic pest species mixed with sparsely planted natives.

Bioresarches Ltd notes that the Trig Stream provides fish habitat but concludes that the lower reaches of Trig Stream have moderate ecological value, and the upper reaches of the Trig Stream have a low ecological value due to the stream having minimal shading and obstructions to fish passage.

Like the Rawiri Stream, the Trig Stream hosts a natural inland wetland on its floodplain, that has likely formed due to overbank flooding alongside the site’s topography. Bioresarches Ltd have assessed this wetland as having moderate ecological.

5.4.2 FAUNA

The ecological report notes that the PCA in its current state had no association habitat values for indigenous fauna that would need to be addressed as part of a plan change process.

The ecological report notes that future bat surveys may be required to ascertain the potential presence of bats. This can be undertaken either prior to a resource consent process, or to fulfil the obligations of conditions of resource consent.

5.4.3 VEGETATION

The ecological report concludes that the vegetation within the PCA in its current state has low ecological values. Both Blocks 1 and 2 contain common pastoral and indigenous vegetation occurs sporadically across the properties and is interspersed with pest and introduced species.

5.5 HYDROLOGY

The hydrology of the site, including the related catchment, drainage and flooding, is described and responded to in the Stormwater Management Plan (SMP) prepared by Harrison Grierson (**Appendix 9**).

The site is within the Whenuapai stormwater catchment. All significant overland flows within the site are generated within the site, neighbouring sites and by the Hobsonville Road carriageway.

Block 1 naturally discharges to Rawiri Stream and Block 2 drains to the Rawiri Stream and Trig Stream, which form its eastern and western borders, respectively. These two streams then drain to Waiarohia Stream

The catchments of Trig and Rawiri Streams, downstream of Block 2, is 114 hectares.

5.5.1 FLOODING

Figure 6 is a screenshot of the Auckland Geomaps website that illustrates the location of potential overland flowpaths and the extent of the 1% AEP floodplain in relation to the PCA.

While Figure 6 identifies that an overland flowpath with a 10,000m² catchment, bisects Block 1, the attached Stormwater Report notes that recently completed earthworks have altered the upstream catchment of the overland flow path. There are no overland flowpaths that drain into Block 2.

There are no identified floodplains within Blocks 1 and 2, except for those that follow watercourses, and are contained within their banks, and generally on adjacent land.

There is a notable floodplain downstream of Block 2, associated with the Waiarohia Stream Catchment. The catchment of Waiarohia Stream is 360 hectares.



FIGURE 6: OVERLAND FLOWPATHS AND 100-YEAR FLOODPLAINS IN THE VICINITY OF THE SUBJECT SITE (SOURCE: GEOMAPS, AUCKLAND COUNCIL).

5.6 INFRASTRUCTURE NETWORKS

A Civil Infrastructure report has been prepared by Harrison Grierson and is included as **Appendix 8**.

5.6.1 THREE WATERS

Blocks 1 and 2 are greenfield and do not have public three water network connections. Austino has recently constructed Westpoint Drive extension including an extension of public wastewater and water services within the road corridor.

There is an existing wetland pond located downstream and to the north of 1/100 Hobsonville Road, at the end of Rawiri Place. The pond provides treatment and extended flow attenuation to adjacent catchments but is separated from the site by Rawiri Stream and as such, cannot provide stormwater retention for the site.

5.6.2 UTILITIES

The site is greenfield and currently has no utilities extended to enable further connections.

Chorus and Vector have confirmed that they sufficient infrastructure to service the area based on an average of 3 people per house, for 1500 houses.

5.6.3 TRANSPORT NETWORK

A full description of the existing and future transport network is included in the Integrated Transport Assessment (ITA) prepared by Harrison Grierson (**Appendix 5**).

There are no publicly vested roads within Blocks 1 and 2.

Hobsonville Road forms the southern boundary of Block 1, which is identified as an Arterial Road in the AUP(OP) and is classified as a limited access road. This section of Hobsonville Road has been identified for road widening by Auckland Transport with separate active mode facilities on both sides of the corridor³. Hobsonville Road has a frequent bus service that connects the rapid transit Western Express service at Westgate.

Block 2 is a rear site and has no road frontage. The closest public road is Westpoint Drive, which is on the opposite side of the Rawiri Stream and is separated by a narrow riparian margin that is held in Council ownership. This is a local road that intersects with Hobsonville Road and largely serves industrial land uses.

The northern portion of Block 2 is subject to a Designation that seeks to secure the footprint for a new arterial route, being an extension to Spedding Road (referenced: 1484). Plans submitted with the NOR documents indicate that the road will be 24m wide with separate active mode facilities on both sides of the corridor, and this is supported by Conditions 15-19 of the designation that requires measures to integrate with the surrounding urban environment and transportation network. The road will connect the existing Westpoint Drive industrial area with a live-zoned industrial area in the vicinity of the Spedding Road / Brigham Creek Road intersection.

The subject site is located close to motorways State Highway 16 (SH16) and State Highway 18 (SH18). The Brigham Creek Road on-ramp and Trig Road on-ramp to SH18 is in close proximity to the site, as well as Hobsonville Road on-ramp to SH16. Hobsonville Road provides connection to commercial and retail activity at Westgate to the south-west and Hobsonville Point to the north.

³ Designation 1437 – Hobsonville Road (Auckland Transport)

The following Detailed Site Investigations ('DSI') have been undertaken for all properties subject to the Proposed Plan Change (**Appendix 7**):

- A DSI was prepared by Geosciences Limited in March 2019 for the properties 100 Hobsonville Road, which includes Block 2. The DSI identified traces of PAH at the reporting limits and the effluent disposal system related to the dwelling within 100 Hobsonville Road as being contaminants requiring management.
- A DSI was prepared by Geosciences Limited in October 2014 for the properties at 84-90 Hobsonville Road, which includes Block 1. The DSI identified areas where removed soil would need to be disposed of at a managed facility however this was not related to Block 1.

5.9 ARCHAEOLOGY

A site specific archaeological investigation was undertaken and a report prepared for 100 Hobsonville Road by CFG Heritage in April 2019 (**Appendix 11**). The development footprint within 6, 88, 90, 92, 98 and 100 Hobsonville Road was surveyed on foot.

No unrecorded archaeological sites or deposits were recorded during the survey and it was concluded that, if any sites are present, they are likely to share similar characteristics of other known sites in the area, would be pre-European Māori or European sites. The open paddocks that slope towards the creek or the banks of the adjacent waterway were identified as potential locations for sub-surface discoveries such as middens.

5.10 PREVIOUS CONSENTS

100 Hobsonville Road - Subdivision: A two lot subdivision was granted for Austino to separate the light industrial zoned portion of the site from the residential zoned portion. Consent was granted on 23 December 2021 (Council reference SUB60360324).

86, 88, 90 Hobsonville Road - Light Industrial Subdivision

Resource consent for undertaking a 10-lot subdivision and associated bulk earthworks was approved (for Austino) in November 2019 for the properties at 84, 86, 88 and 90 Hobsonville Road (BUN60340051). The proposal included the bulk earthworks, contamination remediation, retaining wall along the western side of the proposed spine road, constructions of the spine road along the western edge of the site, the creation of 10 vacant lots, servicing, three vehicle crossings located on Hobsonville Road and, five new vehicle crossings located on the spine road. These properties are now addressed 70, 72, 74, 76, 78, 80, 86, 88, 90 and 90A Hobsonville Rd.

92 Hobsonville Road – Earthworks and Road

In July 2022 resource consent (LUC60369840 and SUB60396424), was granted (for others) for the creation of a Spine Road and associated earthworks and construction of a retaining wall at 92 Hobsonville Road. The application also included bulk earthworks for creating suitable building platforms for future development of the site. These works have not yet been completed.

6.0 PLANNING FRAMEWORK

The following sections outline the planning framework and planning history of the Hobsonville Corridor area.

6.1.1 AUCKLAND PLAN

The Auckland Plan 2050 (Auckland Plan) is a 30-year spatial plan for Auckland adopted in June 2018. It provides broad direction for Auckland's growth and development through the six outcomes and the Development Strategy contained within the Plan.

The Auckland Plan signalled that Auckland's population could grow by another 720,000 people to reach 2.4 million people over the next 30 years. While it promotes this growth as an opportunity for Auckland as a catalyst for cultural and economic success it also acknowledges that growth puts pressure on its communities, environment, housing and infrastructure.

With regard to business activity, the Auckland Plan strategy envisages a multi-nodal model within the urban footprint with the city centre continuing to be the focus of Auckland's business, tourism, educational, cultural and civic activities. Significant growth was identified for Albany, Westgate, and Manukau, including their catchments.

6.1.2 FUTURE DEVELOPMENT STRATEGY 2023-2053

The Auckland Council recently updated the Future Development Strategy which is a non-statutory document that seeks to implement the Auckland Plan and gives effect to the National Policy Statement - Urban Development (NPS-UD) by identifying development sequencing for future urban land over the next 30 years.

The FDS amended the previous Auckland Plan development strategy and seeks that most of the short-term growth needs are catered for within the existing urban area. As such the sequencing of some future urban areas has been delayed.

This site falls within the Whenuapai East area where the timing of development is indicated as the 2035+ period. The Whenuapai East area is part of a relatively large area, being part of the former Whenuapai Structure Plan (WSP) area that is to be developed from 2025+ period. The Whenuapai East area is comprised of land on the northern and southern side of the Upper Harbour Corridor (SH18), as shown in **Figure 8**.

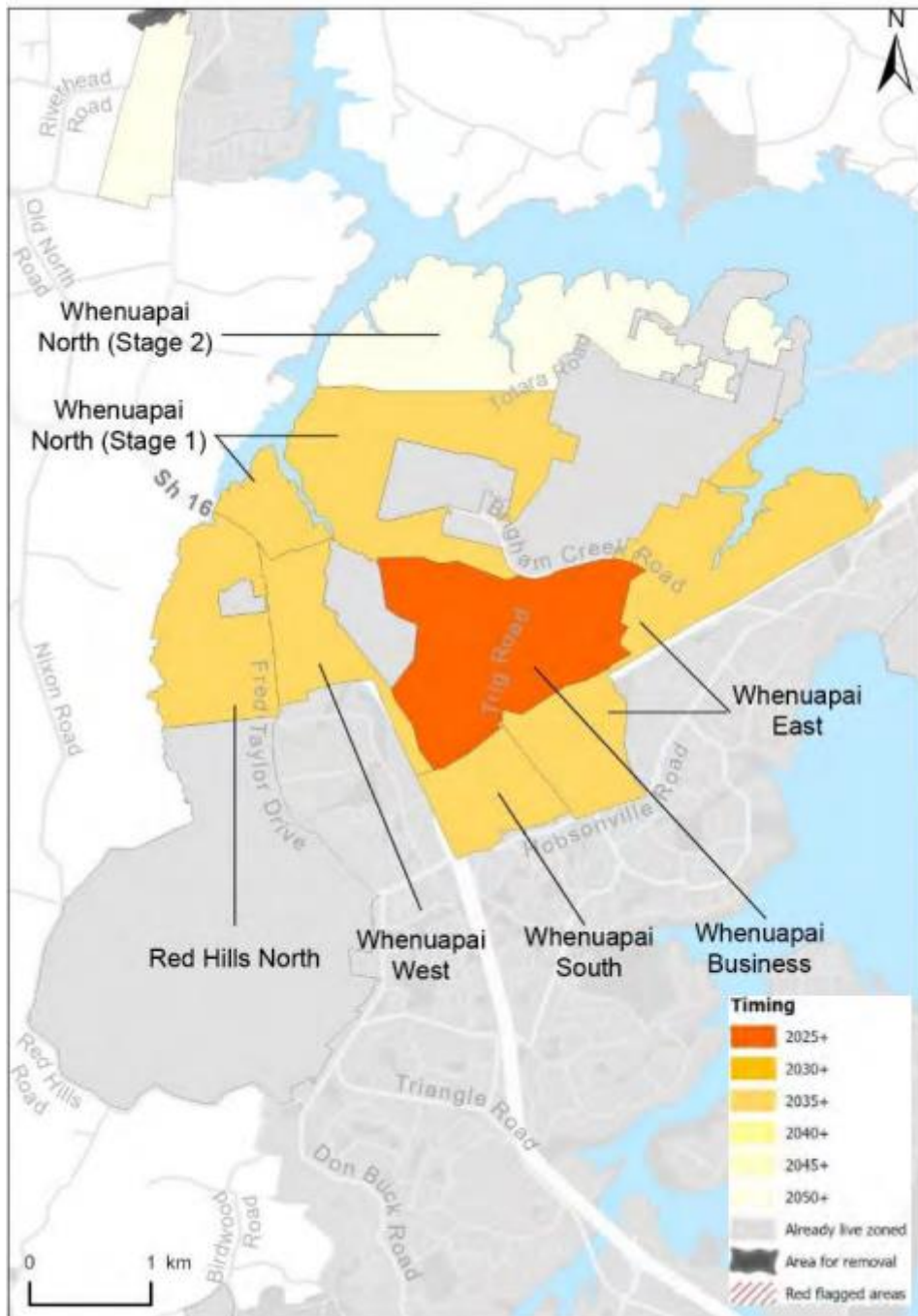


Figure 8: A screenshot of Figure 46 of the Auckland FDS 2023-2053 (being the Whenuapai = Red Hills cluster).

The FDS indicates roading, wastewater and water projects that will be required before this area is development ready. The 'prerequisite' projects that are listed for the Whenuapai East area (comprised of land both north and south of SH18, are⁴:

- Brigham Creek Road upgrade.
- SH16 and SH18 connections.
- Hobsonville Road Upgrade.

⁴ Appendix 6 of the Auckland Future Development Strategy 2023-2053.

- Upper Harbour (SH18) Rapid Transit.
- Whenuapai Wastewater Package 2 (Southern portion only).
- Trig Road Water Reservoir, North Harbour No. 2 main.

Many of the above-listed projects are also listed as prerequisites for the wider urbanisation of Whenuapai, of which the Whenuapai East area is part. (i.e. not the urban development of Blocks 1 and 2 specifically).

The FDS states that reassessment of the Whenuapai area did not identify significant challenges that would make development inappropriate provided the infrastructure prerequisites are met and that the area is developed in accordance with the 2016 Whenuapai Structure Plan.

This proposal will ensure the PCA is live zoned well in advance of 2035+ and will be undertaken in a manner that will integrate Block 2 with future urban areas to the west. The PPC does not rely on the implementation of the listed prerequisite transport projects. The PPC is also generally consistent with the Whenuapai Structure Plan.

6.1.3 AUCKLAND UNITARY PLAN

The site is zoned FUZ, Business – Light Industrial and Open Space in the Unitary Plan and is within the Rural Urban Boundary (RUB). The Future Urban zoning is applied to greenfield land that has been identified as being suitable for urbanisation. To rezone land from Future Urban, structure planning is required as well as a plan change to the Unitary Plan.

Auckland Council has previously prepared a plan change for the Hobsonville (Whenuapai) area which is discussed in section 6.1.5 of this report. While the plan change was withdrawn by Council due to a lack of infrastructure funding and given it required updating in accordance with more recent legislation, it is still considered a relevant reference for this application. In summary the PPC proposes zoning that is generally consistent with the plan change that was withdrawn by Auckland Council.

6.1.4 WHENUAPAI STRUCTURE PLAN

The Whenuapai Structure Plan 2016 (WSP) was intended to implement the strategic vision for the Whenuapai/ Hobsonville area in the Auckland Plan 2050. It was prepared under the provisions of the Local Government Act 2002 in accordance with the structure plan guidelines as set out in Appendix 1 of the AUP(OP).

While this is a non-statutory document under the RMA, it was created to form the basis of future Auckland Council or privately initiated plan changes under it. It considers the constraints and opportunities in the Whenuapai area including land use and activities, ecology, heritage, infrastructure, and transport. It also illustrates how the land, spanning multiple individual land holdings, could be developed to deliver an integrated and well-functioning urban environment.

The WSP envisioned 10,700 dwellings, 8,600 jobs and over 300 hectares of new business land in the next 10 to 20 years.

Due to the particular characteristics of the site (adjoining urban development and being mainly free of environmental constraints), and the nature of the proposed development (medium density housing serviced with adequate infrastructure), it is considered that the proposal is consistent with the WSP and is more appropriate for development than some of the yet to be developed sites.

6.1.5 PLAN CHANGE 5 AND VARIATION 1 TO PLAN CHANGE 5

Plan Change 5 ('PC5') sought to rezone approximately 360 hectares of mostly Future Urban Zoned land in Whenuapai to a mix of business and residential zones, and proposed a new Whenuapai 3 Precinct, additions to the Historic Heritage Overlay and control maps, and changes to Appendix 17 (Documents incorporated by reference) of the AUP(OP).

The zoning PC5 sought for Precinct 1 of the PCA was Business – Light Industrial and for Precinct 2 was, Residential - Mixed Housing Urban.

Variation 1 ('V1') sought to amend zoning to rationalise split-zoned properties and to give effect to the NPS-UD. V1 proposed the property, 86 Hobsonville Road, which forms the majority of Precinct 1, be zoned Residential – Terraced Housing and Apartment Buildings (largely due to a request from Austino at that time), along with all other properties with frontage to Hobsonville Road.

The plan change was lodged in late 2016 and the variation circulated for pre-notification feedback in April 2021. The plan change was withdrawn in full in June 2022.

6.1.6 PLAN CHANGE 69 SPEDDING BLOCK

The recently granted Private Plan Change 69 (PPC69) saw the rezoning of 52ha of FUZ land to Business – Light Industry zone, as well as the application of the SMAF1 overlay. This plan change provides a substantial increase in business land and employment for Whenuapai which will need to be supported by more local residential development.

6.1.7 AUCKLAND COUNCIL PLAN CHANGE 78

Auckland Council's Plan Change 78 was notified in August to implement the Resource Management (enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA – EHS). The RMA-EHS seeks to enable a wider variety of housing across Auckland's urban areas through the Medium Density Residential Standards (MDRS) and the National Policy Statement on Urban Development (NPS-UD) intensification policies.

While it is anticipated that this plan change will increase Auckland's theoretical housing supply it is still anticipated that the rezoning of the subject site will help address an immediate local demand, particularly given the withdrawal of PC5 and ongoing infrastructure issues that may prevent other land from becoming 'development ready' in the wider area.

6.1.8 TE TUPU NGĀTAHI/ SUPPORTING GROWTH PROGRAMME

Te Tupu Ngātahi | Supporting Growth (Supporting Growth Alliance) is a collaboration between Auckland Transport and Waka Kotahi NZ Transport Agency. Its role is the investigation and planning for more than 70 transport projects to support urban growth in Auckland over the next 30 years.

Future transport improvements around Whenuapai will include:

- Upgrade and extension of Spedding Road from Fred Taylor Drive to Hobsonville Road, including State Highway 16 and State Highway 18 crossings;
- Upgrade and extension of Mamari Road from Northside Drive to Brigham Creek Road;
- Upgrade of Brigham Creek Road; and
- Upgrade Trig Road from Brigham Creek Road to Hobsonville Road

These improvements are intended to greatly improve the transport choices in the area and improve the connectivity of existing and emerging suburbs to employment opportunities as well as commercial and community areas. The improvements will also improve the safety of existing roads, reduce congestion, and increase the efficiency of the transport network.

7.0 PROPOSED PLAN CHANGE

7.1 SUMMARY OF PROPOSED CHANGES

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.
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 zone (THAB).
3. An extension to the existing “Hobsonville Corridor sub-precinct C” (Part I603 of the AUP OP), over Block 1. These standards will take precedence over the zone rules, as per C1.6(4).
4. Include a new precinct (Hobsonville Grove Precinct) for Block 2 to include rules relating to the indicative road location and provide for limited scale retail within a small centre. The precinct also incorporates the MDRS to meet the requirements of Schedule 1 of the RMA.
5. Application of the Stormwater Management Area – Flow 1 (SMAF1) control and provisions for the Block 1 and Block 2 land.

These changes are illustrated in Figures 2, 3, 4 and 5 of this report, and they are included in **Appendix 2**, along with the proposed Hobsonville Grove Precinct provisions.

7.2 GENERAL APPROACH

An evaluation under Section 32 of the RMA has been undertaken that demonstrates that the PPC is the most appropriate way of achieving the purpose of the plan change and the purpose of the Act. The Section 32 Evaluation is provided in **Appendix 3**.

The current Future Urban zoning of Block 2 provides for urban development subject to a plan change process. The proposed rezoning to accommodate future development is anticipated for the site and wider Whenuapai area (as discussed in the S.32 Report). It is acknowledged that wherever possible an existing zone is best used instead of a bespoke zone.

The proposal seeks to rezone 'Future Urban' and 'Open Space' zoned land, to Light Industrial (Block 1) and Residential – Mixed Housing Urban and Residential – Terraced Housing and Apartment Building (THAB) (Block 2) under the AUP(OP). The location of the landholdings is shown **Figure 1**.

A precinct is proposed for Block 1 that will ensure that the PCA integrates with neighbouring sites and the transportation network.

Given the proximity of the site to nearby local shops, public transport routes, and similar scale residential development, the scale of residential and industrial activities applied is considered to be an appropriate and reasonable scale of development for the 11ha site.

7.3 REZONING

Block 1

Business – Light Industrial zone

The PPC proposes to change the current Future Urban zoning of the land zoned Future Urban and Open Space – Informal, to Business – Light Industrial zone. The PPC does not propose any changes to Chapter H17 (Business – Light Industrial) provisions.

The Business – Light Industrial zone “anticipates industrial activities that do not generate objectionable odour, dust or noise” (H17.1). The zone also anticipates a level of amenity that is lower than in other Business zones, such as the Business – Mixed Use zone and the Business – General Business zone.

A wide range of commercial and industrial activities are permitted within the zone. However, activities that would not support the primary function of the zone or lead to compliant / reverse sensitivity issues are to be avoided. For example, all dwellings within the zone require resource consent for a non-complying activity (unless the dwelling is necessary for workers who need to live on site), and limited office activity is provided for as a permitted activity.

To manage the effects of activities on zones where a higher standard of amenity is anticipated (e.g., residential, and open space zoned land), there are standards that apply to provide an acceptable transition between land uses.

Block 2

The PPC proposes to rezone land currently zoned Future Urban to MHU and THAB, in the manner that is shown in **Figure 2**. The proposed zone boundary (separating the proposed MHU and THAB zones) will follow the southern property boundary of 100 Hobsonville Road that is shared with the property that is legally described as SEC 1 SO 490597.

H5 - Residential – Mixed Housing Urban zone

The PPC proposes to change the current Future Urban zoning of approximately 4.6ha of land within Block 2 to the MHU zone (as amended through proposed PC78).

The MHU is an urban residential zone that “is a reasonably high-intensity residential zone” (H5.1). H5.1 also states that the zone supports “increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.”

Although predominantly a residential zone, non-residential activities can be established, provided they are compatible with the scale and intensity of development anticipated by the zone. Home occupations are provided for as a permitted activity under H5.4(A6) should they operate at a scale that maintains residential character and amenity (Standard H5.6.2).

The MHU zone also provides a consenting pathway for retirement villages and provides much greater flexibility to cater for intergenerational households than the Residential – Single House zone. It also establishes a three-storeyed character that is supported by the objectives and policies of the zone.

To manage the effects of development and achieve attractive and safe streets and public spaces, resource consent is required for a restricted discretionary activity to establish four or more dwellings with Council restricting their discretion to matters relating to layout, design, and appearance (amongst other things). This means that Council will have the opportunity to review the design of larger scale residential proposals to manage the effects of intensity on the character of the receiving environment through a resource consent process.

H6 – Terraced Housing and Apartment Building zone

Approximately 4.7ha of the Future Urban zoned land within Block 2 is proposed to be zoned THAB as part of the PPC. The PPC does not propose any changes to Chapter H5 provisions. No Height Variation Controls are proposed and therefore the height limit of 16m in standard H6.6.5 would apply.

The THAB zone is high-intensity residential zone that predominantly occurs around public transport nodes and neighbourhood and local centres. This is so the highest intensity of housing is accessible to employment, services, entertainment opportunities, and public transport. No density limits apply in the THAB zone.

Resource consent is required for all dwellings and specified buildings that are not permitted under the MDRS, so that a reasonable standard of onsite and offsite amenity can be maintained. This means that car parking and garages are encouraged to be located away from the street and public spaces and building are to be located close to the street and be designed and orientated to promote passive surveillance.

7.4 PRECINCT PROVISIONS

The PPC will extend the Hobsonville Corridor sub-precinct C provisions to Block 1 and will create a new precinct (Hobsonville Grove Precinct) for Block 2, which will provide for a small-scale neighbourhood centre and to show an indicative road layout and potential reserve location (subject to Auckland Council parks acquiring it as indicated in PC5).

I603 – Hobsonville Corridor Precinct

Precinct overlays are a tool applied in the AUP(OP) to respond to resource management issues or to achieve outcomes that are otherwise not adequately addressed in the Auckland-wide and zone provisions.

The purpose of the Hobsonville Corridor Precinct is to provide a *“comprehensive and integrated approach to development to enable integrated land use and transport outcomes”* (I1603.1). The precinct contains three sub-precincts, with objectives and policies applying at both a precinct and sub-precinct level.

Sub-precinct C provisions apply to all of Block 1

Sub-precinct C currently applies to the portion of Block 1 that is ‘live zoned’ Open Space – Informal Recreation. The PPC would apply the sub-precinct C Hobsonville Road height provisions the portion of Block 1 that would be rezoned from FUZ to Business – Light Industrial (as it already applies to the other live zoned portions).

The sub-precinct contains a limited range of provisions to address the following issues that are not adequately addressed through the Auckland-wide and zone provisions that also apply:

- a) Achieve a higher standard of amenity along Hobsonville Road than is anticipated within the Business – Industrial zone without being ‘overlaid’ with precinct provisions; and
- b) Enhance the Rawiri Stream environment through riparian planting and the provision of pedestrian and cycling provisions.

These issues have been identified by technical experts as being relevant to the development and use of land within Block 1 and therefore no changes are proposed to the objectives, policies, rules, and assessment criteria that applies to the use and development of land within sub-precinct C.

The PPC would extend the building height restriction (I603.6.8) so that the standard would apply along the Hobsonville Road frontage of all land within Block 1 that is zoned for an urban purpose (approximately 92m of road frontage). The standard would apply in addition to

standards that would apply to development within the Business – Light Industry zone, such as H17.6.1 (Building Height), H17.6.2 (Height in Relation to Boundary), and H17.6.4 (Yards).

There are no specific standards relating to the objectives and policies that seek to enhance the Rawiri Stream environment and create walking and cycling access to the stream. The PPC does not affect the current Future Urban and Business – Light Industry zoning around the Rawiri Stream in this location.

There are no standards within the Hobsonville Corridor Precinct that give effect to the objectives and policies that relate to the enhancement of Rawiri Stream. Furthermore, there are no specific matters of which Council has restricted its discretion for the assessment of development and subdivision in the sub-precinct C that seeks to achieve these outcomes. It appears that the general matters over which Council has restricted its discretion to all subdivision and development would apply to development within Block 1 to achieve these outcomes, particularly 1603.8.1(1)(f) and (2)(c) and (2)(e). No changes are proposed to these matters or the Auckland-wide provisions that may be relied upon to achieve these outcomes.

Introduction of new Hobsonville Grove Precinct (Block 2)

A new precinct (Hobsonville Grove) is proposed, which would only apply to the Block 2 land area.

The Hobsonville Grove precinct will be divided into two sub-precincts, with Sub-Precinct A applying to the portion of Block 2 that will be zoned MHU and Sub-Precinct B applying to the portion of Block 2 that will be zoned THAB.

The proposed precinct contains new objectives, policies, rules, standards, and assessment criteria that would apply to applications for both subdivision and land use consent under s9 and s11 of the RMA. The sub-precinct provisions would introduce a limited range of provisions, and this is consistent with our approach of relying mostly on the existing AUP(OP) provisions.

The precinct would:

- 1) Apply the MDRS to sub-precinct A and sub-precinct B.
- 2) Introduce additional provisions within sub-precinct B (THAB zoned portion of Block 2), to develop up to 800m² of small-scale retail activity to create a small-scale neighbourhood centre and promote a walkable neighbourhood concept.
- 3) Require development to be carried out in accordance with an indicative road layout with roads designed and constructed in accordance with high-level road specifications. The indicative road layout includes a local road connection to Westpoint Drive, connections to adjacent Future Urban zoned land west and south of Block 2, and future-proofing a walking and cycling connection to the designated Spedding Road corridor.
- 4) Indicate a potential reserve location, in a location that is within a walkable distance of future residents of the precinct and adjacent land within the Future Urban zone (subject to Auckland Council approval).
- 5) Includes objectives, policies and assessment criteria that would apply to development and subdivision within the precinct to achieve and attractive interface with areas of public open space and pedestrian and cycling connections to areas of public open space, which may include any active mode infrastructure developed by Council, on their land, alongside the Rawiri Stream.

7.5 STORMWATER MANAGEMENT AREA – FLOW 1 (SMAF1)

The SMAF1 and SMAF2 provisions seek to protect and enhance rivers, streams, and biodiversity within urban catchments. The provisions recognise that the volume and flow rate

of stormwater runoff from impervious surfaces can affect their biodiversity and amenity values.

This PPC would apply the SMAF1 overlay that is designed specifically for streams that have low levels of existing impervious surfaces (such as this greenfield site). No changes are proposed to the objectives, policies, rules, and assessment criteria within E10.

It is considered that E10 will ensure that the freshwater values of the site are maintained as the catchment is developed as an 'urban area.' In this regard, it is noted that new roads of more than 1,000m² require resource consent and new or redeveloped impervious surfaces of more than 50m² of area require resource consent. These are low thresholds that in practical terms means that any new road and any new building requires resource consent, and this will provide Council with the opportunity to review the adequacy of the stormwater management measures that are being proposed.

The hydrology requirements for the SMAF1 overlay in Table E10.6.3.1.1 replicate the recommendations of the attached Stormwater Management Plan, with retention and detention requirements. For these reasons, it is considered that the SMAF1 overlay will adequately manage the potential adverse effects of stormwater runoff of watercourses arising from urban development.

7.6 SECTION 32 ANALYSIS

A Section 32 Evaluation Report has been prepared to support the PPC (**Appendix 3**).

Section 32(1)(1) of the RMA 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 RMA.

The Section 32 evaluation demonstrates that:

1. The objectives of the proposal are appropriate in achieving the purpose of the RMA;
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.

In particular, the evaluation confirms:

- a) That Light Industrial zoning and Hobsonville Corridor sub precinct C objectives for Block 1; and
- b) The THAB and MHU zoning objectives and proposed Hobsonville Grove Precinct provisions for Block 2;

are the most appropriate way to achieve the purpose of the RMA and that the applicable AUP OP provisions are efficient and effective in achieving those objectives.

The Evaluation Report concludes that for Block 2:

- 1) The AUP(OP) MHU and THAB zone provisions enable an intensity of residential development that is appropriate for the site in its location and provides for housing capacity and choice. In particular, the THAB zoning provides greater flexibility to developers to provide for smaller sized dwellings within multi-unit developments. This will support the project purpose of increasing housing supply and housing affordability.
- 2) The application of the AUP(OP) SMAF1 overlay will ensure appropriate stormwater management when applied alongside existing zone, urban subdivision, and Auckland-wide AUP(OP) provisions.
- 3) The provisions of the MHU and THAB zone, and E27 Transport, provides appropriate provisions to assess effects of development on the local roading network, particularly with

regards to access, safety, and capacity. The indicative road layout will allow for the wider Whenuapai urban to be developed in an integrated and connected manner to create a well-functioning urban environment.

- 4) The AUP(OP) subdivision provisions are appropriate to ensure that subdivision meets the zone requirements, future development lots have buildable areas that are clear of natural hazards and are provided with accesses and servicing.
- 5) The Precinct adequately discourages development and subdivision without appropriate connections being available to publicly reticulated water and wastewater infrastructure through objectives, policies and standards.

8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

This Assessment of Effects (AEE) is prepared in accordance with Clause 22(2) of Schedule 1 of the RMA.

Clause 22(2) requires information under Schedules 6 and 7 in such detail as corresponds with the actual and potential effects anticipated from the implementation of the PPC.

Actual and potential effects associated with the likely use and development of land subject to the PPC are assessed in the following sections.

8.1 ALTERNATIVE LOCATIONS OR METHODS

Schedule 4 of the RMA requires that, where it is likely that an activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity is included.

For the reasons set out in this report, and in the Section 32 Analysis carried out as a basis for this Plan Change request (refer Appendix 3), no significant actual or potential adverse effects on the environment resulting from the PPC have been identified.

8.2 POSITIVE EFFECTS

The following positive effects of the PPC have been identified:

- a) The PPC will expand the existing Business – Light Industrial zone offering in Hobsonville, which will provide employment opportunities that support the high expected population growth in the north west area and address a shortage of industrial zoned land in the north west area that has been identified in the Economics Report in **Appendix 12**.

The PPC will enable the construction of residential dwellings in a location that is accessible to education, employment opportunities, public transport, and arterial road connections. In particular, the adjacent site at 15 Trig Road is designated for education purposes and initial temporary classrooms have been constructed. In the future, this school will form a community focal point for the surrounding land and residents on the plan change site will be within walking distance.

- b) A public road connection will be required to serve Block 2 development. Such a connection could also provide access to adjacent landholdings that are zoned for future urban purposes. For example, one possible connection point over the Rawiri Stream (indicatively shown on the precinct plan), will provide a direct connection to Block 2 from Westpoint Drive. Such a transport connections will increase accessibility and walkability to employment opportunities and other amenities in the Hobsonville / Whenuapai area. The collector road and local road over the Rawiri Stream will be required to have cycle and walking facilities.
- c) The PPC will support a walkable catchment concept with high levels of passive surveillance and pedestrian amenity. The PPC will also provide for the development of a neighbourhood centre in a location that would be within 400-600m of land that would be rezoned for residential purposes as part of this PPC, and within 400-600m of adjacent land that is currently FUZ zoned. As noted above, the Plan Change will increase connections from and to the site into the wider Hobsonville Corridor area.

- d) The PPC will provide for approximately 8,000m² additional light industrial floorspace in a location of high demand for this resource⁵.
- e) The PPC will provide for up to 335 new residential dwellings in a variety of housing typologies, and this will promote choice and provide multi-generation housing. This will also provide opportunities to provide dwellings at an affordable market price.
- f) The PPC will ensure that stormwater runoff is managed and treated to a high standard before it is discharged. The stormwater management will ensure that runoff from the site will be captured, conveyed and discharged to the Rawiri Stream adjacent to the site.
- g) The site infrastructure requirements can be met by extensions of existing servicing (constructed by Austino) in Westpoint Drive. This will be carried out at the cost of the Applicant assisting in the wider redevelopment of land in the adjacent Future Urban block. Whilst this site forms part of the Whenuapai East stage (under the Future Development Strategy 2023) which is signalled as requiring a significant amount of infrastructure before being ready for development, the development and construction of infrastructure for the PPC site may allow for some of this wider development to occur.
- h) A neighbourhood park is indicatively located within sub-precinct B, which will be located within 400m of all dwellings within the Hobsonville Grove Precinct (i.e., a walkable distance). This location will better serve the future residential community than where it was shown in the WSP, being adjacent to Westpoint Drive, opposite an industrial area.
- i) The unique set of circumstances for the PPC site noted above mean that the proposal will not set a precedent for 'out of sequence' development.

8.3 DEMOGRAPHIC AND ECONOMIC EFFECTS

Insight Economics Lt has prepared an economics assessment in support of the PPC (**Appendix 12**). The report concludes:

- a) The PPC will provide additional industrial zoned land in a location where there is currently a shortage of industrial zoned land available. Section 5.3 of the Economics Report states that there is an estimated 2-year supply of vacant industrial land within the Albany ward. The insufficient supply of industrial land has significantly contributed to rising land and rent costs within the Albany ward.
- b) The PPC will provide for a neighbourhood centre within 400-600m of land that would be zoned for residential purposes as part of this PPC and land that is Future Urban zoned (and therefore could be zoned for residential purposes in future). The Economics Report considers that the location and catchment size could support up to 800m² of commercial GFA to serve the day-to-day needs of the local community (e.g., superette, takeaways, and personal services). A commercial centre of 800m² is unlikely to have adverse trade effects that go beyond the effects that are ordinarily associated with trade competition. The nearest commercial centre is Westgate, which is significantly larger (71,000m² GFA) and serves a different function (being a Metropolitan Centre).
- c) The proposed MHU and THAB zoning will contribute towards increased housing affordability over time, given that these zones encourage developments that require land per dwelling and provide opportunities to construct in economics of scale.

⁵ Table 5 of the Economics Report prepared by Insight Economics Ltd (**Appendix 12**).

High density residential development also achieves a compact urban form that frees up land for other purposes (including low-density residential developments).

8.4 ECOLOGICAL EFFECTS

Effects on ecology are considered and discussed in the report prepared by Bioreserches Limited (**Appendix 5**).

The report concludes that Blocks 1 and 2 do not have any significant ecological values. Block 2 may have habitat value for lizards and bats, but this is not that unusual for a greenfield site, and effects from developing the land for an urban purpose with the resulting loss of potential habitat can be avoided and mitigated at resource consent stage. Existing regulatory mechanisms can be relied upon to avoid and mitigate adverse effects on indigenous biodiversity values at resource consent stage. (For instance, bulk earthworks requiring regional earthworks consent will need to be assessed against E11.8.1(k)).

There are no freshwater resources within Blocks 1 and 2 that could be directly affected by the PPC (e.g. reclaimed). The nearby watercourses on adjacent landholdings have been assessed by the ecologist as having moderate ecological value, noting that they have been degraded by historic land practices. It is therefore considered that the existing Auckland-wide provisions relating to the management of stormwater and earthworks, in addition to the SMAF1 overlay controls, are adequate to avoid and mitigate adverse effects on the nearby streams and inland wetlands.

In summary, it is considered that the existing AUP(OP) provisions are adequate to mitigate adverse effects on ecological values and ensure that these values are considered during subdivision and land use consent processes. No additional provisions or changes to existing provisions are required as part of the PPC to avoid and mitigate ecological effects.

8.5 CONTAMINATION EFFECTS

Based on the Preliminary Environmental Site Investigation (PSI) of the site undertaken by Geosciences Ltd including a desktop study and site walkover, there is no evidence that the PPC land area contains elevated levels of contaminants that would prevent or hinder the use, subdivision, and development of the land for residential purposes.

These reports have taken into account the historic horticultural use which may have used spraying to remove pest plants.

There are no triggers for National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESCS'), Chapter E30 of the AUP, as the site is not identified as a HAIL site in the council system. As stated above, if detailed site investigation identifies it as a HAIL site, appropriate consents will be sought at resource consent stage with appropriate contamination remediation to be undertaken (if required) during the earthworks phase of any future land development projects.

8.6 EFFECTS ON INFRASTRUCTURE

The capacity of infrastructure is an important consideration in any rezoning request. An Infrastructure Report has been prepared by HG in this respect (refer **Appendix 8**). This report has assessed the availability of publicly available reticulated services for stormwater, water, wastewater, and public utilities. A summary of the findings are as follows:

Block 1

- There is sufficient capacity to service Block 1 with reticulated water, wastewater, and stormwater services from Hobsonville Road.

Block 2

- Stormwater will be collected and conveyed to the Rawiri Stream. The SMAF1 provisions will allow for treatment devices to be installed when the land is developed.
- There is sufficient capacity in the reticulated water network, south of the site. No upgrades are required. There may be a small portion of Block 2 that may not have adequate high-pressure water service due to the fall of the land. This will need to be investigated at resource consent stage.
- There will be sufficient capacity in the reticulated wastewater network to service most of Block 2 once the Northern Interceptor (running parallel to the motorway) is operational 2025-2026. It is possible that some of the Block 2 may need to be serviced by a trunk line that is proposed along the northern boundary of Block 2, but this is not expected to be operational for 10+ years.
- Existing utilities are available in the vicinity of Block 2.

It is noted that it is not a requirement of the RMA that all infrastructure funding/timing issues must be resolved in advance of rezoning and these matters can be resolved contemporaneously with development as part of the resource consent process and Engineering Approval processes.

It is considered that the existing AUP(OP) provisions and the proposed precinct provisions will ensure that the future urban development is adequately serviced by reticulated infrastructure, for the following reasons:

- The detailed design of the water and wastewater network to service the subject site will be undertaken at resource consent stage in consultation with Watercare Services Limited (WSL) and Council at resource consent and subdivision stage, with public assets also requiring engineering approval.
- The reticulated water network will include provision of a firefighting water supply. These upgrades to the water network would occur simultaneously with the roading works under existing AUP(OP) provisions and will require engineering approval.
- While the PPC aims to be aligned with when these wastewater lines are operational, the proposed precinct provisions require built form to be fully serviceable prior to development and only proceed when the site is serviced by a reticulated wastewater and water service. Therefore, the PPC will have less than minor adverse effects on the capacity and performance of the publicly available reticulated wastewater network.

The objectives and policies under E38 Subdivision – Urban, requires infrastructure supporting subdivision and development to be planned and provided for in an integrated and comprehensive manner, and to be in place at the time of subdivision or development. Specifically, Policies E38.3(19), (20 and (21), require servicing to be integrated and compatible with the existing infrastructure and provide for connection to existing public reticulation or provision for onsite servicing. General standards for subdivision (E38.6) include requirements for site size and shape, access and entrance, and services, amongst other standards. Additionally, the matters for discretion for all other restricted discretionary activities (E38.12.1(7) requires safe legible and convenient access to a legal road and infrastructure provision and management of effects of stormwater, amongst other matters. The AUP OP specifically provides for the flexibility and opportunity, which supports the rezoning of the site.

Under Chapter H5 development of more than 4 dwellings on the site requires resource consent under H5.4.1(A4) and a matter for discretion under H5.8.1(2) is infrastructure and servicing. The assessment criteria specifies whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the development, and where there isn't, whether adequate mitigation is proposed. This provides Council with reasonable discretion to require servicing of the development to be provided and or conditioned as part of the resource consent.

Similar considerations apply to the consideration of dwellings in the THAB zone (for instance, H6.8.2(2)(j)).

Development of the site to accommodate up to 335 dwellings (as assessed and supported by technical experts) on the site relies on the matters of discretion and assessment criteria under Chapters E38, H5 and H6, which provides sufficient coverage for assessing effects of residential development on the site. Whilst Chapters E38, H5 and H6 enable the future development of the site for residential activities under the MHU and THAB zoning, the delivery of infrastructure is a unique circumstance for the site that might benefit from being dealt with through site specific precinct provisions. This option has been evaluated in the Section 32 Report, however, and amongst the range of options considered, it was concluded that the application of the MHU and THAB zones without site specific precinct provisions better achieved the purpose of the Act and the objectives of the AUP(OP).

Accordingly, the existing AUP(OP) provisions provide appropriate coverage to ensure the infrastructure requirements in the plan change area are met. The objectives, policies and standards of the proposed Hobsonville Grove Precinct will also strongly discourage development and subdivision from proceeding ahead of adequate reticulated water and wastewater services being publicly available.

8.7 STORMWATER MANAGEMENT

A Stormwater Management Plan (SMP) has been prepared by Harrison Grierson and is submitted as part of this application (**Appendix 9**). A memo that responds to specific concerns raised by Healthy Waters during the pre-application process is also included in Appendix 6.

The Applicant will develop the network and seek approval from Auckland Council for the discharges under the Auckland Council Network Discharge Consent (NDC) which came into force in 2019.

The SMP is intended to be adopted under the NDC via the notified plan change process by meeting Condition 13(b) in the NDC. Condition 13(b) of the NDC requires the SMP to support the notified plan change and be consistent with Schedule 2 and Schedule 4 requirements. The Applicant will continue working with Healthy Waters in relation to the SMP and stormwater management requirements.

Stormwater generated as a result of the future increase in impervious areas and the change in land use will require management. The quality and quantity of stormwater runoff will change and could negatively impact the receiving environment. The Geotechnical report identifies the soils onsite have poor infiltration rates.

A change in land use and an increase in impervious surfaces may have adverse effects on the existing environment. In this case, it is understood from pre-application feedback from Healthy Waters that the main concerns relate to Block 2:

- a) Effects on the downstream environment that includes the Rawiri Stream and Trig Stream (including natural inland wetlands within downstream flooded areas).

- b) The capacity of urbanisation to increase the frequency, duration, and intensity of downstream flooding at the culverts that pass underneath the Upper Harbour Corridor and further downstream at 161 and 163 Brigham Creek Road.
- c) The ability of the Auckland-wide stormwater provisions to implement the outcomes of the SMP, with a suggestion that precinct provisions may be required to provide greater certainty around the location and nature of the stormwater management devices established to align with SMP outcomes. It is understood that in this regard there is a concern that Block 2 could be developed in a piecemeal way, by multiple developers, and this could undermine the SMP and Healthy Waters preference to establish fewer but larger scale stormwater devices to reduce maintenance responsibilities and life cycle costs.

Private devices will be installed to manage run-off from new industrial activities establishing within Block 1, before discharging into the Rawiri Stream in accordance with the SMP. Specifics will be determined at development stage, and they will need to comply with the SMP and the existing AUP(OP) provisions of the SMP. The existing AUP(OP) provisions include the SMAF1 controls of E10.

Because Block 1 seeks to urbanise a relatively small land area at the head of the Rawiri Stream, it is considered that relying upon the existing AUP(OP) provisions and the SMP is appropriate, and no changes to the Hobsonville Corridor Precinct are required.

Block 2 of the PPC will rely upon the existing provisions of the AUP(OP) to avoid and mitigate the effects of increased run-off from urban development, which include new roads and parking and roofed areas belonging to residential and commercial land uses. The existing AUP(OP) measures that can be relied upon, include:

- a) Stormwater quality standards in Part E9 of the AUP(OP) that apply to the 'high risk' developments such as 'high contaminant generating car parking areas and 'high use roads.'
- b) SMAF1 controls that require hydrological mitigation measures and resource consent application assessment for roads that involve 1,000m² of impervious surfaces, and 50m² of other impervious surfaces (such as paved parking areas and roofs).
- c) Precinct specific assessment criteria that apply to the subdivision and the development of four or more dwellings in Sub-Precinct A and new dwellings in Sub-Precinct B.
- d) Listed matters of discretion and supporting assessment criteria that are applicable to resource consent applications for subdivision and land use consent for four or more dwellings in the MHU zone and new dwellings in the THAB zone.

The above measures are in addition to the SMP requirements and the Engineering Approval process, which are needed for Council to accept a stormwater asset for vesting.

While it is desirable to ensure that stormwater is managed in a coordinated manner across the site, with 'fewer but larger' stormwater devices from an asset management perspective, it is considered that this can be achieved by relying upon the SMP and not providing specific standards that may have tied in the nature, location, and size of stormwater devices. This detail cannot be provided at this stage because no design decisions have been made. It is therefore more appropriate that specific decisions about device sizing and volume be made at resource consent stage.

Indicative device volumes are provided in the SMP, and this is sufficient to ensure that stormwater is managed in a manner that is coordinated across Block 2. There are no constraints identified within Block 2 that would prevent the SMP outcomes from being

achieved. Furthermore, there is adequate land available to establish larger communal within Block 2 stormwater devices in a manner that is consistent with the SMP.

The communal devices will be designed to throttle / slowly release stormwater into the receiving environment, with the location and design of outlets to be determined at resource consent and engineering approval stages.

The attached SMP and Stormwater Memo in Appendix 9 confirms that the land at 161 and 162 Brigham Creek Road would be flooded in the existing 100-year development scenario (without climate change added into the modelling). Under a post PPC / post-development scenario, Table 7 of the SMP indicates an increase in flood water levels of between 0mm and 10mm from existing flood levels.

Table 7 of the SMP indicates that 27 Trig Road will experience an increase of flood water levels in the order of 70mm during a 1%AEP event. 27 Trig Road is owned by Watercare Services Ltd, and it does not contain any occupied buildings.

As such, the SMP indicates that there is an existing flooding issue for downstream properties that the urbanisation of the entire Whenuapai Structure Plan area has the capacity to worsen. The project stormwater engineers consider that the best approach is to mitigate downstream effects through the resource consent process when more design details are available.

Section 3 of the SMP also demonstrates that the PPC will not have a significant effect of the performance of the culverts underneath the Upper Harbour Corridor motorway. Table 6 of the SMP indicates that the Upper Harbour Motorway will not be overtopped under the modelled post-development scenarios. A more detailed assessment will be undertaken at resource consent stage and will include comprehensive catchment modelling.

The submitted SMP concludes that stormwater can be appropriately managed, and the adverse effects on the environment can be mitigated with measures mentioned above.

8.8 TRANSPORT EFFECTS

An Integrated Transport Assessment (ITA) has been completed by Harrison Grierson (**Appendix 8**).

The ITA assessed the trip generation resulting from the PPC and found that the increase in traffic waiting times and queuing times increase to an equal extent in models, with or without the development of the PCA. As such, it is considered that the rezoning of the site and its future development is acceptable without wider network upgrades (in addition to those already being progressed by Waka Kotāhi) being implemented.

Traffic effects that are specific to Block 1

Future development of Block 1 will require an assessment against Chapter E27. This includes E27.4.1(A5), which states that resource consent is required for a restricted discretionary to establish a vehicle crossing onto Hobsonville Road (an arterial route). Where resource consent is required under E27.4.1(A5), Council has restricted its discretion to the following matters:

- a) Adequacy for the site and the proposal;
- b) Design and location of access;
- c) Effects on pedestrian and streetscape amenity; and
- d) Effects on the transport network.

It is therefore considered that the existing AUP(OP) provisions are adequate to consider the potential effects of establishing a vehicle access onto Hobsonville Road, including effects on active mode movements.

It is considered that any new crossings resulting from the development and use of Block 2 land will be either consolidated to avoid multiple crossings from being established, or access will be obtained from a local road via an adjacent property, which are both outcomes that are encouraged by Policy E27.3(21).

Traffic effects that are specific to Block 2

Future redevelopment of Block 2 will still require assessment against the standard provisions of the AUP(OP) for each zone and under Chapter E27 to manage effects of traffic generation, parking, access, and manoeuvring. These standard provisions along with the matters for discretion in H5.8, H6.8, E27.8 and E38.12 give scope to ensure transport effects from urban development will be adequately assessed and managed.

In the THAB and MHU zone, multi-unit development (i.e. 4 or more dwellings per site) requires resource consent and will require an accompanying traffic impact assessment. However, this may not sufficiently cover the local transport upgrades sought by Auckland Transport for Whenuapai East. Given the area of the site of 11ha, its accessibility fronting Hobsonville Road, future industrial and residential development of the site would not result in effects beyond the local network. Provisions contained within H5, E27 and E38 above in relation to managing effects on the local roading network are appropriate, to ensure these intersection locations, land requirements and safety and connectivity is provided. These provisions have been evaluated under the S.32 Report and are the most effective and efficient way to achieve the objectives of the PPC.

The main transportation issue relates to ensuring that Block 2 is developed in a manner that does not foreclose appropriate transportation connections to adjacent land, including the Spedding Road NOR corridor to the north and Trig Road to the west. In this regard, it is considered that the proposed Hobsonville Grove Precinct are sufficient to ensure that Block 2 is developed in a manner that integrates with future land uses on adjacent properties.

8.9 URBAN DESIGN AND LANDSCAPE EFFECTS

The urban development to be facilitated through this re-zoning will lead to a visual change in the environment from rural to urban. However, this change has been signalled through the Future Urban zoning of the PCA and the WSP.

The proximity to the transport network and amenities and facilities within a short distance means the site is suited to the higher density development intended under the THAB and MHU zone (as amended through MDRS provisions). The zoning enables well designed sustainable quality compact form and provides choice of residential densities and future dwelling types.

Future development and subdivision of the PCA, whether it is considered with an approved land use consent or vacant lot subdivision, will require resource consent under E38.4.2(A14) or (A18). Whilst an assessment under (A18) will have unlimited matters to consider, the matters for discretion under E38.12.1(7) are used as a guide. In here, subdivision effects must achieve the purpose of the zone, infrastructure provision and stormwater effects are managed, functions of overland flow paths maintained, and effects of traffic volumes and transport infrastructure are assessed. In assessing these matters, subdivisions must enable a liveable, walkable and connected neighbourhood.

Accordingly, effects of future subdivision can rely on the standard AUP(OP) provisions.

8.10 CULTURAL EFFECTS

Appendix 13 contains a record of the consultation that has been undertaken with mana whenua to date. Engagement was requested to identify cultural values specific to the PCA and to understand how the PPC can protect these values.

As of 15 April 2024, the following feedback has been received:

- a) Ngāti Manuhiri and Ngāti Te Ata Waiohua have indicated that they do not require any further consultation.
- b) Ngāti Maru, Ngāti Tamaterā, Ngāti Whātua o Kaipara, Ngāti Whātua Ōrākei, and Te Ākitai Waiohua have not responded to our invitation to engage.
- c) Ngāti Pāoa Iwi Trust and the Ngāti Pāoa Trust Board have deferred to Kawerau a Maki and do not require any further engagement.
- d) Te Rūnanga o Ngāti Whātua have deferred to Ngāti Whātua o Kaipara and do not require any further engagement.

Appendix 13 contains a Cultural Values Assessment (CVA) that was prepared by Te Kawerau Iwi Trust. The CVA 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 the MHU and THAB provisions. The CVA indicates that Te Kawerau Iwi Trust support the PPC, subject to effects on cultural effects being mitigated or offset and have made recommendations on the mitigation measures that should be considered.

Many of the CVA recommendations are better implemented at resource consent and design stage, not at PPC stage. The existing AUP(OP) provisions will provide opportunities to involve the Te Kawerau Iwi Trust during future subdivision and land use resource consent processes when the ultimate use of the land will be determined. For instance:

- a) Stormwater measures can be determined during the subdivision and land use consent process. The SMAF1 overlay measures will require private developments to include on-site detention / retention measures.
- b) The Council may consider conditions of earthworks land use consents to ensure that only 'clean' soil is imported to site.
- c) Where planting is required, the Council can consider resource consent conditions can be applied to ensure that the planting is native and from the same ecological district.
- d) Ecological assessments prepared at resource consent stage can include specific management plans for birds, bats, and / or lizards, should the assessment identify that there is a high probability that these species are present on the PCA and affected by the development of the PCA.
- e) An accidental discovery protocol is already a permitted activity standard in E11 and 12 of the AUP(OP).
- f) The Council may consider imposing conditions of consent that would require cultural monitoring during earthworks.
- g) Austino will work with Te Kawerau Iwi Trust to establish opportunities for cultural ceremonies (e.g. sod-turning) and opportunities to incorporate wahi tahu and history into the development through things like street naming, park naming, and interpretation displays.

In addition to the CVA, the 2016 Whenuapai Structure Plan (WSP) notes that the relevant iwi management plans for the area are:

- Kawerau ā Maki Trust: Resource Management Statement (1995)
- Te Wahapū o Kaipara Manaakitanga – South Kaipara Takiwa: Environmental Protection and Management Plan (2009).

The key aspects identified within these iwi management plans are:

- 1) to protect and uphold customary cultural rights and ownership of Ngāti Whātua o Kaipara protocols, values and beliefs of the five marae of southern Kaipara.
- 2) provides direction for the social, economic and cultural wellbeing of Te Kawerau and recognises the role of Te Kawerau in the protection and management of all things related to the environment.
- 3) a specific focus on the management of water bodies, acknowledging the importance of protecting the mauri of waterways.
- 4) the protection of heritage
- 5) management of the coastal marine area
- 6) the appropriate management of waste disposal
- 7) the protection of landscapes
- 8) the appropriate management of native flora and fauna

These are all matters that can be respected within the PPC, and they will not fundamentally challenge the main purpose of this PPC to urbanise land that is zoned for Future Urban purposes. In this respect, Austino are committed to engaging Te Kawerau Iwi Trust through the life of the project.

8.11 ARCHAEOLOGICAL EFFECTS

An Archaeological Assessment prepared by CFG Heritage is submitted as part of this application.

The assessment identifies that there are no recorded archaeological sites within the PCA, and no heritage places or archaeological sites were observed during a field assessment.

However, the area is large, parts were inaccessible and there has been recorded archaeology in the broader Whenuapai area, particularly along stream banks. As such, there remains reasonable cause to suspect archaeological sites and features may be present within the plan change area. Any sites or features are likely to be small in scale and similar to previously recorded finds.

It is considered that any effects on archaeology can be appropriately mitigated through implementation of the accidental discovery protocols in Parts E11 and E12 of the AU(OP) and obtaining any necessary resource consents or an archaeological authority from Heritage New Zealand Pouhere Taonga if required.

8.12 ACOUSTIC EFFECTS

It is not considered that there will be adverse acoustic effects as:

1. The separation buffer provided by Rawiri Stream (40m) and the Westpoint Drive extension between the residential sites and the nearby business activities

will avoid reverse sensitivity effects arising from establishing near existing and zoned industrial activities.

2. Any future residential and business activities will have to comply with the relevant noise rules of the AUP(OP).
3. Reverse-sensitivity issues relating to the Spedding Road NOR do not need to be addressed through this PPC. Residential activities are found adjacent to arterial routes in an urban context and are generally encouraged at a higher density alongside arterial routes when also a rapid transit corridor.

8.13 EFFECTS RELATING TO BRIDGE CONNECTION

The connection to Westpoint Drive over the Rawiri Stream is one of many potential connections identified in the attached Urban Design Statement (**Appendix 4**) and in the Hobsonville Grove Precinct (**Appendix 3**).

It is considered that there are no fatal flaws that would prevent a bridge from being constructed within the riparian margins and over the Rawiri Stream, provided it is sympathetically designed and constructed in accordance with best practice engineering methods. This is because:

- The stream and the associated riparian margin are not located within a Significant Ecological Area (SEA) and the stream is not located within an identified stream management area where higher values are present.
- The stream's freshwater values and the potential terrestrial indigenous habitat values of the riparian margins have been assessed as 'moderate' in the attached Ecological Report (**Attachment 10**). Furthermore, there is potential to mitigate the effects of the 'loss' of stream by enhancing habitat values upstream and downstream of the bridge.
- The streambanks / riparian margins do not contain any known sites of archaeological or heritage significance.
- The stream is not a navigable watercourse.
- The attached Integrated Transportation Assessment (ITA) indicates that the road can intersect with Westpoint Drive in a manner that complies with Council engineering standards (**Attachment 5**).
- Where indicated, the bridge would not be located on land that has been zoned Open Space – Informal Recreation under the AUP(OP) or gazetted as a reserve under the Reserves Act 1977.
- The indicative local road would pass through land zoned Business – Light Industry. While in private ownership, the land is vacant and there is no commercial activity that would be affected by the road's construction, with the associated considerations around maintaining business continuity, etc.

A consent pathway exists to construct a bridge over the Rawiri Stream via E3.4.1(A29) of the AUP(OP), which requires compliance with standards E3.6.1.14 and E3.6.1.16. Given the relative narrowness of the watercourse, it may be technically possible to construct an open-space bridge that requires no foundations or structural supports within the stream bed. It may also be possible to construct a bridge supporting a local road function and erosion control measures that occupy a length of less than 30m when measured parallel to the stream.

In summary, the urbanisation of Block 2 does not rely upon constructing a connection to Westpoint Drive. However, based on the available information, the connection appears to be feasible from a consenting and a traffic safety / operations perspective.

The existing Auckland-wide provisions relating to earthworks, works within a watercourse, and the provision of infrastructure will be sufficient to manage the potential adverse effects of a bridge crossing and no changes to the AUP(OP) are necessary (including precinct specific provisions).

9.0 CONSULTATION

Consultation has been undertaken as a precursor to this PPC application as follows.

9.1 MANA WHENUA

Austino Ltd sought to engage with the below iwi on this Private Plan Change, which were identified through the Auckland Council Mana Whenua search, as having an interest in the site:

- Ngāti Manuhiri
- Ngāti Maru
- Ngāti Pāoa Iwi Trust
- Ngāti Pāoa Trust Board
- Ngāti Te Ata
- Ngāti Whātua o Kaipara
- Ngāti Whātua Ōrākei
- Te Ākitai Waiohū
- Te Kawerau ā Maki
- Te Rūnanga o Ngāti Whātua

A copy of the emails and a table summarising the consultation to date is included in **Appendix 13**.

9.2 AUCKLAND COUNCIL

Pre-application meetings have taken place with Auckland Council in March 2022, July 2022, December 2022, April 2023 and 4 March 2024.

Feedback received at these meetings included the ability to consider both blocks within one application, issues around zoning under PC78, Light Industry zoning rationale, THAB zoning considerations, consultation requirements and the fact that PC5 was withdrawn due to infrastructure funding constraints in the area. Draft technical assessments were submitted to Council on 20 December 2023, and responses are provided as part of this application. The Applicant's experts have reviewed the comments and taken them into consideration in the redrafting and updating of their technical reports.

9.3 AUCKLAND TRANSPORT AND TE TUPU NGĀTAHI SUPPORTING GROWTH

A meeting was held with Auckland Transport and Supporting Growth in October 2022. Feedback was received at this meeting and it was noted that the proposed roading connection from Block 2 to Westpoint Drive was seen as a positive integration of the currently separated land blocks which would provide greater opportunities for a range of transport modes within the surrounding area rather than a requirement to connect using Hobsonville Road.

A further meeting was held on 4 March 2024, to discuss their review of the initial traffic assessment for the PPC. The discussion at this meeting focussed on integration with the

future Spedding Road arterial, Hobsonville Rd frontage upgrades, connections to neighbouring sites to the west, information about the potential access connection to Westpoint Drive and traffic modelling queries. The application addresses these matters.

9.4 NEIGHBOURING LAND OWNERS

Austino has been in regular contact with neighbouring land owners over the past 4 years and wrote to the following owners in May 2023 to advise them of the proposed private plan change and to welcome consultation:

- 80 Hobsonville Road
- 82 Hobsonville Road
- 82A Hobsonville Road
- 92D Hobsonville Road
- 1/100 Hobsonville Road
- 17 Trig Road
- 23 Trig Road
- 25 Trig Road



Figure 9: location of neighbouring land owners contacted by Austino

To date only a letter of support from the owners of 1/100 Hobsonville Road has been received.

A copy of this correspondence is included in Appendix 13.

10.0 STATUTORY CONSIDERATIONS

Sections 67(3) and 75(3) of the RMA states that a Regional Plan and District Plan must give effect to any National Policy Statement; any New Zealand Coastal Policy Statement; a national planning standard and any Regional Policy Statement. In addition to these documents above, Section 75(3) of the RMA states that a District Plan must not be inconsistent with a Water Conservation Order or a Regional Plan.

The following assessment sets out how the PPC gives effect to the documents set out below:

- National Policy Statement for Freshwater Management 2020;
- National Policy Statement on Urban Development 2020;
- National Policy Statement for Highly Productive Land 2023;
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; and
- Chapter B of the Auckland Unitary Plan.

The following assessment also sets out how the PPC is not inconsistent with the regional plan provisions of the AUP(OP).

This section of the AEE provides a statutory assessment undertaken for the PPC.

10.1.1 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

The National Policy Statement for Freshwater Management (NPS-FM) 2020 sets objectives and policies for freshwater management under the RMA. The objective of the NPS-FM is to ensure that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and well-being of water bodies and freshwater ecosystems
- (b) second, the health needs of people (such as drinking water)
- (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Whilst the PPC site does not contain any natural wetlands or ecosystems, stormwater runoff from future development can impact on natural waterways within the catchment.

As described in the attached SMP (Appendix 9), the preferred approach of constructing seven raingardens and at-source devices will manage effects on the downstream environment, which includes streams and natural inland wetlands. Specific details will be refined at resource consent stage when more details become available.

In addition, the proposed application of the SMAF1 control to the site ensures that retention and detention of stormwater is provided for all new impervious areas created. This ensures both the sustainable management of water resources and provides for the treatment and disposal of stormwater that ensure adverse effects on the health and wellbeing of water bodies and freshwater ecosystems within the catchment are avoided.

10.1.2 NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER MANAGEMENT 2020

The National Environmental Standard for Freshwater Management 2020 (NES FM) regulates activities that may affect the health of freshwater and freshwater ecosystems.

The standards include restrictions for activities that may affect natural water ways and wetlands.

An Ecological Assessment has been undertaken by Bioreserches and this assessment determines that there are no permanent streams within the PPC area.

The assessment is being updated to review whether there are any areas on the site or nearby neighbouring sites that would be classified as a natural wetland as defined in the NESFM. Should there be wetlands identified, the proposed works on the site can be managed to ensure they do not result in complete or partial drainage of the wetland. And any non-compliances would form part of a resource consent application.

10.1.3 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The National Policy Statement for Urban Development (NPS-UD) which came into effect on 20 August 2020 intends to provide well-functioning urban environments for people and their communities as well as provide sufficient development capacity to meet their needs.

The objective and policies applying to planning decisions under the NPS-UD are Objectives 2, 5 and 7 and Policies 2, 6 and 8. Of particular relevance to this decision are Policies 2, 6 and 8:

Policy 2: *Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

Policy 6: *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

(a) *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*

(b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

(i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*

(ii) *are not, of themselves, an adverse effect*

(c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*

(d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*

(e) *the likely current and future effects of climate change*

Policy 8: *Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

(a) *unanticipated by RMA planning documents; or*

(b) *out-of-sequence with planned land release*

It is considered that the PPC is consistent in particular with the above policies in that:

- The proposed rezoning of the site will provide a well-functioning urban environment for its community and surrounding environment and will support

the existing and future growth of the Whenuapai community and assist in meeting mandatory capacity targets.

- Policy 6 of the NPS-UD requires Councils to have particular regard to the planned urban built form anticipated. The Whenuapai Structure Plan indicated the Council's intent for this location to be urbanised once infrastructure is in place. As such, the site and surrounding area will see significant change which may detract from amenity values appreciated by some people but improve amenity for others however this change will not in itself be an adverse effect.
- The proposal represents the efficient use of FUZ land that will assist in the redevelopment of land within the Whenuapai urbanised area.
- The relevant provisions of the Regional Policy Statement are assessed in section 8.1.6 below. This assessment confirms that the proposal aligns with the objectives of the NPS-UD in that the site (where residential intensification is proposed), is located in close proximity to centres (with employment opportunities) and transport links. Its proximity and enabled density will lead to a well-functioning urban environment.
- The PPC seeks to rezone 1.33ha for light industrial purposes and 9.3413ha for residential purposes on land that can be adequately serviced will add to development capacity and contribute to well-functioning urban environments.

10.1.4 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2023

The National Policy Statement for Highly Productive Land 2023 (NPS HPL) seeks to protect highly productive land for use in land-based primary production for now and for future generations.

The transitional provisions of the NPS-HPL are not applicable as the PCA has been identified for future urban development by being zoned FUZ. The PCA is also within the RUB. The timeframe for the land being development ready is within 15 years and the infrastructure needed to enable its urbanisation will need to be included in the next long-term plan.

10.1.5 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY

Section 6.4.1.2 of the ecological assessment states:

“The NPS-IB provides direction to councils to protect, maintain and restore indigenous biodiversity in the terrestrial environment, requiring at least no further reduction nationally. It is relevant to the proposal because the site is within the terrestrial environment, and it contains indigenous biodiversity as defined in Section 1.6 (Interpretation) of the NPS-IB.

Since no SNA/SEA is associated with the site, the indigenous biodiversity within the site must be managed by applying the effects management hierarchy (avoid, minimise, remedy, offset, compensate), where those effects are significant, and must be managed to give effect to its Objective and Policies, where those effects are not significant (Section 3.16 (2)).”

No significant habitat values were identified by Bioresarches Ltd that would warrant additional protections / regulations by way of this PPC. Therefore, the adverse effects on indigenous biodiversity can be considered at resource consent stage under the existing AUP(OP) provisions.

10.1.6 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The NESCS 2011 applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL).

As set out section 6.5 of this report, there is no evidence that the PPC land area contains elevated levels of contamination. As such, the purpose of the NESCS, protecting human health, will be achieved, and can be addressed at a later date through the resource consent process.

10.1.7 AUCKLAND UNITARY PLAN

Auckland Regional Policy Statement

Chapter B of the AUP(OP) provides the Regional Policy Statement (RPS) for the Auckland Region. It provides a framework to promote the sustainable management of natural and physical resources by identifying issues, which are then provided specific objectives and policies.

The objectives and policies of Part B relate to the issues listed in Section B1.4 that have been identified as being of significance to the region. These include urban growth and form, infrastructure and transport, natural character, issues of significance to Mana Whenua, natural resources, and environmental risk.

While Part B contains objectives and policies in separate chapters relating to these issues, all the objectives and policies of Part B should be read together to achieve the sustainable management of natural and physical resources.

The sections of Part B that are particularly relevant to this PPC application are:

- B2 – Urban growth and form
- B3 – Infrastructure, transport and energy
- B4 – Natural heritage
- B6 – Mana Whenua
- B7 – Natural resources
- B10 – Environmental risk

B2 – Urban Growth

Part B2 of the AUP(OP) outlines a broad strategy for managing urban growth, which generally seeks the following three outcomes:

- a) Supply – Ensuring that there is an adequate supply of land to respond to seven years of projected growth. (For example, Objective B2.1(3) and Policy B2.2.2(1)).
- b) Urban form – Pursue a compact urban form that makes efficient use of land, social facilities, and infrastructure (For example, Objective B2.1(1) and Policy B2.2(4)).
- c) Quality – To achieve well-functioning urban environments that follow appropriate structure planning and considers the quality of life for individuals and communities (For example, Objective B2.3.1(1) and Policies B2.3.2(1)-(3)).

A more detailed assessment of Part B2 objectives and policies is included in **Appendix 14**.

The PPC generally aligns with Chapter B2 because:

- It will enable growth within the Rural Urban Boundary (RUB), near existing centres and employment and education opportunities.
- 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.
- 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.
- 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 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.
- 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.
- The PPC also encourages the provision of local amenities (neighbourhood park and commercial amenities).

The PPC will result in a quality-built environment, as sought by the objectives and policies in B2.3 of the AUP(OP). In particular, the proposed precinct provisions require development to respond to the natural environment, and the proposed precinct provisions seek to create a safe and accessible residential neighbourhood that improves connectivity between existing urban areas and land that has been zoned for future urban areas.

B3 – Infrastructure, Transport and Energy

The PPC is consistent with Part B3 of the AUP(OP) because it will enable development that capitalises upon investments in publicly available reticulated water and wastewater and the development will not trigger any upgrades to the wider road network. (

All transport modes will be accommodated within the PPC area with the proposed precinct adopting high level design and formation standards for local and collector roads. This includes a potential local road connection to Westpoint Drive over the Rawiri Stream.

B6 – Mana Whenua

Part B6 of the AUP(OP) recognises the Treaty of Waitangi and the role of Mana Whenua to participate in resource management decision making. This includes the integration of mātauranga Māori and tikanga into resource management and recognition of the interests, values, and customary right of mana whanua in the sustainable management of natural and physical resources.

The applicant engaged with mana whenua listed on Council’s website that have an interest in the land. A record of consultation that has been undertaken to date is included in **Appendix 13**. A copy of the Cultural Values Assessment (CVA) prepared by Te Kawerau is attached in **Appendix 15**.

Moreover, the applicant is committing to engaging mana whenua to ensure that their recommendations and values are recognised and incorporated into the PPC.

B7 – Natural Resources

Part B7 sets out the objectives and policies that seek to manage the effects of urban growth on land and water resources, including habitats and biodiversity.

A more detailed assessment of Part B7 objectives and policies is included in **Appendix 14**.

The ecology report concludes that the PPC area contains no significant terrestrial habitats or biodiversity values. Furthermore, the freshwater resources on adjacent land have moderate ecological/ environmental value. The Auckland-wide provisions and national policy direction is considered to be sufficient to ensure that the preferred stormwater management method described within the SMP is implemented at subdivision and land use consent stages. Accordingly, the PPC is consistent with B7 without changing the existing AUP(OP) provisions or without introducing bespoke provisions in the Hobsonville Grove Precinct Plan.

For these reasons, the PPC is entirely consistent with Objectives B7.3.(1)-(3) relating to freshwater systems and Objectives B7.2.1(1) and B7.2.1(2) relating to indigenous biodiversity.

B10 – Environmental Risk

A more detailed assessment of Part B10 objectives and policies is included in **Appendix 14**.

The PPC is consistent with B10, which amongst other things, seeks to manage the risk of natural hazards and contaminated land on the future residents of the community that may result from the PPC.

The attached Preliminary Environmental Assessment concludes that there are no HAIL sites or history of soil contamination or discharges that would make the site unsuitable for residential. Likewise, the attached geotechnical report concludes that Block 1 is suitable for light industrial development and Block 2 is suitable for residential development. Geotechnical constraints can be addressed through more detailed site investigations and geotechnical design as part of the resource consent process, where necessary.

The AUP(OP) planning maps identify the presence of an overland flow path in Block 1. The existing provisions of Part E36 of the AUP(OP) can be relied upon to ensure that subdivision and development can be designed to avoid effects on the overland flow path.

Sheet runoff from impervious surfaces can be managed in accordance with the recommendations of the SMP to minimise the potential to increase the degree or extent to which the downstream environment floods. This can be achieved through existing zone, SMAF1 and Auckland-wide provisions that will not be amended by this PPC.

Overall, it is considered that the site is appropriate for residential development and environmental risk can be managed through the existing and proposed provisions of the AUP(OP).

Auckland-wide chapters

The AUP(OP) contains provisions that apply across the region. Some of these provisions are triggered by an overlay on the AUP(OP) planning maps that applies to parts of the region.

No changes are proposed to the Auckland-wide provisions. Below is an overview of the key 'Auckland-wide' provisions that will apply to the development of the PPC area.

E27 – Transportation

Part E27 of the AUP(OP) contains objectives, policies, and provisions that support and manage effects on the operation and development of an integrated transport network. Part E27 covers many aspects including the design of roads, accesses, and parking spaces. There are also many objectives and policies that relates to encourages the safety and amenity of all transport modes and providing access and loading in a manner that supports a compact urban form.

As stated previously in this report, the PPC will rely upon the provisions of E27 that apply Auckland-wide. These provisions will apply to the subdivision, development, and use of PPC area. The proposed precinct provisions supplement E27 by indicating the possible location of road and pathway connections to adjacent land and by providing indicative cross sections for roads within the PPC area.

It is considered that the indicative connections shown in the Hobsonville Grove Precinct will promote accessibility and mode choice both within the PPC area and the wider Hobsonville / Whenuapai area that includes the future urban areas to the west of Block 2.

The ITA concludes that the PPC can be safely accommodated on the adjoining road network without adversely compromising its function, safety, or capacity, or without implementing further mitigation measures/ improvements to the road network.

It is therefore considered that the scale of residential development enabled by the PPC is appropriate from a transportation perspective and that E27 and the proposed precinct provisions have the capacity to manage potential adverse effects on the safety and operation of the local road network.

E38 – Subdivision – Urban

E38 seeks to provide for the process of dividing a site or a building into one or more additional sites or units within an urban zone. No changes are sought to E38 as part of the PPC, however some additional objectives, policies, rules, and assessment criteria are proposed to achieve the outcomes of the Hobsonville Grove precinct. (It will also ensure than the objectives of overlays and Auckland-wide provisions are achieved in accordance with Objective E38.2(1)).

It is considered that there is nothing particularly unusual about the PPC area that would require any changes to E38 to manage the effects of subdivision. It is anticipated that most subdivision will follow a land use consent and if this occurs, the density and variety in housing stock enabled by the MHU and THAB zone will be achieved.

The subdivision provisions of E38 relating to creating road and pedestrian connections (Policy E38.3(10)) and minimising rear sites (Policy E38.3(12)) are also compatible with the PPC vision of creating a walkable neighbourhood of high amenity.

Policy E38.3(3) will require subdivision to respond to natural landscapes by designing roads and infrastructure in a manner that minimises earthworks and locating roads and development to follow land contours. Such provisions will ensure that subdivision and development minimise effects on natural character and results in a layout that does not lock a developer into a poor urban outcome if a vacant lot subdivision precedes a land use consent for residential buildings.

One of the main purposes of the proposed precinct subdivision provisions is to ensure that residential sites are not created prior to reticulated public wastewater being available and to ensure that connections to adjacent land are provided in the locations indicated in the precinct plan. This is necessary to achieve the RPS and NPS-UD

objective of creating an accessible and well-functioning urban environment and to minimise social effects associated with creating a residential area with poor connectivity.

E10 – Stormwater Management Area – Flow 1 and Flow 2 (SMAF1 and SMAF2)

The SMAF 1 and SMAF2 provisions seek to protect and enhance rivers, streams, and biodiversity with urban catchments. The provisions recognise that the volume and flow rate of stormwater runoff from impervious surfaces can affect their biodiversity and amenity values.

The addition of the SMAF 1 overlay will ensure that water quality effects associated with urban development under the proposed light industrial and THAB/MHU zones can also be appropriately managed.

This PPC would apply the SMAF1 overlay that is designed specifically for streams that have low levels of existing impervious surfaces (such as this greenfield site). No changes are proposed to the objectives, policies, rules, and assessment criteria within E10.

It is considered that E10 will ensure that the freshwater values of the site are maintained as the catchment is developed as an ‘urban area.’ In this regard, it is noted that new roads of more than 1,000m² require resource consent and new or redeveloped impervious surfaces of more than 50m² of area require resource consent. These are low thresholds that in practical terms means that any new road and any new building requires resource consent, and this will provide Council with the opportunity to review the adequacy of the stormwater management measures that are being proposed.

The hydrology requirements for the SMAF1 overlay in Table E10.6.3.1.1 replicate the recommendations of the attached Stormwater Report, with retention and detention requirements.

For these reasons, it is considered that the SMAF1 overlay will adequately manage the potential adverse effects of stormwater runoff of watercourses arising from urban development.

10.2 OTHER MATTERS

Auckland Future Development Strategy 2023-2053 (FDS)

The Future Development Strategy 2023-2053 (FDS) was adopted on 2 November 2023 by Council’s Planning, Environment and Parks Committee. The FDS replaces the Development Strategy and the Future Urban Land Supply Strategy (2017) and will be considered part of the Auckland Plan 2050.

The PPC would allow the land to be urbanised ahead of FDS timing. However, the PPC is consistent with when the Northern Interceptor is expected to be operational. As stated in the Infrastructure Report, most of the site can be served by reticulated wastewater once the Northern Interceptor becomes operational.

No upgrades to the existing road network are required to accommodate the development and population growth that is anticipated by the PPC.

The New Zealand Freshwater Management Statement

The structure planning and rezoning process has taken into consideration the objectives and policies of the NPS:FM and in doing so the following comments are made:

- The SMP anticipates the use of water sensitive design, including the retention, protection and enhancement of the existing stream network and providing for at source treatment devices such as swales or rain gardens.

- The ‘treatment train’ method is anticipated to retain the quality of water discharging to the stream network (thereby maintaining effects on biodiversity).

It is considered that the PPC will achieve the relevant objectives and policies of the National Policy Statement for Freshwater Management.

Cultural Values Assessment

A Cultural Impact Assessment has not been obtained and this is included in **Appendix 15**.

10.3 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the RMA sets out the purpose, and additional principles, which are to be considered when applying the RMA. The following assessment is based on the purpose of the RMA, and the guiding principles (Sections 5 to 8).

The purpose of the PPC is considered to be consistent with Section 5 as it seeks to enable the wellbeing (social and economic) of the growing population of Auckland Region through the release (through rezoning) of land for housing and industrial use. Social wellbeing will also be enabled through the PPC provisions and Precinct Plan, which require a road network connection into the wider block and enable a small-scale neighbourhood centre. At the same time, the PPC seeks to address the matters (a) to (c), in particular:

- It seeks to ensure that the land resource is developed in a manner that achieves, and does not undermine, its potential to accommodate its share of projected growth. Growth in this location relieves pressure for growth in other less appropriate parts of the Auckland Region (such as productive land) thereby safeguarding the needs of future generations;
- It seeks to safeguard the life supporting capacity of water (and ecosystems that reside within the stream and margins) through the use of water sensitive design options for stormwater, and the protection and enhancement of the stream and its margins; and
- Adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the Precinct provisions and the existing AUP(OP) rules.

Table 1 provides an assessment of the PPC against the RMA principles as outlined in sections 6 and 7 of the RMA.

TABLE 1: Assessment of Section 6 & 7 of the RMA	
MATTER	ASSESSMENT
MATTERS OF NATIONAL IMPORTANCE	
a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;	The PCA is located inland from the coast and does not contain any identified “outstanding landscapes” or “outstanding natural features.”
b) The protection of outstanding natural features and landscapes	There are no outstanding natural features and landscapes within the PCA.

TABLE 1: Assessment of Section 6 & 7 of the RMA	
MATTER	ASSESSMENT
MATTERS OF NATIONAL IMPORTANCE	
from inappropriate subdivision, use, and development;	
c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;	The PCA does not contain any identified significant indigenous vegetation or significant habitats of indigenous fauna.
d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;	The PCA does not contain any coastal or freshwater features. Block 1 is adjacent to permanent streams that will be protected during subdivision through existing AUP(OP) provisions.
e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;	A CVA has been obtained (Appendix 15). Effects on cultural values can be avoided and mitigated. No waahi tapu or other sites of significance have been identified in the PCA.
f) The protection of historic heritage from inappropriate subdivision, use, and development; and	The PCA does not contain any identified historic heritage
g) The protection of recognised customary activities	This does not apply to the site.
OTHER MATTERS	
a) Kaitiakitanga; aa) The ethic of stewardship;	The proposal has acknowledged the kaitiakitanga role (which is also a form of stewardship) of the local iwi and consultation has been undertaken with respect to the PPC. The PPC and resulting development will be rolled out in general accordance with the CVA recommendations (Appendix 15).
b) The efficient use and development of natural and physical resources; ba) The efficiency of the end use of energy;	The PPC seeks to ensure the development that will be enabled is an efficient use of the site where amenity values and the quality of the environment is maintained as discussed in the AEE
c) The maintenance and enhancement of amenity values;	While the land will no longer be retained for its rural amenity, the existing AUP(OP) provisions can be relied upon to achieve a reasonable level of amenity for the community.

TABLE 1: Assessment of Section 6 & 7 of the RMA	
MATTER	ASSESSMENT
MATTERS OF NATIONAL IMPORTANCE	
	The height control for development adjacent to Hobsonville Road that applies to sub-precinct C of the Hobsonville Corridor Precinct will be extended along the road frontage of Block1. This will maintain the amenity values of the owners and occupiers of residential land on the southern side of Hobsonville Road.
d) Intrinsic values of ecosystems;	The site does not contain any vegetation of ecological value.
e) Maintenance and enhancement of the quality of the environment;	The PPC will allow for the ecosystems in the receiving environment, particularly adjacent streams to be recharged through the proposed stormwater management approach.
f) Any finite characteristics of natural and physical resources;	The PPC is an efficient use of natural and physical resources as it will utilise land at the edge of an existing urban area for light industrial uses and residential housing. The PPC will enable housing density that will promote housing choice / lifestyle options and housing/lifestyle options.
g) The protection of the habitat of trout and salmon;	N/A
h) The effects of climate change; and	The PCA location within the urban limits in close proximity to centres and transport routes will provide for urban development in a manner that will mitigate emissions that are associated with vehicle miles.
i) The benefits to be derived from the use and development of renewable energy.	N/A

In respect to Section 8, Te Tiriti ō Waitangi has been taken into account in the preparation of this PPC through consultation with the identified iwi and a commitment to continue engaging during subsequent phases of the Project.

Overall, the proposed rezoning is consistent to the purposes and principles of the RMA as defined by Part 2.

11.0 CONCLUSION

This application is being made by Austino NZ for a private plan change from Auckland Council to rezone the site from FUZ to LI and THAB/MHU along with appropriate stormwater management (SMAF1 control) that adopts the provisions of the AUP(OP).

The AUP(OP) provisions will effectively and efficiently address the delivery of infrastructure required to enable the redevelopment under the AUP(OP) provisions.

An assessment of the PPC against the provisions of section 32 of the RMA is provided in Appendix 3. It assesses the objectives of the proposed rezoning of the site as the most appropriate way to achieve the purpose of the RMA.

The rezoning of the site is the most efficient and effective way to enable urban redevelopment of the site. Robust technical assessments included ensure that effects of scale, character and intensity of the enabled future redevelopment do not compromise the existing environment.

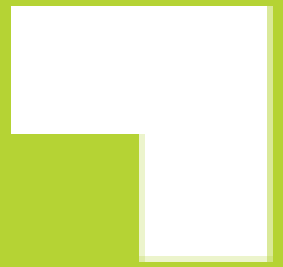
For all of the reasons above, the request to vary the AUP(OP) is considered appropriate.

12.0 LIMITATIONS

This report is for the use by Austino NZ Limited only and should not be used or relied upon by any other person or entity or for any other project.

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Harrison Grierson Consultants Limited. No responsibility is accepted by Harrison Grierson Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.

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APPENDICES



APPENDIX 1

RECORD OF TITLE

APPENDIX 2
**PLAN CHANGE REZONING PLAN AND
PRECINCT PROVISIONS**

APPENDIX 3
SECTION 32 EVALUATION

APPENDIX 4

URBAN DESIGN ASSESSMENT

APPENDIX 5

INTEGRATED TRANSPORT ASSESSMENT

APPENDIX 6
GEO TECHNICAL ASSESSMENT

APPENDIX 7
**COMBINED PRELIMINARY AND DETAILED
SITE INVESTIGATION**

APPENDIX 8
INFRASTRUCTURE REPORT

APPENDIX 9
STORMWATER MANAGEMENT PLAN

APPENDIX 10

ECOLOGICAL EFFECTS ASSESSMENT

APPENDIX 11

ARCHAEOLOGICAL ASSESSMENT

APPENDIX 12
ECONOMICS REPORT

APPENDIX 13

CONSULTATION RECORDS

APPENDIX 14
ASSESSMENT AGAINST PART B OF THE
AUP(OP)

APPENDIX 15

CULTURAL VALUES ASSESSMENT (CVA)