

SECTION 32 OPTION EVALUATION TABLE

APPENDIX D

Meaning of terms used in Section 32 RMA:

Section 32(6) sets out the meaning of 'proposal', 'objectives', and 'provisions' under s32 RMA.

In this case, the **proposal** is the Proposed Plan Change, which seeks to amend the AUP in respect of 48 Esmonde Road, Takapuna (Lot 32 DP 536045) in the following ways:

- rezone the site from THAB zone to THAB zone and OSC Zone; and
- add a new precinct (Takapuna 2 Precinct).

The **objectives** of the proposal are the proposed objectives of the Takapuna 2 Precinct and the existing objectives of the THAB zone. These are as follows:

1553.2 Objectives [dp]

(1) *The Takapuna 2 Precinct develops as a vibrant and diverse residential community which:*

- (a) *responds positively to its immediate surrounds and coastal setting with high quality architectural and urban design responses;*
- (b) *provides a range of accommodation types including integrated residential development;*
- (c) *is in keeping with the planned urban built character of the precinct, enabling buildings between four and 16 storeys in height;*
- (d) *takes advantage of the site's proximity to the frequent public transport network;*
- (e) *enables a limited range and scale ancillary non-residential activities to support residents of the precinct.*

(2) *The Takapuna 2 Precinct functions in a way that:*

- (a) *links pedestrian and cycling facilities within and around the precinct, to enhance recreation and connectivity with the wider environment including the potential Francis Street boardwalk connection;*
- (b) *ensures that the landscape and ecological values of the coastal margin are recognised and protected from inappropriate use and development;*
- (c) *ensures that development is integrated with improvements to the transport network and mitigation measures are implemented to ensure the safe, effective and efficient operation of the transport network and support for active and public transport choices;*
- (d) *ensure that the intensity of development is appropriate for the adjacent transport network; and,*
- (e) *ensures that adverse effects of stormwater runoff within the precinct are avoided, remedied or mitigated to maintain water quality and preserve the mauri of the Waitemata Harbour.*

(3) *Takapuna 2 Precinct avoids significant adverse effects on the:*

- (a) *Safe, efficient and effective operation of the surrounding transport network;*
- (b) *amenity of neighbouring zones and sites;*
- (c) *function and amenity of Business – Metropolitan or Town Centre zones.*

H6.2. Objectives (THAB Zone)

(1) *Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.*

(2) *Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.*

(3) *Development provides quality on-site residential amenity for residents and the street.*

(4) *Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

H7.2. Objectives – All Zones (Open Space)

(1) *Recreational needs are met through the provision of a range of quality open space areas that provide for both passive and active activities.*

(2) *The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied or mitigated.*

H7.4. Open Space – Conservation Zone

(1) *The natural, ecological, landscape, Mana Whenua and historic heritage values of the zone are enhanced and protected from adverse effects of use and development.*

(2) *Use and development complements and protects the conservation values and natural qualities of the zone.*

The **provisions** are the policies, rules and other methods comprised in the Proposed Plan Change, as set out in **Appendix C**.

Evaluation steps required under Section 32 RMA:

The evaluative exercise under Section 32 includes the following broad sequential steps:

- **Step 1:** examine the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA
- **Step 2:** examine whether the provisions in the proposal are the most appropriate way to achieve the objectives

In respect of Step 2, the evaluation must identify other reasonably practicable options (different provisions or approaches) for achieving the objectives.

Each of those different options, including the proposal, must then be assessed in terms of its efficiency and effectiveness in achieving the objectives. That assessment must consider the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. If practicable, those benefits and costs should be quantified, and the assessment the risks of acting or not acting should be assessed where there is uncertain or insufficient information about the subject matter of the provisions.

Step 1 – Are the Objectives the Most Appropriate Way to Achieve the Purpose of the RMA?

The inclusion of the Precinct specific objectives and the adoption of the THAB objectives for the site is the most appropriate way to meet the purpose of the Act as set out in Part 2 of the RMA. The key objectives to be assessed are those additional to the existing objectives of the relevant zones and Auckland-wide provisions which also apply to the site. The existing objectives have been well tested under section 32 as part of their inclusion within the AUP. That analysis is not repeated here but it is still relevant to this plan change.

This plan change has been informed by a wide ranging technical review. This review has identified the key elements of the site and the surrounding environment, and that the objectives will deliver social and economic wellbeing while protecting important environmental factors and respecting the key cultural elements of the site. The objectives are intended to provide a framework for development and use of the site that will facilitate sustainable management in accordance with the purpose of the RMA. The objectives find the appropriate balance between enabling development while protecting the natural and physical resources.

This is reflected in the objectives which:

- Take into account the Council's growth strategy, which provides for the sustainable management of land in the region. The growth strategy has been long established through the Auckland Plan, the Regional Policy Statement components of the AUP, and the Future Urban Land Supply Strategy. This section 32 analysis has taken full account of those strategies, and it is considered that the objectives will assist to give effect to the relevant higher order growth strategies and hence the purpose of the RMA in respect of efficient use of land.
- Focus on growth adjacent to good transport networks with an emphasis on public transport, around or in good proximity to town centres, with access to adequate infrastructure, and adjacent to major public open space. The provision of further growth in this location, well supported by services and amenities, achieves the purpose of the RMA insofar as it makes the best use of the physical resources comprised in the land, the transport system, and infrastructure. The location of the proposal and the associated objectives contribute to the wellbeing of the community through the provision of housing and a small community hub.
- Provide for the comprehensive and integrated redevelopment of the land. This will increase housing supply and choice by enabling more apartments, which will improve social wellbeing for this part of Takapuna. It is considered that social wellbeing is enhanced by diverse communities. The objectives relating to increased housing choice and diversity, together with the objective for the provision of the small commercial area will *"enable people and communities to provide for their social wellbeing"* as referred to in section 5 of the RMA.
- Recognise and protect the ecological values of existing coastal habitats, thereby safeguarding the life-supporting capacity of water and ecosystems.

The above addresses the requirements of section 32(1)(a), in respect of the purpose of the RMA (section 5). For completeness, the following examines the contribution the objectives of the proposal make to achieving the principles of the RMA (sections 6-8). In this respect, the objectives:

- Seek the efficient use and development of natural and physical resources, comprised in a large urban site, with access to public transport, open space and a wide range of community amenities as noted in section 7(b) of the RMA.
- Provide for the preservation of the natural character of the coastal environment. While the coastal landscape within this area is modified by transport infrastructure, it does retain a distinct coastal character that should be preserved under Section 6 of the RMA (relating to matters of national importance). These features are also of local amenity and would fall within the Section 7 (other matters) by providing for the enhancement of amenity values of this area.
- Enhance public access to and along the coastal marine area, which is a matter of national importance. The ecological values of the existing coastal margins will be protected from inappropriate subdivision, use, and development.
- Seek outcomes that would recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga as required by section 6(e).
- Provide for the maintenance and enhancement of amenity values as noted in section 7(c) of the RMA.
- Achieve an appropriate balance between providing for development and protecting the landscape and the coastal edge. As such, the objectives address section 7(b) dealing with the efficient use and development of the natural and physical resources, while also achieving section 6(a) and (d), and the section 7(f) outcomes in ensuring maintenance and enhancement of the quality of the environment.

Overall, it is considered that the proposed objectives set out above are the most the most appropriate way to achieve the purpose of the RMA

Step 2: Whether the provisions in the proposal are the most appropriate way to achieve the objectives

	Option 1 – Do Nothing/ Status Quo	Option 2 – Apply a Mixed Use Zone (modified to MDRS) to the land	Option 3 – Rezone coastal protection yard from THAB zone to Open Space Conservation Zone and include a precinct that utilises provisions from existing AUP(OP) zones and establishes specific place-based precinct provisions
<p>Zone description and purpose</p>	<p>This option would simply retain the THAB Zone on the land, without any additional or amended provisions.</p> <p>The land is currently identified as THAB zone in its entirety.</p> <p>The existing THAB zone is a high-intensity zone that seeks to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. The zone provides for the greatest density, height and scale of development of all the residential zones.</p> <p>Under Option 1 the following is enabled:</p> <ul style="list-style-type: none"> • Unlimited residential density (within the limits set by development standards); • All proposals for dwellings and development are subject to a resource consent; • 16 metres height; • Height in relation to boundary; • Alt HIRB applies; • 50% building coverage; • Max impervious 70%; • Min landscaped area 30%; • 1.5 metre front yard, 1.0 metre side and rear yards; • 20m • Outlook space requirements; • Daylight requirements; • Outdoor living space; • City wide rules apply to transport and environmental protection; • Front, side and rear fences and walls; • Minimum dwelling size. 	<p>This option involves rezoning the land to Mixed Use Zone.</p> <p>Option 2 is contemplated because of implications arising from the Government’s recently enacted Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. The RMA amendment introduces medium density residential standards (MDRS), in order to provide greater housing choice and facilitate intensification.</p> <p>The MDRS is most similar to the Mixed Housing Urban zone in terms of outcome, so consideration of Option 2 is necessary to ensure that the PPC is in step with potential rezoning of residential land throughout the rest of the urban areas of Auckland and so that scope exists for any changes during the PPC process.</p> <p>It is clear that the MDRS will apply unless the Council determine that qualifying matters apply that would make that outcome inappropriate. It is noted that the present site is zoned as THAB.</p> <p>The Enabling Housing Act notes that 77H Requirements in Schedule 3A may be modified to enable greater development. A territorial authority may enable a greater level of development than provided for by the MDRS by— (a) omitting 1 or more of the density standards set out in Part 2 of Schedule 3A: (b) including rules that regulate the same effect as a density standard set out in Part 2 of Schedule 3A, but that are more lenient than provided for by the MDRS.</p> <p>The Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential areas and the more intensive business zones. It also applies to areas where there is a need for a compatible mix of residential and employment activities. The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas.</p> <p>There is a range of possible building heights provided for in the Mixed Use Zone, depending on the context. Provisions typically enable heights up to four storeys. Greater height may be enabled in areas close to the city centre, metropolitan centres and larger town centres.</p> <p>Under Option 2 the following would be enabled:</p> <ul style="list-style-type: none"> • Unlimited residential density (within the limits set by development standards); • Dwellings are permitted, but all new buildings are subject to resource consent in the Mixed Use zone; • The zone permits a broad range of commercial activities, including retail up to 200m² per tenancy, supermarkets up to 450m² per tenancy, offices up to 500m² per site, commercial services, drive-through restaurants, food and beverage, care centres, entertainment facilities, education facilities, healthcare facilities, recreation facilities and community facilities; 	<p>This option involves rezoning to the coastal protection yard from Terrace Housing and Apartment Buildings (THAB) Zone to Open Space -Conservation Zone, and including the land in a new precinct (Takapuna 2). Amongst other matters, the new precinct would provide for additional height over much of the area of land that will be subject to development.</p> <p>The Open Space – Conservation Zone applies to open spaces with natural, ecological, landscape, and cultural and historic heritage values. These areas include volcanic cones, bush reserves, headlands, natural wetlands and coastline and play an important role in protecting and increasing the populations of threatened and endangered species. To protect the values of the zone, recreation activities and development are limited in scale and intensity. Buildings and activities provided for relate to conservation, land management, recreation, education, park management and visitor information.</p> <p>Precincts are a tool provided in the AUP(OP) that recognise the unique characteristics of land and seek to establish, as necessary, specific place-based provisions for that land.</p> <p>Precincts allow integrated planning and development of a discrete parcel of land within the context of the standard AUP(OP) methods and provisions but with the addition of specific place-based provisions where necessary to achieve the purpose of the RMA.</p> <p>The potential opportunities that have been identified as part of the assessment of this Plan Change would be enabled by the development of a site-specific Precinct Plan.</p> <p>The location and size of the site lends itself to a comprehensive master planned approach that will establish a new vibrant residential community that provides housing choice while maximising the environmental, transportation, amenity, and cultural attributes of the site.</p> <p>Under Option 3 the following would be enabled:</p> <ul style="list-style-type: none"> • Residential density provides for up to 553 units; • All dwellings and development subject to a resource consent; • Limited provision for a Community Hub - GFA and location controls for commercial and healthcare activities (1,257m² maximum total commercial and healthcare GFA); • A range of maximum height limits from 7 storeys to 16 storeys (with no buildings less than four storeys in height); • Maximum building dimension and separation; • Building setback at upper levels; • Wind standards would apply; • Up to 60% building coverage, but with requirement for the protection of areas of open space outside the building platforms; • Max impervious between 90% and 100% impervious, but with requirement for the protection of large areas of open space around the coastal edge; • Min landscaped area 0% landscaping, but with requirement for the protection of areas of open space outside the building platforms; • Outlook space requirements; • Daylight requirements; • Outdoor living space; • City wide rules apply to transport and environmental protection, plus additional site-specific controls on parking, traffic generation and environmental enhancements; • Specific front, side and rear fences and walls; • Minimum dwelling size; • Stormwater controls;

	Option 1 – Do Nothing/ Status Quo	Option 2 – Apply a Mixed Use Zone (modified to MDRS) to the land	Option 3 – Rezone coastal protection yard from THAB zone to Open Space Conservation Zone and include a precinct that utilises provisions from existing AUP(OP) zones and establishes specific place-based precinct provisions																		
		<ul style="list-style-type: none"> • Provision of a small community hub to support the needs of the residential neighbourhood and provide retail food and beverage activities; • 16 metres height; • Potential for a Height Variation Control up to 27m; • Height in relation to boundary; • Building setback at upper floors; • Maximum tower dimension; • Up to 50% building coverage; • Max impervious 65%; • Min landscaped area 40%; • No minimum front, side and rear yards, and 20m coastal protection yard; • Outlook space requirements; • City wide rules apply to transport and environmental protection; • Minimum dwelling size. 	<ul style="list-style-type: none"> • Specific riparian planting; • Special frontage and height control; • Coastal planting requirements; • Maximum on-site parking standards (324 vehicles); • Transport infrastructure development thresholds. 																		
<p>Appropriateness <i>Whether the provisions of the proposal are the most appropriate way to achieve the objectives (s32(1)(b))</i></p>	<p>The objectives of the proposal are set out above. In summary, they seek to enable the comprehensive and integrated development of a new residential community of up to 553 homes including a small commercial node within a unique landscape setting while protecting and enhancing the ecological, landscape and amenity values of the area.</p> <p>Option 1 would enable residential development on the site in a manner that is consistent with the THAB zone and/or the approved resource consent.</p> <p>Development of the site under Option 1 would provide additional housing, which is an appropriate outcome in the constrained Auckland housing market, but not at a density that extends beyond that currently enabled. Additional consents would be required for a small neighbourhood centre in the area. Furthermore, housing could not be provided at the level of intensity envisaged by the objectives. Residential development in the location without ready access to community and commercial facilities would impact on the ability of the community to provide for its environmental, social, economic and cultural wellbeing.</p> <p>The absence of a commercial centre to serve this community would also require the use of motor vehicles for the majority of convenience shopping trips, which would contribute to unnecessary use of fossil fuels and pollution, and contribute to unnecessary congestion on roads in the vicinity.</p> <p>This option would not achieve the objectives of the proposal. It would not allow the site to be developed to its fullest potential and, in the context of an otherwise constrained land supply within existing urban areas, would not be an efficient use of an existing physical resource.</p> <p>This option would not be the most appropriate way to achieve the objectives of the proposal.</p>	<p>The objectives of the proposal are set out above. In summary, they seek to enable the comprehensive and integrated development of a new residential community of up to 553 homes including a small commercial node within a unique landscape setting while protecting and enhancing the ecological, landscape and amenity values of the area.</p> <p>Option 2 would apply a Mixed Use Zone to the site, enabling both residential development and commercial development. There would be few limits to the extent of commercial development and no requirement for any residential activities to be provided. That outcome would not guarantee that additional housing would be provided and would create potential for a large commercial development on the site. A substantial area of commercial activities on the land could undermine the vitality of nearby centres and give rise to significant traffic congestion.</p> <p>Therefore, Mixed Use Zone provisions would not necessarily deliver development outcomes that appropriately reflect the specific characteristics, constraints, and qualities of the site.</p> <p>Development under the Mixed Use Zone provisions without recognition of the specific characteristics of the site would not adequately avoid, remedy or mitigate the adverse effects of development or enable the best outcomes for the site.</p> <p>While better than Option 1, this option is not the most appropriate way to achieve the objectives of the proposal.</p>	<p>The objectives of the proposal are set out above. In summary, they seek to enable the comprehensive and integrated development of a new residential community of up to 553 homes including a small commercial node within a unique landscape setting while protecting and enhancing the ecological, landscape and amenity values of the area.</p> <p>This option uses an appropriate tool (precincts) provided in the AUP(OP) that enables the recognition of the unique characteristics of the land and seeks to establish, as necessary, specific place-based provisions for the land.</p> <p>Precincts allow integrated planning and development of a discrete parcel of land within the context of the standard AUP(OP) methods and provisions, but with the addition of specific place-based provisions where necessary to achieve the purpose of the RMA, including the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p> <p>A review of Schedule 3A Density standard of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the NPSUD are set out below:</p> <table border="1" data-bbox="2006 1276 2813 1890"> <thead> <tr> <th>Density standard</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>Number of residential units per site</td> <td>The proposed precinct provisions enable three dwellings as a permitted activity, noting that a resource consent has already been granted for the site and construction is already underway.</td> </tr> <tr> <td>Building height</td> <td>The site is located within in the Takapuna walkable catchment and, under the NPS-UD, a minimum of 6 storeys should be enabled. The majority of the site enables in excess of 6 storeys. The Precinct requires a minimum of 4 storeys along the perimeter of the site (adjacent to the coastal edge) and enables a range of up to 5-7 storeys as a maximum height. While part of the site would be required to be less than 6 storeys to create building height variation along the coastal edge, for the most part the majority of the site enables greater than 6 storeys. It is considered that the requirement of the Precinct for a more nuanced approach to height falls within a qualifying matter under Section 77O(j).</td> </tr> <tr> <td>Height in relation to boundary</td> <td>N/A- HIRB is not proposed as part of the precinct.</td> </tr> <tr> <td>Setbacks</td> <td>The proposed precinct seeks to encourage a greater front yard setback. This reflects the approved resource consent that is presently under construction. However, the MDRS standard of 1.5 metres is required to be applied. Assessment criteria have been applied to encourage a greater setback of 4 metres along the Esmonde Road frontage.</td> </tr> <tr> <td>Building coverage</td> <td>The proposal meets this minimum requirements and enables greater building coverage in some parts of the site.</td> </tr> <tr> <td>Outdoor living space (per unit)</td> <td>The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.</td> </tr> <tr> <td>Outlook space (per unit)</td> <td>The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.</td> </tr> <tr> <td>Windows to street</td> <td>The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.</td> </tr> </tbody> </table>	Density standard	Comment	Number of residential units per site	The proposed precinct provisions enable three dwellings as a permitted activity, noting that a resource consent has already been granted for the site and construction is already underway.	Building height	The site is located within in the Takapuna walkable catchment and, under the NPS-UD, a minimum of 6 storeys should be enabled. The majority of the site enables in excess of 6 storeys. The Precinct requires a minimum of 4 storeys along the perimeter of the site (adjacent to the coastal edge) and enables a range of up to 5-7 storeys as a maximum height. While part of the site would be required to be less than 6 storeys to create building height variation along the coastal edge, for the most part the majority of the site enables greater than 6 storeys. It is considered that the requirement of the Precinct for a more nuanced approach to height falls within a qualifying matter under Section 77O(j).	Height in relation to boundary	N/A- HIRB is not proposed as part of the precinct.	Setbacks	The proposed precinct seeks to encourage a greater front yard setback. This reflects the approved resource consent that is presently under construction. However, the MDRS standard of 1.5 metres is required to be applied. Assessment criteria have been applied to encourage a greater setback of 4 metres along the Esmonde Road frontage.	Building coverage	The proposal meets this minimum requirements and enables greater building coverage in some parts of the site.	Outdoor living space (per unit)	The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.	Outlook space (per unit)	The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.	Windows to street	The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.
Density standard	Comment																				
Number of residential units per site	The proposed precinct provisions enable three dwellings as a permitted activity, noting that a resource consent has already been granted for the site and construction is already underway.																				
Building height	The site is located within in the Takapuna walkable catchment and, under the NPS-UD, a minimum of 6 storeys should be enabled. The majority of the site enables in excess of 6 storeys. The Precinct requires a minimum of 4 storeys along the perimeter of the site (adjacent to the coastal edge) and enables a range of up to 5-7 storeys as a maximum height. While part of the site would be required to be less than 6 storeys to create building height variation along the coastal edge, for the most part the majority of the site enables greater than 6 storeys. It is considered that the requirement of the Precinct for a more nuanced approach to height falls within a qualifying matter under Section 77O(j).																				
Height in relation to boundary	N/A- HIRB is not proposed as part of the precinct.																				
Setbacks	The proposed precinct seeks to encourage a greater front yard setback. This reflects the approved resource consent that is presently under construction. However, the MDRS standard of 1.5 metres is required to be applied. Assessment criteria have been applied to encourage a greater setback of 4 metres along the Esmonde Road frontage.																				
Building coverage	The proposal meets this minimum requirements and enables greater building coverage in some parts of the site.																				
Outdoor living space (per unit)	The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.																				
Outlook space (per unit)	The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.																				
Windows to street	The precinct defers to the THAB zone standards. These controls will be reviewed in a future plan change and the Precinct will be required to comply with these controls.																				

	Option 1 – Do Nothing/ Status Quo	Option 2 – Apply a Mixed Use Zone (modified to MDRS) to the land	Option 3 – Rezone coastal protection yard from THAB zone to Open Space Conservation Zone and include a precinct that utilises provisions from existing AUP(OP) zones and establishes specific place-based precinct provisions
			<p>Landscaped area</p> <p>The proposal will be required to meet the minimum requirements of the MDRS.</p> <p>Having regard to Section 77P and 77R, the proposed changes will not unduly limit development capacity, building height, or density for the area. The proposed precinct will maximise greatest heights and densities provided for by policy 3 while managing the specific characteristics of the area.</p> <p>This approach would ensure that the standard AUP(OP) provisions are utilised along with specific provisions to address the unique characteristics and opportunities of the land as identified in the approved resource consent and subsequent master-planning.</p> <p>By taking a precinct plan approach that utilises the most appropriate zone in recognition of the site characteristics, the site will be able to be developed without more than minor adverse effects on the environment whilst at the same time realising the full development potential of the land resource.</p> <p>Specific provisions to address particular characteristics within the proposed precinct include the following:</p> <ul style="list-style-type: none"> • Provision for a range of residential accommodation including apartments, integrated residential development, and visitor accommodation. • Provision for the greatest height and density through the centre of the precinct. • The provision of a suite of urban design-based standards and assessment criteria to ensure that, while greater height and density is enabled in the precinct, the urban form is of a high quality. • Provision for a minimum building height standard, to ensure that the land resource is used efficiently. • Recognition of the ecological and amenity attributes of the precinct with its peninsular landform and extensive coastal edge through setting aside the coastal protection yard/esplanade reserve for open space, with revegetation required. • Provision for a small hub of commercial and healthcare activities to an extent that is consistent with the daily needs of the future residents of the precinct. The limited extent of the commercial hub will avoid adverse effects on residential amenity while providing for small businesses to service the Precinct community. The overall GFA of these activities is capped at 1,257m² to ensure that the scale of these activities does not compete with other centres. • Management of the effects of parking, trip generation and access into the site. • Management of the effects of stormwater through Low Impact Design and the provision for SMAF level stormwater management within the required Stormwater Management Plan. • Restriction of the height of fencing in the front yard and open space area. <p>It is considered that there is better land efficiency from high density development rather than a lower density scenario that inevitably results in greater sprawl and has a cumulative impact in terms of pressure on rural production land. This is particularly the case due to the close proximity of high-quality public transport options.</p> <p>Overall, it is considered that this option is the most appropriate way to achieve the objectives of the proposal. The proposed provisions will provide for the efficient use of land and result in the protection and enhancement of a number of existing features on the site, without compromising the efficiency of the transport network or the amenity of sites in the vicinity to a significant extent.</p>
<p>Efficiency and effectiveness Whether the provisions are the most efficient and effective means of achieving the objectives of the proposal (s32(1)(b)(iii))</p>	<p>Option 1 would not be efficient or effective in achieving the objectives of the proposed plan change and development of the site.</p> <p>Option 1 would provide for residential development in the area but would not be efficient or effective. The THAB zone would deliver residential</p>	<p>Option 2 would be more efficient and effective than Option 1 as it enables both residential and commercial development on the land. However, The Mixed Use Zone imposes few limits on commercial development, meaning that the land could be entirely developed for commercial purposes without adding to the stock of housing in this location.</p>	<p>Option 3 would provide for the scale and nature of development that is sought under the proposed objectives and would more accurately reflect master-planning, technical assessments, and consultation that has been undertaken for the site.</p> <p>The provisions of Option 3 establish site specific controls where necessary but also rely on existing provisions of the AUP(OP) (THAB zone), whilst increasing the number of dwellings</p>

	Option 1 – Do Nothing/ Status Quo	Option 2 – Apply a Mixed Use Zone (modified to MDRS) to the land	Option 3 – Rezone coastal protection yard from THAB zone to Open Space Conservation Zone and include a precinct that utilises provisions from existing AUP(OP) zones and establishes specific place-based precinct provisions
	<p>development but not to the extent that can be sustained on the site due to the operation of the 16m maximum height limit.</p> <p>At the same time this option would not be as effective in providing for the protection of the coastal margin (through revegetation).</p> <p>Overall, it would not allow the community to provide for its social and economic well-being to the greatest extent possible.</p> <p>This option would not be the most efficient or effective way of achieving the objectives of the proposal.</p>	<p>In addition, the relevant zoning provisions will be the only development controls and no account would be taken of the site’s unique characteristics in respect of its coastal edge and location on a relatively congested arterial road. This option would not be as effective in managing effects on the coastal margin or on the transport network.</p> <p>This option would not be the most efficient or effective way of achieving the objectives of the proposal.</p>	<p>that could be provided on the site. This would be the most effective and efficient way to achieve the objectives of the proposal. It would enable the comprehensive development of the site to its fullest potential whilst protecting and enhancing the identified ecological, landscape and amenity values of the site.</p> <p>This option would provide for the social wellbeing of both future residents and the surrounding residents through the provision of generous green spaces and recreation areas and the provision of a small community hub. The proposal will protect and enhance water quality and will ensure the protection of coastal values through the Open Space – Conservation zoning of the 20m coastal protection yard.</p> <p>Controls in relation to on-site parking spaces and the total number of dwellings on the site will ensure the continued efficient management of the adjacent transport network.</p> <p>Option 3 is considered to be the most effective and efficient option in terms of providing support to public transport. The proposal will also maximise housing choice in an area with ready access to a broad range of amenities, ensuring the efficient and effective use of this land resource.</p> <p>This option contributes to the achievement of the objectives of the proposal to the greatest extent, while taking into account the characteristics of the site and the neighbouring activities.</p> <p>Option 3 is considered to be the most effective and efficient option in giving effect to the proposed objectives for the site.</p>
<p>Benefits <i>Assessment of benefits of the anticipated environmental, economic, social, and cultural effects of the provisions, including economic growth and employment (s32(2)(a) and (b))</i></p>	<p>Option 1 provides for residential development on the land in accordance with the existing THAB zone, thereby contributing to the supply of housing in a constrained market, however to a lesser degree than other options would enable.</p> <p>No changes to the provisions of the AUP(OP) maps or text is required, freeing up Council staff.</p> <p>This option retains a lower scale of development which, from a social effects perspective, may be more acceptable for some people.</p>	<p>Option 2 would also enable residential development of the site, which would be a positive feature in terms of additions to the housing market. However, the level of residential development will not be optimised because there is no additional height limit proposed and the Mixed Use zone provides extensively for commercial uses that may compete with residential use of the land.</p> <p>This option would enable a small neighbourhood centre and that outcome would assist in providing for the wellbeing of the community.</p> <p>This option may not achieve the level of residential development provided for under option 1, and would not provide for the level of residential development that would be enabled under option 2.</p>	<p>Provision for a precinct on the land that utilises existing AUP(OP) provisions along with recognising site-specific characteristics would enable the comprehensive development of the site to its fullest potential whilst overall protecting and enhancing the ecological, landscape and amenity values of the area. Development will also capitalise on the strategic location of the site, being supported by transport routes and in proximity to existing centres that are able to support the intensity of residential development provided for. This is of considerable benefit.</p> <p>The proposed Precinct would seek to deliver the following benefits:</p> <ul style="list-style-type: none"> ▪ Provides for the comprehensive and integrated redevelopment of the site. ▪ The PPC will increase housing supply and choice by enabling apartments, integrated residential development and visitor accommodation in order to provide a diversity of living choices. ▪ Supports walkability, cycling and public transport through additional population in an area that is well located to a range of social, recreation and employment activities. ▪ Provides for a range of permitted heights to manage the effects of the more sensitive interfaces of the site, while also maximising the efficient use of the site in those areas that can accommodate a greater scale of buildings, thereby achieving an appropriate balance for growth and landscape amenity. ▪ Controls housing density and on-site parking to manage the traffic and infrastructure effects of the proposal. ▪ Will enable a small community hub to support the residential community both on the site and for close areas of the surrounding neighbourhood, while not undermining the role, function and viability of existing centres nearby and noted in the AUP, which will provide for increased economic and social wellbeing. ▪ Provides increased opportunities for open space, passive recreation, protection of visual permeability into and from the site, and environmental enhancements beyond the current/standard zoning approach, thereby enhancing environmental outcomes for the site and improving social and cultural wellbeing. ▪ Provides for the specific protection and enhancement of coastal margins and the provision of pedestrian connectivity through the site for both residents and the

	Option 1 – Do Nothing/ Status Quo	Option 2 – Apply a Mixed Use Zone (modified to MDRS) to the land	Option 3 – Rezone coastal protection yard from THAB zone to Open Space Conservation Zone and include a precinct that utilises provisions from existing AUP(OP) zones and establishes specific place-based precinct provisions
			<p>surrounding community for recreation and amenity purposes. This are considered to be a positive outcome.</p> <ul style="list-style-type: none"> Enhances the landscape and open space amenity values of the area through the provision of publicly-accessible open space that incorporates established trees, planting (including coastal esplanade planting), visual corridors, and opportunities for shared pedestrian cycle paths, walkways and informal recreation and play areas. Provides a range of urban design controls to ensure a high-quality urban form, particularly in relation to the increased scale of buildings. Provides appropriately for stormwater management to enhance stormwater discharges from the site, and maintain water quality. Controls parking, access and traffic to ensure that the proposal can be accommodated into the surrounding transport network with the site strategically located adjacent to Esmonde Road, which provides multi-modal transport connections to a number of centres and other destinations in the area. <p>The proposed provisions will create greater certainty for the land owner regarding future capital investment in the site, stimulating economic growth and providing employment opportunities.</p> <p>The proposed provisions will create greater certainty of consenting outcomes, with residential development enabled as a restricted discretionary activity with associated development standards and assessment criteria, and support via the objectives of the zone and precinct.</p>
<p>Costs <i>Assessment of costs of the anticipated environmental, economic, social, and cultural effects of the provisions, including economic growth and employment (s32(2)(a) and (b))</i></p>	<p>Option 1 means that the full development potential of the site would not be realised.</p> <p>This option does not provide for the efficient use of a scarce land resource. Most notably, the land use parameters are presently undermining the ability to develop the site in the current market to an intensity that makes the best use of the site and provides home buyers with an opportunity to purchase centrally located dwellings at reasonable prices.</p> <p>The lack of a neighbourhood node would also mean there is not a focal point for the community and that they would have to travel outside the immediate area for convenience goods, necessitating more car trips and use of fossil fuels.</p> <p>This would also be an economic and social cost as the lack of a neighbourhood centre means that additional travel and fuel costs and time are incurred to access such facilities.</p> <p>There would be costs associated with seeking resource consents if development of the site were sought at a higher intensity than enabled under this option. These costs are difficult to quantify. In any event, resource consents are likely to be required for any significant development on the site under each of the options, so these costs are a neutral factor.</p>	<p>Option 2 would likely result in greater environmental costs as a result of the unique characteristics of the site not being recognised or provided for through site-specific provisions.</p> <p>The extensive provision for commercial uses creates potential for such uses to supplant residential activities on the site and undermine the functioning of other centres. Both of these outcomes would give rise to significant costs.</p> <p>Implementing the proposed provisions requires a plan change to be undertaken at significant cost.</p> <p>There is also the opportunity cost for an option that does not fully maximise the opportunities that the site presents.</p>	<p>The proposed precinct plan will result in significant changes to the existing planned outcomes for the site. This may result in changes for the surrounding residents from a social effects perspective, however the technical assessments undertaken as part of this plan change have concluded that, subject to the provision of appropriate standards and assessment criteria within the precinct plan, any adverse effects can be suitably managed.</p> <p>Whilst there will be costs associated with the processing of the private plan change, these are necessary to ensure that the statutory planning regime for the land accurately reflects the development and future potential of the site.</p> <p>Overall, the costs associated with this option are negligible and are outweighed by the benefits.</p>
<p>Risk <i>Assessment of the risk of acting or not acting if there is uncertain or insufficient information about the provisions (s32(2)(c))</i></p>	<p>There is no uncertain information or insufficiency of information about the subject matter of the provisions, and no identified risks arise as a consequence.</p>	<p>There is no uncertain information or insufficiency of information about the subject matter of the provisions, and no identified risks arise as a consequence.</p>	<p>There is no uncertain information or insufficiency of information about the subject matter of the provisions, and no identified risks arise as a consequence.</p>
<p>Summary</p>	<p>Development of the site under the THAB Zone would provide some of the outcomes that are sought by the proposal, but not to the extent that is required to optimise benefits to the community. Additional consents would</p>	<p>Option 2 would provide for a range of residential activities and housing typologies that is consistent with the size of the residential catchment. While a neighbourhood centre that will be a focal point for the community could be</p>	<p>Option 3 would provide for the scale and nature of development that is sought under the objectives of the proposal and would more accurately reflect the technical analysis and the characteristics of the site.</p>

	Option 1 – Do Nothing/ Status Quo	Option 2 – Apply a Mixed Use Zone (modified to MDRS) to the land	Option 3 – Rezone coastal protection yard from THAB zone to Open Space Conservation Zone and include a precinct that utilises provisions from existing AUP(OP) zones and establishes specific place-based precinct provisions
	<p>be required to establish an appropriately scaled commercial node which is an inefficient way of giving effect to the objectives of the proposal. The THAB Zone alone (without the precinct) would not lead to the urban design outcomes that are expressed in the AUP(OP) and may also lead to greater adverse environmental outcomes for landscape and ecology values of the site.</p> <p>Option 1 is not the preferred option for these reasons.</p>	<p>enabled with this option, development would rely on the existing AUP(OP) provisions for the zone, and would not integrate effectively with the site. These would not always be appropriate, taking in to account the unique characteristics of the land and potentially result in adverse environmental outcomes.</p> <p>The use of a Mixed Use Zone would not lead to the optimum urban design outcomes that are expressed in the AUP(OP) and would likely also lead to greater adverse environmental outcomes for landscape and ecology values of the site.</p> <p>Option 2 is not the preferred option for these reasons.</p>	<p>Option 3 provides for the provision of a precinct on the land that utilises existing AUP(OP) provisions along with site-specific provisions that would enable the comprehensive development of the site to its fullest potential whilst overall protecting and enhancing the ecological, landscape and amenity values of the area.</p> <p>Option 3 is the preferred option for these reasons.</p>