

# **T O L L E M A C H E**

## **C O N S U L T A N T S                      L T D .**

### **Auranga B2 Private Plan Change Request**

#### **Planning Assessment: Assessment of Environmental Effects**

Application to Auckland Council pursuant to  
Schedule 1 of the Resource Management Act 1991

**Auranga, Drury**

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**May 2020**



# DOCUMENT CONTROL RECORD

**PROJECT:** Auranga B2 Private Plan Change

**DOCUMENT:** Assessment of Effects on the Environment

**CLIENT:** Karaka and Drury Limited

**PROJECT LOCATION:** Auranga, Drury

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Revision	Date	Originator	Checker	Approver	Description
DRAFT	31.3.2020	RFS	MT	MT	
FINAL DRAFT	8.4.2020	RFS	MT	MT	
FINAL	15.5.2020	RFS	MT	MT	

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## Attachments and Supporting Documents

Attachments to this AEE include:

- (a) **Attachment 1** Locality Map
- (b) **Attachment 2** Records of Title
- (c) **Attachment 3** Proposed Plan Change Provisions, Zoning/Overlay Maps and Precinct Plan
- (d) **Attachment 4** Section 32 Assessment

This PPC is supported by the following technical reports which are provided as attachments to the PPC application:

- (a) **Attachment 5** Engineering Report, prepared by McKenzie & Co Consultants
- (b) **Attachment 6** Stormwater Management Plan ("**SMP**"), prepared by McKenzie & Co
- (c) **Attachment 7** Integrated Traffic Assessment Report ("**ITA**") prepared by Commute Transportation Specialists
- (d) **Attachment 8** Urban Design Assessment ("**UDA**") by Ian Munro
- (e) **Attachment 9** Landscape and Visual Assessment by LA4
- (f) **Attachment 10** Ecology Assessment by RMA Ecology
- (g) **Attachment 11** Geotechnical Assessment Report prepared by Lander Geotechnical
- (h) **Attachment 12** Economic Assessment by Mike Cullen

This PPC Request is also supported by the Auckland Council Drury Opaheke Structure Plan ("**DOSP**") document and the following technical reports undertaken by Auckland Council for the DOSP (which are not provided as attachments to this report but can be provided upon request).

(i) **Business land demand and location:**

- Heath, T., (2018). *West Franklin and Drury Future Business Land Assessment*. Auckland, New Zealand: Property Economics Ltd
- Nunns, P., (2018). *Technical Note: Locational prerequisites for commercially successful business land*. Auckland, New Zealand: MRCagney Ltd
- Nunns, P., (2018). *Technical Note: Land per employee ratios for greenfield business areas*. Auckland, New Zealand: MRCagney Ltd
- Nunns, P., (2018). *Technical Note: Review of Property Economics West Franklin and Drury Future Business Land Assessment report*. Auckland, New Zealand: MRCagney Ltd
- Nunns, P., (2018). *Technical Note: Success factors for rapid transit network stations*. Auckland, New Zealand: MRCagney Ltd

- Nunns, P., (2018). *Technical Note: Summary of implications for business land locations*. Auckland, New Zealand: MRCagney Ltd
- Turbott, C., (2019). *Drury – Opāheke western centre location part A multi-criteria evaluation*. Auckland, New Zealand: Auckland Council
- Turbott, C., (2019). *Drury – Opāheke western centre location part B evaluation*. Auckland, New Zealand: Auckland Council

(j) **Community facilities:**

- Grindell, M., (2017). *Community facilities - Drury structure plan*. Auckland, New Zealand: Auckland Council
- Ennor, L., (2019). *Drury - Opāheke Structure Plan: Community Facilities*. Auckland, New Zealand: Auckland Council

(k) **Contaminated land:**

- McClean, J., (2018). *Technical Investigation Contamination Assessment Drury Future Urban Zone*. Auckland, New Zealand: Riley Consultants Ltd

(l) **Mana whenua engagement:**

- (2019). *Mana Whenua Engagement Summary*. Auckland, New Zealand: Auckland Council

(m) **Ecology:**

- Nathan, E., (2017). *Ecology assessment - Drury structure plan*. Auckland, New Zealand: Auckland Council

(n) **Geotechnical:**

- Beaumont, J., (2017). *Drury – Opāheke Structure Plan Background Investigations Geotechnical and Coastal Erosion Assessment*. Auckland, New Zealand: Riley Consultants Ltd
- Beaumont, J., (2018). *Drury – Opāheke Structure Plan Background Investigations Geotechnical and Coastal Erosion Assessment*. Auckland, New Zealand: Riley Consultants Ltd

(o) **Health:**

- (2019). *Health Topic Paper Drury-Opāheke Structure Plan Pukekohe-Paerata Structure Plan*. Auckland, New Zealand: Auckland Council.

(p) **Historic heritage and archaeology:**

- Brown, J., & Brown, A., (2017). *Historic heritage topic report - Drury structure plan*. Auckland, New Zealand: Plan.Heritage Ltd.
- Brassey, R., (2017). *The Drury industrial tramway A review of management options*. Auckland, New Zealand: Auckland Council

- (q) **Landscape:**
- Hamilton, C., (2017). *Landscape and visual assessment report - Background investigation for Auckland Council (Report No. 3AL240.00)*. Auckland, New Zealand: Opus International Consultants Ltd. Auckland, New Zealand
- (r) **Neighbourhood design:**
- (2018). *Southern Structure Plan Area Neighbourhood Design Statement*. Auckland, New Zealand: Auckland Council
- (s) **Open space:**
- Noon, S., (2017). *Opāheke-Drury Future Urban Zone: Parks and open space*. Auckland, New Zealand: Auckland Council.
  - Noon, S. (2019). *Drury-Opāheke Structure Plan Parks and open space report*. Auckland, New Zealand: Auckland Council.
- (t) **Stormwater and flooding:**
- Smith, L., (2017). *Opāheke-Drury stormwater management plan - Preliminary plan (Report No. 60548659)*. Auckland, New Zealand: AECOM New Zealand Ltd.
  - O'Sullivan, C., (2019). *Drury-Opāheke Stormwater Management Plan*. Auckland, New Zealand. Mott MacDonald New Zealand Ltd.
- (u) **Sustainability:**
- Blaikie, M., (2017). *Sustainability Opportunities and Constraints Drury-Opāheke Structure Plan*. Auckland, New Zealand: Auckland Council.
- (v) **Transport:**
- Winter, L., (2019). *Supporting Growth Drury – Opāheke and Pukekohe – Paerata Structure Plan Integrated Transport Assessment*. Auckland, New Zealand.
- (w) **Water and wastewater:**
- Allen, C., (2019). *Water and Wastewater and Servicing Plan Draft Drury – Opāheke Structure Plan*. Auckland, New Zealand: Watercare Services Ltd.
- (x) **Watercourse Assessment:**
- Fredrick K. & Surrey G., (2018) *Ngakarua Stream Watercourse Assessment*. Auckland, New Zealand: Morphum

# 1. INTRODUCTION

- 1.0.2 This report has been prepared to support a request for a Private Plan Change ("**PPC**") to the Auckland Plan: Operative in Part ("**AUP**"), made by Karaka and Drury Ltd ("**KDL**") pursuant to the First Schedule of the Resource Management Act ("**RMA**") for an area of land identified as "Auranga B2" in Drury West, Drury.
- 1.0.3 Auranga B2 comprises 33.65 ha of land proposed to be zoned for urban activities specifically:
- (a) 15.29 hectares is proposed as a Town Centre zone ("**TCZ**");
  - (b) 4.61 hectares is proposed as a Mixed Housing Urban zone ("**MHU**"); and
  - (c) 13.75 hectares is proposed as Terraced Housing and Apartment zone ("**THAB**").
- 1.0.4 The area has been carefully identified to achieve a balance between a logical expansion of the operative Drury 1 Precinct ("**Auranga A**" established by Plan Variation 15 ("**PV15**") and "**Auranga B1**" established by Private Plan Change 6 ("**PC6**")), advancing supply for housing (adjoining a growing community at Auranga), increasing facilities to serve the Auranga and Drury West community and the Council's timeframe to enable development in Drury West.

## 1.1. Necessity for a Private Plan Change

- 1.1.1 On 5 August 2016, Auckland Council approved a plan change request (PV15) by Karaka and Drury Consultant Limited to rezone 84.6 hectares of land (Auranga A) in a Special Housing Area ("**SHA**") at Bremner Road, Drury, creating the Drury 1 Precinct. Subsequently, on 30 June 2018, Auckland Council approved a further plan change request (PC6) by KDL to rezone an additional 83 hectares of land (Auranga B1) adjacent to Auranga A.
- 1.1.2 This PPC is required because the Auranga B2 land is currently zoned Future Urban ("**FUZ**") under the AUP, meaning it cannot be developed for urban activities without a further structure planning and plan change process.
- 1.1.3 Auckland Council adopted Future Urban Land Supply Strategy ("**FULSS**") 2017, which highlights land at Drury West, north of SH22, as "Stage 1" which is earmarked for rezoning in the 1<sup>st</sup> Half of Decade 1, being 2018-2022, and "Development Ready" by 2022. This timeframe is imminent given the time that it takes to advance a PPC.
- 1.1.4 Auckland Council have spent several years developing a Structure Plan for the Drury-Opapeke area ("**DOSP**"). The final Structure Plan was adopted by Auckland Council's Planning Committee on Tuesday 6 August 2019. The DOSP identifies a Centre for the Drury West area on the northern side of State Highway 22 ("**SH22**") and a range of residential densities radiating out from the centre.
- 1.1.5 KDL wishes to extend the extent of urban zoning in Drury West within Auranga B2, to accord with the DOSP, and being the next stage of its development, creating the Drury [2] Precinct.
- 1.1.6 The PPC is required for the following reasons:



- (a) The Auranga B2 land is currently zoned FUZ under the AUP, meaning it cannot be developed for residential or business use without a plan change process.
- (b) Auckland Council's adopted FULSS indicates that the Stage 1 land should be development ready by 2022.
- (c) Structure Planning has been completed by Auckland Council for the Drury-Opaheke area which fulfils the Appendix 1 Structure Planning criteria of the AUP and which has identified the Drury West Stage 1 area for Business Centre and residential activities.

## 2. SITE AND SURROUNDS

### 2.1. Applicant Details

<b>APPLICANT</b>	Karaka and Drury Limited.
<b>SITE ADDRESS</b>	A Locality map is in <b>Attachment 1</b> .
<b>LEGAL DESCRIPTION</b>	A list of properties and legal descriptions are below and in <b>Attachments 1 and 2</b> .
<b>SITE AREA</b>	33.65 hectares (approximately).
<b>DISTRICT PLAN</b>	Auckland Unitary Plan (AUP).
<b>CURRENT ZONING</b>	Future Urban (FUZ).
<b>DESIGNATIONS / SPECIAL LIMITATIONS</b>	Refer to Planning Maps.

### 2.2. Subject Sites

- 2.2.1. The Table below outlines the properties subject to this PPC request. The Records of Title and instruments are included in **Attachment 2**.

Property Address		Legal Description		CT Number	Title Area
5	Burberry Road	LOT 13	DP 166291	NA100D/694	2.4665 ha
6	Burberry Road	LOT 1	DP 166291	NA100D/684	13.3795 ha
14	Burberry Road	LOT 3	DP 180757	NA111D/569	1.0 ha
15	Burberry Road	LOT 12	DP 166291	NA100D/693	4.415 ha
16	Burberry Road	LOT 5	DP 316704	65179	9,079 m <sup>2</sup>
16A	Burberry Road	LOT 4	DP 316704	65178	1.062 ha
18	Burberry Road	LOT 4	DP 190321	NA120B/518	7,130 m <sup>2</sup>
20	Burberry Road	LOT 1	DP 317621	69219	1.089 ha
24	Burberry Road	LOT 5	DP 166291	NA100D/686	4.0005 ha
25	Burberry Road	LOT 11	DP 166291	NA100D/692	4.61 ha

## **2.3. Description of the Subject Sites**

- 2.3.1. The site comprises approximately 33.65 hectares of land. The land directly adjoins the Auranga B1 area (Drury 1 Precinct) to the north, Drury Creek to the east, FUZ land to the west and Karaka Road/SH22 to the south and south east. SH22 intersects with Great South Road and then at McPherson Road to the south of the PPC area. Burberry Road bisects the PPC area from the south-east to the north, terminating in the Drury 1 Precinct.
- 2.3.2. In general, the PPC area is a highly modified semi-rural lifestyle environment with peripheral rural activities. The Ngakoroa Stream is the dominant natural feature of the wider area, with a portion forming a physical boundary along a portion of the eastern extent of the site. SH22 forms a boundary to the South.

## **2.4. Landform and Catchment**

- 2.4.1. The land is characterised by flat to gently rolling pastoral landform dropping off to the estuarine riparian edge of Drury Creek to the east and an unnamed tributary stream of Ngakoroa Stream, immediately adjacent to SH22, to the south east. The topography rises from, approximately, RL 5m, on the eastern boundary, to, approximately, RL 22m, along the western Boundary. The area slopes up-wards, generally, in a north-westerly direction. The central and northern parts of the PPC area are predominantly flat, at approximately RL 15m. The land then falls in a southerly direction towards SH22 at approximately RL 10m. There is a more significant rise adjacent to SH22 where the gradient is, generally, 5% with some steeper gradients, of 10%. The Land Parcels consist of lifestyle-blocks and pastoral activities. A 1.3ha (approx.) ornamental pond is the main freshwater feature within the area. It is also subject to several permanent, intermittent and ephemeral streams.

## **2.5. Land Use**

- 2.5.1. The PPC area comprises a number of lifestyle landholdings with approximately ten dwellings with associated swimming pools, garages, barns, tennis courts and accessory sheds and buildings. The majority of the land is characterised by the lifestyle properties with small scale grazed pastoral land use, expansive mowed lawn areas and amenity plantings around the dwellings. Gravel and paved drives traverse the site providing vehicular access to the individual properties.
- 2.5.2. Burberry Road provides access to the site from SH22 and the Drury State Highway 1 ("SH1") motorway intersection and the Ngakoroa Stream bridge (Jesmond Bridge). Burberry Road is currently rural in character being relatively narrow and devoid of kerb and channel, street lighting or footpaths.

## **2.6. Landscape**

- 2.6.1. The Visual and Landscape Assessment (**Attachment 9**) identifies the landscape values associated with the coast and rural character. No nationally or regionally significant coastal or other landscapes are identified that would limit development within the site.

- 2.6.2. Although the subject site is largely in open pasture, its rural character is lessened to a degree by the existing land uses, relatively degraded pasture, the proximity to the southern motorway, the Drury township and industrial area, and the high voltage pylons to the east of the area. The proximity to the Auranga A and B1 urban area also reduces the rural character as evidenced by the extensive earthworks currently being undertaken on that site, along with the planned 2650 houses in that Precinct.
- 2.6.3. The Report states that, “although the B2 area includes productive land, it is a modified degraded site with relatively low landscape values, away from the coastal edge. In light of these considerations the site is well suited to the type of urban development proposed”.
- 2.6.4. Council's LVA prepared for the DOSP area identifies the PPC as being within Landscape Area 04, which is generally identified as being “flat with gently rolling rural lifestyle” and having low sensitivity to modification.

## **2.7. Streams and Watercourses**

- 2.7.1. An Ecology Report prepared by Dr Graham Ussher of RMA Ecology Ltd (**Attachment 10**) addresses the ecological values of the Auranga B2 site.
- 2.7.2. The figure below illustrates and classifies the stream and pond features situated within the PPC area:

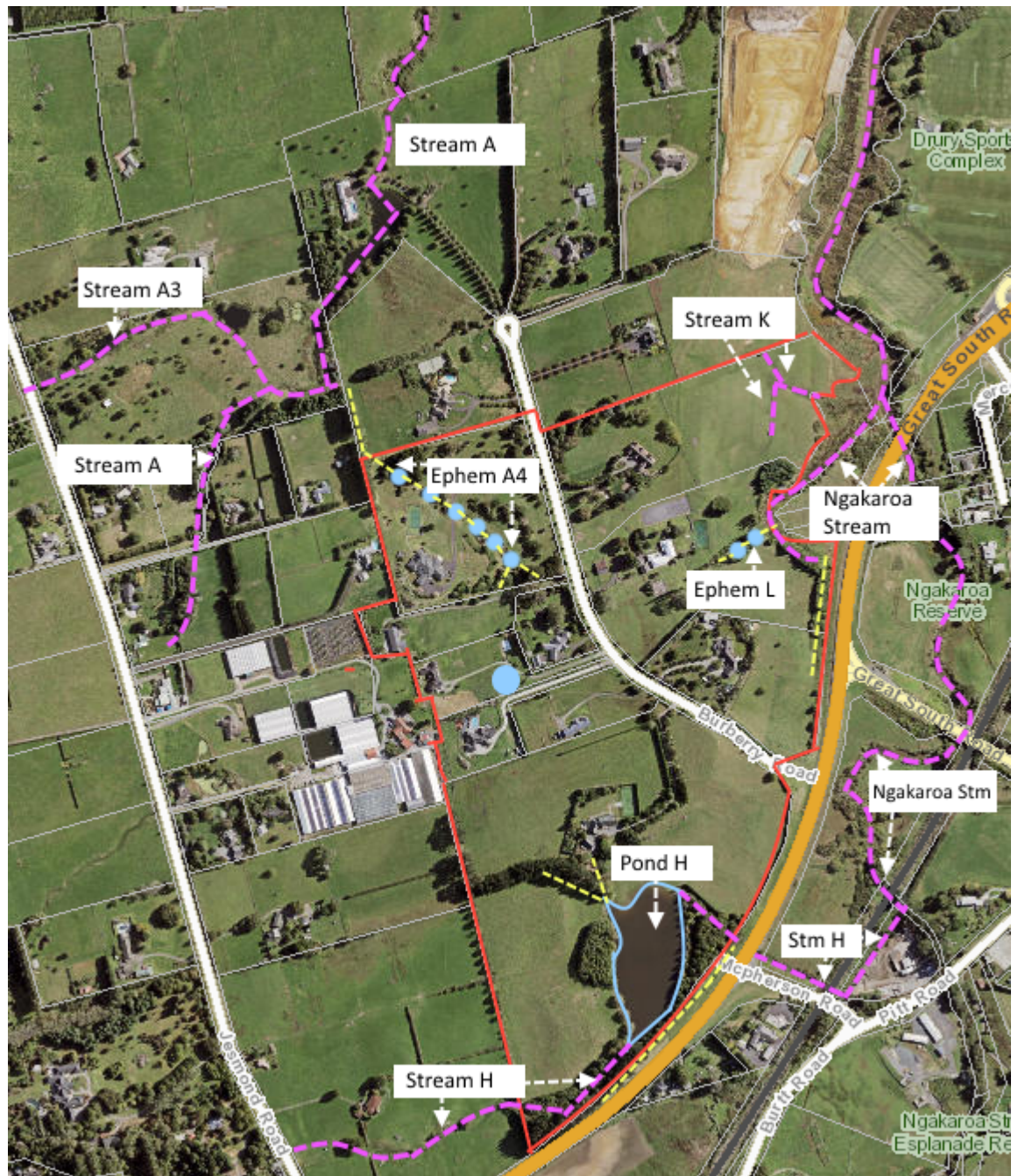


Figure: Stream types, and water features within the PPC area

- 2.7.3. The plan above demonstrates a combination of permanent, Intermittent and ephemeral streams located in the PPC site.

#### Stream H

- 2.7.4. For the first part within the PPC area (before it enters the Stream H pond), Stream H follows its natural alignment. Thereafter, the flowpaths have been identified as significantly modified such that overflow from the pond via an intermittently flowing spillway channel, is fed into a culvert under SH22, under the adjacent rail line and through a constructed channel to the true right arm of Ngakoroa Creek.

- 2.7.5. The presumed natural flowpath of Stream H is along the true left of SH22 to join with the true left arm of Ngakaroa Creek. Instead, this portion of the natural stream has been infilled (around Burberry Road) and channelised to form a drain through which the remaining ephemeral flow is conveyed to the wetland area at the head of the true left arm of Ngakaroa Creek.
- 2.7.6. Stream H is identified as a permanent stream reach until it reaches the Stream H pond, after which it becomes an intermittent spillway (and thereafter exits the PPC area). This stream has a number of tributary inflows which either directly adjoin Stream H or flow through the adjacent pond and eventually join the stream. The stream has an average width of 0.92m and is shallow with an average depth of 6cm. The permanent section of the stream is soft bottomed and has a slow velocity. The stream is fenced from stock. A SEV was undertaken at this site which indicated moderate ecological value. This stream extends further to the east, then as shown in the above plan, within land which is included in the Auranga B2 PPC area.

#### **Pond H**

- 2.7.7. The pond is fed by Stream H and a number of intermittent and ephemeral streams. The pond has two outflows towards its southern edge.

#### **Ephemeral Streams L and A4**

- 2.7.8. Ephemeral Stream L is located on the eastern side of PPC area and discharges to the true left arm of Ngakaroa Stream. The catchment size is small, and the watercourse is heavily modified.
- 2.7.9. Ephemeral Stream A4 has been modified considerably, with a series of excavated ponds within 24 Burberry Road to capture water and excavated channels between ponds to enable overflow. The ponds flow into 30 Burberry Road (outside of the PPC boundary).

#### **Ngakoroa Stream**

- 2.7.10. The Ngakoroa Stream extends along the north-eastern corner of the site.
- 2.7.11. Auckland Council's Watercourse Assessment for the Ngakoroa Stream prepared for the DOSP area (by Morphum) describes the Ngakoroa Stream catchment as being 40.15km<sup>2</sup>. The catchment is primarily drained by the Ngakoroa Stream, which discharges to Drury Creek and then to the Pahurehure Inlet of the Manukau Harbour.
- 2.7.12. The Ngakoroa Stream also includes a large tributary, designated as Ngakoroa West, which splits from the main branch in the Runciman area and extends south west. A small sub-catchment draining directly to the Pahurehure Inlet is also present to the west of Drury.
- 2.7.13. Due to the gentle topography of the area, Morphum have identified that freshwater systems tend to be low order, low energy watercourses connected to large wetland areas and that these waterways serve vital drainage and flood protection functions throughout this landscape.

- 2.7.14. The Watercourse Assessment identifies that the catchment is highly modified, with historical vegetation clearance resulting in only small, fragmented pockets of native vegetation remaining. Modified stream channels are evident throughout the catchment, with the most common form of modification being straightening to increase conveyance.
- 2.7.15. RMA Ecology have identified the true left arm of Ngakaroa Stream forms part of the eastern boundary of PPC area with a broad floodplain and escarpment from SH22 north to the confluence with Stream K.

## **2.8. Vegetation and Habitat**

- 2.8.1. Pasture covers the majority of the site. Vegetation within the development comprises shelterbelt and hedgerow plantings along fence lines and road boundaries, indigenous and exotic tree species and specimen trees and amenity plantings clustered around dwellings.
- 2.8.2. Tall exotic tree species generally including pine (*Pinus radiata*), macrocarpa (*Cupressus macrocarpa*), poplars (*Populus* spp.) eucalyptus (*Eucalyptus* spp.) and willows (*Salix* spp.) are present throughout the site. Groupings of amenity exotic and native tree species are planted around some of the dwellings including oak (*Quercus* spp), liquidambar (*Liquidambar styraciflua*), evergreen magnolia (*Magnolia grandiflora*), and London plane (*Plantanus orientalis*), tulip trees (*Liriodendron tulipifera*), ash (*Fraxinus* spp.), melia (*Melia azedarach*), and others.
- 2.8.3. Shelterbelts and hedgerows are scattered throughout the site defining the paddocks. Typical species include Leyland cypress (*Cupressus leylandii*), pine (*Pinus radiata*), poplar (*Populus* spp.), Japanese cedar (*Cryptomeria japonica*), lilli pilly (*Eugenia ventinatii*) and barberry.
- 2.8.4. Riparian margins around the pond have been planted in predominantly exotic species including redwoods, alder and cypress, willow, pin and English oak and sweet gum. Exotic rushes are also noted along with indigenous flax. Over 50% of the buffer zone around the pond is wider than 10m.
- 2.8.5. Stream H is well shaded for most of its length by a mature stand of pine, macrocapa and willow trees, which have been planted on both sides of the stream bank. Ferns are also present in places. A SEV was undertaken at this site which indicated moderate ecological value.
- 2.8.6. The RMA Ecology reporting identified that fish habitat is scarce within the PCP area, and that while the ponds are likely to support shortfin eel, the ephemeral watercourses and Stream K lack any habitat of note, and lack flow to support fish.
- 2.8.7. Stream H may support fish in the short section of plantation pine upstream of the Stream H pond, however the spillway to the pond is identified by RMA Ecology to likely present a barrier to fish as it is a wide, rock-lined channel that rarely supports flow.
- 2.8.8. Council's Ecology Reporting for the DOSP identifies that the area is likely to contain habitat for native skinks (mostly along margins of pasture and watercourses), however does not consider that surveying is necessary given the low likelihood of detection at present densities.

- 2.8.9. Stream H has a large amount of organic matter within the stream, which is likely to provide a food source and habitat for resident macroinvertebrates. Fish cover was present in the form of undercut banks and wood immediately upstream of the pond, and gambusia were noted in the stream.
- 2.8.10. The Council's Ecology Reporting for the DOSP identifies that due to the degraded nature of the watercourses, species present are likely to consist predominantly of pollution tolerant and common (non-threatened) species such as shortfin eel, common smelt, common bully and Cran's bully. However, two threatened fish species (Inagna and Torrentfish) have been identified as being present with the DOSP area.
- 2.8.11. It is also acknowledged that the PPC area adjoins the Ngakoroa Stream, which is identified in the AUP as being a Significant Ecological Area ("SEA") Terrestrial (T\_530b) and as meeting factor 2 (Threat Status and Rarity) of the Schedule 3 criteria.
- 2.8.12. The Council's Ecology Reporting for the DOSP identifies that vegetation in the SEA includes some nationally or regionally threatened plant species (Native oxtongue and Mingimingi), and that nationally or regionally threatened bird species have been recorded in the SEA (Caspian tern and South Island pied oystercatcher).
- 2.8.13. The Watercourse Assessment has identified that the Ngakoroa Stream mouth (adjacent to the PPC area) is an inanga swanning area and identified this area as a potential enhancement opportunity.

## **2.9. Coastal Environment**

- 2.9.1. The PPC does not directly adjoin the coastal environment, however the Ngakoroa Stream drains into the area known as the Drury Creek approximately 500m north of the PPC area.
- 2.9.2. The wider coastal environment of the Drury Creek (north of the PPC area) is also identified as SEA Marine 1 and 2 areas for intertidal habitat and wading bird areas, and saltmarsh areas.
- 2.9.3. The Council's Ecology Reporting for the DOSP identifies while virtually all native vegetation has been removed from the terrestrial coastal edge, the coastal marine area itself remains largely intact and of good ecological health.

## **2.10. Hydrology**

- 2.10.1. The Auranga B2 land is at the downstream end of the Ngakoroa Stream catchments. Land within Auranga B2 has a land form dominated by rolling country and generally drains to the north or north east. Within the site two streams Stream H (and its tributaries) convey stormwater in a general north or north easterly direction.
- 2.10.2. The Council GIS website shows the floodplain and overland flow paths that comprise the north and south streams. The 1% AEP floodplain extent is derived from Rapid Flood Hazard Mapping of the Auckland Region undertaken in 2009. It simulates the 1% AEP rainfall event (without climate change).







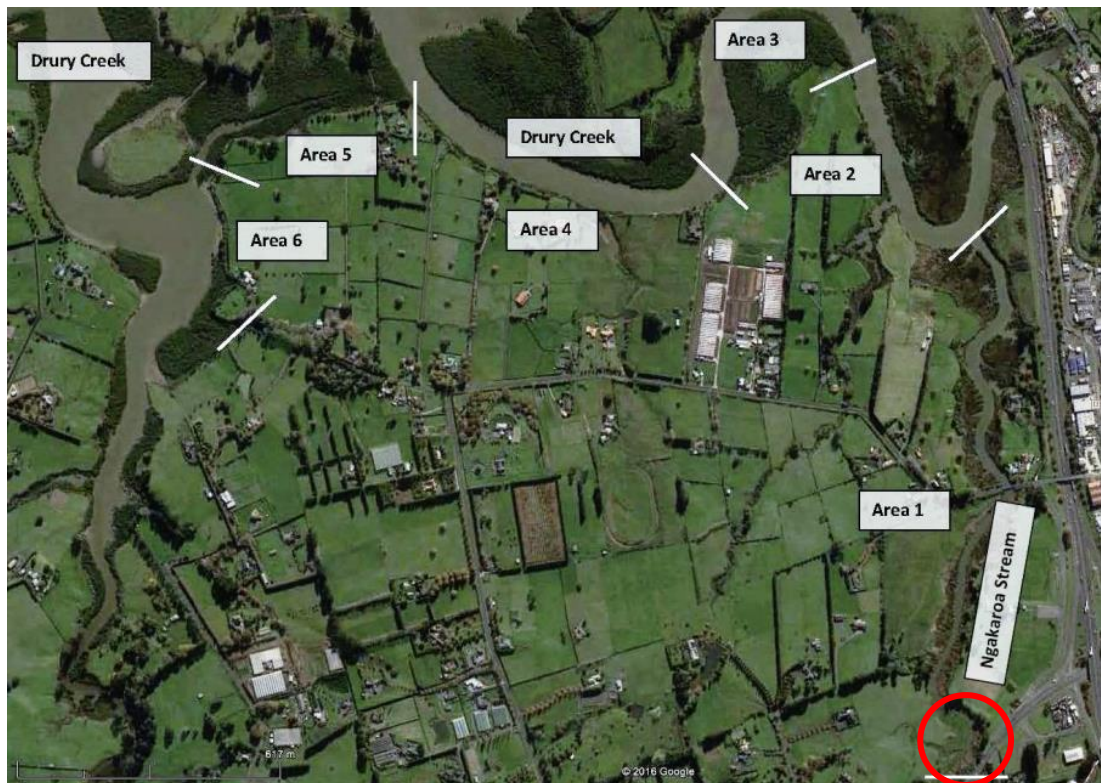


Figure: Shoreline areas for purposes of coastal erosion scenarios

- 2.11.4. The shoreline within Area 1 is very sheltered and typically bordered by intertidal areas vegetated with salt marsh and other estuarine vegetation. In the area upstream of the Bremner Road bridge, the estuarine vegetation along the channel margins grades directly into the adjacent grassed pasture and there is no evidence of active bank erosion. Auranga B2 is located approximately 550m south/upstream of the Bremner Road bridge, thus this finding applies to the site.
- 2.11.5. Similarly, comparison of aerial photography flown in 1956 and 2015 indicates little to no change over this 59 year period, with any erosion limited to the seaward edge of the intertidal vegetation. However, the width of the estuarine vegetation adjacent to the channel bank has narrowed in places near the outside of meander bends (e.g. towards the downstream end towards the bridge).

## 2.12. Geotechnical

- 2.12.1. A Preliminary Geotechnical Report (**Attachment 11**) has been prepared by Lander Geotechnical. This describes the geology of the area and identifies that it is appropriate for residential and urban development. The main findings are summarised below:

**Ground stability:** Most of the site is observed to be characterised by broad undulations and rolling terrain. There were no obvious signs of large-scale instability or land modification. Borehole findings indicate that the natural soils can contain pockets of weaker ground and/ or lenses of organics. The geology within the PPC area should not preclude construction of multi-storey and/or commercial buildings (e.g. within the proposed town centre).

**Earthworks and infrastructure:** Filling was identified in two locations within or in proximity to Auranga B2.

- 2.12.2. The geotechnical investigations from 26 boreholes around the site have indicated that the majority show the top 2 m consisting of either clayey silts, silty clays, silts and clays and typically 100 to 400 mm of topsoil. Percolation rate tests have been undertaken across the wider Auranga area, but none were located within the Auranga B2 area. The closest (P4) was not tested due to a high standing water level following pre-soaking, indicating very slow percolation at this location.

## **2.13. Contamination**

- 2.13.1. The land within the PPC area is largely used for agricultural and pastoral grazing purposes, in addition to lifestyle residential activities. No Preliminary Site Investigation has been prepared for the site, however, based on previous experience in Greenfields development and upon review of historic aerial imagery of the area which identified the sites historic use for pastoral farming purposes, it is considered highly likely that the site comprises some areas of potential contamination and HAIL activities. A Detailed Site Investigation ("DSI") will accordingly be undertaken at resource consent stage.

## **2.14. Roding Environment**

- 2.14.1. The existing roding environment is described in the Integrated Transport Assessment ("ITA") (**Attachment 7**). This outlines the existing conditions associated with the Motorway ("SH1"), SH22 and the local road networks. It also identifies the existing public transport networks.
- 2.14.2. Burberry Road is currently a local road, rural in character being relatively narrow (approximately 20m wide with a 6m carriageway) and devoid of road markings, shoulders, kerb and channel, street lighting or footpaths. The posted speed limit on Burberry Road is currently 80km/hr.
- 2.14.3. Burberry Road connects the site to SH22 to the south. SH22 (Karaka Road) is the main route that connects Pukekohe to Drury. The Drury Interchange with SH1 is located on SH22, to the east of the site, and provides access to all destinations to the north and south. SH22 has a typical carriageway width of 7.5m and provides for a single lane of traffic in each direction separated by a painted centreline. In addition, 1-1.5m wide shoulders are provided on both sides of SH22. SH22 has a speed limit of 100 km/hr west of Burberry Road and 70 km/hr east of Burberry Road (including Drury Interchange).
- 2.14.4. Burberry Road is give way controlled at its intersection with SH22 and no turn facilities are provided.
- 2.14.5. Great South Road is the main arterial road through Drury township, providing an arterial link from the Drury Interchange to shops and schools in Drury. It provides a local access function as well as a strategic connection to SH22 and SH1 and is effectively an extension to SH22.

- 2.14.6. Great South Road also connects Drury with the Papakura town centre to the north, and it can be used as an alternative to SH1, particularly in congested conditions. It has a varying width (depending on location) and has a posted speed limit of 50km/h through Drury and 70km/h near the Drury Interchange.
- 2.14.7. The interchange of SH1 / SH22 at Drury is a diamond signal-controlled interchange.

## 2.15. Existing infrastructure

- 2.15.1. With regard to existing infrastructure, there is a main gas trunk line through the site. The main gas trunk line runs north-south and is shown in the figure below. Transpower Transmission Lines are located outside of the site, to its east.

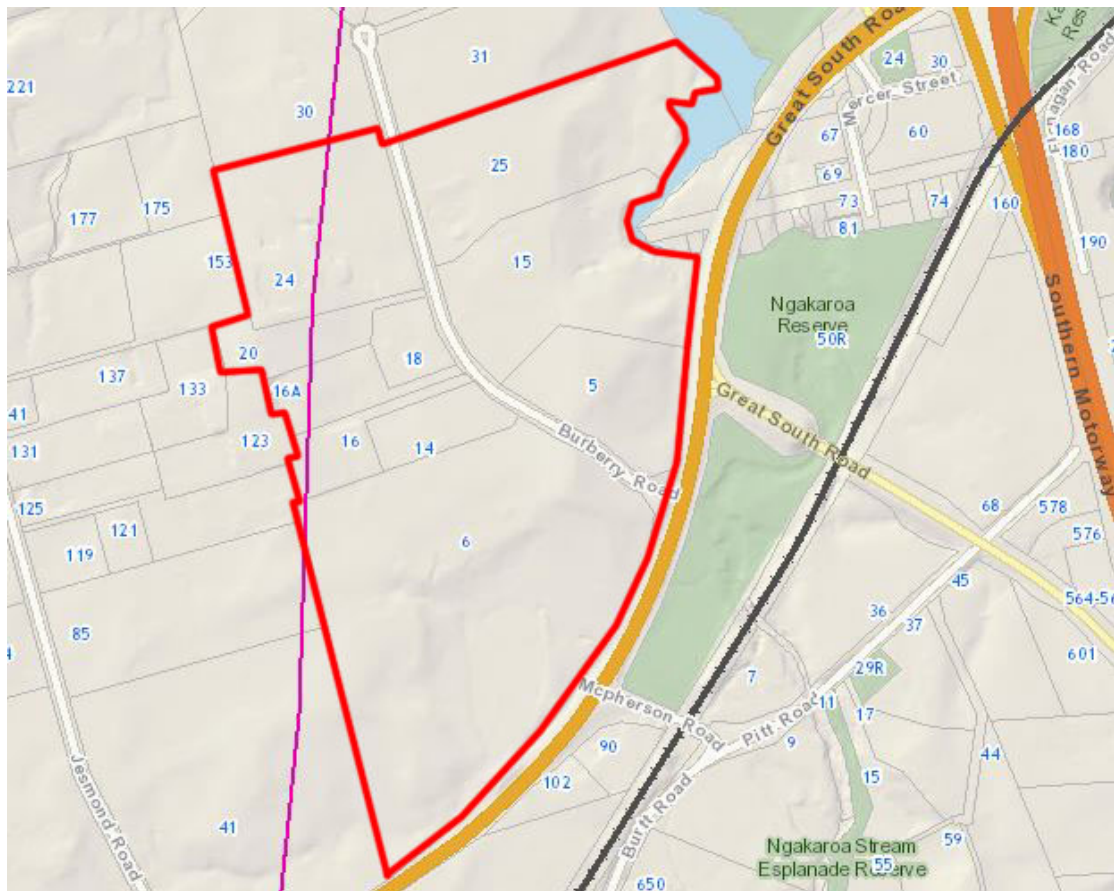


Figure: Vector Gas Line Route

- 2.15.2. The Engineering Report (**Attachment 5**) identifies the trunk infrastructure that is being developed to service Auranga A, B1 and B2. The report comments that Auranga B2 can be developed provided that infrastructure connections are available from the adjoining Drury 1 Precinct. Development will be dependent on the timing of the extensions to the Waste Water and Water Supply Network from Bremner Road and 207 Bremner Road (Waste Water Pump Station) through to the PPC Area and the extension of this infrastructure, to the sites within the PPC Area, itself.

## 2.16. Heritage

- 2.16.1. Archaeological sites, built heritage, history and cultural values are identified by Auckland Council's Heritage Report for the DOSP area.

- 2.16.2. While several sites within the wider Drury structure plan area were identified, which would likely merit inclusion on the AUP Schedule of Significant Historic Heritage and/or applicable recommendations for “interpreting” heritage sites, there is no evidence of pre-1900 archaeology or heritage, or significant 20th century heritage found within the PPC area.
- 2.16.3. Within proximity to the PPC area there is currently only one scheduled historic heritage place in the AUP. This site is also registered on the Cultural Heritage Inventory. This is Aroha Cottage, located on Jesmond Road approximately 300m west of Auranga B2 (refer figure below). The site is scheduled as a category B place and recognised for its historical, social and context values. Aroha Cottage is also listed with HNZPT as a Category 2 place on the New Zealand Heritage List.
- 2.16.4. The site of the Commissariat Redoubt is also located in proximity to the site (550m North east), at 37 Bremner Road (by Jesmond Bridge), and into the reserve south of the bridge. Although its extent of place is limited to the extent of the Esplanade Reserve north of Bremner Road the site could potentially extend further than this.

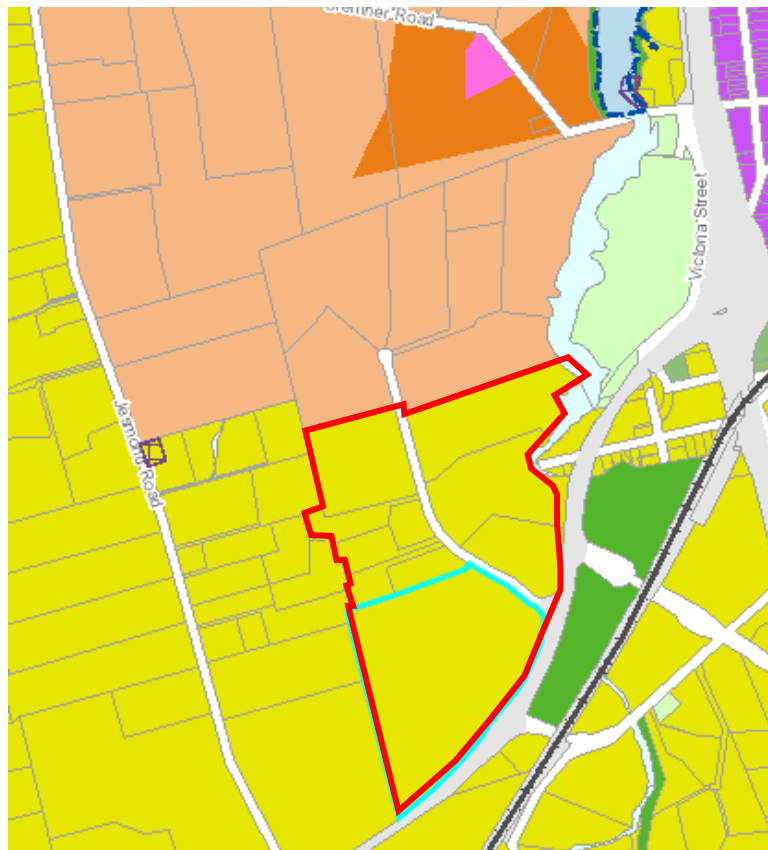


Figure: Sites of Historic Heritage (hashed purple)

- 2.16.5. The Council's Heritage report comments that the topography of area creates a particular environment that would have been attractive for Maori settlement – high ground with commanding views across fertile plains suitable for cultivation and with sources of timber for construction, criss-crossed with numerous waterways providing access to riparian resources and paths to the coastal edge, where marine resources could be readily exploited. While this report does not include an assessment of the cultural significance of the Drury area to mana whenua it does offer a summary of archaeological sites of Maori origin as identified in the NZAA Archsite database. These are agglomerated along the coastal margins of the Drury 1 Precinct (though none in proximity to Auranga B2); to the east of Drury; and at the mouth of Slippery Creek.
- 2.16.6. Extensive consultation was undertaken with all the relevant iwi groups and CIAs were provided in respect to PV15 and PC6.
- 2.16.7. A further Cultural Values Assessment was also undertaken by iwi for the DOSP.

## **2.17. The Wider Landscape Context**

- 2.17.1. The wider surrounding area is dominated by horticultural, agricultural, recreational, lifestyle and transportation land uses. There is a general patterning of smaller scale lifestyle type lots scattered along the roads surrounding the area. Further away from the site, lot sizes tend to increase in size.
- 2.17.2. Rural and rural lifestyle land use surrounding the site has an influence on the character and visual amenity of the area. Pastoral grazing and horticultural activities are the predominant land uses and impart the wider landscape with a largely open spatial character. A number of large-scale glasshouses are prominent within the wider area. A degree of compartmentalisation is provided by exotic shelter planting on property and paddock boundaries, which enclose views to the broader landscape from some locations.
- 2.17.3. While the site has distinctive rural lifestyle characteristics, the surrounding area to the north and east is more diverse in character due to the existing Auranga A development, the Drury Sports Complex, the dominance of the southern motorway, the Drury industrial area and Drury Township. The more distant HV transmission pylons and overhead lines and the southern motorway impart a more utilitarian characteristic to the wider area.
- 2.17.4. Rural land use around the area to the west and south is predominantly pastoral. Rural-residential lifestyle blocks are characterised by grazed paddocks with horses and sheep, blocks of farm forestry, native vegetation in the stream gullies, exotic tree plantings, remnant pines, wattle and eucalypts, areas of gorse and noxious weeds, glasshouses and horticultural plots.
- 2.17.5. The extensive NZ Hothouse tomato production facility occupies a very large land holding to the southwest and adjacent to this is a poultry farm. The southern railway line and railway embankment is located to the south of Karaka Road. Ngakoroa Reserve is located on the eastern side of Great South Road, albeit undeveloped and landlocked on three sides by roads and the southern railway line.



- 2.17.6. The Drury township and industrial area is located on the eastern side of the southern motorway, beyond which is the Drury residential area. The Drury Sports Complex with clubrooms, playing fields and car parking area is located on the eastern side of the Ngakoroa Stream. A large plant nursery and landscape contractors depot is located to the southeast in Pitt Road. A contractor's storage yard is located adjacent to the Great South Road off-ramp to the southern motorway.
- 2.17.7. The wider rural landform is generally characterised by expansive areas of undulating to gently rolling lowland pasture, with areas of more localised fragmentation by shelterbelts and stream corridors. The land to the south and west is more of a working landscape, intensively farmed with small landholdings along with relatively well-established rural living and lifestyle block development.

### **3. PROPOSED PLAN CHANGE**

#### **3.1. Background**

##### **Auranga A**

- 3.1.1. Karaka and Drury Consultant Ltd's ("KDCL") original Special Housing Area ("SHA") covered 84.6ha of the north-eastern part of Drury West and provided for upwards of 1,350 houses as well as a local centre. The design process for what is known as "Auranga A" included tests of a number of alternative urban form layouts and the placement of various centres, destinations and amenities.
- 3.1.2. As part of the SHA application it was necessary to consider a logical future urban form outcome for the wider Drury West area, so that the design team, and the Council, could have confidence that Auranga A would be consistent with (or at least not preclude) this.
- 3.1.3. The Council had to that time completed very high-level, and little more than conceptual, future land use preferences for Drury West ("Transport for Future Urban Growth", or "TFUG", since re-branded as "Supporting Growth"). This work had concluded that a large centre in each of Drury West and Drury East should occur, although it showed a potential Drury West centre in the south-western corner of the area generally aligned with Oira Road.
- 3.1.4. The KDCL design team agreed with the logic of each 'half' of Drury having its own large centre. For Drury West a future population of six to eight thousand houses, or up to approximately 25,000 persons, could not be efficiently or conveniently served if the primary centre for those residents was across SH1 in Drury East due to the separation distance of Drury East from the western parts of Drury West, and because of the very constrained traffic environment (primarily SH22 and the SH1 interchange), as well as the combined width of the Ngakoroa Stream, SH1, and railway line severance.
- 3.1.5. The KDCL team did not agree with the logic of locating a Drury West centre in the south-west of the area identified by the TFUG / Supporting Growth and identified a number of key defects including:
- (a) Inefficient travel patterns for most Drury West users;
  - (b) Inability to intercept vehicles arriving from the south to any strategic park and ride.

- (c) Further distance from the employment areas of Drury West and thus less ability to attract employees into the area.
  - (d) Stage 1 land requires a town centre, and the location to the south-west within Stage 2 would result in a significant population not being serviced by a town centre in the first decades of the FULSS.
- 3.1.6. The design team's high-level starting point for Drury West was for a town centre serving the area located near the intersection of Jesmond Road and SH22. This location was identified as, at a high level, being the most-logical and likely to well-serve the Drury West area. This was tested through a masterplan process for the area of land east of Jesmond Road, of approximately 250ha. The conclusion of this process was that the preferred town centre location was slightly further eastwards of Jesmond Road, to a new north-south road approximately 200m east of Jesmond Road. This was on the basis of enjoying the same strategic SH22 access as a Jesmond Road centre, but better-capitalising on the real-world 'diagonal' movement influence likely between Drury West residents and the potential for an expanded employment node based on Drury South and the confluence of movement infrastructure), and acknowledging the likely traffic-dominated character that a 4-lane arterial (Jesmond Road) would exhibit. An updated master plan for Auranga A is included in the UDA (**Attachment 8**).
- 3.1.7. Auranga A was approved in 2016 as PV15 to the (then) Proposed Auckland Unitary Plan ("**PAUP**"). Subsequent to that approval the design team has been advancing the subdivision of the land, and at this time formed blocks and roads can be seen in the area. Titles for the first lots are expected to be issued later in 2019.

### **Auranga B1**

- 3.1.8. Subsequent to the approval of Auranga A, the design team worked to further progress KDL's requirement to expand the area of zoned land. The three key reasons for this related to:
- (a) Ensuring the bulk infrastructure that KDCL was required to provide for Auranga A was used efficiently as early as possible, and the significant costs of constructing this infrastructure could be appropriately supported (as KDCL agreed to facilitate infrastructure networks through Auranga A that would strategically unlock the remainder of Drury West as well as Drury East, and further south to Drury South and Paerata in terms of wastewater services).
  - (b) Additional scale was needed to 'lock in' the potential for both a primary school and a secondary school in Drury West. These were regarded as essential components of a new community, and it was regarded as strategically critical to get these confirmed as quickly as possible. The primary school has now been designated and the Ministry of Education ("**MoE**") has purchased land within Auranga B1 on Jesmond Road for a high school.
  - (c) Market feedback impressing on KDL the importance of the new community needing a town centre as a focal point and 'heart' from early in its establishment, if it was to be perceived as more than 'just another subdivision'.

- 3.1.9. Although the Council's FULSS identified Drury West (north of SH22) as to be development ready in 2022 the Council staff expressed a view to KDCL that a Council-led structure plan and a delay in KDCL's plans was their preference. KDCL determined that it was unable to wait based on the matters above, and PPC6 was advanced.
- 3.1.10. KDL undertook its own structure plan process to advance PPC6, including public consultation and feedback.
- 3.1.11. Strategically the decision was made to consider four high-level growth scenarios for the Drury West area that together reflected the realistic range of outcomes that were considered likely to eventuate from an alternative / future Council-led structure plan taking the above into account.
- 3.1.12. The Structure Plan Document confirmed that of the four scenarios, KDCL considered Scenario 2 (being 2 major centres) to be superior.

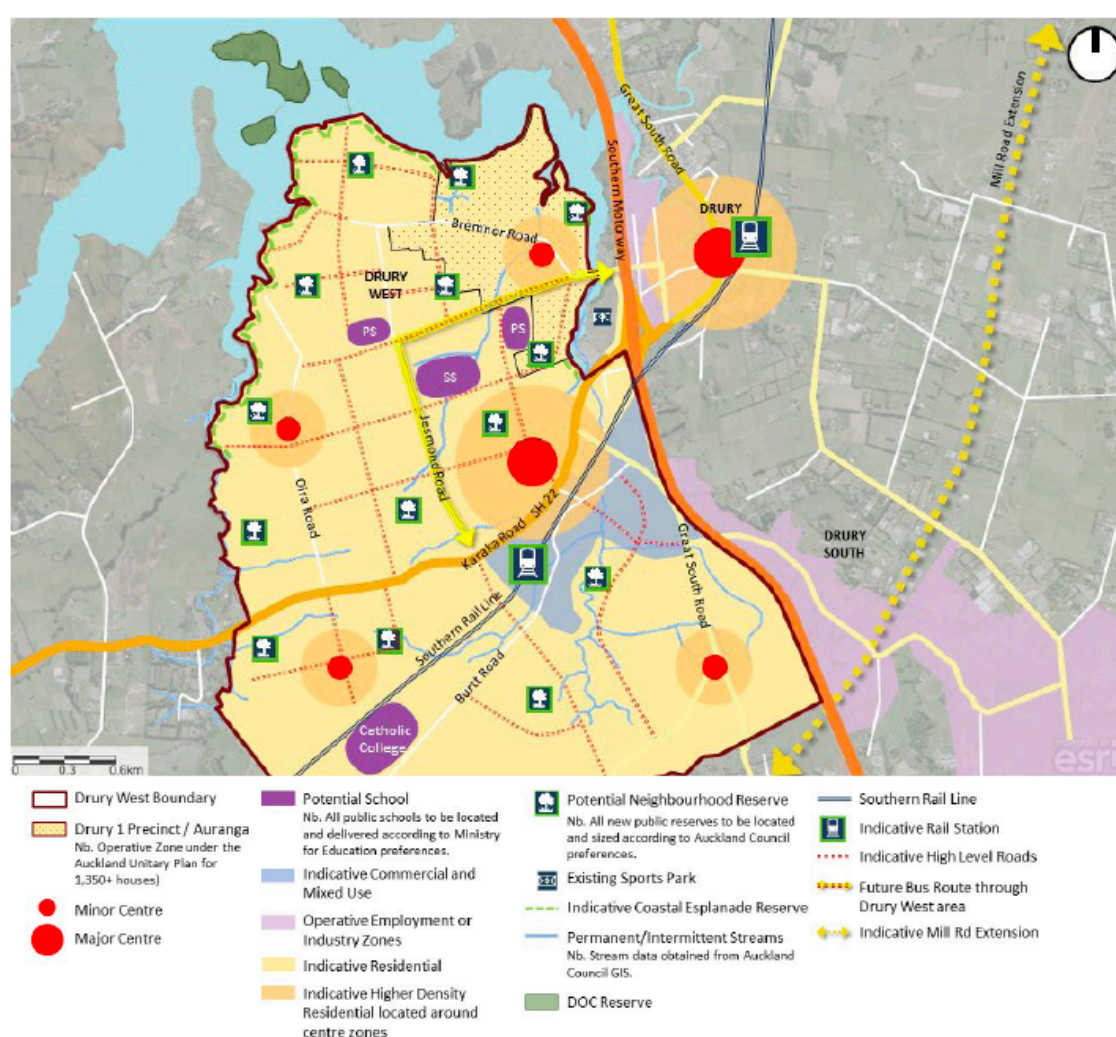


Figure: Scenario Two

- 3.1.13. Scenario 2 was preferred as it results in:



- (a) The greatest local employment benefits based on a town centre location able to leverage from the movement economy and both a residential and an employment catchment (for example, businesses would be able to enjoy residential customers in the evenings and weekends, but employee customers during the weekday periods).
  - (b) A train station most likely to attract passengers in the morning coming to work as well as just serve commuters leaving the area.
  - (c) A town centre that most conveniently serves the residents of Drury West including promoting travel patterns consistent with desire lines.
  - (d) The combination of the above and the proximity to the Drury South employment area is considered to lead to the greatest amount of customer quantity and diversity, and is in turn likely to support the widest extent of employment possible. Of note, this is considered essential to result in more than just retail and industrial-type jobs. Office and executive positions, including a potential high density office park, are considered feasible only if the combination of a high amenity town centre, industrial park, residential area and railway station all co-exist in close proximity. Relative proximity of jobs is an important part of the justification of housing growth - not just access to daily goods and services.
  - (e) Of the four options identified, only Scenario 2 is able to convincingly offer such opportunity and alter the relatively homogeneous pattern of land use planning undertaken in recent Auckland times (i.e. residential, industrial park or retail park monocultures). This is also a meaningful opportunity to change the dominant planning approach in South Auckland seen most directly in the Hingaia and Paerata SHAs.
- 3.1.14. Consultation with the Council's staff during the preparation of a private plan change application on the KDL Structure Plan and its findings were discussed. The staff understood and accepted the arguments in favour of the residential land identified, but remained strongly of the view that only a Council-led structure plan would be able to properly confirm the location of the Drury West rail station and centres network.
- 3.1.15. Based on this and information regarding the likely timing of the Council's own structure plan process, KDL determined to break its preferred Auranga B into two, separating out what was subsequently lodged with the Council (Auranga B1 as PPC6) from what is now the subject of this current PPC application (Auranga B2).
- 3.1.16. Auranga B1 is an approximately 83ha area of land that is in two 'lobes', a north-western one north of Bremner Road, and a southern one east of Jesmond Road extending down to 221 Jesmond Road. It will provide for upwards of 1,300 residential units.

### **Auranga A and B1**

- 3.1.17. Combined the Auranga A and B1 areas enable an urban community of 2,650+ houses at a variety of densities, and substantial coastal improvements, over approximately 170ha of land. It is now one of Auckland's largest new urban community projects, and approx. 750 lots have been approved via subdivision consent to date.

- 3.1.18. A related initiative to enhance and rehabilitate the Drury Creek Islands Recreation Reserve (15ha in 3 islands) is also an integral part of the KDCL development vision and has resulted in a ground-breaking partnership between DoC, local iwi, and the developer.
- 3.1.19. MoE has purchased a primary school site and a secondary school site. The primary school site is subject to a Designation (5062) in the AUP with the MoE planning to have the school open by 2022. The high school is understood to be planned to be open by 2023.
- 3.1.20. The relevance of these is that they should not be regarded as potential or indicative schools in Drury West; they are 'locked in' and in an advanced stage of planning. These, and their future connectivity to a centre and rail station, also form important part of KDL's analysis to date.

### **Council's Structure Plan**

- 3.1.21. In 2017 the Council commenced its own structure plan process for Drury (Drury West and Drury East known as the DOSP).
- 3.1.22. As a part of this, a group of major landowners with an interest in the area determined to work collaboratively. This group comprising KDL, Stevensons Ltd, Fulton Hogan Ltd, and Kiwi Properties Ltd ("Drury Developer's Group" or "**DDG**"). The DDG worked to test and agree a shared plan for the area.
- 3.1.23. The KDL preference for Drury West had matured to a town centre based on Burberry Road accessing a train station located between McPherson Road and Great South Road. This station would be visible from SH22, and very accessible to both residents and workers.
- 3.1.24. An initial concept put forward by the DDG provided for a railway station serving both areas in the original location of the Drury railway station (immediately west of SH1). This location required separate portal / entrance buildings and enclosed concourses to access the station (very similar to the way that subway stations and the planned Central Rail Link will operate). This resulted on the basis of all parties seeking to find an option that met the Council officers' preferences and also their own. This was however opposed by the Council's staff and this signal was accepted by the DDG, which from that point considered how two railway stations, one on each side, could be successful. Agreement was reached with the Drury East landowners. For the Drury West station, KDL's ongoing work was based on a station shifting westwards so as to be west of Burberry Road.
- 3.1.25. The DDG's work was completed and submitted to the Council in April 2018. The DDG proposed structure plan identified land use zones for the area but did not confirm the final size or classification of the key KDL Drury West centre or a large centre in Drury East proposed by Kiwi Properties Ltd.
- 3.1.26. As part of the DDG exercise, KDL continued to refine its preferred town centre concept and in particular how it could logically work with a possible future Drury West rail station. This included considering master plan tests for the wider structure plan area as well as ongoing assessment of the various station and centre options that were 'live' at that point.

- 3.1.27. In total the KDL team assessed 6 rail station and 4 town centre locations in Drury West and also the land use practicalities and capacities of potential centres associated with them.
- 3.1.28. The Council continued to refine its thinking and released its final Structure Plan for the area in August 2019. This showed an outcome that was generally aligned with the KDL proposal, with a large area north of SH22 identified as a “centre”.
- 3.1.29. The Structure Plan process did not include recommendations to change the FULSS or its prioritisation of the land north of SH22 in Drury West as to be development ready by 2022. It included a rail station location east of Jesmond Road, also aligned with the latest KDL option.

### **3.2. Re-Zoning Proposal**

- 3.2.1. KDL requests a PPC to the AUP under the RMA to rezone 33.65 hectares of land as follows:
- (f) 15.29 hectares is proposed as a Town Centre zone (“**TC**”);
  - (g) 4.61 hectares is proposed as a Mixed Housing Urban zone (“**MHU**”); and
  - (h) 13.75 hectares is proposed as Terraced Housing and Apartment zone (“**THAB**”).
- 3.2.1. The Plan Change maps and text are included in **Attachment 3**.
- 3.2.2. The proposed re-zoning reflects the Council's DOSP for the land. However, it is acknowledged that the DOSP does not identify a particular role or type of centre for Drury West.
- 3.2.3. A Town Centre Zone has been proposed on the basis that it more readily enables the activities needed by a community of between 18,000 – 25,000 persons (such as supermarkets, department stores and large offices), and allows the density benefits of being near a (future) rail station to be maximised. This makes it more efficient and effective than a Local Centre Zone, and likely to maximise economic development and the creation of employment.
- 3.2.4. In addition to the above zone layout, which adopts existing zone and Auckland-wide provisions, the PPC seeks to establish a Height Variation Control within the TCZ of 27m. This shall provide for a greater intensity of development, similar to that undertaken in numerous other town centres in the Auckland Region.
- 3.2.5. The PPC also seeks to establish the site as located within the Stormwater Management Area Control – Ngakoroa Stream, Flow 1 (“**SMAF**”). This is considered the most efficient way to manage ongoing stormwater mitigation and water sensitive design requirements.
- 3.2.6. The proposed PPC precinct plan indicates the following:
- (a) The future location and form to include both collector, and local roads.

- (b) A realignment of Burberry Road, to exit to SH22 via signalised intersection, in the location opposite McPherson Road. This will require road stopping of its current route which has been identified in previous ITAs as being unsafe as a significant intersection.
  - (c) Another collector road is anticipated with access to SH22 via a signalised intersection, opposite Great South Road. This route is identified by the DOSP however is unnecessary to support the proposed PPC and relates to wider networks identified in the DOSP.
  - (d) To facilitate the future urban use of the site, upgrades to SH22 (to four lanes) are also anticipated. Precinct provisions reflect this.
  - (e) The lake/pond feature (Pond H) is enhanced as part of the town centre amenity.
  - (f) Esplanade reserve along the Ngakaroa stream;
  - (g) Key Retail Frontage ("**KRF**") and General Retail Frontage ("**GFR**") along town centre roads.
- 3.2.7. The proposal is anchored by a 15.29ha town centre zone which includes the amenity feature of the lake, which is intended to serve as a community focal point and significant amenity feature for the Town Centre and surrounding community.
- 3.2.8. The PPC seeks to maximise the utility of the TCZ land, the proximity of the lake and future rail station connections, by including a 27m building height overlay. This would allow employment and residential potential to be maximised. The TCZ also allows placement of the KRF and GFR controls along key roads.
- 3.2.9. The proposed zone configuration allows for a Centre as the focal point of development, with a supporting THAB zone around that, then transitioning to outwards again to the MHU zone of the adjoining Drury 1 Precinct. It is at the MHU zone in the northern part of the PPC merges with the existing zoned MHU part of Auranga A and B1.
- 3.2.10. A key road in the KDL vision is Burberry Road realignment. Currently its alignment with SH22 is not regarded as safe and it would require a realignment before it can be used to connect with the existing zoned land in Auranga A and B1, and connect through to opportunities for linkages to Drury South. This realignment is considered important, given that both the designated primary school and a land use consent for 71 residential units including creation of a new public recreation reserve on 31 Burberry Road, need a connection to properly integrate with the community. In the long term this direct connection is seen to provide convenient and safe access from north of SH22 (where the majority of residents will live) to either side of the area identified for a rail station in the DOSP.

### 3.3. Purpose and Reasons

- 3.3.1. The purpose of this application is to enable urban residential development to be undertaken within approximately 33.65 hectares of land. The reasons (or rationale) which provide the basis for this PPC are:

- (a) The DOSP has indicated a “Centre” for the Drury West area to service the Drury West residential population catchment and to enable local employment for the Drury West area.
- (b) Re-zoning of land in this location accords with the FULSS which is the Council’s strategy for managing the co-ordinated release of land for urban development/activities.
- (c) Significant investment has already been made in infrastructure to service the Drury 1 Precinct. This has been sized to accommodate both the Drury 1 Precinct, Auranga B1 area and the Auranga B2 area. Development within the area subject to this PPC will utilise and help fund the costs of developing this infrastructure.
- (d) The subject land contains relatively few physical constraints and thus makes this area attractive for urban development, consistent with the indications in the FULSS, DOSP and AUP. The appropriateness of the land for urban development has been confirmed by multiple assessments and investigations, including those undertaken by Auckland Council. This is also reflected in the fact the PPC area is currently located in the FUZ.
- (e) The housing shortfall in Auckland is a significant concern generating housing affordability issues that are unprecedented in New Zealand. In addressing this issue, the Auckland Plan has indicated the need to release land for the rapid development of housing supply to accommodate the rapidly expanding population of metropolitan Auckland, therefore relieving price pressure and providing more affordable housing.
- (f) The Auckland Plan identifies the need to construct an additional 13,000 homes (annually) to provide for the growing demand.
- (g) The rezoning of approximately 33.65 hectares of land as proposed by the PPC will enable the development of new housing that will contribute towards the shortfall in the housing supply in the Auckland Region, along with providing access to retail, services and employment for new residents.

## **4. STATUTORY CONTEXT**

### **4.1. Overview**

4.1.1. Schedule 1 of the RMA sets out the process for changes to District and Regional Plans. Clause 21 of that schedule states that any person may request a change to a district plan or a regional plan (including a regional coastal plan).

4.1.2. Clause 22 requires that the request to change a plan must be made to the appropriate local authority in writing and:

*“Shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan”:*

4.1.3. This is as set out in Section 3 above.

*“Contain an evaluation report prepared in accordance with section 32 for the proposed plan or change”*

- 4.1.4. Refer to the Section 32 (**Attachment 4**).

*“Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement or plan.”*

- 4.1.5. Refer below for effects from rezoning the land.

## **4.2. Resource Management Act 1991**

- 4.2.1. The RMA requires certain statutory requirements to be met prior to consideration of any PPC Request. The relevant sections are addressed below.

- 4.2.2. Under clause 21 of Part 2 of Schedule 1 of the RMA, any person may lodge a request for a PPC. As relevant, clause 21 states:

*“21 Requests*

*(1) Any person may request a change to a district plan or a regional plan (including a regional coastal plan).*

*...*

*(3A) However, in relation to a policy statement or plan approved under Part 4 of this schedule, no request may be made to change the policy statement or plan earlier than 3 years after the date on which it becomes operative under clause 20 (as applied by section 80A(2)(a)).*

- 4.2.3. Clause 22 of Schedule 1 of the RMA has already been addressed above.

- 4.2.4. Under clause 25(2) of Schedule 1 of the RMA, after receiving all the necessary information, the Council has 30 working days to consider the request and how it should be dealt with. In this regard, the Council can decide to:

- (a) Adopt the request as a Council plan change, either in whole or in part;
- (b) Accept the request as a PPC, either in whole or in part;
- (c) Convert the request to a resource consent application; or
- (d) Reject the request.

- 4.2.5. In accordance with Clause 29 of Schedule 1, Part 1 of that Schedule applies to a PPC which is accepted (rather than adopted) by the Council under clause 25(2)(b) of the Schedule. The PPC will therefore be determined having regard to the matters outlined in sections 31, 32 and 72 to 76 of the RMA, to the extent these are relevant to the PPC. In summary, these include whether the PPC:

- (a) Accords with and will assist Council in carrying out its functions under section 31 of the RMA so as to achieve the RMA's purpose.
- (b) Accords with any regulations (including national environmental standards).
- (c) Gives effect to any relevant national policy statement and the regional policy statement provisions.
- (d) Has regard to:
  - i) Other higher order planning documents;
  - ii) Management plans and strategies under other Acts; and
  - iii) The actual and potential effects of activities on the environment.
- (e) Is the most appropriate way to achieve the KDL's objectives, by identifying other reasonably practicable options for achieving the objectives and summarising the reasons for deciding on the provisions (including zoning) sought by the PPC.
- (f) Contains a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from implementing the PPC.

4.2.6. Clause 29(4) of Schedule 1 of the RMA provides that after considering the PPC and undertaking a further evaluation of the PPC in accordance with section 32AA of the RMA, the Council:

- (a) May decline or approve the PPC and may make modifications if approving the PPC; and
- (b) Must give reasons for its decision.

4.2.7. Section 74 of the RMA outlines the matters to be considered by territorial authority in preparing and changing its District Plan, as follows:

- (1) *A territorial authority shall prepare and change its district plan in accordance with*
  - (a) *its functions under section 31,*
  - (b) *the provisions of Part 2,*
  - (c) *a direction given under section 25A(2),*
  - (d) *its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
  - (e) *its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
  - (ea) *a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*

(f) any regulations.

(2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—

(a) Any—

(i) Proposed regional policy statement; or

(ii) Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and

(b) Any—

(i) Management plans and strategies prepared under other Acts; and ...

(iia) Relevant entry in the Historic Places Register; ... ..

(c) The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on resource management issues of the district

(3) In preparing or changing district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.

4.2.8. With respect to the content of district plans, section 75 of the RMA provides as follows:

(3) A district plan must give effect to— ...

(c) any regional policy statement.

(4) A district plan must not be inconsistent with—

...

(b) a regional plan for any matter specified in section 30(1).

...

(5) A district plan may incorporate material by reference under Part 3 of Schedule 1.

4.2.9. As relevant, the Council's functions under section 31 of the RMA are as follows:

“(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use,



*development, or protection of land and associated natural and physical resources of the district:*

*(aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*

*(b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of..."*

4.2.10. The PPC adopts existing zones (TCZ, MHU and THAB) and existing objectives and policies relating to these zones from the AUP. However it is acknowledged that this PPC includes additional rules and objectives and policies specific to the PPC area.

4.2.11. Overall, three components are required for a PPC request:

- a schedule of the requested changes (with a supplementary report describing the purpose of, and reasons for, the Change);
- an Assessment of Effects on the Environment; and
- a Section 32 Evaluation.

4.2.12. All three components are covered within this Plan Change request, supported as necessary by relevant specialist input (**Attachments 5 to 13**). The Section 32 evaluation is provided as an attachment (**Attachment 4**) to this report.

### **4.3. Council's Options for Dealing with PPC Request**

4.3.1. Under clause 25 of Schedule 1 to the RMA, Council has 30 working days after receiving the necessary information to consider the PPC request and how it should be dealt with. In that regard, the Council can decide to:

- (a) Adopt the request as a council plan change, either in whole or in part;
- (b) Accept the request as a PPC, either in whole or in part;
- (c) Convert the request to a resource consent application; or
- (d) Reject the request.

4.3.2. These are Council's only options for dealing with the PPC and it must decide to use one of them.

#### **Grounds for Rejection Under Clause 25(4)**

4.3.3. The Council's ability to reject a PPC request is limited to the grounds set out in clause 25(4) of Schedule 1 to the RMA, which states:

*"(4) The local authority may reject the request in whole or in part, but only on the grounds that—*

- (a) *The request or part of the request is frivolous or vexatious; or*
- (b) *Within the last 2 years, the substance of the request or part of the request—*
  - (i) *Has been considered and given effect to, or rejected by, the local authority or the Environment Court; or*
  - (ii) *Has been given effect to by regulations made under section 360A; or*
- (c) *The request or part of the request is not in accordance with sound resource management practice; or*
- (d) *The request or part of the request would make the policy statement or plan inconsistent with Part 5; or*
- (e) *In the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years."*

4.3.4. If Council rejects the PPC request on any of the grounds included in clause 25(4) of Schedule 1 to the RMA, KDL has the right to appeal that decision to the Environment Court under clause 27(1A)(d) of Schedule 1 to the RMA. We address each of those grounds as follows.

*Clause 25(4)(a) – Is the PPC “frivolous or vexatious”?*

4.3.5. It is not considered that Council can reject the PPC on the basis that it is frivolous or vexatious. The PPC is a comprehensive document that is fully supported by a suite of technical reports prepared by independent experts at significant expense. The PPC has also been carefully drafted to be appropriate for the PPC area.

*Clause 25(4)(b) – Has the substance of the PPC request been considered in the last two years?*

4.3.6. This is a new PPC request, the substance of which has not been considered by the Council in the last two years.

*Clause 25(4)(c) – Does the PPC accord with sound resource management practice?*

4.3.7. It is considered that the PPC request accords with (and promotes) sound resource management practice. In that regard, the PPC:

- Is supported by a suite of comprehensive expert assessments, which demonstrate:
  - (a) Why the PPC land is an appropriate location for the proposed development, consistent with the policy directives from the AUP;
  - (b) How the proposed development will achieve the sustainable management purpose of the RMA; and

- (c) That the proposed development can be appropriately serviced by all relevant infrastructure.

- Is not seeking to alter plan provisions that are due to be superseded.

*Clause 25(4)(d) - Would the PPC result in the District Plan being inconsistent with Part 5 of the RMA?*

- 4.3.8. The PPC would not result in the AUP being inconsistent with Part 5 of the RMA (regarding the purpose and contents of planning instruments including district plans). That is on the basis that the AUP has identified the Drury West area as being suitable for development. Further, the PPC request clearly demonstrates how it will meet the relevant criteria from Part 5 of the RMA and sections 72 to 76 of the RMA in particular.

*Clause 25(4)(e) – Has the District Plan been operative for less than two years?*

- 4.3.9. The AUP has been operative in part for longer than two years.

#### **Ability for AC to Process the PPC as a Resource Consent Under Clause 25(3)**

- 4.3.10. Dealing with the PPC as a resource consent application would be contrary to good planning and resource management practice. KDL is proposing a large-scale development. A resource consent process is simply not practical or sensible given the nature and scale of the activities subject to the PPC.

#### **Acceptance or adoption of the PPC request Under Clause 25(1) or (2)**

- 4.3.11. In light of the above, the Council's only options are to either accept or adopt the PPC request. KDL is seeking that the PPC be accepted and processed as a private plan change, for the same reasons and using the same process as was followed for PPC6.

## **5. SECTION 32 EVALUATION**

- 5.0.1 Clause 22(1) of Schedule 1 of the RMA requires that an evaluation report for the PPC be prepared in accordance with section 32 of the RMA. Section 32 sets out the matters to be considered in an evaluation report and requires that an evaluation must examine whether, having regard to efficiency and effectiveness, the policies, rules or other methods are the "most appropriate" to achieve the objectives of the PPC and the purpose of the RMA. Within this, an evaluation must take into account the benefits and costs of policies, rules or other methods. In determining the most appropriate methods, consideration of alternatives is required. Specifically, Section 32(1) of the Act states:

*(1) An evaluation report required under this Act must –*

*(a) Examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*

*(b) Examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*

*(i) Identifying other reasonably practicable options for achieving the objectives;*

- (ii) Assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
- (iii) Summarising the reasons for deciding on the provisions;*

*(c) Contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.*

- 5.0.2 Any assessment under section 32(1)(b)(ii) must also identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for economic growth that are anticipated to be provided or reduced, and employment that is anticipated to be provided or reduced. If practicable, the benefits and costs are to be quantified. An assessment of the risk of acting or not acting, if there is uncertain or insufficient information about the subject matter of the provisions, is also required.
- 5.0.3 The Section 32 evaluation incorporating all the above requirements is included in **Attachment 4**.

## **6. ASSESSMENT OF ENVIRONMENTAL EFFECTS**

- 6.0.1 This Assessment of Environment Effects ("**AEE**") has been prepared in accordance with Clause 22(2) of the Schedule 1 of the RMA which requires that the request describe the effects in such detail as corresponds with the actual and potential effects anticipated from the implementation of the PPC. The assessment must also take into account the following matters as listed in clause 7 of Schedule 1 to the RMA:
- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
  - (b) any physical effect on the locality, including any landscape and visual effects:
  - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
  - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
  - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:
  - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.
- 6.0.2 The following section presents an overview of the findings of the various technical reports and environmental assessments (**Attachments 5 to 13**) that have been commissioned by the applicant. The respective reports attached should be referred to for greater detail and analysis.

## **6.1. Alternative locations or methods**

- 6.1.1. Schedule 4 (clause 6(1)(a)) of the RMA requires that, where it is likely that an activity will result in significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity is included.
- 6.1.2. For the reasons and as set out in this report, and in the Section 32 Evaluation, is considered that :
  - (a) The PPC area is the most appropriate location for the proposed development. It is not possible, or realistic, to consider any other alternative locations. Further, the location and extent of the PPC area has been robustly considered through both KDL and the Council's master planning and structure planning exercises.
  - (b) The use of the existing AUP zonings, as modified by the proposed Drury [2] Precinct provisions, is the most appropriate method for enabling the proposed development. Other alternative methods (such as replacing the AUP zoning provisions completely, or using only the AUP zoning provisions) have been adequately considered by KDL's expert team.
- 6.1.3. As noted, the land has been identified for urbanisation and the land can be effectively serviced and developed for housing, and commercial uses. Further, the rezoning of this land will enhance housing supply and affordability by facilitating an increase in the supply of land for new housing and for community and civic facilities and retail activity. The growth planning undertaken to date for the Drury area has identified the area to accommodate population growth and the subject land is zoned FUZ under the AUP. The comparative structure planning exercise that has been undertaken by the applicant and Council also demonstrates that proceeding with the PPC request now will not predetermine or preclude options for development of the wider Drury West area, under Council's structure planning exercise.
- 6.1.4. Specifically, the PPC does not preclude land to the west being zoned to accord with the FUZ timing (either by Council or a separate/or series of PPCs). The western boundary has set up the location of a key north-south collector road for traffic movement, which is also a continuation from the Drury 1 Precinct.
- 6.1.5. In terms of the extent of centre shown by the DOSP, this includes the land included in the PPC area but also the site at 41 Jesmond Road (outside of the PPC area).
- 6.1.6. Based on the design tests and analysis it is not likely that a centre zone can viably locate on all of that land because of the access limitations on SH22 and Jesmond Road, the likely large intersection at the corner, the presence of a stream along SH22 frontage, and what would be a relatively internalised residual development area.
- 6.1.7. However, in any event the PPC does not foreclose or predetermine what the landowner and the Council may identify through a separate Plan Change in the future.
- 6.1.8. Furthermore, the KDL masterplan tests show that a town centre anchored around a retail main street can be logically and successfully achieved and developed in a way that also integrates with major transport routes and the future rail station.

- 6.1.9. The fact that the rail station platforms have not yet been precisely fixed or defined by site specific land purchase has been built into the proposal and DOSP, given that the 'end' points of Jesmond Road extension and McPherson Road (i.e. where these occur on the southern side of SH22) are flexible enough for a station to be located between them or even on the western side of the Jesmond Road extension. The PPC proposed mid-block (interim left in / left out) connection to SH22 can be configured and future access (possibly by way of pedestrian overbridge) provided once the station is operational in 2024 (as currently identified in the funding regime),

## **6.2. General Effects of Land Use change**

- 6.2.1. The Zone Map and Precinct Plan (**Attachment 3**) represent a framework for the Precinct. The area is zoned FUZ at present and is rural in character, typically rural-residential and used for predominantly agricultural purposes (light grazing). The PPC request proposes to provide opportunities to develop an extended residential community and town centre node that caters for community, civic facilities and retail activity.
- 6.2.2. The PPC enables a range of residential, retail and commercial opportunities within a logically and efficiently connected roading network. The PPC recognises that if growth is allowed to occur without any appropriate control and/or management, many of these effects can potentially be detrimental to the wellbeing of the community and environment. Conversely, with appropriate consideration and management, many effects associated with growth (and urban development) can be positive.
- 6.2.3. The UDA (**Attachment 8**) prepared by Ian Munro includes a comprehensive assessment of the existing environment, taking into consideration the physical attributes of Drury in general and assessing the opportunities and constraints of the area. It draws upon the base information requirements of Appendix 1 of the AUP and the DOSP prepared in accordance with Appendix 1.
- 6.2.4. The PPC seeks to rezone the land MHU, THAB and TCZ and create the Drury [2] Precinct to include the subject land. This shall include objectives and policies that will ensure that any potential adverse effects associated with the implementation of the Zones and Precinct Plan are avoided, remedied or mitigated. These have been addressed in detail in the section 32 evaluation in **Attachment 4**.
- 6.2.5. Overall, it is noted that the above factors will assist in providing for positive effects from the change in land use and provide for the well-being of the community.

## **6.3. Social**

- 6.3.1. At present, the immediate locality is rural-residential in character and has been used for lifestyle living and pastoral grazing purposes for some time. Other than the adjacent southern motorway, the Drury local centre and the Drury sports complex, the environment has few social amenities.

- 6.3.2. The Drury South Business Park enables local employment, along with the existing industry at Drury itself. The TCZ provisions of the AUP will create an enabling framework for the development of retail, commercial and community activities that would be expected with a new neighbourhood. The TCZ provisions are considered to be appropriate to enable activities to support social and cultural wellbeing for residents in the Drury West area. This matter is addressed in more detail in the UDA (**Attachment 8**) and Economics Assessment (**Attachment 12**).
- 6.3.3. Initial consultation with the MoE indicates that the wider area would likely require two primary schools and a high school. At this time, the Ministry has purchased land for one school and has an operative designation for that school, and has completed land purchases to facilitate the development of a high school.
- 6.3.4. The PPC creates an enabling framework for the development of residential, commercial, service and retail activities that would be expected for an emerging new town centre. The PPC provisions are considered to be appropriate to enable activities to support social and cultural wellbeing for all future residents within the area.
- 6.3.5. The Precinct Plan includes indicative areas of open space, areas of proposed and existing natural features and vegetation for protection and enhancement, and the provision of access throughout the site. These aspects contribute in a positive manner to social amenities and wellbeing.

## **6.4. Archaeological / Cultural Heritage Effects**

### **Archaeological**

- 6.4.1. Auckland Council's Heritage Assessment prepared for the DOSP noted there were several sites within the wider Drury structure plan that would likely merit inclusion on the AUP Schedule of Significant Historic Heritage, and also made recommendations for future development to "interpret these sites are part of future structure planning process".
- 6.4.2. There is no evidence of any such sites (pre-1900 archaeology or heritage, or significant 20th century heritage) in the Auranga B2 area.
- 6.4.3. No adverse effects are considered to result in respect to archaeological matters or built heritage resulting from the proposed PPC.
- 6.4.4. The AUP provisions including the AUP's accidental discovery protocols address accidental finds, and these rules are considered appropriate to address potential uncover matters, and detailed archaeology reporting (site specific) can be prepared for specific resource consents.
- 6.4.5. Applicants/landowners within the PPC area also have the option to (as a precautionary measure) obtain an authority to destroy, damage or modify any sites within the Auranga B2 from Heritage New Zealand Pouhere Taonga (HNZPT) under Section 44 of the Heritage New Zealand Pouhere Taonga Act 2014 if/as needed. This is the same process that has been adopted for the Drury 1 Precinct prior to proceeding with earthworks in that area.

- 6.4.6. As there are no identified heritage sites (or associated features) within the PPC area, more detailed assessments at resource consents is considered to be appropriate and will ensure that the opportunities for heritage identified in the Council Heritage report for the DOSP can be addressed. It is also acknowledged that many of the opportunities identified by Council's Heritage Assessment are not relevant for Plan Changes and are in part Council functions and/or subject to Council set processes.
- 6.4.7. A summary of the opportunities/outcomes sought by the Report and commentary against these is provide below:

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions and/or other method</b>
<i>General</i>	
<i>Additional research and field survey has been undertaken as a result of this work. Potential new sites will be recorded on a 'places of interest' list and may be added to the CHI and NZAA databases in future. Places on the list may be marked for further evaluation. There is an opportunity to gain local knowledge and support through discussion with local community stakeholders including historical societies, community groups and iwi/hapu. The number of record places of heritage interest is likely to double from those currently recorded.</i>	This process can occur for site specific archaeological assessments in conjunction with future resource consents. Furthermore, as the B2 area is an 'extension' of the previous Auranga A and B2 work, wider heritage values associated with this portion of Drury West have already been assessed and appropriately recognised.
<i>Development</i>	
<i>Consider particular development patterns that assist in retaining rural historic context (e.g. cluster housing, larger plots for historic heritage places and retaining historical landscape elements e.g. hedgerows, trees, allotment boundaries) for historic heritage sites. Consider introducing design guidelines or controls that help shape development in sensitive areas around heritage sites.</i>	There are no identified historic heritage sites in the PPC area.
<i>Provide for early engagement with appropriate transport/ infrastructure delivery stakeholders through multi-criteria analysis. Provide for strategic monitoring and survey for early works and route selection. Opportunities to design infrastructure e.g. storm water swales, to accommodate or aid to interpretation for historic heritage places</i>	There are no identified historic heritage sites in the PPC area.
<i>Conduct field surveys in tandem with other SME teams along waterways, and collaborate on appropriate landscape design to minimise potential risk to historic heritage</i>	This process can occur for site specific archaeological assessments in conjunction with future resource consents.
<i>Geological survey information may assist in predicative modelling for archaeological sites, for example modelling the location of early extractive industries or buried gardening soils and beach deposits.</i>	This is not a Plan Change matter.
<i>Landscape design and analysis –there is strong potential to incorporate historic heritage places and provide interpretation within Landscape design</i>	There are no identified historic heritage sites in the PPC area.



Council desired outcomes	B2 provisions and/or AUP provisions and/or other method
Community	
Identify 'local envoys'. People in the community with relevant mana or authority to support and encourage community ownership of process and maintain meaningful collaboration	This is not a Plan Change matter.
Consider, through consultation with relevant stakeholders, ways that historic heritage places add value and identity to the area (e.g. place-naming, heritage trails etc.). This can be tied in with the Franklin Local board Plan objectives.	There are no identified historic heritage sites in the PPC area.
Establish community ownership of heritage values through a heritage engagement strategy. E.g. through oral history programme.	This is not a Plan Change matter.
Early Maori Settlement	
Traditional names provide clues to early topography and land use. This may assist in place-shaping and naming of places to support local identity. Selection or use of place names should be taken with care to ensure they are inclusive, rather than divisive.	<p>This is not a Plan Change matter.</p> <p>Further Council has its own separate process under its LGA functions to be followed for street and reserve naming.</p>
Early Settler Families	
Look for opportunities to recognise and celebrate contributions of early settlers, road names etc. Determine whether there is potential for any 'places of interest' to have strong historical associations. Restoration of historical cemeteries within Drury	Council has its own separate process under its LGA functions to be followed for street and reserve naming.
Drury Village	
Build on quality of environment and identify offered by appropriately protecting and enhancing surviving historic heritage places.	Durry Village is not located in or near the PPC boundary. This action should be reflected in other plan changes in the Drury West and Drury East locations
Adding previously unidentified sites to CHI and Archsite database will help establish an archaeological alert layer.	
Land Wars	
Systematic archaeological investigation to be established through development process. Opportunity for interpretation and community engagement with past events	<p>There are no identified historic heritage sites in the PPC area.</p> <p>The process of "systematic archaeological investigations" can occur for site specific archaeological assessments in conjunction with future resource consents.</p>
Transportation	
The research has identified several potential new archaeological sites of significant interest. This includes part of the line of what is reputed to be the earliest tramway in the North Island, and the entire route of the 'mineral railway' established in the early 20th century to serve the Drury Coal mines, Pottery and Fireclay works. There is a great	These features are not located in the PPC area.

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions and/or other method</b>
<i>opportunity to investigate and interpret these sites as part of the structure plan process.</i>	
<b>19th/20th-C extractive industries</b>	
<i>Historic aerial photography indicates the potential location of early mines and quarries, and there is the potential to develop a heritage trail and interpretation of these sites.</i>	These features are not located in the PPC area.
<b>Rural Development</b>	
<i>Potential to undertake further historic research to develop and interpret this part of the history of the area. Research indicates a number of unidentified places of interest e.g. historic homesteads. There is opportunity to recognise diversity in the community and global connections through market gardening history.</i>	This process can occur for site specific archaeological assessments in conjunction with future resource consents. Furthermore, as the B2 area is an 'extension' of the previous Auranga A and B2 work, wider heritage values associated with this portion of Drury West has already been undertaken.
<b>WWII sites</b>	
<i>Within living memory, there is the opportunity to undertake oral histories to develop our knowledge and to recognise the impact of global events on the history and identity of Drury.</i>	As the B2 area is an 'extension' of the previous Auranga A and B2 work, wider heritage values associated with this portion of Drury West have already been assessed and appropriately recognised.

## **Cultural Heritage**

- 6.4.8. With respect to any potential effects of the PPC on iwi values, no evidence of pre-1900 archaeology or heritage, or significant 20th century heritage, was found in the Auranga B2 area, during the research for the above Historic Heritage Topic Report.
- 6.4.9. Extensive consultation was undertaken with all the relevant iwi groups and CIAs were provided by the following iwi groups in respect to PV15 and PC6 which related to the Drury 1 Precinct:
- (a) Ngati Tamaoho
  - (b) Ngati Te Ata
  - (c) Te Akitai Waiohua
- 6.4.10. The CIAs acknowledge there was no significant historical occupation of the area, however the area has significant linkage to wider Auckland such as the occupation of the Opaheke/Hingaia area, including the identification of some smaller archaeological sites.
- 6.4.11. Notwithstanding the lack of historical settlement within the area, the CIA raises concerns that there may be potential for the existence of kōiwi in the vicinity and list as a recommendation that any findings be reported to the relevant iwi groups.

- 6.4.12. The Council's DOSP work also includes extensive consultation with iwi, including the preparation of a CIA. The PPC adopts this consultation and the CIA.

### **Overall**

- 6.4.13. Overall, it is considered that the objectives, policies and rules in the AUP (including those addressing accidental discovery protocols) will sufficiently address any concerns relating to archaeological effects and mitigate any potential adverse effects of the PPC on iwi values (relating to any features of cultural significance). Specific approaches are also adopted or proposed in respect to other matters of importance to iwi, including ecology and water resources.
- 6.4.14. A number of iwi Management Plans have been reviewed as part of the PPC request process. These identify a range of matters, many of which are either reflected in the AUP or referenced in the CIAs prepared by iwi. Extensive consultation has been undertaken with iwi to consider the local application of a number of the principles advanced in the iwi Management Plans and CIAs. These are reflected in the SMP and the Precinct Plan.

## **6.5. Landscape and Visual Effects**

### **Landscape Effects**

- 6.5.1. Landscape effects have been described in detail in the Landscape and Visual Assessment Report ("**LVA**") prepared by LA4 appended as **Attachment 9**.
- 6.5.2. This landscape is undergoing rapid change and development with the adjoining Auranga A and B1 development works (to the immediate north) transforming the previously rural landscape to one of highly modified characteristics through the current earthworks, ground shaping and roading construction for future urban development. It can be inferred from the report that "there are relatively low landscape values and sensitivity associated with the area away from the riparian edge."
- 6.5.3. The PPC site is a relatively degraded, modified rural lifestyle environment lacking any significant landscape features (other than the Ngakoroa Stream), has moderate natural character values (primarily focussed around the Ngakoroa Stream), and generally relatively low visual amenity.
- 6.5.4. Council's LVA for the DOSP area also identifies that the Drury West area (between the Drury Creek and Burtt Road) has a flat to gently undulating landscape, which is considered to be expressive of the underlying land-shaping processes associated with the lower stream and gully catchments. The Council's LVA also notes that the area contains dominant pasture cover, associated agricultural and horticultural patterns and dispersed rural buildings and ancillary structures give this area a strongly rural character.
- 6.5.5. Therefore, the negative outcomes in landscape terms will be the loss of the remaining rural character, which is actually anticipated by the relevant planning strategies for the area (and is inherent in the site's current "Future Urban" zoning).

- 6.5.6. The key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development. Although the proposal will result in the loss of rural character there are number of positive landscape outcomes associated with the development in a similar manner to Auranga A and B1.
- 6.5.7. The proposal will allow the retention of the key landscape elements associated with the site, the general overall landform, as well as the retention and enhancement of the water feature and riparian edge (refer Precinct Plan 003 for identified features). The enhancement of these riparian areas, including the provision for associated open space/esplanade reserve with extensive planting, will have beneficial landscape effects including the enhancement of amenity and habitat values, and the establishment of ecological linkages to the coastal edge. Formation of the local centre around the existing artificial water feature will create a high amenity space with a clear focal point, improving centre identification and navigation.
- 6.5.8. Similar to Auranga A and B1, an indicative Structure Plan and associated Precinct Plan has been designed in accordance with established urban design principles, which will ensure a high level of visual amenity, and be comprehensively planted with street trees, rain gardens and riparian planting along the esplanade reserve to enhance its overall amenity and assist in its integration with the surrounding semi-rural area over time. These are addressed in detail in the UDA prepared by Ian Munro (**Attachment 8**). The PPC will result in a change in landscape character, but will ensure a suitable level of amenity, albeit an urban, rather than a rural character is achieved.

#### **Visual Effects**

- 6.5.9. The viewing audience will encompass the following groups:
- (a) Road users on parts of the surrounding road network including the northern portion of Burberry Road, the southern-most portion of Jesmond Road; and the eastern extent of SH22 (before it connects with Great South Road at the interchange);
  - (b) Landowners and visitors to the properties accessed off parts of Jesmond Road, the north of Burberry Road, and the eastern most extent of SH22;
  - (c) Recreational users of the Drury Creek and Drury Esplanade Reserve; and
  - (d) Future residents within Auranga A and B1.
- 6.5.10. The proposed future development of the site enabled by the PPC raises a number of visual issues, including the potential effects on visual amenity to the following key areas:
- (a) Adjoining properties
  - (b) Surrounding road network
  - (c) Wider area

### Adjoining Properties

- 6.5.11. The adjoining properties to the site will be most affected by future development enabled by the PPC. This includes the rural lifestyle properties to the west of the site accessed off Jesmond Road. Views towards the site however will be moderated, filtered or screened in entirety by the existing vegetation patterns within the surrounding properties, particularly in relation to a number of established shelterbelts, horticultural and amenity plantings.
- 6.5.12. For the immediately adjoining properties to the west in Jesmond Road, the existing outlook will change significantly from a relatively open rural pastoral scene into a comprehensive urban view. Although this will constitute a significant change to the existing rural character and a loss of the existing spaciousness, it is not the type of change which is totally unexpected within the context of the area, and the quality nature of the future urban development will ensure that a suitable level of amenity is achieved.
- 6.5.13. Once the site is developed, the existing views will be replaced with a mixture of urban development including medium density housing, apartment buildings, terraced housing, business mixed use and town centre activities with extensively vegetated streetscapes and open spaces.
- 6.5.14. Development enabled by the PPC will not be entirely out of context and gradual in nature due to the FUZ of the site and surrounding area. The open space areas associated with the Town Centre, street trees and esplanade reserve plantings will maintain a sense of spaciousness and assist in visually integrating the future development into the surrounding landscape.
- 6.5.15. From these locations the full effects of the change brought about by the proposal will be gradual as the land is retired from rural lifestyle use, modified and staged built development extends across the landform as is the situation with Auranga A, which is currently under development. It is anticipated that the full progression from rural lifestyle to urban will take a number of years. This will reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as development progresses (and also has the potential to overlap with the rezoning of land to the west current zoned FUZ). Development will also be viewed as a natural progression from the Auranga A and B1 urbanisation to the north.
- 6.5.16. The extensive tree plantings within the streets, open spaces and esplanade reserve will assist in breaking the urban development into more discrete units and filter views so that although the view will have changed from a semi-rural to essentially an urban one, the full extent of the development will not be apparent.
- 6.5.17. The green network will assist in breaking up the expansiveness of the development, however the proposal will entirely change the landscape character and visual amenity currently experienced for the surrounding properties. Despite this, the visual effects for the adjoining rural-residential properties would be moderate to high.

#### Surrounding Road Network

- 6.5.18. For road users on the surrounding road network, in particular those who live locally in rural situations, the development of the subject site is likely to result in visual effects of some significance, particularly for Great South Road and SH22 along the southern boundary of the PPC area. Jesmond Road users will be less affected due to the buffer of rural lifestyle properties between the road and the site. For general road users the effects are likely to be of much less significance as the development will be seen as part of the pattern of land use change occurring locally.
- 6.5.19. Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they will have fleeting views of only portions of the site whilst moving through a landscape, which already exhibits relatively diverse characteristics in close proximity to Auranga A and B1, the southern motorway and Drury Township. The sensitivity and the effects of the proposal will be reduced further by the fact that the development will be gradual and staged over a number of years.
- 6.5.20. The extensive street tree plantings and planting associated with the Town Centre will assist in integrating the built development into the landscape and provide a vegetated framework of appropriate form and scale.
- 6.5.21. Overall the visual effects from the surrounding road network will be low.

#### Wider Area

- 6.5.22. Views will be gained towards parts of the PPC area from landholdings within the wider area including the rural lifestyle properties on the western side of Jesmond Road, properties to the south accessed off Great South Road and southwest off SH22. In particular, views will be gained towards the town centre buildings rising to a height of 27m.
- 6.5.23. From parts of the wider area, development enabled by the PPC will be viewed prominently due to the increased height. The future form and scale will provide a distinctive landmark and identifier to the town centre.
- 6.5.24. Views will be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements within the view (buildings, railway embankment, shelter belts, prevailing vegetation patterns).
- 6.5.25. While the proposal enables a larger and a more prominent level of built form, it would be viewed in the context of the future urban, and residential activities. In visual terms, development would demarcate the town centre, providing a visual cue and direction as well as adding coherence and interest to the PPC area adjacent to the state highway.
- 6.5.26. Of note is that views from the mixed rural area to the west will be from a distance in excess of 2km and across the foreground of future urban land, views from the countryside living zone to the south from a distance of 2km across future urban land and views from the mixed rural and countryside living zone to the east in excess of 3.5km away. From these more sensitive areas the views are from considerable distances away and the taller built elements will be viewed within the context of the surrounding future urban fabric and will not appear incongruous in this setting.

- 6.5.27. While development enabled by the PPC will be highly visible from parts of the wider surrounding area, the visual effects will be acceptable within the context of the planned future urban environment. In addition, the AUP TCZ provisions, require land use resource consents in the default rules to provide for the consideration of the design and appearance of development.

#### Construction Effects

- 6.5.28. Due to the nature and scale of the development, and the level of disturbance it will bring to the existing landscape, the visual effects will generally be high during and immediately following construction. The most significant changes and resultant effects on visual amenity will arise from the extensive earthworks associated with roading and associated infrastructure.
- 6.5.29. These visual effects will reduce on completion with the establishment of the green network, open space, re-grassed sites and street tree plantings assisting in integrating the residential development into the surrounding landscape.

#### **Conclusions**

- 6.5.30. The proposed urbanisation of the PPC area will significantly change its current open rural landscape character. The development will however be consistent with the site being FUZ with urban expansion envisaged in the AUP.
- 6.5.31. Although the subject site is largely in open pasture, its rural character is lessened to a degree by the existing land uses, relatively degraded pasture, the proximity to the southern motorway, the Drury township and industrial area, and the high voltage pylons to the east of the area. The proximity to the Auranga A and B1 urban area also reduces the rural character as evidenced by the extensive earthworks currently being undertaken on that site, along with the planned 2650 houses in that Precinct.
- 6.5.32. Although the subject site includes productive land, it is a modified degraded site with relatively low landscape values, away from the coastal edge. In light of these considerations the site is well suited to the type of urban development proposed.
- 6.5.33. The proposed urbanisation of the land will inevitably result in the transformation of the site from a fringe rural area to a mixed density urban residential area. This will have implications on the surrounding rural land, with the urban development impacting on the rural qualities of these areas. Nevertheless, this is a landscape in transition and is an area designated for urban expansion in the foreseeable future.
- 6.5.34. Because of the size and nature of the development and the anticipated eventual urbanisation of the area, rather than trying to screen the development or create significant buffers to the adjacent rural areas, the approach has been to accept the change and attempt to develop the site in accordance with accepted urban design principles to create a quality mixed use development with a high level of amenity, albeit an urban amenity.
- 6.5.35. The change from the existing semi-rural character of this landscape to one dominated by the built form of a residential and mixed use area will also introduce a range of beneficial effects, including:

- (a) Enhancement of the Ngakoroa Stream corridor including physical and ecological connections to the Drury Creek through the Auranga A and B1 development to the north;
  - (b) Extensive framework of planting including riparian stream planting and specimen trees in streets, and the esplanade reserve, which will improve the character and amenity as well as enhance habitat values, and break up the contiguous urban expanse increasingly with time and contribute to the wider surrounding area;
  - (c) The establishment of an accessible coastal esplanade reserve linking in with Auranga A and B1 further enhancing amenity and recreational opportunities for local residents; and
  - (d) Public access provided for along the Ngakoroa Stream and beyond to the Drury Creek through pedestrian and cycle paths and open space linkages that will create a high amenity interface between the urban area and the coastal edge to the north.
- 6.5.36. While the proposed development will result in a significant visual change from the site's current open semi-rural state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area.
- 6.5.37. Despite the relatively low landscape values and limited visual catchment area, the development will initially generate landscape and visual effects of some significance. These however are inevitable with urban development in a predominantly rural area at the start of a process of urbanisation. In addition, the visual effects of the development of the site apparent from the early stages will decrease over time as proposed vegetation matures.
- 6.5.38. Council's LVA identifies opportunities for ensuring appropriate outcomes across all landscape character areas. Commentary against how the Precinct and/or the existing AUP rules adequately provide for these outcomes is provided below:

Council desired outcomes	B2 provisions and/or AUP provisions
<i>General opportunities across all Landscape Character Areas</i>	
<i>Retain and reinforce the natural drainage patterns as the key organising element of the landscape framework</i>	Watercourse protection (i.e. natural drainage patterns) is addressed by the AUP E3 provisions. Enhancement of watercourses within the PPC is achieved by a new rule requiring planting of riparian margins.
<i>Establish wide and contiguous esplanade plantings and a network of public open space reserves along stream corridors</i>	Enhancement and planting of watercourses within the PPC is achieved by a new rule requiring planting of riparian margins.
<i>Protect public views to Hunua Ranges, Bombay Hills, and Waitakere Ranges. Careful block layout and road alignments are fundamental to protecting views and enhancing quality public realm and distinctive sense of place</i>	This is not relevant to the PPC area.



<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>Adopt 'roads as places' approach to all new roads, to provide enhanced landscape amenity, public use and enjoyment and ecological corridors</i>	This is encouraged through Precinct provisions, however roads are subject to the Auckland Transport Code of Practice and as such no specific road cross sections are included in this PPC.
<i>Potential to retain some shelterbelt planting, amenity tree stands and elements associated with rural landscape as an historic trace and memory of past settlement</i>	No notable trees have been identified in the PPC area worthy of protection. There is also no heritage feature within the PPC area.
<b>Landscape Character Area 4: Drury West</b>	
<i>Establish an integrated landscape framework using the drainage patterns of the Oira and Ngakoroa streams and connections to the coastal edge</i>	Enhancement and planting of watercourses within the PPC is achieved by a new rule requiring planting of riparian margins – including the margin of the Ngakoroa stream, which will provide for a connection to the coastal edge within the B1 area (which adjoins to Auranga A).
<i>Integrate the landscape framework with that of the adjoining Bremner Block</i>	As above connections will be achieved through linked green spaces along riparian and coastal margins.
<i>Manage pattern of urban development along SH22 boundary to create green buffer and transition to the rural landscape further west</i>	The PPC does not adjoin the rural zone – this can be achieved by others in rezoning and developing land further west of the PPC area.
<i>Opportunity to create an integrated network of public open space along the high ridge between Jesmond and Oira Roads, integrating community facilities and minor commercial activities into a community hub</i>	This falls outside the PPC area.
<i>Protect and enhance connections to SEA associated with the Drury and Oira Creek coastal areas</i>	As above connections will be achieved through linked green spaces along riparian and coastal margins.
<i>Opportunity to integrate heritage cottage and established trees on ridge into public open space</i>	This falls outside the PPC area.

6.5.39. Overall, it is considered that the objectives, policies and rules in the PPC (in combination with the existing AUP provisions) will sufficiently address any concerns relating to landscape and amenity values and appropriately address any potential adverse effects of the PPC on such values.

## **6.6. Ecological Effects**

6.6.1. An Ecology Report prepared by Dr Graham Ussher of RMA Ecology Ltd (**Attachment 10**) addresses the ecological values of the Auranga B2 site.

6.6.2. Council has also undertaken ecological reporting for the DOSP area.

### **Stream Classifications/locations**

- 6.6.3. The Ecological Assessments undertaken identified a number of waterways within the catchment, although did not identify every watercourse. Watercourses identified included permanent streams, intermittent streams, ephemeral streams, artificial watercourses and ponds.
- 6.6.4. While not all stream locations or classifications, to accord with the AUP definitions, have been identified, this in itself does not undermine the value or protection status associated with any stream. The proposed PPC only seeks to amend the AUP's district plan (land use) rules, as those apply to the PPC area. The comprehensive suite of objectives, policies and methods including Regional rules contained in Chapters B7, E1 and E3 will prevail at land use and subdivision resource consent stage. Thus, those rules will continue to apply to all waterbodies within the PPC area, irrespective of whether those are identified on the Precinct Plan or not.
- 6.6.5. It is noted that Council's own ecology reporting for the DOSP area specifically identified that further classification and location work would need to be undertaken before "the development of detailed development plans".

### **Aquatic Ecology**

- 6.6.6. While not all streams locations have been identified, the ecology reporting for the site has provided commentary on aquatic ecology values from streams assessed (and in the case of Council's own ecology reporting for the DOSP area, has made general comments about findings from the wider area). In summary, the findings and recommendations from those reports are as follows:
- The land use in Auranga B2 is made up entirely of lifestyle blocks. There are a number of dwellings and large areas which have been planted to provide aesthetic value and to screen the edge of Karaka Road and Burberry Road.
  - A large pond (approx.1.3 ha) is the main freshwater feature in Auranga B2. The pond has a clay and sand base and riparian margins planted with predominantly exotic species. The pond is predominantly open water (as opposed to being vegetated).
  - A SEV was undertaken within Stream H confirming that this permanent stream has moderate ecological value.
  - Due to the degraded nature of watercourses within the area, aquatic species present are likely to consist predominantly of pollution tolerant and common (non-threatened) species, however records show the presence of two nationally or regionally threatened species.
- 6.6.7. RMA Ecology have concluded that the aquatic ecology values range from low to moderate within the PPC area. There are no streams that qualify as 'high' or 'very high' ecological value.
- 6.6.8. No rare or threatened aquatic species were recorded and it is unlikely that any are present given the level of modification of the landscape and biological components within it.

- 6.6.9. All watercourses have been heavily modified by past farming activities and some continue to be degraded by lack of riparian cover and stock access. Where riparian cover is provided for, those watercourses have invariably been excavated out, diverted or changed from their natural state to a considerable degree.
- 6.6.10. The Council's ecology reporting for the DOSP area also identified that freshwater systems within the structure plan area have been heavily modified and degraded as a result of the surrounding land use. The Council's reporting specifically identified an opportunity *"provided by the creation of the structure plan and subsequent development across the structure plan area should be utilised to enable the restoration of freshwater ecosystems and habitat, thus increasing both biodiversity values and valuable ecosystem service values."*
- 6.6.11. Potential for restoration of pond margins and riparian margins (including the margins of the SEA Terrestrial) has been identified by both Council and RMA Ecology.
- 6.6.12. Given the level of protection afforded to streams in the AUP it is not considered essential or necessary to illustrate these on the Precinct Plan (the fact they may not be identified on the Precinct Plan does not affect the level of protection they must receive under the AUP, or mean that they do not exist). However, proposed PPC provisions will require the planting of all streams with riparian vegetation (which is currently not covered by any other chapter or rule in the AUP).
- 6.6.13. All other works associated with future development will be suitably addressed by Rule E3 (*Lakes Rivers Streams and Wetlands*) of the AUP. No further rules are considered to be necessary to managed actual or potential effects.
- 6.6.14. Freshwater values are also affected by stormwater and sediment runoff and treatment. This has been addressed in a separate section of this report, however in summary adherence to the existing AUP provisions for earthworks (E11 and E12) and the proposed SMAF overlay in conjunction with the SMP recommendations and the E9 and E10 provisions will ensure that effects from these activities on freshwater systems can be appropriately managed.
- 6.6.15. The Council's ecology reporting for the DOSP includes a summary of desired outcomes for freshwater ecology and possible mechanisms to achieve these outcomes. Commentary against how the Precinct and/or the existing AUP rules adequately provide for these outcomes is provided below;

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>avoid any loss of wetted habitat, enhance and increase wetted habitat as a primary principle</i>	Loss of habitat is managed by existing AUP E3 and E15 provisions.  Enhancement of riparian margins is provided for by a proposed rule of this PPC.
<i>retain all orders of watercourses i.e. including tributaries whether permanent or intermittent. Protect overland flow paths so that intermittent watercourses remain</i>	Watercourse protection (including intermittent) is addressed by the AUP E3 provisions.
<i>retain natural topography to promote ground water recharge and natural watercourse form</i>	Groundwater recharge is provided for through the PPC which seeks to impose a SMAF overlay to the site (which provides for retention for groundwater recharge).

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>introduce and integrate wetland and riverine elements into developments and use these spaces as opportunities for providing green corridors and recreational walkways and linkages</i>	This is achieved by policy (5) of the PPC.
<i>require planting of riparian margins to a minimum width of 10m on both sides of watercourses and wetlands</i>	This is achieved via a rule in the PPC.
<i>Any recreational or transport areas associated with riparian corridors should occur outside the 10m planted area</i>	This is in part achieved via a rule in the PPC requiring a 10m planted edge. However, communities and neighbourhood connections are also important features of placemaking and as such crossings over stream may be required in some instances/ This is governed by existing E3 rules of the AUP which enable as a permitted activity 30m culverts – thus setting the baseline for effects on streams and their associated corridors.
<i>Removal of exotic riparian species, and replace with native species; noteworthy exotic trees could be retained in incorporated</i>	Vegetation removal of any kind within 10m of an urban stream is controlled by the E15 provisions.  Riparian planting requirements and species selection is achieved via a rule of the PPC.
<i>keep development footprints outside of the natural flood plain to avoid effects on hydrology</i>	Flood plain modification and development within in it is addressed by the E12 and E36 provisions.
<i>remove online ponds when subdivision provides opportunity</i>	These matters can be addressed at subdivision and land use stage for developments as it is dependent on these features being present within a site.
<i>seek repatriation of wetlands and modified watercourse channels to their natural state during development</i>	
<i>protect fish spawning areas from modification, provide for suitable enhancement plantings and implement long term pest animal control</i>	The potential impacts on fish spawning areas would be taken into account if any application sought to reclaim or divert an existing watercourse in accordance with the E3 provisions.  Riparian planting requirements and species selection is achieved via a rule of the PPC, and this would be relevant where the Watercourse Assessment Report for the DOSP has identified the Ngakoroa Stream Mouth as a potential Inanga spawning area.
<i>remove barriers to fish passage and ensure infrastructure design allows for long term fish passage, including bridging in preference to culverts wherever feasible</i>	As noted above, the existing E3 rules of the AUP enable as a permitted activity 30m culverts – thus setting the baseline for effects on streams and their associated corridors. Fish passage is a requirement for new culverts.

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>ensure any watercourses that form part of the structure plan area boundary are protected as per recommendations above</i>	Watercourse protection (including intermittent) is addressed by the AUP E3 provisions.
<i>any works in watercourses to adhere to hygiene protocols to avoid spreading aquatic weed species</i>	Works in any watercourse (and their associated effects) is addressed by the AUP E3 provisions.
<i>map and delineate watercourses prior to developing any scheme plans or yield calculations to identify constraints and achieve maximum watercourse protection</i>	Watercourse protection (including intermittent) is addressed by the AUP E3 provisions and as such, any development of any site subject to any streams is required to identify those streams.
<i>restoration of lost wetland areas will increase ecosystem diversity</i>	This can be addressed at subdivision and land use stage for developments as it is dependent on these features being present within a site.
<i>stormwater outflows from roads are likely to be contributing to pollutant load so opportunities to improve these during any transport corridor improvements should be taken. New roading infrastructure should be designed to avoid these inputs as much as possible</i>	Contaminant removal from roads is governed by the existing E9 provisions and includes works to upgrade existing roads.
<i>encourage roads and/or active transport routes bordering on stream esplanade areas and other planted riparian areas to effectively widen these corridors and provide connection to the public realm</i>	This is achieved by policy (5) of the PPC and the existing policies of E38 addressing urban subdivision.
<i>stream and wetland crossings seek to avoid freshwater habitat loss, whilst ensuring that crossings are, as far as practicably possible, perpendicular to the stream and/or wetland where required</i>	As noted above, the existing E3 rules of the AUP enable as a permitted activity 30m culverts. The length of 30m is taken as when measured parallel to the direction of water flow. This is set by E3.4(A32).  This permitted activity standard sets the baseline for effects on streams and their associated corridors culverts.

### **Terrestrial Ecology**

- 6.6.16. There are no **SEA** listed within the PPC area and the ecology reporting has not identified any patches of indigenous vegetation that would meet the Council's significant vegetation criteria.
- 6.6.17. Within the PPC area, indigenous vegetation is very scarce and what is present is largely garden amenity plantings. Where naturally occurring indigenous vegetation is present, it is only self-seeded saplings of common native shrubs amongst weed-dominated vegetation. There is no old growth or naturally regenerating forest.

- 6.6.18. Native trees and shrubs are predominantly within shelter belts and hedgerows, or as small copses bordering ponds or amenity garden area. Of the hundreds of trees and shrubs present within the sites, only a small percentage are native species, and all have been planted, rather than being relic trees from original indigenous vegetation communities. Exotic trees comprise the majority of woody vegetation across the site, mainly as specimen trees or for use as hedgerows.
- 6.6.19. Birds within the B2 area reflect the modified state of this rural environment and include common cosmopolitan native and exotic species – nothing rare or threatened. Food resources for birds currently present on site come largely from mature weeds and scattered exotic amenity trees which do not meet any of the Auckland Council ecological significance criteria.
- 6.6.20. No native lizards were found, despite targeted searches in some potentially favourable sites. There are expected to be copper skink (not threatened native lizard).
- 6.6.21. Overall, the site supports very few native plant, bird or other likely land-based indigenous ecology values. No threatened or rare species were recorded, and there is no vegetation on site that qualifies as native scrubland or native forest.
- 6.6.22. However the PPC area does directly adjoin a terrestrial SEA which is located along the Ngakoroa stream edge which has been identified by Council's Ecology reporting for the DOSP area to contain nationally and regionally threatened vegetation and bird species.
- 6.6.23. Rule E15 of the AUP establishes rules for the protection of existing vegetation, including in the riparian of streams. Furthermore, both the AUP and Section 230 of the RMA require esplanade reserves of strips to be established along any stream whose width is greater than 3m (which would apply along the eastern PPC edge adjoining the Ngakoroa Stream). No further rules are considered to be necessary to manage actual or potential effects.
- 6.6.24. Terrestrial values and in particular those associated with the Ngakoroa Stream SEA are also likely to be affected by stormwater and sediment runoff and treatment. This has been addressed in a separate section of this report, however in summary adherence to the existing AUP provisions for earthworks (E11 and E12) and the proposed SMAF overlay in conjunction with the SMP recommendations and the E9 and E10 provisions will ensure that effects from these activities on values can be appropriately managed.
- 6.6.25. As previously identified the PPC provisions include specific rules requiring the planting of riparian margins which will provide for terrestrial ecology.
- 6.6.26. The Council's ecology reporting for the DOSP includes a summary of desired outcomes for terrestrial ecology and possible mechanisms to achieve these outcomes. Commentary against how the Precinct and/or the existing AUP rules adequately provide for these outcomes is provided below;

Council desired outcomes	B2 provisions and/or AUP provisions
<i>retention of all remnant native forest patches, whether identified as an SEA or not</i>	No remnant native forest has been identified in the PPC area.
<i>enhancement of remnant forest patches through buffer planting, creation of green</i>	

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>corridors to restore connectivity and pest plant and animal control</i>	
<p><i>planting of watercourse margins to create a natural green corridor and allow for colonisation and/or movement of flora and fauna across the landscape. Vegetated watercourse margins will also function to filter runoff from surrounding land.</i></p> <ul style="list-style-type: none"> <li>• <i>retaining and encouraging native bird species is very important for continued ecological function and to enable pollination and seed dispersal in existing and future native ecosystems. New vegetated areas will provide suitable habitat for a range of bird species</i></li> <li>• <i>new native vegetation areas should be protected in perpetuity either through covenants or vestment with Council</i></li> </ul>	<p>The planting of riparian margins of watercourses to allow for a green corridor is achieved via a rule in the PPC. Whether such areas are vested or protected via consent notices/covenants in perpetuity is a subdivision/land use consent matter. It is noted that where any stream has an average width greater than 3m the AUP and RMA esplanade resource provisions will apply.</p>
<i>all new native plantings should be aligned with the original vegetation types of the relevant locations as these are most suited for local conditions such as soil type and hydrology. All native plants should be eco-sourced from Manukau Ecological District</i>	This is achieved via a rule in the PPC.
<i>retention or creation of areas of rank grass or low growing native vegetation to provide habitat for native skinks, perhaps in alignment with areas to be vested or acquired as open space, e.g. riparian corridors and the coastal edge</i>	Planting of riparian margins and the requirement for the to be 10 in width (either side of the stream) will enable this.
<i>mature tree species should be retained regardless of whether native or exotic to provide bat roosting habitat</i>	This is contrary to Council's own E15 rules. However, bat roosting potential can be addressed at individual land use/subdivision resource consent stage.
<i>encourage street trees, public amenity plantings and private garden plantings to be made up of a diverse range of native species</i>	<p>Council dictates street tree species at subdivision stage.</p> <p>PPC rules seek to provide for planting of riparian margins – however Council has the ability to assess the species types at subdivision/land use stage.</p> <p>Private gardens should be addressed in the same manner as the remainder of Auckland urban areas.</p>

## Coastal

- 6.6.27. As previously identified although the site does not adjoin the coastal environment, the stream network does discharge into and connect to it, and that environment is identified as both SEA 1 and 2 areas.

- 6.6.28. Coastal marine values from the PPC area may be affected by stormwater and sediment runoff and treatment. This has been addressed in a separate section of this report, however in summary adherence to the existing AUP provisions for earthworks (E11 and E12) and the proposed SMAF overlay in conjunction with the SMP recommendations and the E9 and E10 provisions will ensure that effects from these activities on the coastal marine environment systems can be appropriately managed.

### **Overall Assessment**

- 6.6.29. The PPC request takes into account the ecological values of the Auranga B2 area and the surrounding environment. Though some streams have been degraded and modified, the proposed Drury 2 Precinct overlays, policies and rules that will apply to the subject land acknowledge that with replanting, a quality ecological environment could be established.
- 6.6.30. The AUP contains relevant objectives, policies and rules that ensure a suitable level of protection for all features within the site, which will be suitably considered and addressed at future development stages. These provisions relate to the ongoing protection and retention of streams and development in proximity to streams, water features and coastal margins. These are regional rules which apply irrespective of the Precinct Plan and its land use considerations. The elements of the policies not addressed by the Regional rules is the site-specific management of stormwater in accordance with the policies for water sensitive design and rules for the planting of streams. These are addressed in the existing SMAF AUP provisions and a new rule in the Precinct pertaining to riparian margin planting.
- 6.6.31. Overall, and for the reasons set out above, the PPC can result in positive effects whereby stream corridors are replanted in native vegetation and setbacks of buildings and structures are achieved. Furthermore, integration of the green network for passive recreation is also promoted through the policy framework of the PPC provisions.
- 6.6.32. Overall, it is considered that the objectives, policies and rules in the PPC will sufficiently address the ecological functioning of the site and mitigate any potential adverse ecological effects of the proposed urban development that would be enabled by the PPC.

## **6.7. Effects on Infrastructure**

- 6.7.1. McKenzie & Co Consultants Limited has prepared an Engineering Report (**Attachment 5**) which assesses the capacity and availability of reticulated infrastructure within the wider Drury area, and whether development in the manner proposed under this PPC request is appropriate on this basis. The report focuses on key infrastructure components, and is summarised below:

### **Wastewater**

- 6.7.2. Currently, the PPC area, is not serviced by a Wastewater Network. However, provision has been made within the Drury 1 Precinct, to cater for future urban development with the construction of a Trunk Wastewater Sewer with an associated connecting network, to service Auranga B2 and future, up-stream catchments.



- 6.7.3. Within the Drury 1 Precinct a first stage wastewater pump station has been installed and designed to service up to 6,000 HUE. The pump station pumps directly to the existing Watercare pump station at the southern tip of the Hingaia peninsula (and from there is fed through the existing network to the Mangere Wastewater Treatment Plant).
- 6.7.4. The Auranga A pump station also has capacity to be “expanded” to service the wider, Drury Area including Auranga, Drury South, Drury West and Opaheke, Future Urban Zones.
- 6.7.5. Additionally, a second WWPS has been constructed at the southern end (Stage 2A) of the Drury 1 Precinct. This WWPS has additional capacity of 10l/s (231 HUE) allocated for catchment in the Auranga B2 PPC area. This can be connected directly to Burberry Road in Auranga B2 without traversing private land. This Pump station and road reserve extension to Burberry Road is expected to be completed mid-2021. The (stage 2A) WWPS pumps to the transmission sewer along Bremner Road which also connects to the first stage WWPS (Bremner Road pump station).
- 6.7.6. The Water and Wastewater Servicing Plan, prepared for the DOSP indicates a new Wastewater pump station will be required within Auranga B2 which will also connect via a gravity main to the Auranga A pump station. This proposed for the central gully (adjacent to Stream K) of the PPC area.

#### **Water supply**

- 6.7.7. As with wastewater, the PPC area is currently not serviced by water, and requires the extension of water service from the Drury 1 Precinct. Watercare confirm that the Drury 1 Precinct, the initial Drury South Industrial Development, the Quarry Rd Special Housing Area, and future catchments including the wider Drury Township, Drury West FUZ, Opaheke FUZ, and Hingaia areas will be serviced by the 450 mm diameter bulk supply point (“BSP”) off the existing 1200 mm diameter CLS watermain located at 103 Flanagan Road, Drury. Connections to the PPC area can be made directly from the Drury 1 Precinct.
- 6.7.8. As with wastewater, development agreements between developers/operators will need to address the cost sharing for the funding of this infrastructure.

#### **Power, gas and telecommunications**

- 6.7.9. These utility services can be provided in the usual manner at time of subdivision and development.

### **6.8. Stormwater**

- 6.8.1. The SMP has been prepared by McKenzie & Co Consultants Limited (**Attachment 6**) to align with the Council's Regional Network Discharge Consent requirements and the Stormwater Management plan prepared to support the DOSP.
- 6.8.2. The requirements for stormwater management that will be adopted for the PPC and subsequent development are the use of the existing AUP stormwater and flooding provisions. It is proposed to apply a SMAF 1 Overlay to the site. This is considered the most efficient way to manage ongoing stormwater mitigation and water sensitive design requirements.

- 6.8.3. The SMP takes into consideration the natural hazards such as flood constraints, coastal inundation and so forth. The SMP proposes on-site retention for lots to reduce stormwater contaminants, volumes and peak flows entering the receiving environment, to control and treat rainwater where it falls at source (referred to as 'at source' treatment), and to provide where possible opportunities for groundwater recharge and enhancement of base flows to streams.
- 6.8.4. A "toolbox" approach for lots is outlined, so that future lot owners can select the best option for their site. The toolbox includes:
- (a) Raintanks (for non-potable uses only);
  - (b) Permeable paving; and
  - (c) Raingardens and other communal devices
- 6.8.5. A toolbox of options for attenuating and treating stormwater from roads is envisaged including:
- (a) Rain gardens;
  - (b) Vegetated Swales;
  - (c) Tree pits.
- 6.8.6. All devices will be sized during the resource consent stage of development in accordance with the SMAF requirements of Chapter E10 of the AUP. High contaminant yielding uses will also be addressed at development stage in accordance with the Chapter E9 of the AUP.
- 6.8.7. Overall, the proposed stormwater management options outlined in the SMP are considered to be practicable and consistent with the water sensitive design principles and SMAF approach of the AUP in managing of stormwater and ensuring that the future developments can minimise and reduce effects on water quality.

## **6.9. Transportation**

- 6.9.1. An ITA has been prepared by Commute Transportation Consultants (**Attachment 7**) in support of the PPC request. Key considerations as part of the ITA include accessibility via different modes of transport and the ability to progress the PPC within a safe and efficient roading network.
- 6.9.2. No roading cross-sections will be included in the PPC provisions. Development will rely on Auckland Transport Code of Practice ("**ATCOP**"). The processes, standards and details articulated in ATCOP reflect the importance of a considered approach to development and construction of the region's transport system, with robust engineering design and quality standards, and defined layouts, across the entire network. This cohesive approach can establish a sense of cohesive neighbourhood as well as establishing a local roading hierarchy. Overall, it is considered that a consistent and cohesive neighbourhood can be achieved through the implementation of the proposed roading network annotated on the Drury 2 Precinct Plan 003, along with the development of a finer grained road network based on the ATCOP road cross sections.

### **Walking and Cycling**

- 6.9.3. Walking and cycling are generally anticipated to be provided in the manner identified in Council's Neighbourhood Design Statement and the ITA which includes the provision for cyclists and pedestrians associated with the road networks, and opportunities for further connections associated with the recreation network. The specifications of pedestrian footpaths and cycleways are indicated on the road cross-section plans in ATCOP.

### **Public Transport**

- 6.9.4. Public Transport has been discussed in the ITA. AT's sub-regional programme has identified the electrification of the rail line (from Papakura to Pukekohe) as well as a train station at Drury (including one south of SH22). Train accessibility is expected to be significantly improved once the sub-regional programme is implemented. The collector roads can be designed to accommodate bus movements.

### **Wider Network**

- 6.9.5. The ITA identifies specific transportation improvements required to support the PPC. All transportation improvements identified for the Drury 1 Precinct are required to support this PPC. In summary, these improvements, which are already triggered by existing resource consents and applications in the Drury 1 Precinct, include:

- (a) Internal collector road (Bremner Road upgrade) to connect the wider Auranga area with the Drury township;
- (b) Upgrade of the Victoria Street and SH22 intersection;
- (c) Upgrade of the Jesmond Road / SH22 intersection to include a right turn bay and potentially right turn protection;
- (d) Various upgrades at the Great South Road / Firth Street intersection;
- (e) Footpaths (and associated lighting) being provided within all the proposed internal residential roads (including Bremner Road);
- (f) The following upgrades to the wider pedestrian network:
  - i. Pedestrian facilities linking to the Bremner Road motorway over-bridge and across the Jesmond Road bridge;
  - ii. Pedestrian / cyclist improvements on the Bremner Road motorway overbridge;
  - iii. New / upgraded pedestrian footpaths to link the development (Auranga A) to the Drury township:
    - a. On Bremner Road (east of and including motorway overbridge);
    - b. Firth Street (Bremner Road to Norrie Road); and
    - c. Norrie Road (from Firth Street to Great South Road).

- iv. Upgraded pedestrian facilities at the Norrie Road / Great South Road roundabout.
  - (g) Change in priority at the Bremner Road / Firth Street intersection, in conjunction with the pedestrian upgrades above;
  - (h) Cycle routes are being provided throughout the subdivision.
- 6.9.6. Commute have also recommended that the following is completed to enable development of land with the PPC area:
- (a) Jesmond / SH22 intersection upgraded to either roundabout or signals
- 6.9.7. The Commute ITA also identifies the following projects that are occurring in the wider Drury/Opaheke area, which are funded through NZTA or other public funding:
- (a) SH22 upgrade to four lane urban road with associated signalised intersections and pedestrian / cycling facilities (likely completed in stages)
  - (b) SH1 Papakura to Drury South (six lanes plus shared path)
  - (c) Electrification (Papakura to Pukekohe) and construction of rail station in Drury (Drury west)
  - (d) Pedestrian / cycling links to Rail station
  - (e) Bus network upgrade linking Auranga B2 to the Drury train stations
- 6.9.8. In general, the projects listed in 6.9.7 (a)-(e) are required to meet the wider Stage 1 FULSS growth area (i.e. greater than the PPC area) and as such are not specifically required for or triggered by development of the PPC area.

### **Conclusions**

- 6.9.9. Overall, it is considered that the objectives, policies and rules in the AUP (as modified by the PPC) will be sufficient to ensure that development within the PPC area is supported by adequate transportation connections and infrastructure.

## **6.10. Retail Distribution Effects / Economics**

- 6.10.1. Mr Cullen has prepared an assessment (**Attachment 12**) of the appropriateness of the TCZ provisions that are being proposed for Drury West. The assessment identifies that a TCZ, along with its ability to establish a range of retail and services (including a supermarket and department stores) is needed to support the social, cultural and economic wellbeing of the residents and employees of Drury West.
- 6.10.2. As identified in Council's structure plan and centres options assessment, the least appropriate and preferred option is requiring residents of Drury West to commute through Drury and the Drury Interchange to meet their daily needs at a Drury East centre. It is more appropriate to provide for a wide range of retail, services and employment opportunities in Drury West, commensurate with the significant residential development opportunity that exists in the West in the first and second decades of the FULSS.

- 6.10.3. The location of the town centre is consistent with the assessments prepared by KDL and the Council's DOSP. This supports transit-oriented development in the Precinct, and is located to support the growth and development of Stage 1 of Drury West.

## **6.11. Urban Design**

- 6.11.1. An Urban Design Assessment has been prepared by Ian Munro and is provided as **Attachment 8**.
- 6.11.2. As identified in the Background section of this report, the UDA outlines the comprehensive design and master planning for both Auranga and Drury West, and the design and master planning for the Drury Opaheke Structure Plan, which has led to the development of the PPC and the Precinct Plan.
- 6.11.3. The proposed zone configuration is considered to be consistent with the patterns generally seen across Auckland under the AUP and envisaged by the AUP, whereby a centre is the focal point of development, with a supporting THAB zone around that, fading outwards again to a lower order zone. In this case the MHU zone in the north, to directly tie into existing zoned land.
- 6.11.4. The UDA identifies that development of the PPC area will maintain values established in Drury West by previous development and will enhance the planned character values. Specifically:
- (a) Drury West is zoned Future Urban, and approximately 170ha has already been rezoned through PV15 and PC6.
  - (b) The Council and KDL structure plans have identified a common urban development future for the land which have shaped the area's planned character and is considered to be what should be focused on rather than the existing rural lifestyle living character that predominates.
  - (c) The proposal will enable a new urban character based on a visually concentrated town centre and its main street, and convenient linkages to a future rail station and a large employment area.
  - (d) The provisions of the AUP will require all subdivision and development to obtain resource consent, and design quality is a matter of consideration in all of them thereby ensuring that a high-quality built form outcome will be achieved, particularly along the key streets where either a KRF or GCF are proposed.
  - (e) The lake will provide a unique amenity for the centre and give it a sense of place that will be distinctive in south-Auckland's centres.
  - (f) No vehicle access is proposed along SH22 and it is likely that this will become a landscaped buffer area accordingly.
  - (g) The placement of the centre and its main street on the realigned Burberry Road will mean it will act as something of a gateway into Drury West.

- (h) In urban design terms, a town centre with building heights of up to 27m will not have problematic adverse effects on the environment due to the separation distances from the TCZ land to third-party properties (outside of the FUZ), and the presence of major urban infrastructure and spatial barriers including SH22, SH1 and the Drury Interchange, and Great South Road bridge.
  - (i) The proposed town centre will be of a scale, extent and urban character commensurate with the scale of urban community planned for Drury West, ranging from 18,000 – 25,000 persons and based on medium to high density development across the approximately 1,000ha area.
  - (j) The PPC will integrate with the existing subdivision pattern of the Drury 1 Precinct, and that includes a park-edge collector road that runs along the western side of the Ngakoroa Stream. This will allow users of the centre to readily access the coast.
- 6.11.5. The UDA has identified that the proposed zones will result in a high-quality built form outcome that is consistent with the principles of a Transit Orientated Development ("TOD"), and also the centre-based pattern (which is closely aligned with TOD planning) described within and envisaged by the AUP.
- 6.11.6. The AUP's existing zone provisions and consent requirements are to be relied on, supplemented by the transport requirements set out in the Precinct and the KRF and GCF controls. These will require resource consent to be obtained for all new buildings, with design quality along streets a key consent matter in all cases. This will ensure the key streets are visually interesting, safe, and contribute effectively to new urban amenity values.
- 6.11.7. Mr Munro has identified that the frontage controls, additional height overlay, and indication of future roads, are appropriate controls over and above the 'standard' suite of rules that are contained within the AUP zone and subdivision provisions. However, Mr Munro does not consider any further or additional limitations or Precinct provisions are necessary on an urban design basis.
- 6.11.8. The Council's Urban Design reporting for the DOSP includes a summary of desired outcomes for future development. Commentary against how the Precinct and/or the existing AUP rules adequately provide for these outcomes is provided in the UDA (in **Attachment 8**) and summarised below:

Council desired outcomes	B2 provisions and/or AUP provisions
<i>Theme 1: Neighbourhoods that vary in density and mix of uses according to their locational attributes</i>	
<i>1.1 Provide uses and densities that are appropriate to their location and role within each neighbourhood, these may include: centres, public transport nodes/ corridors, living and employment environments</i>	The PPC has proposed a centre as the focal point of development, with a supporting THAB zone around that, transitioning outwards again to the proposed MHU and existing Drury 1 Precinct.
<i>1.2 Promote high-intensity residential, retail and employment uses, and community services, around new centres and public transport corridors</i>	
<i>1.3 Match the intensity of centres with their level of public transport provision.</i>	

Council desired outcomes	B2 provisions and/or AUP provisions
1.4 Promote higher intensity of uses along the frequent transit networks (FTN) routes in order to respond to public transport provision.	<p>The proposal maximises the enablement of development density near the future rail station (location as identified in the DOSP and the timing of which is planned for 2024 by central government funding), through the additional height overlay as well as the high-density zones proposed.</p> <p>The Town Centre is more appropriate than a Local Centre zone in that respect as it allows a better-suited maximum scale of development that can also make best use of the scale and visual amenity of the lake (and maximise employment opportunity).</p>
1.5 Locate lower density development along the periphery and harbour and stream areas of significance.	The proposed PPC ties into the existing Auranga development utilises a MHU zone at the northern extent of the PPC area (to match the zoning of the PC6 land).
Theme 2 - Neighbourhoods with many safe choices of movement with good access to services and amenity.	
2.1 Create safe, attractive, and accessible rail station settings.	<p>The PPC does not seek to create the rail station – this is planned by the Government for land on the southern side of SH22.</p> <p>However, the PPC has included sufficient ability to provide linkages to SH22 which provide opportunities to connect to a future rail station.</p> <p>The fact that the station platforms have not yet been precisely fixed (as no land has been specifically acquired) has been built-in to the DOSP and PPC, given that multiple access points can be achieved to SH22 and consequently connections to the rail station planned as part of that infrastructure package.</p> <p>The mid-block (interim left in / left out) connection to SH22 can be configured and future access (possibly by way of pedestrian overbridge) provided once the station is operational in 2024.</p>
2.2 Design development along frequent transit network [("FTN")] routes that ensures they efficiently serve their catchments while promoting safety, amenity and pedestrian / cycle connectivity.	Safety, amenity and pedestrian / cycle connectivity will form a continuation of networks set up in previous stages of Auranga and in particular along Collector roads identified for FTN.

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>2.3 Provide a well-connected street network which accommodates all forms of movement, with streets that are designed to reflect their function within the hierarchy.</i>	<p>As the development is a continuation of previous stages of Auranga it is expected that roading theme will continue. The PPC seeks to establish and continue key roading networks (and includes a hierarchy of roads).</p> <p>However, roading detail is subject to approval from Auckland Transport to accord with ATCOP standards (at the time of future land use and development).</p>
<i>2.4 Provide safe, universally accessible, and well-connected pedestrian and cycle routes to all amenity and services destinations.</i>	As with previous stages of Auranga pedestrian and cycle amenities will be provided at future development/subdivision stages, these include connections to and along the coastal environment and will integrated with the Town Centre location.
<i>2.5 Provide arterials and transport corridors which reconcile movement functionality with the quality of place.</i>	The PPC identifies a roading hierarchy to integrate with the existing arterial (SH22) and further development roading patterns and connections in previous stages of Auranga.
<i>2.6 Provide efficient, resilient and safe connections to employment areas.</i>	The Town Centre is expected to enable employment opportunities and key connection to the FTN and future rail network is also shown and anticipated to connect to other employment area.
<i>2.7 Provide parking approaches which contribute to convenience, safety and retail viability, without undermining the urban character.</i>	Parking detail is a matter to be dealt with a specific land use and subdivision stages, and placemaking for the town centre is subject to future resource consents and the existing suite of AUP provisions. No specific provision is considered necessary as this can be adequately dealt with at the time of development.
<i>Theme 3 Neighbourhoods with many choices of use and activity that reflect the needs of the community and the sub-region</i>	
<i>3.1 Provide communities with a wide range of choices and experiences</i>	The inclusion of the lake as a key amenity feature is considered important, in conjunction with the town centre and future rail station, to help attract high-density development on the basis of a high-quality amenity being on offer for new residents to enjoy, over and above the more functional amenity of transport infrastructure.



Council desired outcomes	B2 provisions and/or AUP provisions
	Furthermore, connections to the wider development (existing, developing and future proposed) will enable opportunities for direct connections to the various amenities within Drury West including the coastline, open spaces, schools, the centre and the future rail station. Thereby enabling a range of choices and experience.
3.2 Co-locate areas of higher density residential where there are a concentration of services, employment and public transport options.	This has been addressed under Theme 1 above.
3.3 Consider transport (all modes) and other benefits when locating education, healthcare, and retirement facilities	This is a land use matter and not relevant to the PPC.
3.4 Provide for a range of housing choices and respond to housing needs.	The range of zones proposed by the PPC enables a diverse range of housing opportunities and future choice in typologies and living arrangements/styles.
3.5 Ensure compatibility between uses.	The choice of zonings and pattern of zoning is consistent with the AUP principles, and can be explained in a like manner by future PPC's for Drury West thereby ensuring compatibility between the zones and future uses.
3.6 Encourage approaches to adaptability that will allow efficient responses to social, economic, climate, and technology changes.	The PPC has relied on the AUP zoning and activity rules in the applied zones. This is considered sufficient and no tailored outcome or provisions are necessary to achieve the outcome sought in 3.6-3.8.
3.7 Attract and accommodate non-retail, 'new economy' employment uses.	
3.8 Ensure retail contributes to an active public realm and helps in enabling other community and employment activities.	
3.9 Design neighbourhood parks which are fit for purpose and safe, in the appropriate locations.	Park design is a matter for development stages and not a PPC.
3.10 Promote a range of centres, of varying size, according to their function in the region	This has been addressed under Theme 1.
Theme 4 Neighbourhoods that celebrate their unique identity and are attractive, safe and easily understood.	
4.1 Design legible, safe, inclusive and accessible environments for all ages and abilities that offer privacy and security.	The PPC has relied on the AUP zoning and development control rules in the applied zones. This is considered sufficient and no tailored outcome or further provisions are necessary to achieve the outcome sought in 4.1

<b>Council desired outcomes</b>	<b>B2 provisions and/or AUP provisions</b>
<i>4.2 Display a strong local identity and appropriate visual character while emphasising visual and function character differences between nodes and communities.</i>	As identified under previous themes the inclusion of the lake as a feature of the Town Centre is considered to provide for a focal point and visual distinct character for the community.
<i>4.3 Respect and celebrate mana whenua values.</i>	While this outcome is broad ranging, the values of mana whenua have been taken into account in a manner which is consistent with the DOSP, its CIA and ongoing consultation.
<i>4.4 Protect historic heritage and existing character.</i>	There are no identified heritage features in the PCP area.  The existing character is semi-rural – retention of existing character is at odds with Council's own Structure planning for the DOSP and inconsistent with previous theme items seeking to secure higher densities for TOD and along FTNs.
<i>4.5 Provide high quality landscaping with a preference for utilisation of native species, preferably diverse and suitable to the area.</i>	Species selection is a matter for consenting stage.
<b>Theme 5</b> <i>Neighbourhoods that protect and enhance the natural environment while enabling urbanisation</i>	
<i>5.1 Promote urban environments that recognise the intrinsic value of the landscape and respond to natural features, ecosystems, and water quality.</i>	Landscape and feature values have been taken into account in the overall design and layout of the PPC. However, the PPC relies on existing AUP provision for protection of features as there is no point in repeating rules already provided in the AUP.
<i>5.2 Improve freshwater quality within the catchment, the marine receiving environment, and the management of riparian margins</i>	An SMP has been prepared which seeks to ensure the stormwater runoff is consistent with best practice for quality and quantity design and management.  Riparian margins will be planted as per a specific PPC provision.
<i>5.3 Protect and improve biodiversity and ecologically sensitive areas.</i>	The PPC relies on existing AUP provision for protection of features as there is no point in repeating rules already provided in the AUP.
<i>5.4 Reduce energy usage and waste production to support a low carbon development model.</i>	This is not a PPC matter.
<i>5.5 Promote water re-use.</i>	This is addressed in the SMP.

- 6.11.9. Overall, it is considered that the objectives, policies and rules in the PPC in conjunction with the existing AUP provisions will ensure the PPC results in a development that provides quality urban outcomes and a high level of amenity for residents and visitors alike. This is completely consistent with KDL's overall vision for Auranga to be "a community with heart". Importantly, including a town centre as proposed in the PPC will also enable the Auranga development to provide high value employment opportunities. This will make it a great place to live, work and play – meaning it will not end up being just another dormitory/commuter suburb.

## **6.12. Risk from hazards and contamination**

### **Land Stability**

- 6.12.1. A Preliminary Geotechnical Report was prepared by Lander Geotechnical (**Attachment 11**) for the area subject to the PPC request.
- 6.12.2. The report identified that there were no obvious signs of large-scale instability or land modification. However, borehole findings indicate that the natural soils can contain pockets of weaker ground and/ or lenses of organics. It was anticipated that a small proportion of lots may be affected by soft ground or organic soils. These can pose constraints to building foundations and residential end use, necessitating remediation during earthworks construction or specifically designed foundation solutions. It is considered that physical site investigations associated with the future subdivision consent(s) will substantiate this risk. The geology within the Auranga area should not preclude construction of multi-storey and/or commercial buildings (e.g. within the proposed town centre) in accordance with established building and engineering practice.
- 6.12.3. The report also identified that filling has taken place in two locations within or in proximity to Auranga B2. Further investigations will be required to enable the fill layer to be fully quantified during a subsequent investigation phase (Resource / Subdivision Consent phase(s)).
- 6.12.4. Percolation rate tests have been undertaken across the wider Auranga area, but none were located within the Auranga B2 area. The closest (P4) was not tested due to a high standing water level following pre-soaking, indicating very slow percolation at this location. It is recommended that site-specific Infiltration Testing be required for devices that require Infiltration, to determine the effective volume that can be infiltrated.
- 6.12.5. In general, the Report confirms that the Auranga B2 area is geotechnically stable and suitable for urban development. The Report recommends further site investigations and appropriate laboratory soil testing will be required as developments progress in stages. It is therefore concluded that the Auranga B2 area comprises topography and ground conditions that are considered suitable for urban use.

## **Contamination**

- 6.12.6. Sites within the PPC area are largely used for agricultural and pastoral grazing purposes, in addition to lifestyle residential activities. No Preliminary Site Investigation has been undertaken for the site, however, based on previous experience in greenfields development and upon review of historic aerial imagery of the area it is considered highly likely that the site comprises some areas of potential contamination and HAIL activities. Therefore, a DSI is required at time of future development.
- 6.12.7. These matters would be subject to resource consent requirements under the NES and Rule E30 of the AUP at time of subdivision, earthworks or development. Areas of contamination can be remediated in accordance with Council requirements.

## **Flooding**

- 6.12.8. The AUP identifies a non-statutory 'flood' and overland flowpath overlays in parts of the Auranga B2 area. Flood hazard potential has been addressed in the SMP (refer to **Attachment 5**) It is identified in the assessment that the water levels may be influenced by the tide level of Manukau Harbour and the Hingaia Road Bridge as well as the 1% AEP floods from the contributing catchment.
- 6.12.9. The principal aim for the area is to ensure that:
- (a) There is no residential development within the 100yr floodplain;
  - (b) There is no building development within riparian margins;
  - (c) The existing overland flow paths will be re-diverted and accommodated by re-contouring as part of the development; and
  - (d) Overland flow paths up to the 100yr event will be provided within the road carriageways, verges and other defined pathways i.e. in open space reserves.
- 6.12.10. Adherence to these measures, in addition to the suite of existing AUP rules (for example E36), will ensure that future resource consents appropriately manage flood risk, and avoid any downstream or upstream flooding effects.

## **Coastal Inundation and Erosion**

- 6.12.11. A Coastal Hazards Assessment has been prepared by Eco Nomos Ltd in 2016 for the wider Auranga sites development (previously provided with PV15 and PC6). It assesses the susceptibility of coastal margins and low-lying areas for the purpose of coastal erosion and coastal inundation hazards.
- 6.12.12. The coastal margin of the total Auranga site has been broadly subdivided into 6 areas based on erosion risk; with the Auranga B2 coastline encompassing a very small portion of the southern extent of Area 1. Area 1 includes the full length of the sites 300m (approx.) shoreline adjacent to the estuarine reaches of the Ngakoroa Stream (upstream of the CMA as identified in the AUP). Erosion hazard zone widths were assessed for each area using a risk-based approach to uncertainty; considering "likely", "possible" and "unlikely" scenarios.

- 6.12.13. With the “likely” erosion scenario, the estimated bank width that could potentially be affected by coastal erosion and associated slope instability ranges from 3-8 m in Area 1, for bank heights of 3-8 m (the range of nearshore bank heights relevant at the site), respectively. Accordingly, erosion over the next century and associated slope adjustment will be well contained within a 20m esplanade width (measured from the toe of bank) in Area 1.
- 6.12.14. With the precautionary “possible” scenario, the potentially affected widths will also be well contained within a 20m width. The assumptions adopted for the possible scenario are very conservative – assuming erosion rates that are 2-3 times the historic rates and much greater slope instability than has been experienced to date. Accordingly, the risk is not assessed to be high.
- 6.12.15. The Report notes that it is important that stormwater and runoff from any proposed development is directed away from the coastal margin (e.g. into local streams) as increased water inflows could adversely impact slope stability. Management of vegetation on the coastal margin is also important.
- 6.12.16. With regard to coastal inundation, the assessment of coastal flooding risk considered both coastal storm inundation (“storm tides”) and tsunami, including the potential effect of projected sea level rise on these hazards. It has also factored in potential sea level rise in accordance with the relevant AUP requirements.

### **6.13. Reverse sensitivity**

#### **First Gas**

- 6.13.1. Part of the Auranga B2 area is subject to the Vector Gas transmission line. This route provides for the operation, maintenance, upgrade and renewal of the existing gas transmission line. Ongoing consultation with Vector will be required for any future development within or adjacent to the line.

#### **NZTA**

- 6.13.2. The applicant has previously met with NZTA. The interface between urban zones and state highways was addressed in the hearings on the PAUP. No changes are proposed or required to the existing “Arterial Road Control” and its associated provisions, as those apply to SH22.

### **6.14. Positive effects**

- 6.14.1. As outlined in the UDA, the form of development illustrated by the Precinct Plan will create an appropriately designed community that provides high quality amenity for residents, housing supply, local employment and access to the future rail network and other high frequency routes.
- 6.14.2. The proposed mix of land uses, including town centre zone, and varying intensity residential zones, providing for a range in typologies, will enable a compact urban form to be established at the local community scale. This PPC, in combination with that in Auranga A and B1, provides opportunities to live, work, learn and play within the local area, while also enabling connectivity and access to Manukau, Auckland CBD and also to the central North Island.

## **6.15. Overall summary of environmental effects**

- 6.15.1. The effects of the proposal are considered to be adequately addressed by:
- (a) The PPC text, including Precinct Plans; and
  - (b) The existing Auckland-wide Regional and District Plan provisions of the AUP.
- 6.15.2. The PPC will fulfil the need for a new centre to serve the Drury West emerging community and provide an opportunity for an innovative and environmentally sustainable urban development. The proposal is consistent with regional growth strategies for the area and will result in a high-quality urban development with a range of positive landscape and environmental outcomes.
- 6.15.3. No further objectives, policies or rules are considered necessary to address the effects of the development that would be enabled by the PPC.

## **7. ASSESSMENT OF STATUTORY AND NON-STATUTORY DOCUMENTS**

- 7.0.1 Section 75(3) of the RMA states that a District Plan must give effect to any national policy statement; any New Zealand coastal policy statement; and any regional policy statement. Section 75(4) of that RMA states that a District Plan must not be inconsistent with a water conservation order; or a regional plan for any matter specified in section 30(1).
- 7.0.2 The following assessment sets out how the proposed Plan Change gives effect to the statutory and non-statutory documents set out below:
- (a) National Policy Statement on Urban Development Capacity 2016;
  - (b) New Zealand Coastal Policy Statement 2010;
  - (c) National Policy Statement for Freshwater Management 2014;
  - (d) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011;
  - (e) The Regional Policy Statement provisions from the AUP ;
  - (f) Auckland Plan 2050;
  - (g) Drury South Structure Plan 2019;
  - (h) Future Urban Land Supply Strategy 2017 (FULSS);
  - (i) Supporting Growth – Delivering Transport Networks;
  - (j) The Ten Year Budget/Long Term Plan 2018-2028;
  - (k) Franklin Local Board Plan 2017;
  - (l) Auckland Transport Alignment Project 2018;

- (m) Regional Land Transport Plan (2018-2028);
- (n) Regional Public Transport Plan (2018-2028);
- (o) Watercare Asset Management Plan (2018-2038);
- (p) Stormwater Network Discharge Consent (NDC); and
- (q) Iwi Planning Documents Parks.

## **7.1. National Policy Statement on Urban Development Capacity 2016**

- 7.1.1. The National Policy Statement on Urban Development Capacity ("**NPS-UDC**") directs local authorities to provide sufficient development capacity in their resource management plans for housing and business growth to meet demand. Development capacity refers to the amount of development allowed by zoning and regulations in plans that is supported by infrastructure.
- 7.1.2. Sufficient development capacity is necessary for urban land and development markets to function efficiently in order to meet community needs. In well-functioning markets, the supply of land, housing and business space matches demand at efficient (more affordable) prices.
- 7.1.3. The NPS-UDC contains objectives and policies that local authorities must give effect to in their resource management decisions that provide direction on:
  - (a) The outcomes that urban planning decisions should achieve.
  - (b) The evidence underpinning those decisions.
  - (c) Responsive planning approaches.
  - (d) Coordination between local authorities and providers of infrastructure.
- 7.1.4. The objectives of the NPS-UDC are as follows:
  - (a) Objective Group A – Outcomes for planning decisions
 

*OA1: Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.*

*OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.*

*OA3: Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.*
  - (b) Objective Group B – Evidence and monitoring to support planning decisions
 

*OB1: A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.*

(c) Objective Group C – Responsive planning

*OC1: Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.*

*OC2: Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.*

(d) Objective Group D – Coordinated planning evidence and decision-making

*OD1: Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.*

*OD2: Coordinated and aligned planning decisions within and across local authority boundaries.*

7.1.5. Consistent with the NPS-UDC, the PPC provides for housing and commercial capacity with a variety of housing choices and in a manner that is directly coordinated with the upgrading and provision of infrastructure.

7.1.6. The PPC recognises the policy directive set out by the NPS-UDC and gives effect to the objectives and policies listed, as follows:

- (a) The PPC seeks to logically expand existing urban growth and an emerging new community to enable the provision of a Town Centre to service the immediate catchment, and the wider catchment of Drury West as anticipated by the DOSP. A Town Centre zone would allow the full range of commercial services needed by a population of between 18,000 – 25,000 persons to be accommodated in the Drury West area.
- (b) The proposed zone configuration is consistent with the patterns generally seen across Auckland under the AUP, whereby a centre is the focal point of development, with a supporting THAB zone around that, transitioning outwards again to the MHU zone (to join existing zoned MHU land in the north). The zoning pattern can also logically be expanded further west to align with the DOSP.
- (c) The Centre zoning and location has been identified as a logical location and will enable a centre anchored around a retail main street, which can integrate with major transport routes including to the future rail station/network.
- (d) The proposal maximises the enablement of development density near the future rail station, through the additional height overlay as well as the high-density zones proposed.
- (e) The proposal provides for development which can be serviced by infrastructure being installed as part of Auranga A and B1.
- (f) The existing AUP zoning provisions are being applied within the PPC area, to ensure that the development enabled by the PPC provides a quality urban outcome, which enables residents to provide for their social, economic, cultural and environmental wellbeing.



## **7.2. New Zealand Coastal Policy Statement 2010**

- 7.2.1. The New Zealand Coastal Policy Statement 2010 ("**NZCPS**") contains the policies for sustainably managing uses within the dynamic setting of the coastal environment. The policies recognise and provide for appropriate use and development in the coastal environment while seeking to protect natural values and enhance water quality. Coastal hazard risks are to be identified and appropriately managed. There is also a need to adopt a precautionary approach to the use and management of coastal resources in areas potentially vulnerable to effects from climate change. The NZCPS promotes public access to areas in and near the coast.
- 7.2.2. Although the PPC area does not directly adjoin the coastal environment, it adjoins the Ngakoroa Stream just prior to its merging with the CMA. Therefore, the provisions of the NSCPS are relevant. In this regard, we note the following:
- (a) The esplanade reserves established in previous stages of the Auranga development will be extended via an esplanade along the Ngakoroa Stream. This will provide direct access to the coastal environment, as well as a buffer between the coast and the development enabled by the PPC. It will also create passive recreational opportunities adjacent to the coast.
  - (b) A portion of the PPC area is subject to sea level rise. The potential risk of coastal inundation will be appropriately managed, as the majority of the area subject to such inundation will be contained within the esplanade reserve. Furthermore, the existing provisions of the AUP require minimum floor levels for all buildings thereby mitigating potential adverse effects from natural hazards.
  - (c) Potential sedimentation and ecological effects on the coastal environment resulting from earthworks will be appropriately managed by the existing Auckland-wide AUP provisions, which will apply in the PPC area.
  - (d) The SMP prepared for the PPC anticipates the use of water sensitive design, including the retention, protection and enhancement of the existing stream network and providing for at source treatment devices such as rain gardens/wetlands. The 'treatment train' method is anticipated to improve the quality of water discharging to the stream network, and ultimately discharging to the CMA (creating positive knock-on effects on biodiversity and water quality within the CMA).
- 7.2.3. Overall the NZCPS sets a policy framework for the sustainable management of the coastal environment. It is considered that the PPC gives effect to the relevant objectives and policies by ensuring that development does not adversely affect the inherent natural qualities of the coastal environment and enhancing the quality of the water discharging into the CMA.

## **7.3. National Policy Statement for Freshwater Management 2014**

- 7.3.1. The National Policy Statement for Freshwater Management ("**NPS-FWM**") provides direction for the Council on the management of freshwater.
- 7.3.2. With respect to the relevant objectives and policies of the NPS-FWM, the following comments are made:

- (a) The SMP prepared for the PPC area anticipates the use of water sensitive design, including the retention, protection and enhancement of the existing stream network and providing for at source treatment devices. The 'treatment train' method is anticipated to improve the quality of water discharging to the stream network (thereby improving effects on biodiversity).
  - (b) The existing AUP provisions secure the protection of all streams and have already identified the existing SEA at the Ngakoroa Stream mouth for protection and enhancement (which will be facilitated through the PPC which identifies an esplanade reserve along this portion of the stream and requires riparian planting).
- 7.3.3. The use of these approaches, along with the remainder of the AUP provisions, will ensure that development enabled by the PPC appropriately gives effect to the NPS-FWM.

## **7.4. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011**

- 7.4.1. Under the NES any sites where activities on the Hazardous Activities and Industries List have occurred must be identified. The NES provides a nationally consistent set of controls and soil contaminant standards to ensure land affected by contaminants in soil is appropriately identified and assessed before it is subdivided or developed.
- 7.4.2. The NES Human Health and Chapter E30 of the AUP (regarding Contaminated Land) applies at the time of subdivision and development. While no PSI has been undertaken to support the development, it is considered highly likely that the site comprises some areas of potential contamination and HAIL activities. Therefore, a DSI is required at time of future development. These matters would be subject to resource consent requirements under the NES and Rule E30 other AUP at time of subdivision, earthworks or development. Areas of contamination can be remediated in accordance with Council requirements.

## **7.5. Auckland Unitary Plan - Regional Policy Statement**

- 7.5.1. As outlined above, the PPC must give effect to the Regional Policy Statement ("RPS"). The relevant RPS objectives and policies are grouped under issues, as follows.

### **Issue B2 – Urban Growth and Form**

- 7.5.2. The relevant objectives and policies relating to this issue are found in Chapter B2 of the AUP. The key objectives and policies relate to:
- (a) Sense of place;
  - (b) Social wellbeing; and
  - (c) Supply of land in appropriate locations.

- 7.5.3. The PPC area comprises greenfield land located within the Rural Urban Boundary ("RUB"). The current zoning of the site is FUZ. This zone anticipates a structure planning process to determine appropriate urban zonings and form. Structure Planning and re-zoning land within the PPC area will ensure that urban activities are located in an area that already anticipates growth, rather than on an ad-hoc basis. Thus, growth enabled by the PPC will be consistent with the strategic goal of achieving a 'compact urban form' and the objectives and policies contained within Chapter B2.
- 7.5.4. A quality, compact built environment will be achieved as envisaged by the objective and policies outlined in Chapter B2 through the following methods adopted by the PPC:
- (a) The use of THAB and MHU zones will provide an appropriate density of development, while enabling diversity of living and lifestyle choice;
  - (b) The PPC area will appropriately integrate with the provision of infrastructure, including public transport networks;
  - (c) The establishment of TCZ will enable a compact urban form to be established at the local community scale. This development provides opportunities to live, work, learn and play within the local area, while also enabling connectivity and easy access to Manukau, and Auckland CBD;
  - (d) The comprehensive structure planning process undertaken by both KDL and the Council promotes a quality-built environment, maximising connectivity;
  - (e) The use of the underlying THAB, MHU, and TCZ provisions of the AUP will ensure a cohesive design approach and a coherent character which is closely integrated between subdivision and consequential land use opportunities;
  - (f) The road cross sections, implemented through the ATCOP, will provide for a range of travel options including bus, private vehicle, pedestrians and cycling;
  - (g) Low impact and water sensitive design will be achieved through specific SMAF rules and assessment criteria in the AUP; and
  - (h) The precinct plan responds to the intrinsic qualities and physical characteristics of the site through enhancement of the estuarine/riparian edge, street tree plantings and rain gardens, and an open space network accessing the esplanade reserve and beyond to the coastal environment of the Drury Creek and environs.
- 7.5.5. The re-zoning will assist with providing additional housing and business land supply, in a location that is not constrained by infrastructure capacity and where appropriate infrastructure can be readily provided to remedy the housing shortage in the Auckland Region consistent with the objectives of Chapter B2. It is noted that bulk infrastructure to service the Drury West area has been planned and resource consent/engineering works applications have already been lodged for these proposals pursuant to the RMA.
- 7.5.6. In addition, urban development within the area will avoid any of the features identified in overlays and areas that may otherwise restrict growth, and any impacts of natural hazards (i.e. geotechnical, coastal inundation and flooding) can be appropriately managed through future resource consent applications.

- 7.5.7. Appendix 1 of the AUP has been adhered to in the creation of Council's DOSP and in applying the Structure Plan to the proposed PPC (and its Precinct Plan). This ensures that the site has been comprehensively planned, and development can be aligned with the provision of required infrastructure and appropriate stormwater management, which will achieve a coordinated and integrated approach.
- 7.5.8. The location of the town centre will ensure that it becomes the focus of commercial, community and civic activities for the surrounding residential area. The town centre, being focussed around the lake, will be an attractive place to live, work and visit in close proximity to SH22 and service the surrounding community's needs for a range of uses. The proposed height limit of 27m will provide opportunities within the centre to facilitate increased intensification, including office and residential activities at upper levels.
- 7.5.9. The proposal to adopt existing zone and Auckland-wide provisions will enable a range of land uses in the TCZ and a variety of lot sizes and dwelling size/types in the THAB and MHU zones, which will ultimately influence and provide for a variety and mix of affordable housing and commercial outcomes. Opportunities for social and community infrastructure are also provided for through the establishment of a TCZ in this Precinct.
- 7.5.10. The PPC envisages the enhancement of streams and water features. Enhancement of these features will increase the development's attractiveness by establishing an interconnected open space network that can be accessed by the public for recreation and enjoyment. The PPC area is already serviced by two Neighbourhood Reserves, proposed as part of the Drury 1 Precinct Plan. Further areas of esplanade reserve are identified on the Precinct Plan. Overall, the open space areas envisaged will meet the intent of objectives and policies contained in B2.

### **Issue B3 – Infrastructure, Transport and Energy**

- 7.5.11. Currently the PPC area is not serviced by a wastewater network, however provision has been made within the Drury 1 Precinct to cater for future urban development with the construction of a trunk wastewater sewer with associated connecting branches to service Auranga B2 and their future upstream catchments. A trunk sewer is proposed for the central gully (adjacent to the watercourse) of Auranga B2.
- 7.5.12. Within the Drury 1 Precinct a first stage wastewater pump station with an 800 OD PD (680mm ID) inlet is being installed at 207 Bremner Road. This pump station is designed to service a population of 10,000 people (3,000 HUE) so as to meet the estimated demand from Drury 1, the PPC area, and the Drury South Precinct and Industrial area.
- 7.5.13. Watercare have confirmed that the PPC area can be serviced by the 450 mm diameter BSP off the existing 1200 mm diameter CLS watermain located at 103 Flanagan Road, Drury. Connections to this watermain for the PPC area can be made directly from the Drury 1 Precinct.
- 7.5.14. A SMP has been prepared by McKenzie and Co Ltd (**Attachment 6**). The requirements for stormwater management that will be adopted for the PPC and subsequent development will be based primarily on the AUP stormwater and flooding provisions, and utilise the existing AUP rules for developments located in a SMAF, suitably guiding land use and subdivision development.

- 7.5.15. The SMP adopts the approach to stormwater and flooding provisions of the AUP. It reflects the latest best practice and learnings from the AUP hearings process, Council evidence and PV15 to adopt a specific stormwater management framework for the PPC. The SMP takes into consideration the natural hazards such as flood constraints, coastal inundation and so forth.
- 7.5.16. The SMP proposes on-site retention for lots to reduce stormwater contaminants, volumes and peak flows entering the receiving environment, to control and treat rainwater where it falls at source (referred to as 'at source' treatment), and to provide where possible opportunities for groundwater recharge and enhancement of base flows to streams.
- 7.5.17. An ITA has been prepared by Commute Transportation Consultants (**Attachment 7**) as part of the PPC request. Key considerations as part of the ITA include accessibility via different modes of transport and the ability to progress the PPC within a safe and efficient roading network.
- 7.5.18. Walking and cycling will be provided as identified in the UDA and ITA. This includes providing walking and cycling facilities as part of the road network, as well as further connections through the recreation network. The specifications of pedestrian footpaths and cycleways are indicated on the road cross-section plans in ATCOP.
- 7.5.19. Public Transport has been discussed in the ITA. AT's sub-regional programme has identified the electrification of the rail line (from Papakura to Pukekohe) as well as a station at Drury and Karaka (South of Jesmond Road). Train accessibility is expected to be significantly improved once the sub-regional programme is implemented. The collector roads can be designed to accommodate bus movements.
- 7.5.20. The Precinct Plan identifies the relevant high-level roading networks within the site. The PPC will adopt the relevant cross-sections in ATCOP for roading design and construction methodology.
- 7.5.21. The ITA identifies specific transportation improvements required to support the PPC. All transportation improvements identified for the Drury 1 Precinct are required to support this PPC.
- 7.5.22. An integrated and comprehensive approach to the provision of infrastructure has been undertaken consistent with the objectives and policies of Chapter B3.

#### **Issue B4 - Natural heritage**

- 7.5.23. The relevant objectives and policies relating to this issue are found in Chapter B4 of the AUP. The key objectives and policies relate to natural character, landscape and features.

- 7.5.24. There are no scheduled trees, outstanding natural features, outstanding natural landscapes, areas of high coastal natural character or high natural character located within the PPC area. The areas identified as SEA's are outside of the PPC area, however stream enhancements will be provided through the development of the land and will assist in enhancing the identified terrestrial SEA to the Ngakoroa Stream mouth east of the PPC area. Therefore, the natural features can be maintained and enhanced to give effect to the objectives and policies in Chapter B4. The coastal environment and existing esplanade reserves are outside the PPC area and are subject to Council ownership and managed in accordance with a reserve management plan.

#### **Issue B5 – Built heritage and character**

- 7.5.25. The relevant objectives and policies relating to this issue are found in Chapter B5 of the AUP. The key objectives and policies relate to:

- (a) Historic heritage; and
- (b) Special Character.

- 7.5.26. There are no scheduled historic or cultural heritage features within the PPC area. The Accidental Discovery Protocols of the AUP will apply should any other heritage features be discovered during development. As such, the proposal is considered to accord with the objectives and policies contained in Chapter B5.

#### **Issue B6 - Mana Whenua**

- 7.5.27. The relevant objectives and policies relating to this issue are found in Chapter B6 of the AUP. The key objectives and policies relate to:

- (a) Recognising the Treaty and enabling the outcomes that Treaty settlement redress is intended to achieve;
- (b) Protecting Mana Whenua culture, landscapes and historic heritage;
- (c) Enabling Mana Whenua economic, social and cultural development on Māori land and Treaty settlement land in recognition of the interests and values of Mana Whenua, in the sustainable management of natural and physical resources including integration of mātauranga and tikanga in resource management processes, and customary rights;
- (d) Increasing opportunities for Mana Whenua to play a role in decision-making, environmental governance, partnerships and participation; and
- (e) Enhancing the relationship between Mana Whenua and Auckland's natural environment, including customary use.

- 7.5.28. With respect to the objectives and policies, the PPC area does not contain any known features that would be of value or significance to Mana Whenua. If any such features are found during site works, the AUP Accidental Discovery Protocols will be adhered to.

- 7.5.29. In addition, Iwi have been consulted as part of the development of the DOSP and PPC.

### **Issue B7 - Natural resources**

- 7.5.30. The relevant objectives and policies relating to this issue are found in Chapter B7 of the AUP. The key objectives and policies relate to:
- (a) Freshwater systems and water quality;
  - (b) Water allocation;
  - (c) Soils and contaminated land;
  - (d) Genetically modified organisms;
  - (e) Natural hazards; and
  - (f) Air quality.
- 7.5.31. With respect to the objectives and policies contained in Chapter B7, a comprehensive and integrated land use and stormwater management approach has been undertaken in the SMP developed for this PPC. As already identified, the PPC anticipates enhancing streams. The stormwater management approach has been based on the use of low impact and water sensitive design, including at sources treatment and retention.
- 7.5.32. The potential for contaminants in the land/soil (to accord with the objectives and policies contained in Chapter B7) has been considered and further investigation thought a DSI is required as part of the subsequent resource consent process. The outcomes of the DSI will be implemented via Remediation Action Plans, where necessary.
- 7.5.33. Natural hazards such as geotechnical constraints and flood hazards can generally be managed through detailed design and investigations as part of future resource consent applications.

### **Issue B8 - Coastal environment**

- 7.5.34. The relevant objectives and policies relating to this issue are found in Chapter B8 of the AUP. The key objectives and policies relate to:
- (a) Enabling appropriate use and development of the CMAs natural and physical resources to provide for our social and economic well-being;
  - (b) Protecting natural character and landscape values and natural features;
  - (c) Maintaining water quality and the life-supporting capacity of the marine environment;
  - (d) Protecting significant ecological values;
  - (e) Protecting historic heritage values;
  - (f) Providing for Mana Whenua values in accordance with tikanga Maori;

- (g) Maintaining and enhancing public access, open space, recreational use and amenity values; and
- (h) Avoiding and protecting development from coastal hazard risks.

7.5.35. The PPC is adjacent to the coastal environment. As already identified within this AEE, various investigations (such as geotechnical, SMP, ecology, coastal inundation and flooding) have been undertaken. The outcome of that work is to confirm that any potential effects of the development enabled by the PPC on the coastal environment will be appropriately managed through the existing Auckland-wide provisions of the AUP (which already give effect to the objectives and policies from Chapter B8).

#### **Issue B10 – Environmental Risk**

- 7.5.36. The relevant objectives and policies relating to this issue are found in Chapter B10 of the AUP.
- 7.5.37. Flood and inundation areas, along with geotechnical considerations will be managed through the subdivision and development process (and AUP rules) to avoid adverse effects on people and property.

### **7.6. The Auckland Plan 2050**

- 7.6.1. The Auckland Plan sets out the vision for the Auckland Region to 2050. The Auckland Plan serves as the key strategic document to set the Council's social, economic, environmental and cultural objectives. In 2017 the Auckland Plan was subject to a "refresh", the outcomes from which were adopted by the Council in June 2018.
- 7.6.2. The Auckland Plan identifies that Auckland faces a housing crisis because of a persistent under-supply of housing to meet demand, a lack of housing choice and declining affordability of housing.
- 7.6.3. The Auckland Plan contains a specific Development Strategy which identifies how Auckland should accommodate growth up to 2040. The Development Strategy picks up on one of the key objectives of the Auckland Plan, being the requirement for quality, compact urban form.
- 7.6.4. To achieve a compact approach, the Auckland Plan seeks to achieve up to 70% of growth within the 2010 Metropolitan Urban Limit. Consequently, 30% of the anticipated growth will need to be accommodated in greenfield areas within the identified RUB.
- 7.6.5. Quality is derived from access to transport and other amenities, efficient use of land and co-ordination of growth with infrastructure.
- 7.6.6. Drury West Stage 1 is identified for development under this Auckland Plan and its Development Strategy for Decade 1 (the timing of which aligns with the FULSS detailed below).



## 7.7. Drury-Opaheke Structure Plan 2019

- 7.7.1. The Council's DOSP has been in development for over two years, with the final version being issued and accepted by Auckland Council's Planning Committee on 6 August 2019.
- 7.7.2. As part of the preparation of the DOSP the Council has consulted with the public on the Structure Plan on three occasions:
- (a) Issues and opportunities – September 2017;
  - (b) Draft land use plan – October 2018;
  - (c) Draft Structure Plan – April 2019.
- 7.7.3. During this time, the DDG worked to collaboratively test and agree a shared plan for the area. The DDG's work was completed and submitted to the Council in April 2018.
- 7.7.4. Council's DOSP provides a blueprint for development and for future plan changes within Drury-Opaheke. In addition, the DOSP sets out a specific vision and key outcomes for the area. Where possible key recommendations and outcomes of technical reporting forming part of the DOSP have been addressed in the assessment of effects section of this AEE to confirm that the PPC (in conjunction with its reliance on existing AUP provisions) aligns with the expectations and outcomes sought by the DOSP.
- 7.7.5. Furthermore, the DOSP did not seek to alter staging from the FULSS, and is based on the staged release of land, whereby Drury West is identified as Stage 1.
- 7.7.6. The DOSP identifies the following key outcomes sought for the Drury West centre and surrounding high -density residential area (section 3.13.2 of the DOSP):
- *serve the needs of the future population of the western half of the Drury – Opaheke structure plan area as it grows over time in conjunction with other centres in that area*
  - *provide for high densities aiming to achieve at least 110 persons per hectare within a walkable distance of the railway station*
  - *provide high job numbers, particularly close to the station and FTN, but elsewhere as well*
  - *be adjoining SH 22 between Jesmond Road and Burberry Road*
  - *provide for provide for vertical mixed-use, i.e. business on the ground floor and residential above between SH 22 and the station*
  - *ensure that residents will be able to access all the services and facilities they need within no more than 10 minutes' walk*
  - *provide an attractive, well-connected, walkable street environment with emphasis on pedestrian and cycle connectivity to the:*

- *centre core*

- station,
- FTN route,
- surrounding residential areas
- industrial business areas to the east
- provide for community and social infrastructure
- provide for affordable housing
- provide an attractive mixed-use urban environment with a high standard of design
- promote the cultural and heritage values of the area
- protect and enhance the blue-green network that supports the area including through water sensitive design, tree planting, parks, greenways and riparian enhancement margins
- promote a high standard of design along the margins of the Hingaia Stream and tributaries including avoiding bulky building close to the stream
- avoid urban development in the 1 in 100-year floodplain.

7.7.7. The proposal achieves all of these 'criteria' (as identified in the UDA in **Attachment 8**):

- (a) KDL's structure plan process and the Council's own parallel process, have demonstrated that the optimum rail station and centre locations in Drury West have been identified. The PPC proposes zones and built form outcomes that are consistent with these and which will give effect to them and the Council's FULSS.
- (b) The proposal will meet the needs of the residents of Drury West by providing for employment and integrating the highest densities of both jobs and houses with a planned rail station. By the time that the Drury West station is operational by 2024 (and accompanying access to it has been formed by the Council and Government), hundreds of dwellings in Drury West (established by previous stages of Auranga) and the first stage of town centre development will also be operational and generating passengers.
- (c) The KDL master plan tests show how a town centre anchored around a retail main street can be logically and successfully achieved, in a way that also integrates with major transport routes and the future rail station. The fact that the station platforms have not yet been precisely fixed has been built-in to the proposal, given the 'end' points of Jesmond Road extension and McPherson Road are flexible enough for a station between them to be landed. The mid-block (interim left in / left out) connection to SH22 can be configured and future access (possibly by way of pedestrian overbridge) provided once the station is operational in 2024.

- (d) The proposal maximises development density near the future rail station, through the additional height overlay as well as the high-density zones proposed.
- (e) The proposal will realign Burberry Road's SH22 connection, making it safer, more connected, and better aligned with existing routes to the south of SH22, namely McPhersons Road and Great South Road.
- (f) The proposal logically provides for extension of the north-south network generally across both sides of SH22, as indicated on the Council Structure Plan.
- (g) The inclusion of the lake as a key amenity feature is essential, in conjunction with the town centre and future rail station, to help attract high-density development on the basis of a high-quality amenity being on offer for new residents to enjoy, over and above the more functional amenity of transport infrastructure. It is also directly relatable to the Council's Structure Plan Neighbourhood Design Statement and its desire to promote identity, character and amenity.
- (h) The proposed zone configuration is consistent with the patterns generally seen across Auckland under the AUP, whereby a centre is the focal point of development, with a supporting THAB zone around that, fading outwards again to the MHU zone (at least as it relates to the existing Auranga A and B1 areas that have been zoned to date).
- (i) The proposal will promote an efficient and effective 'bridge' between the residential land zoned and otherwise identified (in the two structure plans) north of SH22, and the employment land zoned and otherwise identified in the south and south-east. The planning has in particular focused on aligning new connections with Great South Road and McPhersons Road so as to allow easy access back and forth, through the town centre, so as to minimise additional loading on SH22 itself and in particular the SH22 / SH1 interchange. These will in the long-term provide direct and efficient access from local residents to local jobs.
- (j) Use of the existing zone frameworks will result in a high-quality built form outcome that is consistent with the principles of a Transit Orientated Development, and also the centre-based pattern (which is closely aligned with TOD planning anyways) described within the AUP. The AUP's existing zone provisions and consent requirements are to be relied on, supplemented by the transport requirements set out in the Precinct Plan and the KRF and GCF overlays. These will require resource consent to be obtained for all new buildings, with design quality along streets a key consent matter in all cases. This will ensure the key streets are visually interesting, safe, and contribute effectively to new urban amenity values.
- (k) The KRF and GCF instruments give valuable urban form direction, and it is noted that these are only used in the AUP in Town and Metropolitan Centres (and not in Local Centres).

- (l) The size of the Town Centre zone, at 15.29ha (approx. 8ha net), is consistent with both structure plans and analysis by Mr Cullen of Urbacity Pty Ltd so as to meet the needs of the local catchment and not draw catchment from any adjacent area including Drury East across SH1.
- (m) In terms of the extent of centre shown by the Council in its Structure Plan, this includes the subject site but also the site at 41 Jesmond Road. Based on the design tests and analysis Mr Munro identifies that it is not likely that a town centre zone can viably locate on all of that land because of the access limitations on SH22 and Jesmond Road, the likely large intersection at the corner, the presence of a stream along SH22 frontage, and what would be a relatively internalised residual development area. As such, that portion of land (outside this PPC) is better suited as THAB zoned land, but in any event the PPC does not foreclose or predetermine what the landowner and the Council may identify through a separate Plan Change in the future.
- (n) Between the site at 41 Jesmond Road and the subject Site, Mr Munro is of the opinion that the subject site is the most logical and appropriate location for a centre simply because of the significant northwest-to-south-east movement dynamic that will occur because of McPherson Road and Great South Road, and ability to develop a main street on a high-visibility corridor directly accessible but set-back from key intersections and SH22.
- (o) The PPC would allow for Burberry Road to become something of a spine road north to the coast, parallel to Jesmond Road, allowing two effective routes for people to access the train station in the future. Connectivity to the future primary school would be direct via Burberry Road, and from the future secondary school via Jesmond Road.
- (p) A TCZ would allow the full range of commercial services needed by a population of between 18,000 – 25,000 persons to be accommodated. For example, in the Local Centre zones, supermarkets are not readily provided for, or office uses. The TCZ however accommodates both, and it is considered these are very relevant uses given the scale of population the centre is intended to serve. This will complement, rather than compete with, planned centres in Drury East. The TCZ is more appropriate than a Local Centre zone in that respect as it allows a better-suited maximum scale of development that can also make best use of the scale and visual amenity of the lake (and maximise employment opportunity).
- (q) The proposed Precinct provisions tie in development within the centre to key milestones related to traffic connectivity and infrastructure, and operation of the rail station.

7.7.8. Overall and taking into account comments made in previous sections of this AEE, the PPC is consistent with the DOSP and the key outcomes and vision set by the Council.

## **7.8. Future Urban Land Supply Strategy 2017**

7.8.1. The FULSS provides a 30-year programme to sequence greenfield land zoned FUZ under the AUP, and acts as the key strategic document to give effect to the NPS-UDC.

- 7.8.2. The FULSS provides a strategic and proactive approach to ensure that there is an ongoing supply of greenfield land that is ready for urban development. Furthermore, as it would be prohibitively expensive to invest in all future urban areas concurrently, providing a sequence of when these areas would be development-ready ensures infrastructure costs will be distributed over the 30 years. This is primarily achieved through synchronising the timing of live zoning with the provision of the enabling bulk infrastructure and structure planning. The identification of sequencing provides greater clarity and certainty to landowners, iwi, developers, infrastructure providers and Council about when FUZ land would be ready for development.
- 7.8.3. In the 2017 refresh to the FULSS Drury West has been divided into 'Drury West Stage 1' and 'Drury West Stage 2'. Stage 1 comprises the land located on the northern side of SH22. The refresh has also brought forward the Stage 1 land from the previous 2026 timeframe, to being rezoned within the 1st Half of Decade 1, being 2018-2022. It is also identified as being "Development Ready" in 2022.

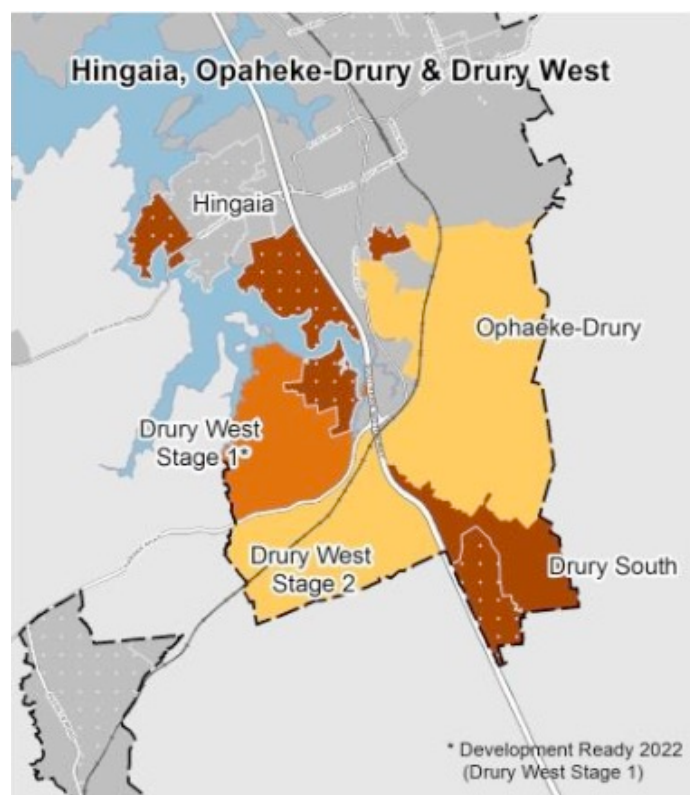


Figure: FULSS Map

- 7.8.4. The Stage 1 Drury West area is identified to contribute 4,200 dwellings, while the future Stage 2 area is anticipated to provide 5,650 dwellings. Across the Drury West area the FULSS has identified that there be 1 Town Centre and 2 Local Centres.
- 7.8.5. With regard to bulk infrastructure, initial development in the Auranga A and B1 areas provides servicing opportunities for Drury West Stage 1. In the longer term, augmentation of the south and southwestern interceptors is required to provide wastewater capacity for Drury West Stage 2. The proposed later sequencing of Drury West Stage 2 allows for the provision of a new expressway between Drury, Paerata and Pukekohe, which is identified by the FULSS to be required to alleviate capacity and safety issues of SH22.

- 7.8.6. This PPC is considered to be consistent with the FULSS in enabling the delivery of rezoning to meet as a minimum “development ready” targets. Council's own structure planning and future rezoning can address the remainder of the Drury West Stage 1 adequately.
- 7.8.7. Furthermore, as the FULSS anticipates 1 Town Centre for the Drury West locale, and consistent with the draft Council Structure plans, the PPC enables and provides for the Town Centre in a location which is deemed to be the most appropriate (as determined through structure plan and masterplan testing).
- 7.8.8. Appendix 1 to the FULSS contains five (5) principles to underpin sequencing decisions. Although not a mandatory requirement, each of these is considered addressed below in demonstrating that the proposed PPC is consistent with these principles.

#### **Optimise the outcomes from investment**

- 7.8.9. The FULSS records that significant investment has already occurred in order to enable the development of Auranga A (in the Drury West Stage 1 area). It is considered appropriate to leverage this investment and provide for additional urban land which can utilise existing bulk infrastructure that was put in place by Auranga A. A key element for growth in the Drury West area is critical mass and in order to make this infrastructure provision efficient and affordable it is desirable to release an area of urban land commensurate with the investment in trunk infrastructure.
- 7.8.10. In addition to the bulk infrastructure being in place or currently being developed, the Auranga B2 land contains relatively few physical constraints and makes this area attractive for urban development.

#### **Supply land on time**

- 7.8.11. The proposed PPC ensures a continuity of supply, but also provides for more high density living opportunities than provided elsewhere in Auranga (to date) due to proximity to the proposed Centre.
- 7.8.12. As previously outlined, the area can be readily serviced for bulk supply of water and wastewater infrastructure, and proposed precinct provisions ensure the level of transport infrastructure necessary is in place first (or concurrently with development).

#### **Support uplifting Maori social environmental, economic and cultural wellbeing**

- 7.8.13. Engagement with Mana Whenua has been undertaken as an ongoing Auranga conversation (ongoing since Auranga A and during its subsequent resource consent applications, and throughout the PPC 6 process for Auranga B1). Key matters raised and principles for structure planning and development have been taken into account.
- 7.8.14. Further discussion on the iwi consultation (and consistency with Part 2 of the RMA) is provided below.

### **Create good quality places**

- 7.8.15. The Auranga B2 area directly connects to the existing zoned Auranga B1 (which also adjoins Auranga A), forming a logical sequence to development to connect the community. As community facilities are planned with the Town Centre area (and as anticipated by activities permissible in the Town Centre zone) the connection to the existing community but also planned future community (to be expanded into the remainder of Drury West) is critical.
- 7.8.16. As already identified the logical extension maximises the investment spent on infrastructure to date to service the zoned areas of Drury West and does not preclude the continuation of the Council's structure planning and rezoning for the remainder of the Drury West area.
- 7.8.17. The PPC seeks to bringing forward business zoned land alongside residential in a manner which is a logical extension to the Auranga community and to establish a centre for the Drury West community.

### **Work collaboratively in partnership**

- 7.8.18. During the development of the various masterplans to date there has been a variety of collaboration between the public and private sectors, and well as across the private sector for the whole Drury West and Opaheke Drury areas to create a compatible vision.
- 7.8.19. Collaboration with key infrastructure providers has also been undertaken to confirm continued supply and/or new upgrades.

## **7.9. Supporting Growth – Delivering Transport Networks**

- 7.9.1. The 'Supporting Growth' document (formerly known as the Transport for Urban Growth (TFUG) Programme) is developed by AT, Auckland Council and the New Zealand Transport Agency ("NZTA") to support the FULSS. Network plans were developed for the south, north and north west. The network plans support the planning for Auckland's future urban areas. The south is the largest future urban growth area in Auckland with around 5,300 hectares of land identified for urban development. This could result in 42,000 homes and 19,000 jobs over 30 years.
- 7.9.2. These transport network plans act as overarching planning tools that will guide the transport investment, consenting, and development in each area. This will also be fed into the Auckland Transport Alignment Project which is discussed below.
- 7.9.3. AT and the NZTA have already progressed several priority projects as part of the Supporting Growth Programme. These include:
  - (a) SH1 Papakura to Bombay capacity improvements; and
  - (b) Safety improvements on SH22 Drury to Paerata (Safe Roads Alliance).
- 7.9.4. Related works being delivered outside the Supporting Growth programme include:
  - (a) New bus and train station at Pukekohe.

- (b) Frequent bus and rail services as part of Auckland Transport's New Network South.
- (c) Rail electrification from Papakura to Pukekohe; and third line upgrades to Papakura, as part of KiwiRail's future programme.
- (d) Improved connections to the Waikato.

7.9.5. Options for new or improved transport connections being investigated by Te Tupu Ngātahi (The NZTA Auckland Transport Alliance) include but are not limited to:

- (a) Additional stations locations on the upgraded rail corridor, e.g. for Drury, Drury West, Paerata and Tironui;
- (b) High frequency bus corridor connecting Drury West, Drury, Hingaia, Papakura, Takānini and Manukau, with investigations into the potential for Park and Ride facilities;
- (c) Improved connections around Pukekohe;
- (d) Mill Road designation and new north-south corridor between Manukau, Drury and Pukekohe; and
- (e) Walking and cycling network.

7.9.6. The electrification of rail to Pukekohe, the increase in rail capacity and the construction of a new station at Drury West along with high frequency buses between Manukau and Drury West via a high frequency bus corridor will improve access to the structure plan area. Furthermore, the upgrade of the Mill Road corridor from Manukau and Flat Bush to Papakura and Drury will help improve safety, provide greater access to new growth areas and provide an additional north-south route. It will link to State Highway 1 and to a new expressway between Drury, Paerata and Pukekohe. The widening of State Highway 1 between Manukau and Papakura will also be extended to Drury.

## **7.10. The Ten Year Budget/Long Term Plan 2018-2028**

7.10.1. The Council's Long-term Plan 2018-2028 ("LTP") has been geared to reflect the Auckland Plan and FULSS refreshes and as such anticipates large-scale greenfield development in the south and states that significant ongoing work is occurring in relation to this area.

7.10.2. With regard to planned transport projects, the upgrade of the Mill Road corridor from Manukau and Flat Bush to Papakura and Drury will help improve safety, provide greater access to new growth areas and provide an additional north-south route. It will link to SH1 to a new expressway between Drury, Paerata and Pukekohe. Mill Road has been split into 2 stages with \$507 million committed in Decade 1 (2019-2028) and \$875 million in Decade 2 (2029-2038).

7.10.3. Additional unspecified projects may be funded under the "Safety Improvements", or "Greenfields Transport Infrastructure" items. Potential funding for Drury West under the "Crown Infrastructure partners" item is not earmarked until Decades 2-3.

7.10.4. Electrification of the rail system to Pukekohe is earmarked for Decade 1.



- 7.10.5. With regard to wastewater, the central interceptor will provide additional capacity enabling further growth in the south, as will planned upgrades to the capacity of the Mangere Treatment Plant.
- 7.10.6. With regard to water, several planned water supply projects will ensure water supply capacity to meet growth demands in the south. Some of these, relevant to Auranga, include:
- (a) Waikato Water Treatment Plant capacity upgrade.
  - (b) Second water pipeline from Waikato Treatment Plant.

## **7.11. Franklin Local Board Plan 2017**

- 7.11.1. Auranga is located within the Franklin Local Board area. The Franklin Local Board Plan 2017 is relevant. It should be noted that the only area plan developed within the Franklin Local Board Area is the Pukekohe Area Plan.
- 7.11.2. Specific outcomes identified in the Franklin Local Board Plan 2017 and how the PPC addresses these are provided below:

### **Outcome 1 - A well cared for natural environment**

- 7.11.3. In conjunction with the remainder of the Auranga development, access to the coast and local amenities (including rehabilitation for access of the "islands" off the coasts of Auranga B1) will become available as esplanade reserves are created and development, as well as the wider integrated walking network.
- 7.11.4. Water sensitive design and implementation of best practice for stormwater runoff to stream and the coast can be effectively managed via the SMP (and the proposed SMAF overlay), thereby minimising effects on the water quality.

### **Outcome 2 – A thriving local community**

- 7.11.5. The TCZ will enable local jobs to become available which will assist in promoting a thriving local Franklin community. Notably, the land to be rezoned is used for countryside living purposes and is not productive and employment generating rural land.

### **Outcome 3 – An improved transport network**

- 7.11.6. The PPC identifies key transportation upgrades that need to be implemented prior to or alongside development.
- 7.11.7. The DOSP identifies key road connections to realise a well-planned network which maximises opportunities for walking and access to the future planned rail station for Drury West.
- 7.11.8. It is also considered that adding more critical mass to the growth Auranga community will assist in creating the viability of public transportation routes etc in the area, and the location of the Centre lends itself to having a nearby rail station.

#### **Outcome 4 – Growth is Dealt with Effectively**

- 7.11.9. The PPC is a logical extension to an existing and emerging new community. The land has been used for countryside living purposes rather than typical Franklin farming and horticulture.
- 7.11.10. As identified above, key transportation infrastructure will be delivered concurrently with development. Existing wastewater and water infrastructure is delivered via previous stages of development, and has capacity to service the PPC area.
- 7.11.11. The Auranga community is planned to have a variety of outdoor spaces (parks, recreational walkways) and community facilities (primary and secondary schools) to support the planned growth (for the full build out of the Drury West area).

#### **Outcome 5 – Communities feel ownership and connection to their area**

- 7.11.12. Auranga is an emerging community, and throughout its development the applicant has undertaken various consultation and open days and other events to encourage a local sense of involvement and ownership.

### **7.12. Auckland Transport Alignment Project 2018-2028**

- 7.12.1. The Auckland Transport Alignment Project (“**ATAP**”) is a joint project involving Auckland Council, the Ministry of Transport, AT, NZTA, the Treasury and the State Services Commission. The final report (April 2018) sets out a clear direction for the development of Auckland’s transport system over the next 10 years.
- 7.12.2. The vision seeks to provide safe, reliable and sustainable access to opportunities. Specifically, this includes:
  - (c) Easily connecting people, goods and services to where they need to go;
  - (d) Providing high quality and affordable travel choices for people of all ages and abilities;
  - (e) Seeking to eliminate harm to people and the environment;
  - (f) Supporting and shaping Auckland's growth; and,
  - (g) Creating a prosperous, vibrant and inclusive city.
- 7.12.3. The ATAP package includes investment in the following key areas:
  - (h) Rapid transit projects: including additional infrastructure such as extending the third main track from Papakura to Pukekohe to address key capacity constraints and enable passenger and freight services to operate reliably; electrification of the network from Pukekohe to Papakura; and additional trains to cater for growing passenger numbers.
  - (i) Strategic Road network: including widening of SH1 (to Drury) and Mill Road.
  - (j) Greenfield Transport infrastructure: including the Bremner Road extension and new train stations

- (k) Safety Programmes.
- (l) Walking and Cycling.
- (m) Bus and Ferry Improvements: including new networks and park and ride facilities.
- (n) Network Optimisation and technology.
- (o) Asset renewals.

7.12.4. Projects outlined in the ATAP are strategically aligned to give effect to the FULSS. The PPC is therefore consistent with the ATAP, as the PPC falls into the FULSS Stage 1 land (to be development read for 2022).

### **7.13. Regional Land Transport Plan 2018-2028**

7.13.1. The Regional Land Transport Plan ("RLTP") sets out the funding programme for Auckland's transport services and activities over a 10-year period. Planned transport activities for the next three years are provided in detail while proposed activities for the following seven years are outlined. The RLTP is jointly delivered by AT, NZTA and KiwiRail, and forms part of the National Land Transport Programme.

7.13.2. Projects identified in the RLTP relevant to the South (including the Drury area)) include:

- (p) Bus priority improvements and transit lanes;
- (q) Walking and cycling programme;
- (r) Safety programmes including safety and minor improvements, safety around schools, crash reduction implementation, regional safety programme and safety speed management;
- (s) Supporting Growth - Investigation for Growth Projects; and
- (t) Greenfield transport infrastructure projects (general).

7.13.3. Those projects specific to the Drury area include:

- (u) State Highway 1 Southern Corridor Improvements Project.
- (v) Regional arterial improvements in the Drury growth area including Mill Road corridor and PC 12 Drury South transport implementation.
- (w) Pukekohe rail electrification.
- (x) Bremner Road extension West.
- (y) Drury West rail station.

7.13.4. As with ATAP, projects outlined in the RLTP are strategically aligned to give effect to the FULSS. The PPC is therefore consistent with the RLPP, as the PPC falls into the FULSS Stage 1 land (to be development read for 2022).

## **7.14. Regional Public Transport Plan 2018-2028**

- 7.14.1. The Auckland Regional Public Transport Plan 2018-2028 ("**RPTP**") describes the public transport network that AT proposes for the region, identifies the services that are integral to that network over the next 10 years, and sets out the policies and procedures that apply to those services. A major focus of the Plan is on making the best use of available resources, and improving the frequency and range of travel options offered by public transport.
- 7.14.2. The vision to have a public transport system with seamless end-to-end customer journeys that are safe, accessible and reliable.
- 7.14.3. The RPTP is generally focused on the existing urban areas of Auckland to improve public transport routes and patronage. The planning of new infrastructure and services is generally covered by the RLTP and ATAP. However, the strategic goals of the RPTP set the overall strategy for how new greenfield development should aim to accommodate future public transport networks.

## **7.15. Watercare Asset Management Plan 2018-2038**

- 7.15.1. Watercare Services Ltd's ("**Watercare**") Asset Management Plan ("**AMP**") shows how it will operate, maintain and renew existing water and wastewater assets, and provide new assets to meet future demand as Auckland grows.
- 7.15.2. The location, size and timing of new development directly influence the infrastructure required to service that development.
- 7.15.3. KDL has worked closely with Watercare throughout the structure planning process to ensure development in Drury West is aligned with the timing of water and wastewater infrastructure provision.
- 7.15.4. The projects that will directly impact the structure plan area are:
  - (z) Augmentation of the Southern/South Western Interceptor from Hingaia to Manurewa.
  - (aa) Increasing the Waikato River water take, and boost pumping of the Waikato 1 watermain, to meet the projected peak demands.
- 7.15.5. Further detail of the water and wastewater strategy for the PPC area is provided in the Infrastructure Report in **Attachment 5**.

## **7.16. Stormwater Network Discharge Consent (NDC)**

- 7.16.1. The Environment Court issued the consent order on the Regional Network Discharge Consent in 2019. This provides for the discharge from impervious surfaces to public stormwater networks. KDL has prepared a SMP in accordance with the requirements of the NDC.

## **7.17. Iwi Planning Documents**

- 7.17.1. A number of Iwi Management Plans have been reviewed as part of the structure planning process. These identify a range of matters, many of which are either reflected in the AUP or referenced in the Cultural Impact Assessment (“**CIA**”) to support the DOSP. Extensive consultation has been undertaken with Iwi to consider the local application of a number of the principles advanced in the Iwi Management Plans and CIA.

## **7.18. Statutory Acknowledgements**

- 7.18.1. Relevant statutory acknowledgements have been reviewed as part of the structure planning and PPC process. These identify a range of matters, many of which are either reflected in the AUP or referenced in the DOSP.

## **8. PART 2 OF THE RMA**

- 8.1.1. Part 2 of the RMA (sections 5 to 8) sets out the Act's purpose and principles, which are to guide those exercising functions and powers under the RMA. To the extent it is considered that Part 2 requires assessment and consideration in respect of the PPC request, we note as follows.

### **Section 5 – Purpose**

- 8.1.2. Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.
- 8.1.3. The PPC is considered to be consistent with this purpose, in particular it seeks to enable the wellbeing (social and economic) of Auckland's growing population through the up-zoning of land for housing and town centre purposes. At the same time, the PPC seeks to address the matters in sections 5(a) to (c), in particular:
- (a) It seeks to ensure that the land resource is developed in a manner that achieves, and does not undermine, its potential to accommodate its share of projected growth and in particular contributes to the anticipated population growth in Drury West. Growth in this location relieves pressure for growth in other less appropriate parts of the Auckland Region (such as productive land) thereby safeguarding the needs of future generations;
  - (a) It seeks to safeguard the life supporting capacity of water through the use of water sensitive design options for stormwater (and implementation of the SMAF provisions in E10 of the AUP), and the enhancement of the stream margins (Rule in the PPC); and
  - (b) Adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the PPC provisions and the existing AUP rules.

## Section 6 – Matters of National Importance

8.1.4. Section 6 of the RMA sets out a number of matters of national importance, specifically:

- a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
- f) *The protection of historic heritage from inappropriate subdivision, use, and development.*
- g) *The protection of recognised customary activities.*
- h) *The management of significant risks from natural hazards*

8.1.5. The PPC recognises and acknowledges these matters through the following methods;

- (a) The PPC and associated SMP envisage the enhancement of the natural character of streams and the coastal margin via planting, along with the management of erosion effects of stormwater through detention measures.
- (b) The site does not contain any identified “outstanding landscape” or features (as verified through the Visual and Landscape Assessment – **Attachment 9**).
- (c) Areas identified by the AUP as SEAs are outside of the PPC area and specific approaches are proposed in the rules (SMAF provisions in E10 of the AUP) and SMP (**Attachment 6**) to address stormwater quality into this receiving environment.
- (d) Public access to and along streams will be enhanced through the future esplanade reserve at the east of the PPC area.
- (e) The Historic Heritage Topic Report which was undertaken by Auckland Council in 2017 to support the DOSP does not identify any specific archaeological or heritage sites as requiring protection.
- (f) The relationship of Maori with their waahi tapu (and any customary activities) has been recognised and provided for through consultation and the CIA accompanying the DOSP.

- (g) The risk from natural hazards has been addressed through the Geotechnical, Engineering and Infrastructure Reporting and the SMP (**Attachments 5, 6 and 11**).

#### **Section 7 – Other Matters**

- 8.1.6. Section 7 identifies a number of "other matters" to be given particular regard to, which are:

- (a) *Kaitiakitanga;*
- (aa) *The ethic of stewardship;*
- (b) *The efficient use and development of natural and physical resources;*
- (ba) *The efficiency of the end use of energy;*
- c) *The maintenance and enhancement of amenity values;*
- d) *Intrinsic values of ecosystems;*
- f) *Maintenance and enhancement of the quality of the environment;*
- g) *Any finite characteristics of natural and physical resources;*
- h) *The protection of the habitat of trout and salmon;*
- i) *The effects of climate change; and*
- j) *The benefits to be derived from the use and development of renewable energy."*

- 8.1.7. The PPC has taken into consideration the 'other matters', and in respect of the above the following comments are made:

- (a) The proposal has acknowledged the kaitiakitanga role (which is also a form of stewardship) of the local Iwi and consultation has been undertaken with respect to the PPC and Structure Plan;
- (b) The proposed PPC will enable an efficient use of natural and physical resources as it will utilise land already earmarked for urban development under the AUP and enable a range of housing/lifestyle options and affordability to meet the shortfall in housing supply within the Auckland Region;
- (c) While the land will no longer be retained for its rural amenity, the amenity values and quality of the area have been recognised and will be enhanced through the implementation of Precinct Plan 2 and the use of the existing provisions of the AUP;
- (d) No habitat of trout or salmon are identified in the site; and
- (e) The PPC will allow for the intrinsic value of ecosystems in the receiving environment through the SMP and riparian planting rules.

## **Section 8 – Treaty of Waitangi**

- 8.1.8. Section 8 requires all persons exercising functions and powers under the RMA to 'take into account' the Principles of the Treaty of Waitangi.
- 8.1.9. Consultation is a key principle of the Treaty and has been taken into account. Iwi have been extensively consulted throughout the PPC and structure plan process.

## **9. CONSULTATION**

- 8.0.1. As the PPC request includes land that has been previously extensively consulted on via the applicant's own structure planning work and by Council's own series of consultation from draft versions of the DOSP no further consultation has been undertaken.

## **10. CONCLUSION**

- 9.01.1 The land covered by the PPC request is currently zoned FUZ under the AUP. As such, a PPC is required in order to rezone the land.
- 9.01.2 The AUP also requires that any PPC be accompanied by a Structure Plan which has been prepared in accordance with Appendix 1 of the AUP. The PPC area and the wider Drury West area has undergone a structure plan process in accordance with Appendix 1 of the AUP. This was adopted by Council in 2019. The PPC area has undergone a series of structure planning and master planning exercises undertaken by the applicant as part of previous stages of development and structure planning, in conjunction with other developers in the wider area and by Council which has resulted in the Council approved DOSP.
- 9.01.3 This PPC request seeks to introduce TC, THAB and MHU zones land, all with the purpose of giving effect to the purpose and principles of the RMA, and which accords with the vision and outcomes sought by the DOSP and its associated technical documents.
- 9.01.4 Included in **Attachment 5** to this document is the Section 32 assessment which demonstrates that the proposed policies and methods are the most appropriate for achieving the objectives and for achieving the purpose of RMA.
- 9.01.5 The Assessment of Environmental Effects demonstrates that there are no significant constraints to the urbanisation of the area, and that potential adverse effects on the environment will be appropriately managed by the PPC provisions (or existing provisions within the AUP).
- 9.01.6 Both the structure planning and rezoning process have had regard to the matters in Part 2 of the RMA, the AUP RPS and other matters within Sections 74 to 77D of the RMA. The proposal is considered to be consistent with all of these matters.
- 9.01.7 Accordingly, the PPC can be accepted and approved.