

Objectives and Policy Framework

National Policy Statement on Urban Development – Relevant Objectives and Policies		
Provision		Comment
Objective 1	<i>New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i>	The PPC enables greater residential development opportunities including providing for a variety of homes through upzoning areas of operative Mixed Housing Urban land to Terrace Housing and Apartment Buildings, Local Centre and Mixed Use zone within a walkable catchment of the planned Paerata Train Station.
Policy 1	<p><i>Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <ul style="list-style-type: none"> <i>(a) have or enable a variety of homes that:</i> <ul style="list-style-type: none"> <i>(i) meet the needs, in terms of type, price, and location, of different households; and</i> <i>(ii) enable Māori to express their cultural traditions and norms; and</i> <i>(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i> <i>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</i> <i>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i> <i>(e) support reductions in greenhouse gas emissions; and</i> <i>(f) are resilient to the likely current and future effects of climate change.</i> 	<p>The PPC includes a range of commercial zones over 6.8ha including Mixed Use Zone, Local Centre Zone and a small area of Neighbourhood Zone. This enables a range of services and jobs in an accessible location for the local community, as well as ensuring a variety of sites for different business sectors.</p> <p>Good internal accessibility is provided for within the precinct between housing, jobs, community services, (streams and wetlands) and open spaces through transit-oriented developments including the planned Paerata Train Station, and strong connections to active transportation. This design and level of accessibility also supports a reduction of greenhouse gases and reduced reliance on private vehicles.</p> <p>The PPC supports the competitive operation of land and development markets by providing a broadly enabling zoning framework and providing flexibility for the market to take up those opportunities.</p>

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		Overall, it is assessed that the PPC will contribute to a well-functioning urban environment that provides for the social, economic, and cultural wellbeing, and for the health and safety, of people and communities.
Objective 2	<i>Planning decisions improve housing affordability by supporting competitive land and development markets.</i>	The PPC provides for a diverse range of housing typologies and densities across the precinct. The rezoning of the Precinct will allow for an additional 760 dwellings which will contribute to improving housing affordability.
Objective 3	<p><i>Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</i></p> <ul style="list-style-type: none"> <i>(a) the area is in or near a centre zone or other area with many employment opportunities</i> <i>(b) the area is well-serviced by existing or planned public transport</i> <i>(c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</i> 	<p>The PPC provides for a greater range of housing typologies, a greater mix of business zoned land, and targets intensification around the Paerata Train Station and Local Centre zones.</p> <p>The precinct is located in proximity to the Pukekohe Town Centre zone (<10km), Drury Metropolitan Centre zone (<10km) and the Papakura Metropolitan Centre zone (<15km) which provide for many employment opportunities.</p> <p>The area is well serviced by public transport including the existing train service which runs from Papakura to Britomart. The Pukekohe to Papakura line is currently subject to construction works associated with electrifying the network and is due to reopen in January 2025. As part of electrifying the network, a new train station is also proposed at Paerata towards the south of the precinct (refer to section 2.4). With the electrification of the line, service frequency will increase from three trains per hour to six trains per hour during rush hour.</p> <p>The PPC proposes to rezone land within a walkable catchment of the planned Paerata Train Station to Terrace Housing and Apartment Buildings zone and Mixed Use zone, which gives effect to Policy 3(c).</p>
Policy 3	<p><i>In relation to tier 1 urban environments, regional policy statements and district plans enable:</i></p> <ul style="list-style-type: none"> <i>(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and</i> <i>(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and</i> <i>(c) building heights of at least 6 storeys within at least a walkable catchment of the following:</i> 	

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	<ul style="list-style-type: none"> (i) existing and planned rapid transit stops (ii) the edge of city centre zones (iii) the edge of metropolitan centre zones; and (d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services. 	Land adjacent to the proposed Local Centre zone, Neighbourhood Centre zone and Mixed Use zone provides for building heights and densities of urban form commensurate with the level of activity and services within these business zones.
Objective 4	<i>New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</i>	The Auckland Plan 2050 identifies Pukekohe as a satellite town that serves a wide rural catchment and is anticipated to have significant future growth in employment opportunities and residential development. The Future Urban zoning of large portions of land around Pukekohe that extends north towards Paerata, and on land either side of the precinct, reflects this future growth (refer to the proposed zoning map page 2 of the proposed provisions, Appendix 4). The PPC is consistent with the demand for future growth and the anticipated changes in built environment outcomes.
Policy 6	<p><i>When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</i></p> <ul style="list-style-type: none"> (a) <i>the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</i> (b) <i>that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</i> <ul style="list-style-type: none"> (i) <i>may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and</i> (ii) <i>are not, of themselves, an adverse effect</i> (c) <i>the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</i> (d) <i>any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</i> (e) <i>the likely current and future effects of climate change.</i> 	<p>The PPC provides for increased and varied housing densities and types while ensuring high-quality residential amenity. Additionally, the proposal to locate medium and higher density development within close proximity to transport hubs and business centres provides residents convenient access to a range of services and employment opportunities.</p> <p>Overall, it is considered the PPC is consistent with Objective 4 and Policy 6</p>

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Objective 5	<i>Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</i>	<p>During the preparation of the original SHA application five iwi were contacted and invited to a meeting to discuss the Proposal. Following initial conversations, Ngāti Paoa and Ngāti Tai Ki Tamaki confirmed they did not want to be involved in this project. Ngāti Tamaoho, Te Ākitai Waiohū and Ngāti Te Ata Waiohū each provided a Cultural Impact Assessment/Cultural Values Assessment.</p> <p>The Treaty of Waitangi has been taken into account as cooperation with iwi has occurred at multiple stages during the urban development process for the Franklin 2 precinct, including their involvement as part of Plan Variation 3. The plan change request has been developed in acknowledgement of the views of iwi.</p>
Policy 9	<p><i>Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:</i></p> <ul style="list-style-type: none"> <i>(a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and</i> <i>(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and</i> <i>(c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and</i> <i>(d) operate in a way that is consistent with iwi participation legislation.</i> 	

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National Policy Statement on Electricity Transmission – Relevant Objectives and Policies		
Provision		Comment
Objective	<p><i>To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:</i></p> <ul style="list-style-type: none"> <i>managing the adverse environmental effects of the network; and</i> <i>managing the adverse effects of other activities on the network.</i> 	<p>The PPC provides for the operation, maintenance and upgrade of the existing transmission network as the electricity transmission corridor makes up part of the east west informal recreation open space corridor transversing the precinct. Therefore, housing development will not take place under the transmission corridor resulting in the management of adverse effects on and from the National Grid. This location of the transmission line through the open space network avoids reverse sensitivity effects.</p>
Policy 10	<p><i>In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.</i></p>	

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Regional Policy Statement Chapter B – Relevant Objectives and Policies		
Provision		Comment
B2.2 Urban growth and form - Objectives		
	<p><i>(1) A quality compact urban form that enables all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) a higher-quality urban environment;</i> <i>(b) greater productivity and economic growth;</i> <i>(c) better use of existing infrastructure and efficient provision of new infrastructure;</i> <i>(d) improved and more effective public transport;</i> <i>(e) greater social and cultural vitality;</i> <i>(f) better maintenance of rural character and rural productivity; and</i> <i>(g) reduced adverse environmental effects.</i> <p><i>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</i></p> <p><i>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</i></p> <p><i>(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.</i></p>	<p>The PPC provides for housing intensification and business activities within a walkable catchment of Paerata Train Station to contribute to a quality compact urban form, while managing natural environment values.</p> <p>The PPC will provide for residential, commercial and social facilities (schools, cafes, open space) to support the growth of the area.</p> <p>The PPC enables urbanisation within the Rural Urban Boundary and ensures infrastructure is integrated with the precinct to reduce adverse effects on the surrounding area.</p> <p>The proposal is assessed as being consistent with B2.2 of the RPS.</p>
B2.2 Urban growth and form - Policies		
	<p><i>Quality Compact Urban Form</i></p> <p><i>(5) Enable higher residential intensification:</i></p>	

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	<p>(a) <i>in and around centres;</i></p> <p>(b) <i>along identified corridors; and</i></p> <p>(c) <i>close to public transport, social facilities (including open space) and employment opportunities.</i></p> <p>(6) <i>Identify a hierarchy of centres that supports a quality compact urban form:</i></p> <p>(a) <i>[...]</i></p> <p>(b) <i>at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.</i></p> <p>(7) <i>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:</i></p> <p>(a) <i>support a quality compact urban form;</i></p> <p>(b) <i>provide for a range of housing types and employment choices for the area;</i></p> <p>(c) <i>integrate with the provision of infrastructure; and</i></p> <p>(d) <i>follow the structure plan guidelines as set out in Appendix 1</i></p>	
B2.3. A Quality Built Environment - Objectives		
	<p>(1) <i>A quality built environment where subdivision, use and development do all of the following:</i></p> <p>(a) <i>respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;</i></p> <p>(b) <i>reinforce the hierarchy of centres and corridors;</i></p> <p>(c) <i>contribute to a diverse mix of choice and opportunity for people and communities;</i></p> <p>(d) <i>maximise resource and infrastructure efficiency;</i></p>	<p>Future development within the Plan Change area will achieve the concepts of a quality-built environment, while responding to the intrinsic qualities and physical characteristics of the site and area.</p> <p>The PPC requires subdivision and development to incorporate structural elements of the Franklin 2 Precinct Plans and to be co-ordinated, integrated and comprehensive (proposed policy 7). The range of land use activities and hierarchy of centres and corridors will contribute to a diverse mix of choice and opportunity for people and communities while</p>

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	<p><i>(e) are capable of adapting to changing needs; and</i></p> <p><i>(f) respond and adapt to the effects of climate change.</i></p> <p><i>(2) Innovative design to address environmental effects is encouraged.</i></p>	<p>the interconnected transport network provides good access and enables a range of travel options through active transport networks (separated cycle ways, pedestrian walkways and shared pedestrian / cycleways) and the close proximity to Paerata Train Station.</p>
B2.3. A quality built environment - Policies		
	<p><i>(1) Manage the form and design of subdivision, use and development so that it does all of the following:</i></p> <p><i>(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;</i></p> <p><i>(b) contributes to the safety of the site, street and neighbourhood;</i></p> <p><i>(c) develops street networks and block patterns that provide good access and enable a range of travel options;</i></p> <p><i>(d) achieves a high level of amenity and safety for pedestrians and cyclists;</i></p> <p><i>(e) meets the functional, and operational needs of the intended use; and</i></p> <p><i>(f) allows for change and enables innovative design and adaptive re-use.</i></p> <p><i>(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:</i></p> <p><i>(a) providing access for people of all ages and abilities;</i></p> <p><i>(b) enabling walking, cycling and public transport and minimising vehicle movements; and</i></p> <p><i>(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.</i></p> <p><i>(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.</i></p>	<p>Environmental effects will be managed through appropriate stormwater mitigation measures (water sensitive design principles) and enhancement of the natural environment.</p> <p>The proposal is assessed as being consistent with B2.3 of the RPS.</p>

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	<p><i>(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.</i></p> <p><i>(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</i></p>	
B2.4. Residential growth - Objectives		
	<p><i>(1) Residential intensification supports a quality compact urban form.</i></p> <p><i>(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p>	<p>The PPC will provide a range of residential zones that enable different housing typologies and density around Paerata Train Station. The current zoned character across the plan change area is Residential – Mixed Housing Urban and the developed areas are currently made up of mostly single dwellings. The proposed zoning is considered consistent with the zoned residential character expected in the area.</p> <p>The PPC will provide for approximately 5,900 dwellings which will enable sufficient supply and a diverse range of dwelling types and sizes that meet the housing needs of people and communities.</p>
B2.4. Residential growth - Policies		
	<p><i>Residential intensification</i></p> <p><i>(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.</i></p> <p><i>(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.</i></p> <p><i>(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.</i></p> <p><i>(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.</i></p>	<p>The Infrastructure Report prepared by Woods attached in Appendix 12 identifies that there is sufficient existing and planned infrastructure to support the anticipated increase in residential yield and decrease in commercial yield resulting from the PPC request.</p> <p>The proposal is assessed as being consistent with B2.4 of the RPS.</p>

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	<p><i>Affordable housing</i></p> <p><i>(11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including:</i></p> <p><i>(a) households on low to moderate incomes; and</i></p> <p><i>(b) people with special housing requirements.</i></p>	
B2.5. Commercial and industrial growth - Objectives		
	<p><i>(1) Employment and commercial and industrial opportunities meet current and future demands.</i></p> <p><i>(2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.</i></p>	<p>The PPC will provide local and neighbourhood centre and mixed use commercial areas to meet the needs of the community.</p> <p>The larger Local Centre zone is located in the northern area of the precinct along Te Rata boulevard which can be easily accessed by the Paerata Road and Karaka Road roundabout as well as those living in Paerata Rise as Te Rata boulevard is the main road within the Precinct.</p>
B2.5. Commercial and industrial growth - Policies		
	<p><i>(1) Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland's commercial growth.</i></p> <p><i>(4) Enable new metropolitan, town and local centres following a structure planning process and plan change process in accordance with Appendix 1 Structure plan guidelines, having regard to all of the following:</i></p> <p><i>(a) the proximity of the new centre to existing or planned medium to high intensity residential development;</i></p> <p><i>(b) the existing network of centres and whether there will be sufficient population growth to achieve a sustainable distribution of centres;</i></p> <p><i>(c) whether the new centre will avoid or minimise adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;</i></p>	<p>Higher density development is enabled in the south of the Precinct and encompasses the Mixed Use and Local Centre zone and Paerata Train Station.</p> <p>The plan change area is located in close proximity to a number of commercial hubs, these being, Pukekohe (7km south), Drury (7km east) and Papakura (10km northeast). The commercial activity in the Precinct will not result in adverse effects on the commercial activity, employment and industry located at Pukekohe, Drury and Papakura.</p> <p>The proposal is assessed as being consistent with B2.5 of the RPS.</p>

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	<p><i>(d) the form and role of the proposed centre;</i></p> <p><i>(e) any significant adverse effects on existing and planned infrastructure;</i></p> <p><i>(f) a safe and efficient transport system which is integrated with the centre;</i></p> <p><i>and</i></p> <p><i>(g) any significant adverse effects on the environment or on 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.</i></p>	
B2.7. Open space and recreation facilities - Objectives		
	<p><i>(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</i></p> <p><i>(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.</i></p>	<p>The PPC provides for a range of open spaces for the community. As shown in the Franklin 2 Precinct Indicative Open Space Network Map the Precinct is serviced by several open spaces in locations that are accessible to ensure the recreational need of people and communities are met. The streams that run through the Precinct will be maintained and enhanced and the riparian margins will be restored so the public can access and use the space along the stream.</p>
B2.7. Open space and recreation facilities - Policies		
	<p><i>(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.</i></p> <p><i>(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.</i></p> <p><i>(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.</i></p> <p><i>(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.</i></p>	
B3.2. Infrastructure - Objectives		
	<p><i>(2) The benefits of infrastructure are recognised, including:</i></p>	

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	<p>[...]</p> <p>(d) providing for public health, safety and the well-being of people and communities;</p> <p>(e) protecting the quality of the natural environment; and</p> <p>[...]</p> <p>(5) Infrastructure planning and land use planning are integrated to service growth efficiently.</p> <p>(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled.</p>	<p>The Infrastructure Report prepared by Woods attached in Appendix 12 identifies that there is sufficient existing and planned infrastructure to support the anticipated increase in residential yield and decrease in commercial yield resulting from the PPC request. Therefore, the PPC will provide for public health, safety and the wellbeing of people and communities while protecting the quality of the natural environment. The PPC includes provisions to manage potential adverse effects of infrastructure development on the natural environment.</p> <p>The PPC will incorporate the Electricity Transmission corridor as part of the east west, informal recreation open space corridor traversing the precinct. The PPC recognises the importance of the National Grid and the use of the transmission corridor as an informal recreation zone will ensure the National Grid can continue operation, maintenance and upgrades.</p>
B3.2. Infrastructure - Policies		
	<p>(8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure</p>	
B3.3. Transport – Objectives		
	<p>(1) Effective, efficient and safe transport that:</p> <p>[...]</p> <p>(b) integrates with and supports a quality compact urban form;</p> <p>(c) enables growth;</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>The PPC provisions require an integrated and accessible transport network that provides for a well-connected internal street network supporting a range of transport choices (pedestrian, cycle and public transport). Proposed provisions seek to avoid and mitigate adverse effects on the environment and amenity values while ensuring the health and safety of people and communities.</p>

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B3.3. Transport – Policies		
	<p><i>(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.</i></p> <p><i>(4) Ensure that transport infrastructure is designed, located and managed to:</i></p> <ul style="list-style-type: none"> <i>(a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and</i> <i>(b) provide effective pedestrian and cycle connections.</i> <p><i>(5) Improve the integration of land use and transport by:</i></p> <ul style="list-style-type: none"> <i>(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;</i> <i>(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;</i> <p><i>[...]</i></p> <p><i>(7) Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety.</i></p>	
B4.5. Notable trees - Objectives		
	<p><i>(1) Notable trees and groups of trees with significant historical, botanical or amenity values are protected and retained.</i></p>	
B4.5. Notable trees - Policies		
	<p><i>(4) Avoid development that would destroy or significantly adversely affect the identified values of a notable tree or group of trees unless those effects are otherwise appropriately remedied or mitigated.</i></p>	<p>The existing provisions of the AUP related to Notable Trees will continue to apply in the Precinct area, with no exceptions provided for by the Precinct provisions. The protection of notable trees (Schedule ID 2804) will not be affected. Therefore, these provisions will continue to give effect to the relevant objectives and policies in section B4.5 of the AUP RPS.</p>

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B5.2. Historic heritage - Objectives		
	<p><i>(1) Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.</i></p> <p><i>(2) Significant historic heritage places are used appropriately, and their protection, management and conservation are encouraged, including retention, maintenance and adaptation</i></p>	The existing provisions of the AUP related to historic heritage will continue to apply in the Precinct area, with no exceptions provided for by the Precinct provisions. Protection of scheduled heritage places (2733 - W.H. Smith Memorial Chapel) will not be affected. Therefore, these provisions will continue to give effect to the relevant objectives and policies in section B5 of the AUP RPS.
B5.2. Historic heritage - Policies		
	<p><i>(8) Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.</i></p>	
B6.2. Recognition of Treaty of Waitangi / Te Tiriti o Waitangi partnerships and participation - Objectives		
	<p><i>(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.</i></p> <p><i>(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.</i></p>	The principles of the Treaty of Waitangi/Te Tiriti o Waitangi have been recognised through Mana Whenua participation in resource management processes, including the during Plan Variation 1 and previous resource consents.
B6.2. Recognition of Treaty of Waitangi / Te Tiriti o Waitangi partnerships and participation - Policies		
	<p><i>(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:</i></p> <p><i>(a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga;</i></p> <p><i>(b) builds and maintains partnerships and relationships with iwi authorities;</i></p>	
The principles of the Treaty of Waitangi/Te Tiriti o Waitangi have been recognised through Mana Whenua participation in resource management processes, including the during Plan Variation 1 and previous resource consents.		
Active participation in the sustainable management of the natural and physical resources is continuing with Ngati Tamaoho who have prepared a number of recommendations in the Cultural Values Assessment. These recommendations are explored in Section 6 of the Report.		

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	<p><i>(c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans;</i></p> <p><i>(d) recognises the role of kaumātua and pūkenga;</i></p> <p><i>(e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;</i></p> <p><i>(f) acknowledges historical circumstances and impacts on resource needs;</i></p> <p><i>(g) recognises and provides for mātauranga and tikanga; and</i></p> <p><i>(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.</i></p>	
B7.3. Freshwater systems - Objectives		
	<p><i>(1) Degraded freshwater systems are enhanced.</i></p> <p><i>(2) Loss of freshwater systems is minimised.</i></p> <p><i>(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</i></p>	
B7.3. Freshwater systems - Policies		
	<p><i>(1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:</i></p> <p style="padding-left: 40px;"><i>(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;</i></p> <p style="padding-left: 40px;"><i>[...]</i></p> <p><i>(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.</i></p>	<p>The existing provisions of the AUP relating to freshwater will continue to apply to all of the Precinct area, with no exceptions provided for by the Precinct provisions. The PPC will be sensitive to the precincts natural ecological values and facilitate the restoration of riparian margins. This will enhance and restore freshwater systems in the Precinct. Three water infrastructure is adequately provided for through new and existing infrastructure which will ensure the integrated management of subdivision, use and development and freshwater systems.</p> <p>The proposal is assessed as being consistent with B7.3 of the RPS.</p>

Objectives and Policy Framework

B10.2. Natural hazards and climate change - Objectives		
	<p><i>(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.</i></p> <p><i>(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.</i></p> <p><i>(6) The conveyance function of overland flow paths is maintained.</i></p>	
B10.2. Natural hazards and climate change - Policies		
	<p><i>(8) Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.</i></p> <p><i>(9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following:</i></p> <p style="padding-left: 40px;"><i>(a) protecting and restoring natural landforms and vegetation;</i></p> <p style="padding-left: 40px;"><i>[...]</i></p>	<p>The Precinct is subject to a series of floodplains and flood prone areas associated with the existing networks of streams which flow through the area. To ensure natural hazard risk is not exacerbated from the PPC a range of mitigation measures are proposed. This includes the retention and expansion of the greenway network which acts as critical green infrastructure within the Precinct and to manage stormwater and protect natural floodplains. The retention and expansion of the greenway network will protect the natural systems from development, use and subdivision.</p> <p>The precinct provisions contain policies and standards which seek to avoid development within the 1% AEP floodplain in order to appropriately manage flood risk. These provisions manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards.</p> <p>Thus, avoiding the creation of new risks to people, property and infrastructure through mitigation measures and flooding provisions.</p>