

AUP(OP)Additional RPS Assessment Table

Appendix H

Objective/Policy	Assessment
Chapter B	
B2 - Urban Growth and Form <ul style="list-style-type: none"> B2.2 Urban Growth and Form B2.3 A Quality Built Environment B2.4 Residential Growth B2.5 Commercial and Industrial Growth B2.7 Open Space and Recreation 	B3 - Infrastructure, Transport and Energy <ul style="list-style-type: none"> B3.2 Infrastructure B3.3 Transport B7 - Natural Resources <ul style="list-style-type: none"> B7.2 Indigenous Biodiversity B7.3 Freshwater Systems B7.4 Coastal Water, Freshwater and Geothermal Water
B2.2 - URBAN GROWTH AND FORM	
<p>Objective B2.2.1(1) A quality compact urban form that enables all of the following:</p> <ul style="list-style-type: none"> (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects. <p>Objective B2.2.1.(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).</p> <p>Objective B2.2.1.(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</p>	<p>The land that is the subject of this proposed plan change is Future Urban Zoned land, is within the Rural Urban boundary, and has undergone a structure planning process and plan change processes in accordance with Appendix 1 of the Auckland Unitary Plan (Operative in Part). The proposed precinct plan and associated provisions would support a quality compact urban form through the following:</p> <ul style="list-style-type: none"> Provision of a small neighbourhood centre that would provide for the day to day needs of the residents and act as a focal point for the community, that is located in the middle of the precinct and on a main arterial road and bus route. Highest intensity zoning would be located in the areas closest to the centre. The rest of the site is zoned a combination of Open space is concentrated through the gully and stream networks across the site and in the new neighbourhood park delivered in Stage 1. The open space incorporates a pedestrian network that connects into the centre and to the Nukumea Reserve. The approach to additional open space is to manage it via an indicative open space extents in the precinct and provisions rather than zoning to provide flexibility in respect of the interface with the residential development areas. Development and the provision of infrastructure would be integrated. Development prior to the provision of connections into public infrastructure would be avoided. In deed the site already has an existing three waters network and is connected into the wider network. Three pump stations have already been delivered. The residential zonings provided in the precinct that will enable a variety of housing choice within neighbourhoods in the precinct. Stages 1-3 have either already been delivered or are under construction. The indicative concept masterplan that informs the zoning illustrates the range of housing typologies. Provision of a connected open space network throughout the precinct that allows people and wildlife to move around efficiently and safely as well as providing a range of recreational activities and experiences, including connection into the Nukumea Scenic Reserve and access along streams and wetlands. The connected open space network would provide walking tracks and cycle paths that would complement the walking and cycling opportunities provided by the local road network in the precinct and that will connect to the neighbourhood centre and public transport as well as across the motorway with Grand Drive.
<p>Policy B2.2.2(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure Plan Guidelines.</p> <p>Policy B2.2.2(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages and avoid urbanisation outside these areas.</p>	<p>A neighbourhood centre is proposed in the precinct. This centre will serve the newly planned precinct as well as future development of adjoining Future Urban Zoned Land. These proposed and future neighbourhoods are not within close walkable proximity to an existing town, local or neighbourhood centre and therefore lack ready access to local and convenient commercial services. The establishment of a new neighbourhood centre would reduce car dependency, encourage walkability and reinforce the compact urban form and efficient use of land sought in the AUP.</p> <p>The proposed neighbourhood centre zone directly adjoins land that is proposed to be zoned THAB and Mixed Housing Urban and is located on a proposed new arterial road that will eventually be a public transport route once AT deliver Grand Drive Extension under NOR6, and will serve the new planned neighbourhood of the proposed Orewa 4 Precinct and future development of adjoining FUZ land.</p>

<p>Policy B2.2.2(5) Enable higher residential intensification:</p> <ul style="list-style-type: none"> (a) In and around centres; (b) Along identified corridors; and (c) Close to public transport, social facilities (including open space) and employment opportunities. <p>Policy B2.2.2(6) Identify a hierarchy of centres that supports a quality compact urban form:</p> <ul style="list-style-type: none"> (a) At a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the regions or sub-regions; and (b) At a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities. <p>Policy B2.2.2 (7) Enable rezoning of land within the Rural Urban boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:</p> <ul style="list-style-type: none"> (a) Support a quality compact urban form; (b) Provide for a range of housing types and employment choices for the area; (c) Integrate with the provision of infrastructure; (d) Follow the structure plan guidelines as set out in Appendix 1. 	<p>The need to deliver a compact urban form and a focal point for the local community would be met and the residential development therefore would achieve the direction of the RPS in this regard.</p> <p>The nearest existing centres are larger town centres at Silverdale and Orewa, and there is an absence of neighbourhood centres in the vicinity which is not sustainable for the precinct and future surrounding neighbourhoods, as it makes them car dependent in terms of accessing day to day provisions. Based on the economic assessment prepared to support the proposal (attached at Appendix J), the Neighbourhood Centre zone represents the most efficient and effective means of providing for the service needs required in this residential catchment and it supports the residential zonings outlined in the Precinct Plan. The neighbourhood centre is located in the middle of the precinct, on the arterial entry road along which public transport will also transit. It is also well connected to the local road network and the open space network all of which enable significant walking and cycling opportunities</p>
B2.3 - A QUALITY BUILT ENVIRONMENT	
<p>Objective B2.3.1.(1) A quality- built environment where subdivision, use and development do all of the following:</p> <ul style="list-style-type: none"> (a) Respond to the intrinsic qualities and physical characteristics of the site and area including its setting; (b) Reinforce the hierarchy of centres and corridors; (c) Contribute to a diverse mix of choice and opportunity for people and communities; (d) Maximise resource and infrastructure efficiency; (e) Are capable of adapting to changing needs; and (f) Respond and adapt to the effects of climate change. <p>Objective B2.3.1.(2) Innovative design to address environmental effects is encouraged.</p> <p>Objective B2.3.1.(3) The health and safety of people and communities are promoted.</p>	<p>It is considered that the proposed precinct plan and provisions would be consistent with these objectives and policies.</p> <p>The structure plan and provisions have responded to the intrinsic qualities and physical characteristics of the site which include its topography, stream network and riparian vegetation and its proximity to Nukumea Scenic Reserve through;</p> <ul style="list-style-type: none"> • Provision of an extensive and connected open space network along the stream corridors that provides good walking and cycling prospects and a range of recreational activities and that will be owned and maintained by all residents in the precinct. • Provision of a development-free buffers on land adjacent to Nukumea Scenic Reserve and restoration replanting of vegetation in that area. • Prohibition on the keeping of cats, rodents and mustelids in recognition of the native flora and fauna present on the site and in the scenic reserve • Development of the precinct as a series of distinct blocks or neighbourhoods that take advantage of the natural topography, vegetation and stream network to establish distinct but well-connected residential areas. • Utilisation of the stream network as part of stormwater management for the site, ensuring that only treated or clean stormwater is discharged into the heads of the streams as well as ensuring that the base flow of the streams is appropriately retained and enhanced. Stream water quality would be further enhanced through the proposed 10m wide riparian planting and the removal of stock grazing in and near streams as a result of the change in land use from rural to residential <p>The provision of a small neighbourhood centre reinforces the centres hierarchy approach and it is located on the main arterial road, on the public transport route and surrounded by higher intensity zoning. The proposed local roading network is of a design and layout that provides excellent cycle and pedestrian connections throughout the precinct and connects easily into the wider transport network with new cycle and pedestrian connections across the motorway .</p>
<p>Policy B2.3.2.(1)</p>	

<p>Manage the form and design of subdivision, use and development so that it does all of the following:</p> <ul style="list-style-type: none"> (a) Supports the future planned environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) Contributes to the safety of the site, street and neighbourhood; (c) Develops street networks and block patterns that provide good access and enable a range of travel options; (d) Achieves a high level of amenity and safety for pedestrians and cyclists; (e) Meets the functional and operational needs of its intended use; and (f) Allows for change and enables innovative design and adaptive reuse. <p>Policy B2.3.2.(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:</p> <ul style="list-style-type: none"> (a) Providing access for people of all ages and abilities; (b) Enabling walking, cycling and public transport and minimising vehicle movements; (c) Minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision. <p>Policy B2.3.2.(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.</p> <p>Policy B2.3.2.(4) Balance the main functions of streets as places for people as well as routes for the movement of vehicles.</p> <p>Policy B2.3.2.(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</p>	
B2.4 - RESIDENTIAL GROWTH	
<p>Objective B2.4.1.(1) Residential intensification supports a quality compact urban form.</p> <p>Objective B2.4.1.(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.</p> <p>Objective B2.4.1.(3)</p>	<p>A range of housing choice would be enabled by the proposed range of residential zonings in the precinct and the provision of infrastructure and development would be coordinated and integrated.</p> <p>The highest residential densities would be located closest to the neighbourhood centre with the lowest densities adjoining the boundaries of the Nukumea Scenic Reserve in recognition of the environmental constraints of the topography and vegetation in this area and to ensure that the natural landscape and ecological qualities of the reserve are not compromised.</p> <p>The precinct provisions provide for limited commercial activities in the THAB zone adjacent to the Neighbourhood centre.</p> <p>In recognition of the specific characteristics of the site, specific place- based provisions have been utilised in the precinct provisions to ensure that the full development potential of the land is achieved whilst ensuring that the unique environmental, amenity and landscape characteristics of the site are protected and enhanced.</p>

<p>Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.</p> <p>Objective B2.4.1.(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population.</p> <p>Objective B2.4.1.(5) Non-residential activities are provided in residential areas to support the needs of people and communities.</p>	<p>In addition to the existing AUP(OP) zoning, overlay and Auckland wide provision that would apply to the site, specific provisions to address particular characteristics within the proposed precinct include:</p> <ul style="list-style-type: none"> • Recognition of the ecological and amenity attributes of the precinct and its proximity to the adjacent Nukumea Scenic Reserve through a prohibition on the keeping of cats, mustelids and rodents in the precinct and the establishment of an overlay area which requires larger site sizes, development restrictions (including the identification of a suitable building platform away from the boundary with the reserve and restrictions on the placement of minor household units), and requirements in relation to weed management and restoration planting (a revegetation and weed management plan for 60% of the land is required) of sites adjoining the reserve; • Allowing small commercial activities on the ground floor in certain areas of the THAB zone that adjoin the neighbourhood centre zone to provide flexibility without compromising the integrity of the neighbourhood centre;
<p>Policy B2.4.2.(1) Provide a range of residential zones that enable different housing types and intensity that appropriate to the residential character of the area.</p> <p>Policy B2.4.2.(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.</p> <p>Policy B2.4.2.(3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space.</p> <p>Policy B2.4.2.(4) Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) That are subject to high environmental constraints; (c) Where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and (d) Where there is a suburban area with an existing neighbourhood character.</p> <p>Policy B2.4.2.(5) Avoid intensification in areas: (a) Where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; or (b) That are subject to significant natural hazard risks; where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risk.</p>	<ul style="list-style-type: none"> • Not permitting fencing and/or restricting the height of fencing to enable passive surveillance, integration into the landscape and minimise visual dominance effects; • Requiring all open space land to be accessible to the public in recognition of it being owned and managed by the residents of the community rather than vested in Council as well as requiring development and maintenance plans for the open space land. • Utilisation of water sensitive design stormwater management techniques that incorporate the stream networks and include the requirement that all building materials meet effluent quality requirements and that hydrological mitigation to SMAF1 standards is provided; • Provision for the establishment of ecological corridors and a pedestrian connection through to the Nukumea Scenic Reserve as part of the subdivision pattern in the precinct; • Requiring the provision of 10m wide riparian planting on open space and residential land to ensure the stream network and identified ecological connections in the precinct are protected and enhanced.

<p>Policy B2.4.2.(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.</p> <p>Policy B2.4.2.(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.</p> <p>Policy B2.4.2.(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.</p> <p>Policy B2.4.2.(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.</p>	
B2.5 - COMMERCIAL AND INDUSTRIAL GROWTH	
<p>Objective B2.5.1.(1) Employment and commercial and industrial opportunities meet current and future demands.</p> <p>Objective B2.5.1.(2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.</p>	<p>Although the proposed centre is a neighbourhood centre (rather than a metropolitan, town or local centre) an assessment against this policy is considered useful and has been undertaken.</p> <p>As assessed in the Economic Assessment report and attached at Appendix J, the nearest competitors to the proposed centre are the Orewa Town Centre and Silverdale Town Centre with few other convenience -based centres in proximity. These centres serve as the main commercial areas for the Silverdale/Orewa areas offering a wide range of retail and commercial services and are destination centres. The proposed neighbourhood centre is a small convenience- based location largely driven by its close proximity to a local and discrete market. It is unlikely that the centre would not attract users from outside the precinct. As described in the economic assessment report the proposed neighbourhood centre is <i>“unlikely to pose a significant threat to these other centres to the point where retail distribution effects would begin to become evident. The proposed centre would simply be too small to undermine these larger centres and there is not a plausible potential that the proposed provision could undermine or jeopardise the retail and commercial provisions in Silverdale and Orewa to a level where their function or viability is threatened.”</i></p>
<p>Policy B2.5.2.(4) Enable new metropolitan, town and local centres following a structure planning process and plan change process in accordance with Appendix 1, structure plan guidelines, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the proximity of the new centre to existing or planned medium or high intensity residential development; (b) the existing network of centres and whether there will be sufficient population growth to achieve a sustainable distribution of centres; (c) Whether the new centre will avoid or minimise adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects normally associated with trade effects on trade competition; (d) the form and role of the proposed centre; (e) any significant adverse effects on existing and planned infrastructure; (f) a safe and efficient transport system which is integrated with the centre; and (g) any significant adverse effects on the environment or on natural and physical resources that have been scheduled in the Unitary Plan in relation to natural 	<p>The proposed neighbourhood centre would mostly not directly compete with any other centre due to its size, location and niche convenience function for residents in the precinct. As assessed in the economic impacts assessment, impacts on other centres would not be at a level that would result in significant adverse effects on any other centre and the market can comfortably accommodate a convenience -based centre in the Precinct. Furthermore, a neighbourhood centre is already provided in the underlying resource consent and the super lots for this centre have been created. Hence the zoning is simply aligning with the consented outcome.</p> <p>The proposed neighbourhood centre enables the establishment of a commercial centre for the surrounding community. The scale of commercial development that would be enabled is commensurate with the residential catchment that it is intended to serve (assessed as this precinct and future development of the adjoining FUZ land) and the location that it would occupy.</p> <p>Overall, the proposal would provide for a range of commercial, social and employment uses at a scale that is consistent with the size of the residential catchment. The nature and form of development enabled in the Neighbourhood Centre zone is such that the interface between the site and adjacent residential properties can be managed to maintain reasonable amenity.</p> <p>It is considered that the proposed neighbourhood centre zoning aligns and integrates with the proposed local and existing strategic transport networks and this has been assessed and considered in the ITA prepared by Flow and attached in Appendix M. On the basis of the above it is considered the surrounding transport system is integrated within the proposed centre and, in particular, the new centre will enable the existing and future neighbourhoods to the south to be walkable in respect of their convenience needs.</p>

heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character.	
B2.7 - OPEN SPACE AND RECREATION	
<p>Objective B2.7.1.(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</p> <p>Objective B2.7.1.(2) Public access to and along Auckland’s coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.</p>	<p>The provision of open space in the proposed precinct would be consistent with these objectives and policies. The open space network enables public access to the stream network on the site and uses the stream network to connect with the larger areas of open space to be used for parks and civic space. All open space on the site would be accessible to the public but would be owned and managed by all residents in the community, meaning the community is engaged and invested in the provision and maintenance of the open space. A range of recreational activities are encouraged including passive recreation and playgrounds along with walking and cycling tracks. All open space would be readily accessible and visible from dwellings. The amount of open space and connectivity is a defining feature of the precinct along with its proximity to the Nukumea Scenic Reserve and the ecological, landscape and visual amenity opportunities that it offers. The retention of the riparian margins along with the proposed replanting and development of walking tracks means that wildlife and people will be able to move safely and efficiently around the precinct. Open space separates and define the urbanised areas of the precinct given the nature of the gully network across the site. The precinct seeks with the less intense development adjacent to the Nukumea Scenic Reserve to recognise the significant ecological areas on this site and the subject site and given stability constraints. Overall, this strategy will ensure that any adverse effects arising from development on the open space in the precinct are avoided, remedied or mitigated.</p>
<p>Policy B2.7.2.(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.</p> <p>Policy B2.7.2.(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</p> <p>Policy B2.7.2.(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.</p> <p>Policy B2.7.2.(7) Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreational facilities.</p> <p>Policy B2.7.2.(8) Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.</p> <p>Policy B2.7.2.(9) Enable public access to lakes, rivers, streams and wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.</p>	
B3 - INFRASTRUCTURE	
<p>B3.2 Infrastructure Objective B3.2.1(5) Infrastructure planning and land use planning are integrated to service growth efficiently.</p>	<p>The underlying consent has already delivered significant three waters infrastructure to the site with stages 1-3 delivered. This includes water and waste connections under the motorway including three pump stations. These have all been delivered and vested to Watercare as part of the underlying consents. This has therefore achieved integrated infrastructure and land use planning to service growth in an effective manner.</p>
<p>B3.3. Transport Policy B3.3.2.(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.</p>	<p>Watercare have confirmed that any additional dwellings beyond the consented 575 lots would be reliant on the future Army Bay WWTP Stage 1 upgrade being completed (currently antipicated in 2031).</p> <p>WSL confirm that “Given the FDS is silent on the timing of the development of this future urban area, we would not oppose a plan change to rezone the land subject to precinct provisions that require consideration of the capacity of the bulk network at the time of RC application, and upon the clear expectation that new development</p>

<p>Policy B3.3.2.(2) Enable the movement of people, goods and services and ensure accessibility to sites.</p> <p>Policy B3.3.2.(4) Ensure that transport infrastructure is designed, located and managed to:</p> <ul style="list-style-type: none"> (a) Integrated with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and (b) Provide effective pedestrian and cycle connections. <p>Policy B3.3.2.(5) Improve the integration of land use and transport by;</p> <ul style="list-style-type: none"> (a) Ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) Encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips especially during peak demand; (c) Locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport activities. 	<p><i>proposals from the plan change area would be required to wait for the WWTP upgrade due 2031”¹</i>. The precinct provisions sought by WSL have been incorporated into the precinct refer Appendix C this will ensure development on site continues to be integrated with infrastructure delivery.</p> <p>It is considered that the transport provisions of the proposed precinct would be consistent with these policies. An Integrated transportation assessment of the proposed plan change has been undertaken by Flow (attached as Appendix M) who have concluded that an integrated transport system has been provided that incorporates.</p> <ul style="list-style-type: none"> • Good vehicle and walking and cycling connections within the precinct and good vehicle and cycling connections to Orewa and its facilities and amenities. The provision of a well- connected walking and cycling network within the precinct will enable minimisation of the number of vehicle trips within the precinct. • The location of the neighbourhood centre on the main entry road in the middle of the precinct • Direct access to SH1, providing easy access across the Auckland region • Any effects on the surrounding transport network as a result of the increase in traffic would be minor with all surrounding roads and intersections capable of accommodating the additional traffic generated. <p>The proposed roading, walkway and cycling network is appropriate for the proposed intensity, character and scale of the proposed land uses and has taken the adjacent land uses into account in terms of the proposed roading hierarchy which anticipates a mix of road typologies and sizes e.g. the main entry road on which the neighbourhood centre would be located is to be a wide road suitable as an entry into the precinct and for public transport and access to the commercial centre of the precinct. Consistency with this objective is achieved.</p>
B7 – NATURAL RESOURCES	
<p><u>B7.2. Indigenous biodiversity</u> Objective B7.2.1.(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.</p> <p>Objective B7.2.1.(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.</p>	<p>The proposed plan change would be consistent with these policies. Water supply and wastewater disposal has been provided for via new connections to the existing reticulated systems and provision for a reservoir is included in the precinct plan. Stormwater would be discharged to the existing stream network either as clean roof water or via raingardens for treatment and at an appropriate rate to ensure that the streams are recharged so that habitat and flow rate is not compromised. Water quality would be enhanced through the proposed riparian planting and the change of land use to residential meaning that stock would no longer graze in or near the streams. An SMP has been developed that has been approved by Healthy Waters.</p> <p>The proposed precinct provision avoid development on the areas of SEA in the northern portion of the site and includes these areas within the open space network. The precinct plan and provisions also recognise the ecological and landscape importance of the Nukumea Scenic Reserve which is within the SEA overlay, providing for low intensity development adjoining the reserve including a planted /vegetation and development-free buffer, planted ecological connections as well as a prohibition on the keeping of cats, rodents and mustelids in the precinct to minimise the threat to indigenous fauna and flora in the Reserve. Whilst some existing mature exotic vegetation may be retained the focus in the precinct is on restoration planting with eco- source native species both in open space areas but also on private land where native restoration planting is required as part of or all of the landscaping requirement.</p>
<p>Policy B7.2.2(5) Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.</p>	
<p><u>B7.3. Freshwater systems</u> Objective B7.3.1.(1) Degraded freshwater systems are enhanced.</p> <p>Objective B7.3.1.(2) Loss of freshwater systems is minimised.</p>	
<p>Policy B7.3.2.(1)</p>	

¹ Refer **Appendix U**.

<p>Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:</p> <ul style="list-style-type: none"> (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification; (b) ensuring catchment management plans form part of the structure planning process. 	
<p><u>B7.4. Coastal water, freshwater and geothermal water</u> Policy B7.4.2.(1) Integrate the management of subdivision, use, development and coastal and freshwater, by:</p> <ul style="list-style-type: none"> (a) Ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth, and; (b) Requiring catchment management planning as part of structure planning (c) Controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those waters are degraded; (d) Avoiding development where it will significantly increase adverse effects on water, unless those adverse effects can be adequately mitigated. <p>Policy B7.4.2.(9) Manage stormwater by all of the following:</p> <ul style="list-style-type: none"> (a) Requiring subdivision, use and development to: <ul style="list-style-type: none"> (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; (b) adopting the best practicable option for every stormwater diversion and discharge; and (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater system. <p>Policy B7.4.2.(10) Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following:</p> <ul style="list-style-type: none"> (a) Ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development. 	