

APPENDIX 4: REGIONAL POLICY STATEMENT OBJECTIVES AND POLICIES ASSESSMENT TABLE

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

Plan Provision	Comment
B2.2. Urban growth and form B2.2.1. Objectives (1) A quality compact urban form that enables all of the following: <ul style="list-style-type: none"> (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects. (2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).	<p>A quality residential environment is proposed on land located within the Rural Urban Boundary. Although the Future Urban Land Supply Strategy¹ identifies the location as 'development ready' in 2028-2032, more detailed analysis indicates that the early release of the Plan Change area for residential development is still in keeping with Objective B.2.2.1(5). The Plan Change area is contiguous with the existing urban area and development can be serviced by existing infrastructure, open space and social facilities. Furthermore, the surrounding road network can operate safely and efficiently with the rezoning in place, there is existing public transport serving the site and development of the site would not preclude any future transport upgrades.</p> <p>The Plan Change is entirely keeping with these objectives.</p>

¹ The Future Urban Land Supply Strategy is a non-statutory document and is a high-level staging plan for Auckland's future urban areas.

<p>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</p> <p>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</p> <p>(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.</p>	
<p>B2.2.2. Policies</p> <p><i>Development capacity and supply of land for urban development</i></p> <p>(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.</p> <p>.....</p> <p>(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.</p> <p><i>Quality compact urban form</i></p> <p>(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.</p> <p>(5) Enable higher residential intensification:</p> <ul style="list-style-type: none"> (a) in and around centres; (b) along identified corridors; and 	<p>The Plan Change will result in the urbanisation of future urban zoned land that adjoins the existing urban area at Papakura. The proposed Mixed Housing Urban zoning is consistent with Council's Drury-Opāheke Structure Plan which was released in August 2019.</p> <p>The proposed Mixed Housing Urban zoning would allow for higher density residential living, subject to a future resource consent process. The proposed zoning would provide urban living that increases housing capacity and choice with access to public transport and centres. In particular, from the Plan Change area it is 1.5km to the Drury Village which has a selection of commercial and retail offerings to service all the daily needs of residents. Additionally the Drury-Opāheke Structure Plan provides for a large centre directly south from the existing village. This centre is likely to provide for the retail, commercial, civic, healthcare, entertainment and recreation requirements of the wider Southern Auckland Future Urban Zone. There are continuous footpaths on the western side of Great South Road that extend between the Plan Change area and Drury Village. The topography is relatively flat so therefore it is a gentle and manageable walk.</p> <p>Papakura located 3km north of the Plan Change area. Whilst Papakura is located further away there are footpaths that extend between the Plan Change area</p>

<p>(c) close to public transport, social facilities (including open space) and employment opportunities.</p> <p>.....</p> <p>(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:</p> <ul style="list-style-type: none"> (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure; and (d) follow the structure plan guidelines as set out in Appendix 1 <p>.....</p>	<p>and the Centre and the topography is relatively flat. Papakura is a larger centre with a wide range of retail, commercial, civic and other amenities.</p> <p>Both centres can also be accessed via established public transport. The primary mode of public transport serving the site is the 376 bus route with two sets of bus stops located within 400m on Great South Road. The 376 is a local service that runs between Drury and Papakura running at half hourly frequencies at peak times, down to hourly outside of the peaks. The Drury Central Train Station is due to be complete in 2024 and it is anticipated that bus services along Great South Road will increase to become a Frequent Transport Network.</p> <p>The Plan Change is entirely keeping with these policies.</p>
<p>B2.3. A quality built environment B2.3.1.</p> <p>Objectives</p> <p>(1) A quality built environment where subdivision, use and development do all of the following:</p> <ul style="list-style-type: none"> (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change. <p>(2) Innovative design to address environmental effects is encouraged.</p> <p>(3) The health and safety of people and communities are promoted.</p>	<p>The proposed rezoning of the Plan Change area from Future Urban Zone to Mixed Housing Urban zone will result in a quality residential environment. The Mixed Housing Urban zone is likely to support an improvement in the amenity and safety of the neighbourhood compared with the existing situation. Furthermore, the Mixed Housing Urban zone appropriately maintains the amenity of adjoining sites.</p> <p>Within the request for further information Council has questioned whether additional precinct provisions are required to achieve B2.3.2 or B2.4.2(8) (in relation to whether place-based planning tools area appropriate).The proposed Plan Change relies on standard zones and Auckland-wide provisions to manage the way in which the Plan Change area is used and developed, which is the policy intent of precincts under the AUP. In this regard we note that the AUP sets out a clear hierarchy of provisions in A1 – Introduction. The purpose of precincts is to “enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes sought by the zone or Auckland-wide</p>

<p>B2.3.2. Policies</p> <p>(1) Manage the form and design of subdivision, use and development so that it does all of the following:</p> <ul style="list-style-type: none"> (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use. <p>(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:</p> <ul style="list-style-type: none"> (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision. <p>(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.</p> <p>(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.</p>	<p>provisions and can be more restrictive or more enabling"². In a greenfield context, these place-based provisions relate to specific environmental features that development needs to respond to, and which are justified following a s32 analysis. This approach does not support the use of precincts to provide a greater or lesser degree of regulation than the zone or Auckland-wide provisions, unless there are clear place-based reasons for doing so, which are different to other parts of the region.</p> <p>The Plan Change area is a relatively small greenfield area that adjoins the existing urban area. Therefore a spatial framework for development exists and the Auckland-wide and zone provisions can be relied upon to achieve a quality built environment. Reliance on these provisions also enables the Plan Change area to develop to a scale and intensity which is broadly consistent with areas of similar zoning patterns across the region.</p> <p>In tandem with this Plan Change request, the Applicant is progressing a resource consent to develop the site for ~100 lots. This resource consent has been prepared using the Mixed Housing Urban zone as the basis for assessment, in addition to the Auckland-wide rules, including subdivision, transport and the natural environment provisions. The outcome is a high-quality design that is consistent with the AUP policy framework. This serves to illustrate the point that place-based provisions for this relatively small site are not warranted in this case.</p> <p>The Plan Change is entirely keeping with these objectives and policies.</p>
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² Refer A1.6.5 of the AUP.

<p>(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</p>	
<p>B2.4. Residential growth</p> <p>B2.4.1. Objectives</p> <p>(1) Residential intensification supports a quality compact urban form.</p> <p>(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.</p> <p>(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.</p> <p>(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.</p> <p>(5) Non-residential activities are provided in residential areas to support the needs of people and communities.</p> <p>.....</p>	<p>The proposed rezoning of the Plan Change area to Mixed Housing Urban supports a quality compact urban form. The zoning seeks to make the most efficient utilisation of the physical land resource, and offers the potential for a greater range of housing types, contributing to greater housing choice in an accessible location. The effects of this rezoning on the amenity of adjoining sites would be effectively managed by the amenity controls of the zone.</p> <p>The Plan Change is entirely keeping with these objectives.</p>
<p>B2.4.2. Policies</p> <p>(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.</p> <p>(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.</p> <p>(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.</p> <p>(4) Provide for lower residential intensity in areas:</p> <ul style="list-style-type: none"> (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; 	<p>The proposed rezoning of the Plan Change area to Mixed Housing Urban aligns with the residential growth policies of the Regional Policy Statement through enabling residential development of a medium intensity in an accessible location and with the ability to be serviced with infrastructure. Therefore, the Plan Change will make efficient use of land close to public transport, open space, social facilities and amenities.</p> <p>The proposed rezoning of the Plan Change area to Mixed Housing Urban is in accordance with the zoning indicated within Council's Drury-Opāheke Structure Plan which was released in August 2019. This ensures that the future</p>

<p>(c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and</p> <p>(d) where there is a suburban area with an existing neighbourhood character.</p> <p>(5) Avoid intensification in areas:</p> <p>(a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or</p> <p>(b) that are subject to significant natural hazard risks; where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks.</p> <p>(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.</p> <p>(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.</p> <p><i>Residential neighbourhood and character</i></p> <p>(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.</p> <p>.....</p>	<p>development of the Plan Change area effectively integrates with future development in the wider neighbourhood. Any effects on the amenity of the existing neighbours can be managed via the development standards of the Mixed Housing Zone, principally height in relation to boundary.</p> <p>The Plan Change is entirely keeping with these policies.</p>
<p>B2.7. Open space and recreation facilities</p> <p>B2.7.1. Objectives</p>	<p>Council's Open Space Provision Policy 2016 is a key guiding document in determining whether the recreational needs of people and communities are met through the provision of quality open spaces and recreation facilities.</p>

<p>(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</p> <p>.....</p> <p>B2.7.2. Policies</p> <p>....</p> <p>(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</p> <p>(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.</p> <p>(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.</p> <p>....</p>	<p>In keeping with the Council's Open Space Provision Policy 2016 the recreational needs of future residents within the Plan Change area are sufficiently met through existing open spaces. The Plan Change area is within 600m of Opāheke Reserve, a 41-ha suburban park that has been recently developed with sports fields. The Plan Change area is also within 100m of the neighbourhood park on Drumkeen Place, which is approximately 4000m² which provides play facilities and green space.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p>B2.8. Social facilities B2.8.1. Objectives</p> <p>(1) Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety.</p> <p>.....</p> <p>B2.8.2. Policies</p> <p>....</p> <p>(2) Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.</p> <p>.....</p>	<p>The Plan Change area is within approximately 1.5km of the existing Drury Centre and 3km of the Papakura Metropolitan Centre. Both are accessible by bus services on Great South Road. There is also a shop located 200m away from the Plan Change area which, will ensure the local day-to-day needs of residents would be met within walking distance of the site.</p> <p>With respect to schools, Drury School and Pinehill College are within a moderate walking distance of the site (1.5km – 1.9km) or a short bus ride. The scale of development enabled is unlikely to significantly impact on the capacity of these schools.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p>B3.2. Infrastructure</p> <p>B3.2.1. Objectives</p> <p>...</p>	<p>The Plan Change has been informed by an infrastructure assessment which shows that the development enabled by the proposed rezoning can connect</p>

<p>(4) The functional and operational needs of infrastructure are recognised.</p> <p>(5) Infrastructure planning and land use planning are integrated to service growth efficiently.</p> <p>...</p> <p>(8) The adverse effects of infrastructure are avoided, remedied or mitigated.</p> <p>B3.2.2. Policies</p> <p><i>Provision of infrastructure</i></p> <p>(1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.</p> <p>(2) Recognise the value of investment in existing infrastructure.</p> <p>.....</p> <p><i>Reverse sensitivity</i></p> <p>(4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.</p> <p>(5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.</p> <p>.....</p>	<p>efficiently to existing infrastructure networks, and does not rely on more comprehensive upgrades to the network.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
<p>B3.3. Transport</p> <p>B3.3.1. Objectives</p> <p>(1) Effective, efficient and safe transport that:</p> <ul style="list-style-type: none"> (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; 	<p>The Plan Change has been informed by a transport assessment which shows that the surrounding road network can operate safely and efficiently with the rezoning in place. Additionally, there is existing public transport serving the site and development of the site would not preclude any future transport upgrades.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>

<p>(d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and</p> <p>(e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.</p> <p>B3.3.2. Policies</p> <p><i>Managing transport infrastructure</i></p> <p>(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.</p> <p>(2) Enable the movement of people, goods and services and ensure accessibility to sites.</p> <p>....</p> <p><i>Integration of subdivision, use and development with transport</i></p> <p>(5) Improve the integration of land use and transport by:</p> <p>(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;</p> <p>(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;</p> <p>(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;</p> <p>(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;</p>	
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<p>(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and</p> <p>(f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.</p> <p>.....</p>	
<p>B7.3. Freshwater systems</p> <p>B7.3.1. Objectives</p> <p>(1) Degraded freshwater systems are enhanced.</p> <p>(2) Loss of freshwater systems is minimised.</p> <p>(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</p> <p>B7.3.2. Policies</p> <p><i>Integrated management of land use and freshwater systems</i></p> <p>(1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:</p> <p>(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;</p> <p>(b) ensuring catchment management plans form part of the structure planning process;</p> <p>(c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and</p> <p>(d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.</p> <p><i>Management of freshwater systems</i></p>	<p>The adverse effects of rezoning and developing the Plan Change area on the freshwater systems will be less than minor given the small scale of the site relative to the wider catchment. Specific mitigation measures to treat stormwater runoff are required under the Aucklandwide provisions and will be considered as part of a future resource consent process via the certification requirements of the Council's regional Network Discharge Consent.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>

<p>(2) Identify degraded freshwater systems.</p> <p>(3) Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects.</p>	
<p>B10.2. Natural hazards and climate change</p> <p>B10.2.1. Objectives</p> <p>(1) Communities are more resilient to natural hazards and the effects of climate change.</p> <p>.....</p> <p>(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.</p> <p>(4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.</p> <p>(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.</p> <p>(6) The conveyance function of overland flow paths is maintained.</p> <p>B10.2.2. Policies</p> <p><i>Identification and risk assessment</i></p> <p>...</p> <p>(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:</p> <ul style="list-style-type: none"> (a) the type and severity of potential events, including the occurrence natural hazard events in combination; (b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and 	<p>The adverse effects of rezoning and developing the Plan Change area on the flooding will be less than minor given the small scale of the site and the timing of discharge relative to the wider catchment. Specific mitigation measures to natural hazard risk from flooding are required under the Aucklandwide provisions and will be considered as part of a future resource consent process.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>

<p>(c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.</p> <p>...</p> <p>Management approaches</p> <p>(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.</p> <p>...</p> <p>(10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following:</p> <ul style="list-style-type: none"> (a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or change of use to a less vulnerable activity. <p>...</p>	
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