

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

The following Table provides a framework for identification and assessment of the objectives and policies of the Auckland Unitary Plan (AUP). The content focusses on the relevant objectives and policies rather than every single provision.

AUP Objectives and Policies	Comments
<b>Chapter B. Regional Policy Statement</b>	
<b>B2 Urban Growth and Form</b>	
<b>B2.2 Objectives and Policies</b>	
<b>B2.2.1 Objectives</b>	
(1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects	<p>The Drury South Industrial and Mixed Use Precinct is within the Metropolitan Area as identified in Appendix 1A and already has urban zonings applied. As the surrounding context of the precinct has evolved, there is a demand for commercial and retail development to support the industrial workforce and the residential development, currently under development in Drury South.</p> <p>The proposed zoning pattern will utilise the land to create quality compact neighbourhoods. The application of the Mixed Use zone within Sub-Precinct C will create a focal point for the wider Drury South area to service the local commercial and retail needs, and also enable residential development.</p> <p>The proposal to rezone a portion of Heavy Industry zone to Light Industry zone will enable a quality living environment, should residential establish within Sub-Precinct C. It is also consistent with the Economic Assessment findings that there is increasing demand for light industry land due to significant rises in storage and logistics associated with the import of products and their distribution across the country.</p>
(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).	
(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.	
(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages	
(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.	

<p><b>B2.2.2 Policies</b></p> <p>(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.</p>	<p>It is anticipated that as the development of the wider Drury Future Urban Zone (<b>FUZ</b>) commences, Drury South will be serviced by public transport. The precinct provides for public transport via bus in the future on Maketu Road and the broader range and mix of activities now proposed within Sub-Precinct C will also support the potential viability of public transport services.</p>
<p>(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.</p>	<p>The Economic Assessment has confirmed that the proposed controls around retail and office use will enable the local service needs of the industrial area and the residential are to the south to be met within Sub-Precinct C, while ensuring these activities support the amenity and vitality of the future network of centres proposed within the Drury Future Urban zone.</p>
<p>(5) Enable higher residential intensification:</p> <ul style="list-style-type: none"> <li>(a) in and around centres;</li> <li>(b) along identified corridors; and</li> <li>(c) close to public transport, social facilities (including open space) and employment opportunities.</li> </ul>	<p>The Plan Change is entirely keeping with these objectives and policies.</p>
<p>(6) Identify a hierarchy of centres that supports a quality compact urban form:</p> <ul style="list-style-type: none"> <li>(a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and</li> <li>(b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.</li> </ul>	
<p>(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:</p> <ul style="list-style-type: none"> <li>(a) support a quality compact urban form;</li> <li>(b) provide for a range of housing types and employment choices for the area;</li> <li>(c) integrate with the provision of infrastructure; and</li> <li>(d) follow the structure plan guidelines as set out in Appendix 1.</li> </ul>	

<b>B2.3 A Quality Built Environment</b>	
<b>Objectives and Policies</b>	
<p><b>B2.3.1 Objectives</b></p> <p>(1) A quality-built environment where subdivision, use and development do all of the following:</p> <ul style="list-style-type: none"> <li>(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;</li> <li>(b) reinforce the hierarchy of centres and corridors;</li> <li>(c) contribute to a diverse mix of choice and opportunity for people and communities;</li> <li>(d) maximise resource and infrastructure efficiency;</li> <li>(e) are capable of adapting to changing needs; and</li> <li>(f) respond and adapt to the effects of climate change</li> </ul> <p>(2) Innovative design to address environmental effects is encouraged.</p> <p>(3) The health and safety of people and communities are promoted.</p> <p><b>B2.3.2 Policies</b></p> <p>(1) 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"> <li>(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;</li> <li>(b) contributes to the safety of the site, street and neighbourhood;</li> <li>(c) develops street networks and block patterns that provide good access and enable a range of travel options;</li> <li>(d) achieves a high level of amenity and safety for pedestrians and cyclists;</li> <li>(e) meets the functional, and operational needs of the intended use; and</li> <li>(f) allows for change and enables innovative design and adaptive re-use.</li> </ul> <p>(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:</p> <ul style="list-style-type: none"> <li>(a) providing access for people of all ages and abilities;</li> </ul>	<p>The proposed rezoning of the Plan Change area from Light Industry zone to Mixed Use zone will result in a quality environment. The Mixed Use zone takes a design based approach to ensure that future development maintains the amenity of adjoining sites and contributes to the safety of the site, street and neighbourhood. Appropriate controls are included in the Mixed Use zone and provisions in the precinct to achieve a quality built environment, and compared with the existing zoning, in our view, there would be improved built form and amenity outcomes.</p> <p>The proposal to rezone a portion of Heavy Industry zone to Light Industry zone will protect the health and safety of future residents within Sub-Precinct C through creating separation between heavy industry activities and enabling a quality living environment.</p>

<p>(b) enabling walking, cycling and public transport and minimising vehicle movements; and</p> <p>(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.</p>											
<p>(3) Enable a range of built forms to support choice and meet the needs of Auckland’s diverse population.</p>											
<p>(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles</p>											
<b>B2.4 Residential Growth</b>											
<b>Objectives and Policies</b>											
<b>B2.4.1. Objectives</b>				<p>The Drury South Industrial and Mixed Use precinct will be a significant employment area for the wider Drury Future Urban zone. The application of the Mixed Use zone within Sub-Precinct C enables the flexibility to provide high density residential for future workers adjacent to the Drury South employment area, in a high amenity location adjoining the significant open space to the west.</p> <p>It is anticipated that as the wider Drury Future Urban zone develops the provision of public and active transport modes will connect Drury South to the planned future train stations at Drury<sup>1</sup> and the planned centre east of the Drury interchange close to the Plan Change area.</p> <p>The recreational needs of any future residents will be catered for through the generously proportioned open space corridor which, defines the western and southern edges of Sub Precinct C.</p> <p>The Plan Change is entirely keeping with these objectives and policies.</p>							
<p>(1) Residential intensification supports a quality compact urban form</p>											
<p>(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>(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.</p>											
<p>(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population.</p>											
<p>(5) Non-residential activities are provided in residential areas to support the needs of people and communities.</p>											
<p>(6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:</p>											
<table><tr><th>Term</th><th>Short to Medium 1 - 10 years (2016 – 2026)</th><th>Long 11 - 30 years (2027 – 2046)</th><th>Total 1 – 30 years (2016 – 2046)</th></tr><tr><td>Minimum Target (number of dwellings)</td><td>189,800</td><td>218,500</td><td>408,300</td></tr></table>				Term	Short to Medium 1 - 10 years (2016 – 2026)	Long 11 - 30 years (2027 – 2046)	Total 1 – 30 years (2016 – 2046)	Minimum Target (number of dwellings)	189,800	218,500	408,300
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Minimum Target (number of dwellings)	189,800	218,500	408,300								
<b>B2.4.2 Policies</b>											

<sup>1</sup> As shown in the Drury – Opāheke Structure Plan.

(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.	
(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.	
(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.	
(4) Provide for lower residential intensity in areas: <ul style="list-style-type: none"> <li>(a) that are not close to centres and public transport;</li> <li>(b) that are subject to high environmental constraints;</li> <li>(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</li> <li>(d) where there is a suburban area with an existing neighbourhood character.</li> </ul>	
(5) Avoid intensification in areas: <ul style="list-style-type: none"> <li>(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 or special character; or</li> <li>(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 risks.</li> </ul>	
(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.	
(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.	
(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.	

(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.	
(10) Require non-residential activities to be of a scale and form that are in keeping with the existing and planned built character of the area.	
<b>B2.5 Commercial and Industrial Growth</b>	
<b>Objectives and Policies</b>	
<b>B2.5.1 Objectives</b>	<p>The Plan Change seeks to convert Light Industry land to Mixed Use zone in order to increase the flexibility for how Sub-Precinct C could develop to better respond to the changing nature of the surrounding development. While the Mixed Use zone will allow some retail and office activity, there are thresholds imposed through the proposed precinct provisions to take into account the vitality and amenity of the planned network of centres within the Drury Future Urban zone. The retail and office development provided for will serve local needs.</p> <p>The rezoning of the block of land bounded by Spine Road, New Quarry Road and Quarry Road from Heavy Industry to Light Industry is in keeping with Policy B2.5.2(10) as it creates a separation between heavy industry and the more sensitive land uses in Sub-Precinct C to manage reverse sensitivity. There are additional controls for residential development within Sub-Precinct C to ensure that the operation of the Heavy Industry zone is not compromised. This proposed rezoning is also consistent with the Economic Assessment findings that there is increasing demand for light industry land due to significant rises in storage and logistics associated with the import of products and their distribution across the country.</p> <p>The Plan Change is entirely keeping with these objectives and policies.</p>
(1) Employment and commercial and industrial opportunities meet current and future demands.	
(2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.	
(3) Industrial growth and activities are enabled in a manner that does all of the following:	
(a) promotes economic development;	
(b) promotes the efficient use of buildings, land and infrastructure in industrial zones;	
(c) manages conflicts between incompatible activities;	
(d) recognises the particular locational requirements of some industries; and	
(e) enables the development and use of Mana Whenua’s resources for their economic well-being.	
<b>B2.5.2 Policies</b>	
(1) Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland’s commercial growth.	
.....	
(6) Enable commercial activities, where appropriate, in business zones in locations other than the city centre, metropolitan and town centres and identified growth corridors, having regard to all of the following:	

<p>(a) the matters listed in Policy B2.5.2(5)(a) to Policy B2.5.2(5)(h) above;</p> <p>(b) the extent to which activities would compromise the achievement of policies B2.5.2(1) and B.2.5.2(2): and</p> <p>(c) the extent to which activities would compromise the hierarchy of locations identified in policies B2.5.2(1) to B.2.5.2(5).</p>	
<p>(7) Enable the supply of land for industrial activities, in particular for land-extensive industrial activities and for heavy industry in areas where the character, scale and intensity of the effects from those activities can be appropriately managed.</p>	
<p>(8) Enable the supply of industrial land which is relatively flat, has efficient access to freight routes, rail or freight hubs, ports and airports, and can be efficiently served by infrastructure. (9) Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following:</p> <p>(a) limiting the scale and type of non-industrial activities on land zoned for light industry;</p> <p>(b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and</p> <p>(c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration.</p>	
<p>(10) Manage reverse sensitivity effects on the efficient operation, use and development of existing industrial activities, including by preventing inappropriate sensitive activities locating or intensifying in or adjacent to heavy industrial zones.</p>	
<b>B2.7 Open Space and Recreational Facilities</b>	
<b>Objectives and Policies</b>	
<b>B2.7.1 Objectives</b> <p>(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</p>	The recreational needs of any future residents will be catered for through the generously proportioned open space corridor which, defines the western and southern edges of Sub-Precinct C. In addition, the Auckland-wide provisions will

<p>(2) Public access to and along Auckland’s coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.</p> <p>....</p>	<p>ensure the adequate provision of accessible and quality open space for future residents.</p>
<p><b>B2.7.2 Policies</b></p> <p>(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>(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</p> <p>(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.</p> <p>(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.</p> <p>(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.</p>	<p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p><b>B2.8 Social Facilities</b></p>	
<p><b>Objectives and Policies</b></p>	
<p><b>B2.8.1 Objectives</b></p> <p>(1) Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety.</p>	<p>The Plan Change area is close to the large centre proposed within the Drury – Opāheke Structure Plan to the east of the Drury interchange, which will accommodate large scale social facilities. The Plan Change also makes provision for retail and hospitality to service the daily convenience needs of the surrounding residential and industrial development.</p>
<p><b>B2.8.2 Policies</b></p> <p>(2) Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.</p>	<p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p><b>B3.2 Infrastructure</b></p>	
<p><b>Objectives and Policies</b></p>	
<p><b>B3.2.1 Objectives</b></p> <p>(5) Infrastructure planning and land use planning are integrated to service growth efficiently.</p>	<p>Development enabled by the proposed rezoning can connect efficiently to existing infrastructure networks, and does not rely on more comprehensive upgrades to the network.</p>



<b>B3.2.2 Policies</b> (4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure. (5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.	The Plan Change is in keeping with the relevant objectives and policies.
<b>B3.3 Transport</b>	
<b>Objectives and Policies</b>	
<b>B3.3.1 Objectives</b> (1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.	The Plan Change has been informed by a transport assessment which concludes that the proposed amendments to the Drury South Industrial and Mixed Use Precinct can be satisfactorily accommodated by the proposed internal transport network, including provisions for pedestrians, cyclists and buses. Any effects from the Plan Change on the planned internal transport network will be minor and can be resolved through the form and design of upgrades which will be considered as part of future subdivision consents.  The Plan Change is in keeping with the relevant objectives and policies.
<b>B3.3.2 Policies</b> (1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.	
(2) Enable the movement of people, goods and services and ensure accessibility to sites.	
(3) Identify and protect existing and future areas and routes for developing Auckland’s transport infrastructure.	
(4) Ensure that transport infrastructure is designed, located and managed to: (a) integrate 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>(5) Improve the integration of land use and transport by:</p> <ul style="list-style-type: none"> <li>(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;</li> <li>(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;</li> <li>(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;</li> <li>(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;</li> <li>(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and</li> <li>(f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.</li> </ul>	
<b>B6.2 Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</b>	
<b>Objectives and Policies</b>	
<b>B6.2.1 Objectives</b>	<p>Ngati Tamaoho and Ngati Te Ata Waiohua have been involved in the previous Plan Changes for Drury South, and more recently the resource consenting for development. Both iwi have been contacted regarding this Plan Change and to date no response has been received.</p>
<p>(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.</p>	
<p>(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.</p>	
<b>B6.2.2 Policies</b>	
<p>(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:</p>	

<ul style="list-style-type: none"> <li>(a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga;</li> <li>(b) builds and maintains partnerships and relationships with iwi authorities;</li> <li>(c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans;</li> <li>(d) recognises the role of kaumātua and pūkenga;</li> <li>(e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;</li> <li>(f) acknowledges historical circumstances and impacts on resource needs;</li> <li>(g) recognises and provides for mātauranga and tikanga; and</li> <li>(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.</li> </ul>	
<b>B7.2 Indigenous Biodiversity</b>	
<b>Objectives</b>	
<b>B7.2.1 Objectives</b> (2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.	This objective is not relevant to the proposal given that there is no indigenous biodiversity within the Plan Change area. However, it is noted that the significant open space that is being developed to the east of sub-precinct C will significantly enhance the biodiversity values of the area.
<b>B7.3 Freshwater Systems</b>	
<b>Objectives and Policies</b>	
<b>B7.3.1 Objectives</b> (1) Degraded freshwater systems are enhanced. .... (3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.	The impact of the Plan Change on stormwater has been assessed and the change of zoning will not result in any discernible change to the methodology for managing stormwater and flooding within the precinct given that there will be no change in impervious area, and given that the sub-precinct extents that are proposed to be redefined are consistent with the approved resource consents.

<p><b>B7.3.2 Policies</b></p> <p>(1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:</p> <p>(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;</p> <p>(b) ensuring catchment management plans form part of the structure planning process;</p> <p>(c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and</p> <p>(d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.</p> <p>.....</p> <p>(5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers streams, and in wetlands, to do all of the following:</p> <p>(a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas;</p> <p>(b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands;</p> <p>(c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and</p> <p>(d) maintain or where appropriate enhance:</p> <ul style="list-style-type: none"> <li>i. freshwater systems not protected under Policy B7.3.2(5)(a);</li> <li>ii. navigation along rivers and public access to and along lakes, rivers and streams;</li> <li>iii. existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and</li> <li>iv. areas of significant indigenous biodiversity.</li> </ul> <p>(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.</p>	<p>The Plan Change is in keeping with the relevant objectives and policies.</p>
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<b>B7.4 Coastal water, freshwater and geothermal water</b>	
<b>Objectives and Policies</b>	
<b>B7.4.1 Objectives</b> (2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded. (4) The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced. (5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated. (6) Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.	<p>The impact of the Plan Change on stormwater has been assessed and the change of zoning will not result in any discernible change to the methodology for managing stormwater and flooding within the precinct given that there will be no change in impervious area, and given that the sub-precinct extents that are proposed to be redefined are consistent with the approved resource consents.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<b>B7.4.2 Policies</b> (1) Integrate the management of subdivision, use, development and coastal water and freshwater, by: (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 water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated. (6) Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges. (7) Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following: (a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water;	

<p>(c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources;</p> <p>(d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and</p> <p>(e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.</p>	
<p>(8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by:</p> <p>(a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and</p> <p>(b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.</p>	
<p>(9) Manage stormwater by all of the following:</p> <p>(a) requiring subdivision, use and development to:</p> <ul style="list-style-type: none"> <li>i. minimise the generation and discharge of contaminants; and</li> <li>ii. minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network;</li> </ul> <p>(b) adopting the best practicable option for every stormwater diversion and discharge; and</p> <p>(c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.</p>	

<p>(10) Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following:</p> <p>(a) ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development;</p> <p>(b) progressively reducing existing network overflows and associated adverse effects by all of the following:</p> <ul style="list-style-type: none"> <li>i. making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority;</li> <li>ii. adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes;</li> <li>iii. ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges;</li> <li>iv. ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur;</li> </ul> <p>(c) adopting the best practicable option for minimising the adverse effects of discharges from wastewater treatment plants; and</p> <p>(d) ensuring on-site wastewater systems avoid significant adverse effects on freshwater and coastal water.</p>	
<b>B10.2 Natural Hazards and Climate Change</b>	
<b>Objectives and Policies</b>	
<p><b>B10.2.1 Objectives</b></p> <p>(1) Communities are more resilient to natural hazards and the effects of climate change.</p>	<p>The adverse effects of rezoning the Plan Change area on flooding will be less than minor given that the current industrial zoning provides for 100% impervious cover.</p>
<p>(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.</p>	<p>The Plan Change is in keeping with the relevant objectives and policies.</p>

(4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.	
(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.	
(6) The conveyance function of overland flow paths is maintained.	
<b>B10.2.2 Policies</b> (5) Manage subdivision, use and development of land subject to natural hazards based on all of the following: (a) the type and severity of potential events, including the occurrence natural hazard events in combination; (b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.	
(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.	
(10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following: (a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or (c) change of use to a less vulnerable activity.	
<b>Chapter E Auckland Wide</b>	
<b>E1 Water Quality and Integrated Management</b>	
<b>Objectives and Policies</b>	



<b>E1.2 Objectives</b> (1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.	Tonkin & Taylor has reviewed the Plan Change and they confirm that the change of zoning will not result in any discernible change to the methodology for managing stormwater within the precinct given that there will be no change in impervious area, and given that the sub-precinct extents that are proposed to be redefined are consistent with the approved resource consents.												
(2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua													
(3) Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.													
<b>E1.3 Policies</b> (2) Manage discharges, subdivision, use, and development that affect freshwater systems to: (a) maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or (b) enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below.	No change is proposed to the Auckland-wise earthworks provisions that achieve these objectives.												
<table><tr><th colspan="2">Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams</th></tr><tr><th>Land Use</th><th>Macroinvertebrate Community Index</th></tr><tr><td>Native Forest</td><td>123</td></tr><tr><td>Exotic Forest</td><td>111</td></tr><tr><td>Rural Areas</td><td>94</td></tr><tr><td>Urban Areas</td><td>68</td></tr></table>	Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams		Land Use	Macroinvertebrate Community Index	Native Forest	123	Exotic Forest	111	Rural Areas	94	Urban Areas	68	For the reasons above, it is considered that the proposed Plan Change is in keeping with the relevant E1 objectives and policies.
Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams													
Land Use	Macroinvertebrate Community Index												
Native Forest	123												
Exotic Forest	111												
Rural Areas	94												
Urban Areas	68												
(3) Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.													

<p>(8) Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:</p> <p>(a) taking an integrated stormwater management approach (refer to Policy E1.3.10);</p> <p>(b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;</p> <p>(c) minimising or mitigating changes in hydrology, including loss of infiltration, to:</p> <ul style="list-style-type: none"> <li>i. minimise erosion and associated effects on stream health and values;</li> <li>ii. maintain stream baseflows; and</li> <li>iii. support groundwater recharge;</li> </ul> <p>(d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and</p> <p>(e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.</p>	
<p>(10) In taking an integrated stormwater management approach have regard to all of the following:</p> <p>(a) the nature and scale of the development and practical and cost considerations, recognising:</p> <ul style="list-style-type: none"> <li>i. greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas;</li> <li>ii. intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and</li> <li>iii. site operational and use requirements may preclude the use of an integrated stormwater management approach.</li> <li>iv. the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments;</li> </ul>	

<p>v. the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments;</p> <p>(d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and</p> <p>(e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.</p>	
<p>(11) Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:</p> <p>(a) the nature, quality, volume and peak flow of the stormwater runoff;</p> <p>(b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;</p> <p>(c) the potential for the diversion and discharge to create or exacerbate flood risks;</p> <p>(d) options to manage stormwater on-site or the use of communal stormwater management measures;</p> <p>(e) practical limitations in respect of the measures that can be applied; and</p> <p>(f) the current state of receiving environments.</p>	
<p>(12) Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.</p>	
<p>(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.</p>	

E11 Land Disturbance - Regional	
Objectives and Policies	
<b>E11.2 Objectives</b> (1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment. (2) Sediment generation from land disturbance is minimised. (3) Land disturbance is controlled to achieve soil conservation	<p>Land disturbance is required to prepare the land for urban development to achieve the higher level objectives of the RPS. The standards set out in Chapter E11 and E12 of the AUP will sufficiently manage the effects of earthworks and relevant consent conditions will ensure that sediment generation from land disturbance is minimised, and land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment. As such, it is considered that any land disturbance effects can be appropriately managed through the resource consent process.</p> <p>If any sensitive material is discovered accidental discovery protocols will be followed.</p> <p>For the reasons above, it is considered that the proposed Plan Change is in keeping with the relevant objectives and policies for regional and district land disturbance.</p>
<b>E11.3 Policies</b> (2) Manage land disturbance to: (a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity; (b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge; (c) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and (d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	
(3) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.	
(4) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	

(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.		
(7) Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with: (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: i. high recreational use; ii. relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas; iii. the collection of fish and shellfish for consumption; iv. maintenance dredging; or v. a downstream receiving environment that is sensitive to sediment accumulation; (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and (c) the receiving environments ability to assimilate the discharged sediment being taken into account.		
<b>E12 Land Disturbance – District</b>		
<b>Objectives and Policies</b>		
<b>E12.2 Objectives</b> (1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.	See comments above.	

<p><b>E12.3 Policies</b></p> <p>(2) Manage the amount of land being disturbed at any one time, to:</p> <p>(a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects;</p> <p>(b) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and</p> <p>(c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.</p>	
<p>(3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.</p>	
<p>(4) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:</p> <p>(a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;</p> <p>(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</p> <p>(c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.</p>	
<p>(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.</p>	
<p><b>E15 Vegetation Management and Biodiversity</b></p>	
<p><b>Objectives and Policies</b></p>	
<p><b>E15.2 Objectives</b></p> <p>(1) Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.</p>	<p>This objective is not relevant to the proposal given that there is no indigenous biodiversity within the Plan Change area. However, it is noted that the significant open space that is being developed to the east of sub-precinct C will significantly enhance the biodiversity values of the area.</p>
<p>(2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.</p>	

<p><b>E15.3 Policies</b></p> <p>(1) Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.</p> <p>(2) Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.</p>	
<p><b>E26.2 Network Utilities and Electricity Generation – All Zones and Roads</b></p>	
<p><b>Objectives and Policies</b></p>	
<p><b>E26.2.1 Objectives</b></p> <p>(3) Safe, efficient and secure infrastructure is enabled, to service the needs of existing and authorised proposed subdivision, use and development.</p>	<p>Development enabled by the proposed rezoning can connect efficiently to existing infrastructure networks, and does not rely on more comprehensive upgrades to the network.</p> <p>The detailed layout and design of the required infrastructure to service the Plan Change area will be subject to the provisions in E26.</p>

<p><b>E26.2.2 Policies</b></p> <p>(2) Provide for the development, operation, maintenance, repair, upgrade and removal of infrastructure throughout Auckland by recognising:</p> <ul style="list-style-type: none"> <li>(a) functional and operational needs;</li> <li>(b) location, route and design needs and constraints;</li> <li>(c) the complexity and interconnectedness of infrastructure services;</li> <li>(d) the benefits of infrastructure to communities with in Auckland and beyond;</li> <li>(e) the need to quickly restore disrupted services; and</li> <li>(f) its role in servicing existing, consented and planned development.</li> </ul>	<p>The transport network for the Drury South Industrial and Mixed Use Precinct is illustrated on Precinct Plan 1 and is proposed to be amended to reflect the latest subdivision consent. Much of this planned transport network has already been consented through the approved subdivision of approximately 65 hectares within the Precinct. The Plan Change does not amend the walking and cycling provisions and it is noted that the cycle paths provided through approved subdivision consents exceed those indicated on Precinct Plan 1. It is expected that the future public transport network will be extended to connect Drury South with the future urban areas in the north and west given that this is a key employment area. Maketu Road has been designed to accommodate buses in the future, as well as other roads within the precinct, based on lane widths provided for through subdivisions.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p>(15) Ensure roads are designed, located and constructed to:</p> <ul style="list-style-type: none"> <li>(a) provide for the needs of all road users and modes of transport;</li> <li>(b) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties;</li> <li>(c) avoid, remedy or mitigate adverse construction effects including effects of vibration, noise, and dust;</li> <li>(d) avoid, remedy or mitigate adverse operational effects particularly on residential or other sensitive activities, including effects of vibration, noise, glare and vehicle emissions;</li> <li>(e) minimise severance effects and changes to drainage patterns; and</li> <li>(f) maintain or enhance the safety and efficiency of the transport network.</li> </ul>	



E27 Transport	
Objectives and Policies	
<b>E27.2 Objectives</b> (1) Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed. (2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for. (5) Pedestrian safety and amenity along public footpaths is prioritised.	The Plan Change has been informed by a transport assessment which concludes that the proposed amendments to the Drury South Industrial and Mixed Use Precinct can be satisfactorily accommodated by the proposed internal transport network, including provisions for pedestrians, cyclists and buses. Any effects from the Plan Change on the planned internal transport network will be minor and can be resolved through the form and design of upgrades which will be considered as part of future subdivision consents.  The Plan Change is in keeping with the relevant objectives and policies.
<b>E27.3 Policies</b> (1) Require subdivision, use and development which: (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network; (b) are proposed outside of the following zones: i. the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone; ii. Residential – Terrace Housing and Apartment Buildings Zone; iii. the Centre Fringe Office Control as shown on the planning maps; or (c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.	
E36 Natural Hazards and Flooding	
E36.2 Objectives and E36.3 Policies	
<b>E36.2 Objectives</b> (2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.	Tonkin & Taylor has reviewed the Plan Change and they confirm that the change of zoning will not result in any discernible change to the methodology for managing flooding within the precinct given that there will be no change in impervious area, and given that the sub-precinct extents that are proposed to be redefined are consistent with the approved resource consents.

(5) Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths	The Plan Change is in keeping with the relevant objectives and policies.
<b>E36.3. Policies</b>	
(4) Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects: (a) accelerating or exacerbating the natural hazard and/or its potential impacts; (b) exposing vulnerable activities to the adverse effects of natural hazards; (c) creating a risk to human life; and (d) increasing the natural hazard risk to neighbouring properties or infrastructure.	
(21) Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.	
(29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.	
(30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.	
<b>Chapter H Zones</b>	
<b>H13 Business Mixed Use</b>	
<b>Objectives and Policies</b>	
<b>H13.2. Objectives</b>	The application of the Mixed Use zone within Sub-Precinct C is in keeping with the objectives and policies for the commercial zones.  The application of the Mixed Use zone within Sub-Precinct C will create a focal point for the wider Drury South area to better provide for the changing needs of the surrounding employment and residential community. It also provides for residential use to facilitate a mix of uses.
(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.	
(2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.	
(3) Development positively contributes towards planned future form and quality, creating a sense of place.	

<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> <li>(a) provides for the community's social and economic needs;</li> <li>(b) improves community access to goods, services, community facilities and opportunities for social interaction; and</li> <li>(c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.</li> </ul> <p>(5) A network of centres that provides:</p> <ul style="list-style-type: none"> <li>(a) a framework and context to the functioning of the urban area and its transport network, recognising: <ul style="list-style-type: none"> <li>i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and</li> <li>ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.</li> </ul> </li> <li>b) a clear framework within which public and private investment can be prioritised and made; and</li> <li>c) a basis for regeneration and intensification initiatives.</li> </ul>	<p>The Precinct provisions consider the viability of the planned network of centres within the wider Drury area through requiring resource consent for these activities above a certain level to ensure it is appropriately staged.</p> <p>It is anticipated that as the development of the wider Drury Future Urban Zone commences, Drury South will be serviced by public transport. The precinct provides for public transport via bus and the broader range and mix of activities now proposed within Sub-Precinct C will also support the potential viability of public transport services.</p> <p>Future residents within Sub-Precinct C will enjoy a good standard of amenity through generously proportioned open space corridor which, defines the western and southern edges of Sub-Precinct C. Further the precinct provisions and zoning pattern manage any reverse sensitivity with the industrial area.</p> <p>The Landscape and Visual Assessment finds that the effects arising from the increase in building height from 20m to 25m are very low and the precinct can accommodate the additional height to support the more efficient use of land.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p>(6) Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.</p>	
<p>(7) Activities within the zone do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.</p>	
<p>(8) A mix of compatible residential and non-residential activities is encouraged.</p>	

<p>(9) Business – Mixed Use Zone zoned areas have a high level of amenity.</p>	
<p><b>H13.3. Policies</b></p> <p>(1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.</p>	
<p>(2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.</p>	
<p>(3) Require development to be of a quality and design that positively contributes to:</p> <ul style="list-style-type: none"> <li>(a) planning and design outcomes identified in this Plan for the relevant zone;</li> <li>(b) the visual quality and interest of streets and other public open spaces; and</li> <li>(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.</li> </ul> <p>....</p>	
<p>(5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.</p>	
<p>(8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.</p>	
<p>(9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.</p>	

(10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.	
(11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land. ....	
(13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height: (a) is an efficient use of land; (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy; (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre. .....	
(16) Locate the Business – Mixed Use Zone in suitable locations within a close walk of the City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone or the public transport network.	
(17) Provide for a range of commercial activities that will not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone, beyond those effects ordinarily associated with trade effects on trade competitors.	
(18) Enable the development of intensive residential activities	

(20) Promote and manage development to a standard that: recognises the moderate scale, intensity and diversity of business, social and cultural activities provided in the zone; recognises the increases in residential densities provided in the zone; and avoids significant adverse effects on residents.	
(21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.	
<b>H17 Business – Light Industry Zone</b>	
<b>Objectives and Policies</b>	
<b>H17.2. Objectives</b>	
(1) Light industrial activities locate and function efficiently within the zone.	
(2) The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided.	
(3) Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.	
(4) Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.	
<b>H17.3 Policies</b>	
(1) Enable light industrial activities to locate in the zone.	
(2) Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.	
(4) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones. ...	<p>The proposal to rezone a portion of Heavy Industry zone to Light Industry zone is consistent with the Economic Assessment findings that there is increasing demand for light industry land due to significant rises in storage and logistics associated with the import of products and their distribution across the country. It also assists with managing reverse sensitivity between the Heavy Industry zone and surrounding land uses to ensure the continual operation of heavy industry activities.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>

<p>(6) Avoid reverse sensitivity effects from activities within the Business – Light Industry Zone that may constrain the establishment and operation of heavy industrial activities within the Business – Heavy Industry Zone.</p>	
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