

Appendix 1 Section 1.4 Matters to Identify, Investigate and Address	Comments
1.4.1 Urban Growth	
<p>(1) The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet the sub-regional growth projections in the Auckland Plan adopted under the Local Government (Auckland Council) Act 2009.</p>	<p>The land in the proposed precinct has a current granted resource consent (attached at Appendix D and E) to establish 575 lots on the land. The background studies prepared as part of this proposed plan change demonstrate that additional density can be achieved up to 900 dwellings. The Commissioners who granted the consent found that the proposed subdivision would promote the sustainable management of natural and physical resources as required by Section 5 of the RMA. It would enable the provision of social and economic well-being, but not at the expense of compromising the foreseeable needs of the community either within or around the site as the area is urbanised, or creating adverse effects on the environment that are not able to be avoided or mitigated.</p> <p>In light of the approved resource consent, it is considered that a live zoning should now be applied to the subject land, as the granting of the resource consent has created an anomaly with the underlying zoning. The provision of a 'live' zoning will also provide greater certainty to future land owners of the residential lots.</p> <p>It is noted that the Auckland Future Urban Land Supply Strategy (July 2017) highlighted that the subject site would be sequenced for urbanisation pending the outcome of the resource consent application. In the light of that consent being granted it is considered that the land should be identified as "planned development".</p> <p>Auckland Council released its Future Development Strategy ('FDS') in 2023 and is a non-statutory document. The FDS focuses on the long-term future of Auckland and how growth should be managed for the next 30 years to ensure sufficient residential land is provided. The Auckland Plan and the FDS work in tandem to set the high-level direction for Auckland over the long-term. It is highlighted that the FDS <i>precedes</i> recent government announcements around the need for Council's to provide sufficient land to enable housing delivery over a 30 year period.</p> <p>The FDS notes that while most growth is anticipated to be through intensification in existing urban areas, future urban areas will also provide for urban expansion. The FDS sets out the timing of development in future urban areas based on when the required bulk infrastructure can be provided.</p>

	<p>The site falls within Upper Orewa area and is identified as the 'Resource Consent Area'. The site is not subject to a timing limitation for bulk infrastructure delivery. Although the adjacent FUZ sites are identified as 2050+. The site is specifically excluded from the FDS as the area has an underlying resource consent that has been given effect to on site that effectively urbanised the site. The relevant transport infrastructure and amenities necessary to support the urbanisation of the site have already been determined by the underlying consent and incorporated into the precinct.</p>
<p>(2) The phases and timing for the staged release of greenfield land or the staged conversion of land within the existing urban area to a more intensive activity for urban development or for comprehensive redevelopment, in coordination with infrastructure.</p>	<p>The site will be used for a slightly more intensive activity to the granted resource consent for 575 lots. A extensive network of three waters infrastructure has been installed and vested on site including three pump stations. The consented approach to stormwater on site was to discharge to the existing stream network with conditions of consent requiring retention and detention measures to ensure the stream habitat was maintained and enhanced. This is retained in the proposed SMP.</p> <p>Consultation has been undertaken with WSL (refer Appendix U). They 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 anticipated in 2031).</p> <p>WSL confirm that <i>"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 proposals from the plan change area would be required to wait for the WWTP upgrade due 2031"</i>¹. The precinct provisions sought by WSL have been incorporated into the precinct refer Appendix C.</p> <p>The water supply network has also been recently extended into the site and a network that serves Stages 1 and 3 has been completed. It is proposed to further extend the network to service the site. WSL have confirmed that there will be a requirement for a reservoir on the site and an indicative location is included on Precinct Plan 1.</p> <p>In terms of roading and transport infrastructure the local roading network and associated infrastructure to service the site would be constructed and installed by the applicant and there would be no need for a funding agreement. An IFA was entered into for the additional width and gradient to allow .</p> <p>A portion of Grand Drive Extension has already been constructed and vested to service stages 1-3A, with another extent to be vested as a paper road to allow AT to extend it in the future as part of NOR6. Existing surrounding roads and intersections are capable of accommodating additional traffic generated from the</p>

¹ Refer **Appendix U**

	<p>precinct and this has been demonstrated in the Integrated Transport Assessment prepared by FLOW in Appendix M.</p> <p>A new stormwater network has started to be installed to service the precinct with a network, outlets and two wetlands constructed. This discharges into the stream network on site by distributed outlets. This will continue with the development subject to recommended measures in the SMP and the extension of the SMAF-1 overlay across the site.</p> <p>Overall infrastructure would be available in a coordinated and timely manner to adequately service the proposed precinct development.</p>
(3) The location, type and form of the urban edge, its appropriateness to the structure plan area and the surrounding area and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.	<p>The site is physically separated from existing urban development by the motorway which runs along the eastern boundary and borders land to the south and west that is currently undeveloped but is zoned Future Urban zone. To the north the land directly adjoins the Nukumea Scenic Reserve which is also the Rural Urban Boundary. The proposed precinct plan provides lower intensity zoning and a planted development buffer (including open space zoning) along the edge with Nukumea Scenic Reserve to ensure that the ecological and amenity connections with the reserve are recognised and enhanced. The highest intensity of development is located around the local centre zoning (THAB) along with high intensity (MHU) on the flatter land to the south of the precinct, with the boundaries around this area having an open space zoning to reflect the stream network and riparian edges.</p>
(4) Linkages and integration with existing urban-zoned and/or rural-zoned land adjoining the structure plan area through careful edge or boundary treatment.	<p>The precinct plan enables a number of future connections and linkages to currently undeveloped Future Urban zoned (FUZ) land to the south and west and a separate cycling and walking bridge across SH1 into the development from the western SH1/Grand Drive interchange/roundabout that crosses SH1. Pedestrian connections into the Nukumea Scenic Reserve and an adjacent parking area on road reserve would also be provided for in the proposed precinct plan and provisions.</p> <p>Proposed boundary treatments of the precinct recognise the Nukumea Scenic Reserve and consist of either larger lots with planting requirements at the boundary of the reserve or a development buffer between the scenic reserve and housing on the sites adjacent.</p>
(5) Opportunities to improve access to landlocked parcels, including Māori land.	<p>The proposed precinct plan provides opportunities to connect with and access the Nukumea Scenic Reserve which currently has no public access from either the north or the south. The only road that could give access to the reserve in this location is a paper road only and not formed. This is a significant opportunity and it is proposed to locate, in consultation with the Department of Conservation (DOC), a small public carpark within the precinct, specifically to enable public access to the reserve. It is also proposed that the green walking network within the precinct will extend and connect into the reserve as tracks through the reserve are developed in the future (again in consultation with DOC).</p>

1.4.2 Natural Resources	
<p>(1) The protection, maintenance and enhancement of natural resources, particularly those that have been scheduled in the Unitary Plan in relation to Mana Whenua, natural resources, and the coastal environment.</p>	<p>Whilst there are no scheduled resources in respect to mana whenua, or the coastal environment on the site there are a number of natural ecological features and resources, including the stream network, terrestrial and freshwater vegetation and fauna that should be considered. It must be noted that the approved resource consent give approval to the modification of some natural features such as the reclamation of a portion of Middle Stream. This work has already been undertaken and is not included as an ecological feature on the site in this plan change discussion.</p> <p>The site consists of predominantly undulating retired pasture with patches of forestry, exotic vegetation and regenerating native bush with significant amounts of gorse. The native bush is mainly found in the gullies and riparian margins of the three watercourses and their associated tributaries on the site. Native flora and fauna studies have been undertaken which reveal that the presence of native lizard and bird species and native freshwater fauna in the streams. There are some mature exotic trees on the site, including areas of mature pine forestry which would all be located in open space land that are proposed to be retained for their amenity, landscape and ecological values and also for the stability they currently provide</p> <p>The proposed riparian planting and revegetation and its protection from development through its open space zoning and use for recreation and the recharge of the stream flow as part of the stormwater network, will ensure that these ecological features are protected and enhanced. As a unique and defining feature of the precinct it is anticipate that the streams will be valued by the residents and will continue to be enhanced and protected.</p> <p>The site bounds the Nukumea Scenic Reserve to the north that is owned and managed by the Department of Conservation. This land is subject to a Significant Ecological overlay (SEA_T_6652) which extends onto parts of the precinct where the West Hoe Stream and its associated tributaries are within the boundaries of the precinct. It is proposed that this area would be part of the open space network in the precinct and also protected from development by way of covenant.</p> <p>There are a few discrete areas of SEA that were consented to be removed as part of the underlying consent so a consequential amendment to the SEA Overlay is sought to align with the consented earthworks boundaries.</p> <p>The precinct provisions recognise the ecological and natural features of the reserve and provides planted buffers and ecological connections into the reserve as well as a prohibition on the keeping of cats, rodents and mustelids to ensure that native fauna both in the reserve and in the precinct is protected and safe movement enhanced.</p>

<p>(2) Demonstrate how proposed subdivision, use, and development will protect, maintain and enhance the values of the resources identified in 1.4.2(1) above.</p>	<p>The identification of the site for urban development has already been established by the approved resource consent for 575 lots granted by Auckland Council in 2017 and a subsequent series of variations to that consent granted in 2019 (attached as Appendix D and E) amending the staging and development design and layout for Stages 1, 2 and 3 including the local of the neighbourhood centre of the original consent after the potential for new transport hub proposed by Auckland Transport did not proceed. The change in zoning would not adversely impact on any of the above identified values as the proposed precinct provisions have been further refined to protect, maintain and enhance them, taking into account the issues raised during the process of the approved resource consent, and would ensure the intended outcome of the conditions of that consent in relation to the natural values of the site such as the stream network are met or enhanced.</p> <p>Effects of stormwater discharge would be minimised through the use of a water sensitive design approach discharging to the stream network via rain gardens/ wetlands at a rate to ensure appropriate hydrological recharge that maintains the natural stream flow and habitat. Riparian planting to a depth of 10m along all the stream banks and the exclusion of stock as a result of the change in land use would also enhance freshwater quality and associated ecological values on the site</p>
<p>(3) The integration of green networks (such as freshwater and coastal water systems, and ecological corridors) with open space and pedestrian and cycle networks, showing how they reflect the underlying natural character values and provide opportunities for environmental restoration and biodiversity.</p>	<p>The proposed precinct would enjoy an extensive ‘green network’ of tracks and paths suitable for walking and cycling, utilising riparian margins and connections through areas of open space that would complement and integrate with the roading network in the precinct to provide numerous connections throughout the precinct, and beyond as land outside the precinct is developed. The ‘green network’ provides walking and recreational cycling opportunities to connect with the neighbourhood centre and proposed public transport hub as well as the Nukumea Scenic reserve. The proposed open space and ecological network is a defining and unique feature of the precinct which recognises and enhances existing ecological values and will be valued and maintained by the residents as it will all not be vested as open space with Council. Its establishment and on- going maintenance will retain and restore biodiversity and ecological values associated with riparian vegetation and freshwater ecology. Extensive replanting is proposed and other ecological values of the precinct and the adjacent Nukumea reserve are recognised in the precinct provisions such as the ecological connections, the Nukumea Scenic Reserve Protection overlay, the prohibition on the keeping of cats, rodents and mustelids and the private ownership and maintenance of the open space network which will ensure that residents have a vested interest in its maintenance and enhancement.</p>
<p>(4) Measures to manage natural hazards and contamination.</p>	<p>The Auckland Council GIS maps show flood-prone and floodplain areas on the site. Crang Civil have assessed the flood risk on the site and have recommended Finished Floor Levels for development, based on catchment on site that should be imposed as part of any future development consent. Subject to these precautions, development on the site would not be subject to inundation. This Engineering Report is</p>

	<p>attached in Appendix K and a Stormwater Management Plan (SMP) prepared by Crang Civil within Appendix K.</p> <p>Given the steep and varying topography of the site, stability is considered to be the primary geo technical hazard in relation to residential/urban development along with a lesser incidence on some areas of the site that may be susceptible to consolidation settlement following a change in land use. A geotechnical report by KGA entitled <i>Geotechnical Investigation Report, Proposed Residential Subdivision, Grand View Estate, Orewa, Reference 7464-10, 2 November 2015</i> was provided as part of the original subdivision consent for the whole of the site with an investigation and analysis provided for each geographical stage and extent of the development. This was further updated in reference to the amended stages and layout of Stage 2 as part of the approved variation in 2018. Both reports were considered as part of the respective applications and consent was given, meaning s106 of the RMA has been considered by Council. The reports are attached at Appendix O.</p> <p>A further Geotechnical Memo has been prepared by Tetra Tech Coffey in relation to the site and is attached at Appendix O. The report assesses the feasibility of the proposed PPC in respect to the zoning and precinct plan now sought and has reviewed the above reporting alongside a site walk over.</p> <p>The geotechnical investigations and analysis undertaken by KGA revealed that subject to appropriate engineering design for all earthworks on site including works such as replacement of non- engineered fill from the motorway works, the site is suitable for residential development and that in most instances the proposed site formation works would not have a detrimental effect on the existing state of stability and in many places would have a beneficial effect on the stability of an area.</p> <p>Tetra Tech Coffey confirms that the subsequent stage specific geotechnical investigations will ensure any geotechnically hazards are appropriately managed and the subject site is geotechnically suitable for the zoning sought in the zoning plan. It identifies that it is appropriate to have lower density lots along the interface with the Nukumea reserve due to stability matters. This area is identified in the Nukumea Overlay within the Precinct.</p> <p>In respect of contamination it is noted that no evidence of contamination was found during the consent process nor through any engineering investigative process. On this basis, no further regard needs to be given to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health or matters of soil contamination in respect of the site.</p>
(5) The location of mineral resources and how access to regionally significant extractable deposits is to be managed.	Not applicable as there are no mineral resources on the site.
1.4.3 Natural and Built Heritage	

<p>(1) The existence of 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.</p>	<p>Not applicable as the land is vacant and contains no scheduled items.</p>
<p>1.4.4 Use and Activity</p>	
<p>(1) Contribution to a compact urban form and the efficient use of land in conjunction with existing urban areas to give effect to the regional policy statement.</p>	<p>A hierarchy of centres is identified in the RPS at both a regional level (i.e. city centres, metropolitan and town centres) and at a local level with local and neighbourhood centres. These centres need to support the delivery of a quality compact urban form. Consequently, the RPS identifies that residential intensification should be in and around centres, close to public transport and employment opportunities.</p> <p>The land is not within close walkable proximity to an existing town, local or neighbourhood centre. A small neighbourhood centre in the middle of the site and on the main entrance road is proposed to ensure that the precinct has ready access to local conveniences. The neighbourhood centre has been consented in the location as sought under a s127 variation to the original decision following the decision by Auckland Transport to not pursue the transport hub on the site. The proposed zoning pattern in the precinct recognises the location of the neighbourhood centre and has higher density residential zone around the centre.</p> <p>It is considered that the proposed zoning reinforces the quality compact urban form which envisages easy access to public transport and walking and cycling opportunities, development that maximises the efficient use of the land, is with reasonable walking distance to centres and open space and the delivery of infrastructure and land use is coordinated. This is taking in account the location of the neighbourhood centre, which is intended to be a focal point for the community, the proposed zoning patterns and the proposed precinct provisions for an additional dwellings to what was consented, without any additional adverse impacts or environmental effects.</p>
<p>(2) The adoption of standard Unitary Plan methods and provisions where possible to ensure a consistent approach across the region by all of the following: (a) seeking to avoid the introduction of additional zones; (b) recognising the values of natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character through identification of sites or places to be scheduled and the use of existing overlays in the Plan; and (c) recognising specific place-based provisions through the use of precincts.</p>	<p>Management of development in the proposed precinct largely relies on existing zonings and the operative provisions of the proposed zonings as outlined in the AUP(OP) with specific precinct provisions only proposed where necessary. No additional or new zones are proposed. A precinct planning approach that provides specific place- based provisions when necessary to ensure that the unique characteristics of the site are recognised and appropriately managed is proposed. Examples of specific place- based provisions include provisions that recognise the scenic and ecological qualities of the Nukumea reserve requiring planted development buffers, the prohibition of the keeping of cats, mustelids and rodents in the Precinct.</p> <p>Development within the identified SEA overlay area is avoided. The stream network and riparian margins and vegetation is managed and protected through it being zoned for Open Space as well as being covenanted for that use in perpetuity.</p>

<p>(3) Establishment of new centres and the expansion of existing centres in ways that complement the hierarchy and network of existing centres. Centres should be located and designed to maximise access by walking, cycling and public transport.</p>	<p>The new neighbourhood centre is considered to complement the hierarchy and network of existing centres in nearest proximity to the site and taking into account additional demand generated by development of neighbouring land that is currently undeveloped but within the Future Urban Zone. An Economic Assessment has been undertaken by Property Economics (attached as Appendix J), to consider the demand and appropriate size of a neighbourhood centres in the precinct and effects on the existing centres. This assessment has concluded that a neighbourhood centre is the most appropriate as it would be complementary to existing large centres in Orewa and Silverdale and would not conflict with these centres whilst still providing a small commercial development that is convenient for supplying the day to day needs of residents in this relatively isolated location. This exercise has reinforced the rationale for a neighbourhood centre zone on the site and identified that any effects to existing centres would be acceptable.</p> <p>It is considered that the proposed location of the neighbourhood centre in the middle of the precinct, would maximise the ability of existing and future residents to utilise alternative modes of travel to meet their day to day service needs. This is reinforced by the open space that will adjoin the centre to the north and extensive green network in the precinct incorporating walking and cycling paths that give access around the precinct and particularly to the neighbourhood centre which is intended to act as a community focal point. The neighbourhood centre would also be located on the gateway entrance road into the precinct that will be utilised for public transport in and out of the precinct. The entrance road will eventually be upgraded by AT to an arterial road and be extended to the west. It is surrounded by land that is zoned Residential -Terrace Housing and Apartment Building which is intended to enable high density living and is recognised as being appropriate around centres and arterial roads.</p> <p>This location on a main road, in the centre of the precinct and as an important access point on the green network reinforces the compact urban form being sought by the RPS and allows for the local community to have a focal point.</p>
<p>(4) A mix of residential intensities sufficient to support the vitality of centres and communities and to provide housing and transport choice.</p>	<p>The proposed zoning and precinct overlays enable a range of residential densities from larger lots along the interface with the Nukumea Reserve which also features steeper topography along parts of the boundary. THAB zonings have been proposed around the neighbourhood centre and the rest of the precinct is Mixed Housing Urban taking the lead from PC78 and the requirements of the MDRS and NPS-UD. This range of zonings and the density is considered to support the establishment and on- going function and vitality of the neighbourhood centre.</p>
<p>(5) A mix and distribution of land uses within the structure plan area to provide opportunities for business activities and employment, community facilities and open space close to where people live.</p>	<p>The Proposed Orewa 4 Precinct Plan enables a mixture of residential and open space uses along with a neighbourhood centre within the structure plan area. This will enable residents to have opportunities for business, employment and community facilities within easy walking distance of their homes and allow for the provision of a range of services that will act as a focal point for the local community. The extensive green network throughout the precinct provides for a range of open space and recreation opportunities</p>

	and the Nukumea Scenic Reserve is an important adjunct an addition to recreation opportunities in the precinct.
(6) The location and protection of infrastructure and management of reverse sensitivity effects on infrastructure from subdivision, use and development.	The site is located adjacent to the northern motorway. There would be no reverse sensitivity effects on this infrastructure.
(7) The location and protection of use and development and management of reverse sensitivity effects on use and development.	It is considered that there would be no reverse sensitivity effects as a result of the proposed development. The undeveloped land to the west and south is currently used for farming and pastoral activities but is zoned Future Urban so can be reasonably expected to develop in the future.
1.4.5 Urban Development	
<p>(1) A desirable urban form at the neighbourhood scale including all of the following:</p> <p>(a) a layout providing pedestrian connectivity with a network of streets and block sizes which allow for a choice of routes, particularly near centres and public transport facilities;</p> <p>(b) provision of a diversity of site sizes within blocks to enhance housing choice, accommodate local small-scale community facilities and where appropriate enable a range of business activity and mixed use;</p> <p>(c) provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs;</p> <p>(d) appropriate transitions within and at the edge of the structure plan area between different land use activities, intensities and densities; and</p> <p>(e) the application of an integrated stormwater management approach within developments to reduce impacts on the environment while enhancing urban amenity.</p>	<p>The land has an approved resource consent for the development of 575 lots and associated roading, open space and infrastructure. The resource consent was approved by the commissioners on the basis of the range of wider contextual matters and technical reports undertaken, that the commissioners considered were sufficient to conclude that the <i>“substance of the structure planning process has been addressed”</i>. The applicant has also undertaken further assessment to address the contextual matters that are required by Appendix 1 of the AUP(OP) and produced a structure plan that builds on the approved resource consent whilst at the same time providing for an additional dwellings to ensure that efficient use of the land resource is achieved. This proposed private plan change is considered to reinforce and improve the urban design outcomes achieved by the resource consent.</p> <p>The layout provides excellent pedestrian and cycle connectivity through the open space corridors and cycleways along with a connected road network. A range of site sizes and intensity of residential development is provided for taking into account the topography of the site and the natural features such as vegetation and streams and proximity to the Nukumea Scenic Reserve. The provision of a small neighbourhood centre ensures that a range of business activity and small-scale community facilities would be available. A significant amount of open space is provided for in the precinct that will be collectively owned and managed by the residents of the precinct and would be highly visible and accessible from dwellings. Differing types of open space would be available ranging from a neighbourhood park, civic facilities and pedestrian paths and cycleways alongside streams and through bush clad areas. It is intended that this open space would mostly be owned and managed by residents in the area but accessible by the public at all times. This means that although the proposal expands the open space network in the locality, and from a wider perspective facilitates access to the Nukumea Scenic Reserve, Council investment is not required and council budgets in relation to open space are not impacted by this development, meaning that money budgeted for open space acquisition, improvements and maintenance can be spent elsewhere in the city.</p>

	<p>It is recognised in the Open Space Strategy that open space in green fields areas should be integrated with stormwater, transport and community facilities. The proposed open space network utilises the riparian margins of the streams that are also part of the stormwater network ensuring that the appropriate hydrological flows are maintained in the streams to protect and enhance the natural stream habitats and margins. The open space network in the precinct will also connect to the Nukumea Scenic Reserve and could be considered an addition to the Orewa green network which encompasses Alice Eaves Scenic Reserve to the east, through which a part of Nukumea Stream runs.</p> <p>The provision of open space aligns with the four principles outlined in the strategy being “treasure, connect, enjoy and utilise”. The open space creates a distinctive connected green network through the precinct that connects with areas of large open space such as the neighbourhood park and the park area adjacent to the centre as well as connecting into Nukumea Scenic Reserve. It is part of the green infrastructure for the precinct, creating spaces that have stormwater, movement, ecology and amenity functions which supports the compact city approach that is an objective of the AUP(OP). Developing the network with cycling and walking paths that connect with larger areas will make the area safe and welcoming.</p> <p>Stormwater will be managed through the use of appropriate water sensitive design tools. All stormwater within the site will discharge into the existing stream network to ensure appropriate recharge, via rain gardens or other treatment devices and a new piped network (refer the SMP within Appendix K).</p>
1.4.6 Transport Networks	
(1) Integration of land use and development with the local and strategic transport networks	<p>It is considered that the proposed precinct development aligns and integrates with the local and strategic transport networks and this has been assessed and considered in the ITA prepared by Flow Transportation Specialists (Flow) and attached in Appendix M. The site has good vehicle (including public transport) and cycling accessibility to local facilities in Orewa and direct access to SH1 providing access to the wider Auckland region. The effects of the anticipated increase in traffic from the precinct, once developed, are expected to be minor with all surrounding roads and intersections capable of accommodating site generated traffic. Amendments to the northbound off-ramp including the construction of a new left turn lane have been constructed and a shared cycle/footpath is required to be delivered prior to 300 dwellings having achieved CCC on site.</p> <p>It should also be noted that Auckland Transport <u>no longer</u> intends to establish a bus interchange immediately adjacent to Stage 2 of the development. The stage 2 layout and location of the neighbourhood centre have been varied in the underlying consent and align with the plan change now.</p>
(2) Layout of the transport network and facilities in a manner that is safe, attractive, efficient, and resilient to hazards, well	<p>The overall layout of the of the indicative roading network in the precinct is generally similar to the approved consent with a loop road that will distribute traffic throughout the subdivision connecting with a network of lesser roads some of which are cul-de-sacs that are inevitable due to the topography. The</p>

connected to local facilities and integrated with land uses, the surrounding area and the wider transport network.	roads proposed in the precinct and range from an entrance road that serves as a gateway into the precinct from Grand Drive and the neighbourhood centre that is the heart of the precinct, to residential roads.
(3) Support for transport and accessibility that is multi-modal and interconnected with an appropriate number and location of access points.	<p>Access into the precinct is the new Grand Drive entrance, across the existing motorway bridge along with a new shared path bridge across the motorway for pedestrians and cyclists. Extensive roads have already been constructed to service stages 1-3A with the shared path bridge to be delivered prior to 300 dwellings achieving CCC.</p> <p>Transport within and through the precinct is also multi-modal with a range of interconnected walking and cycling paths along stream corridors and within open space areas complementing the inter-connected local road network.</p>
(4) Transport effects on land uses and the management of these effects.	The transport effects from the proposed plan change have been assessed and considered in the ITA prepared by Flow and attached in Appendix M . Flow concludes that the generated traffic and parking demands the development that would be anticipated by the proposed zonings in the precinct would be compatibly integrated into the existing traffic environment and will result in no more than minor effects to the function, capacity and safety of the wider transport network.
1.4.7 Infrastructure	
(1) The location and protection of existing and planned infrastructure, including network infrastructure corridors.	<p>For background the Stages 1, 2A, 2B, 3A-1 and 3A-2 of the underlying resource consent have been granted s224c with connections to public system installed, so infrastructure servicing has been agreed with the different utility providers.</p> <p>New infrastructure for stormwater, water and wastewater will be installed in the precinct as required by the proposed provisions of this private plan change and the necessary amendments to existing networks will be undertaken to ensure connections. This work has already occurred for stages 1, 2 and 3A with SW wetlands constructed, pump stations vested and a network of three waters across the site with a new connection under the motorway.</p> <p>An engineering and infrastructure report supporting the proposed plan change has been prepared by Crang Civil is attached in Appendix K alongside an SMP prepared by Crang Civil within Appendix K. The report includes plans showing indicative stormwater, wastewater, water supply layouts and catchments and outlines the necessary infrastructure required to service the precinct.</p> <p>In terms of water supply Watercare has confirmed that there will need to be provision for a reservoir. This has been included in the precinct plan and the applicant is in consultation with Watercare regarding this.</p>

	<p>Power and telecommunications have already been supplied to the site via connections from existing infrastructure located along Grand Drive.</p> <p>Stormwater would be managed within the precinct, with the establishment of a new stormwater network that would discharge to the existing stream network via a series of wetlands and raingardens. Stormwater retention and retention measures are proposed to ensure that the streams are appropriately recharged and flows protected and flood management is provided. This network has already been delivered in parts of the site for stage 1, 2A, 2B and 3A and is being built across stage 2C and 2D presently.</p>
(2) The location, scale and capacity of existing and new infrastructure to serve the structure plan area.	As above.
(3) The location, scale and function of stormwater management facilities based on the principles of an integrated stormwater management approach, including the retention of natural water systems and the primary use of onsite flow and quality controls (and related impervious area limits) to manage stormwater runoff from proposed sites and roads.	Stormwater would be managed within the precinct, with the establishment of a new piped stormwater network that would discharge to the existing stream network via a series of raingardens and wetlands. Stormwater retention and retention measures are proposed to ensure that the streams are appropriately recharged so that flows (and consequently habitats) are protected and flood management is provided. An SMP has been prepared by Crang Civil (see Appendix K) and provisionally agreed with Healthy Waters and would be adopted into the regionwide network discharge consent once the plan change is operative.
(4) The location, scale, function and provision of community facilities, including educational, health, welfare and cultural facilities and open space to cater for the needs of communities in the structure plan area and neighbouring areas.	The proposed neighbourhood centre is intended to provide for the convenience commercial needs for residents through the provision of small- scale retail and commercial facilities which may include small scale health and cultural facilities. Ready access to Orewa would be available to access larger scale educational, health, welfare and cultural. Any community facilities would be located in or adjacent to the neighbourhood centre area including open space that could be used for small scale community/civic events albeit it will be privately owned. Extensive open space for recreational purposes would also be provided throughout the precinct in the cycling paths and walking trails that provide connections through the precinct and to the local centre for convenience.
1.4.8 Feedback from Stakeholders	
(1) Feedback from landowners, infrastructure providers, council-controlled organisations and communities gained through consultation during the structure planning process.	Refer the attached Consultation Matrix dated within Appendix S .
Appendix 1 - 1.5 Specialist Documents to support the structure plan and plan changes process	
1.5 (1) Land use	

(a) evaluation of the identified role of and principal objectives for the structure plan area in terms of land uses and amenity values;	<p>The private plan change request seeks to rezone the land into appropriate zonings that reflect and reinforce the approved resource consent and also enable an additional dwellings in the precinct to ensure the efficient use of the land resource as required by the NPS-UD and MDRS requirements.</p> <p>The applicant has purchased the site from the original consent holder and as part of that process that have engaged in a detailed review of the approved design, conditions and technical documents including geotechnical and infrastructure approaches. They have also consulted with Watercare Services Limited, Healthy Waters, Auckland Transport and as a result have made a number of amendments to the structure plan and staging approaches which resulted in the application and approval of a number of variations to the consent.</p> <p>A formal structure plan was not produced for the consent application. Rather in terms of the approved urbanisation of the subject land, the Commissioners for the approved resource consent found that there is no requirement under the AUP(OP) for a structure planning exercise to precede a resource consent application for a development in a Future Urban zone. While Objective H18.2 (4) may use the verb ‘avoid’ in relation to urbanization before structure planning and zoning, the substance of the structure planning exercise had actually been addressed.</p> <p>A revised masterplan and neighbourhood design statement for the site has been prepared by Boffa Miskell and is attached in Appendix I.</p>
(b) assessment against any relevant sub-regional spatial plan; and	<p>The Auckland Plan 2050 is a long-term spatial plan for Auckland for the next 30 years.</p> <p>The development strategy contained in the Auckland Plan addresses the supply of business land and supporting infrastructure. Growth is to be managed to build strong urban centres and neighbourhoods. The Auckland Plan notes that centres are at the heart of neighbourhoods and are focal points for the surrounding community. Centres are supported by a surrounding (typically residential) area that is within easy walking distance, usually thought of as 10 minutes.</p> <p>The proposed precinct has been developed to recognise the topography and natural features of the site with a small neighbourhood centre that acts as a focal point in the middle of the site. The neighbourhood centre is connected and easily accessible within 10 minutes by the whole of the precinct through the network of walking and cycling paths and local roads. The neighbourhood centre would be located on the main road into the precinct and would act as a gateway point for the precinct with opportunities for public transport links and civic events on the adjacent open space areas.</p> <p>This is supported by the ‘Homes and Places’ Direction 1, which seeks to develop a quality compact urban form to accommodate Auckland’s growth, and the ‘Transport and Access’ Direction 1 to better connect people, places, goods and services.</p>

(c) analysis of anticipated land use supply and demand informing the spatial allocation of areas for different activities, intensities and densities	Please refer to the <i>Retail Centre Assessment. January 2019</i> prepared by Property Economics attached within Appendix J to the private plan change request. Property Economics concluded that the precinct would be best served in terms of efficiency and sustainability with a neighbourhood centre (as defined in the AUP(OP)) that did not conflict with and was complementary to the larger commercial and civic development found in Orewa and Silverdale.
1.5(2) Infrastructure	
(a) integrated catchment management plan - stormwater management plan, including network plans, updates to catchment or zone management plans and variations to existing or new network discharge consents, where relevant;	Crang Civil have provided an <i>Engineering Report and SMP July 2025</i> to support the proposed plan change which addresses wastewater, water supply, stormwater and power and telecommunications supply. This report is attached as Appendix K . An SMP has been prepared by Crang Civil (see Appendix K) and would be adopted into the regionwide network discharge consent once the plan change is operative.
(b) integrated transport assessment;	Prepared by Flow Transportation Specialists, July 2025 in support of the revised private plan change. Refer Appendix M to this private plan change request.
(c) water and wastewater servicing plan; and	Refer to the <i>Engineering Report, July 2025</i> prepared by Crang Civil and attached at Appendix K .
(d) other infrastructure plans.	As above.
1.5(3) Impact on Natural and Cultural Values	
(a) landscape assessment;	Please refer to the <i>Landscape and Visual Effects Assessment, July 2025</i> prepared by Boffa Miskell in support of the proposed plan change and attached in Appendix N . The report considers the landscape and visual effects that may arise from the proposed changes to the approved consent as a result of a review of the masterplan and density approved in the consent. The report concludes that the proposed development would “provide for sustainable urban growth and will result in a high- quality urban form with a range of positive landscape and visual amenity outcomes.
(b) assessment of effects on the cultural well-being of people and communities who have relationships with the area, including where appropriate mapping of local history and whakapapa;	Not necessary in terms of the plan change given the redeveloped nature of the site.
(c) archaeological, historic heritage and special character assessment	Not necessary given that there are no archaeological, historic heritage or special character features identified on the site. The accidental discovery protocols of the AUP(OP) would apply to any archaeological features unearthed as a result of earthworks
(d) natural heritage assessment; and	There are no natural heritage features on the site. There is a small portion of SEA on the site that will form part of the open space network, protected by covenant and would not be developed. See reports referred to below.

(e) freshwater and ecological assessment.	Refer the <i>Ecological Assessment, July 2025</i> , undertaken by Bioresarches for the private plan change in Appendix G .
1.5(4) Environmental Risk	
(a) geotechnical assessment;	A Geotechnical Memo was prepared by Tetra Tech Coffey in relation to the site and is attached at Appendix O .
(b) land contamination and remediation assessment; and	Not necessary for this private plan change as no evidence of contamination was found during the consent process nor through any engineering investigative process. On this basis, no further regard needs to be given to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health or matters of soil contamination in respect of the site.
(c) health impact assessment.	Not applicable for private plan change
1.5 (5) Implementation	
(a) staging plan;	Not applicable for private plan change. Though an indicative staging is included in the Neighbourhood Design Statement prepared by Boffa Miskell.
(b) funding plan;	Not applicable given underlying resource consent.
(c) affordability assessment;	Not applicable.
(d) neighbourhood design statement; and	Prepared by Boffa Miskell and attached at Appendix I to the private plan change request.
(e) other documents depending on the characteristics of the land and water resources of the area.	Not applicable.