

# Section 32 Analysis

## Scale and Significance of the Effects

Section 32(1)(c) of the RMA requires the s32 evaluation to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. Effects of the proposed plan change have been assessed in section 7 of plan change request report. In order to determine the scale and significance, the following criteria have been used:

- Reasons for the change
- Degree of shift from the status quo (being the current approach)
- Who and how many will be affected?
- Degree of impact on, or interest from iwi/Māori
- When will effects occur?
- Geographic scale of impacts
- Type of effect
- Degree of policy risk, implementation risk or uncertainty.

Criteria	Summary of effects	Evaluation (High, Medium, Low)
Reasons for the change	<ul style="list-style-type: none"><li>• To allow the Wesley College to continue to operate from its current site.</li><li>• To provide for two local centres, and a neighbourhood centre in locations that support the growing community now that the Wesley Sub-Precinct can no longer support that development.</li><li>• Integrate development with investment in public transport and road investment, manage effects on stormwater and the National Grid.</li></ul>	Low
Degree of shift from the status quo – being the current approach	<ul style="list-style-type: none"><li>• The proposed plan change seeks to redistribute commercial zones to reflect changes on the site.</li><li>• The proposed plan change seeks to intensify residential development within a walkable catchment of the Paerātā Train station.</li></ul>	Low

Criteria	Summary of effects	Evaluation (High, Medium, Low)
	<ul style="list-style-type: none"> <li>Additional Provisions applying to development in the Franklin 2 Precinct for transport infrastructure, stormwater, and riparian margins are retained in the proposed plan change.</li> </ul>	
Who and how many will be affected?	<ul style="list-style-type: none"> <li>The proposed plan change primarily affects areas of land that are yet to be developed and therefore changes will be low. Where the change in zoning mean the underlying AUP residential zone provisions apply the development provided for is generally consistent.</li> <li>The redistribution of commercial zone land to new areas are undeveloped and can be implemented to minimise effects on nearby residents.</li> </ul>	Low
Degree of impact on, or interest from iwi/Māori	<ul style="list-style-type: none"> <li>The proposed plan change does not feature any Sites and Areas of Significance to Maori.</li> <li>Regular dialogue with Ngāti Tamaoho is ongoing noting that Ngāti Tamaoho have statutory acknowledgment over the area.</li> <li>Engagement with other iwi who have identified an interest in the area is ongoing.</li> </ul>	Low
When will effects occur?	<ul style="list-style-type: none"> <li>The proposed plan change will be implemented over time and remains consistent with the general urbanisation envisaged for the area.</li> </ul>	Low
Geographic scale of impacts	<ul style="list-style-type: none"> <li>The proposed plan change is limited to the extent of the Precinct.</li> </ul>	Low
Type of effect	<ul style="list-style-type: none"> <li>It is considered that any actual and potential effects are comparable and can be appropriately avoided, remedied or mitigated, as assessed in section 6 of the AEE.</li> <li>The proposed plan change is expected to have a positive impact</li> </ul>	Low

Criteria	Summary of effects	Evaluation (High, Medium, Low)
	on environmental, economic and social well-being.	
Degree of policy risk, implementation risk, or uncertainty	<ul style="list-style-type: none"> <li>There is a low degree of risk and uncertainty, due to technical specialist input to the proposed plan change.</li> </ul>	Low

The level of detail in this evaluation report is appropriate for the low level of effects anticipated.

## Objectives of the Proposal

Section 32(1)(a) of the RMA requires the examination of the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act. The purpose of the Act is listed in section 5 of the RMA.

Section 32(6) of the RMA then specifies that “objectives” means:

- (a) *for a proposal that contains or states objectives, those objectives:*
- (b) *for all other proposals, the purpose of the proposal.*

The proposed plan change includes changes to the Franklin 2 Precinct objectives, as well as a number of other changes not directly related to those objectives (such as updated zoning to reflect standard zoning provisions of the AUP-OP). Therefore, assessment is required of both changes to the Franklin 2 objectives and the purpose(s) of the remaining proposed changes.

The following provides an evaluation of whether the objectives achieve the purpose of the Act and whether there are other reasonable practicable options for achieving the objectives. The latter assessment is based on the options presented in Section 4 of this report and on the following principles:

- Relevance - How effective provisions are in achieving the objective(s).
- Feasibility - Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.
- Acceptability - Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.

## Assessment of the Objectives against Part 2

The following assessments use key themes to assess the objectives and relevant provisions. These key themes are:

- Theme 1: Providing for the Wesley College
- Theme 2: Well-functioning Urban Environment
- Theme 3: Aligning Development with Infrastructure Capacity

Objective	RMA s5 Purpose	RMA s6 Matters of National Importance	RMA s7 Other Matters	RMA s8 Treaty of Waitangi
<b>Operation of Wesley College</b>				
Provision is made for the continued operation and development of Wesley College and its associated activities within the precinct.	Providing for the continued operation of Wesley College and associated activities will sustain the physical resources for future generations and enables people and communities to provide for their social, economic, and cultural well-being.	This objective does not compromise the recognition, or the provision of matters of national importance. The AUP contains existing objectives that manage matters of national importance.	The objective does not compromise the recognition, or the provision of other matters. In particular, the objective supports the efficient use of natural and physical resources by ensuring the continued operation of Wesley College and associated activities within the Precinct.	The objective does not compromise the recognition of the principles of the Treaty of Waitangi.
<b>Well-Functioning Urban Environment</b>				
A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.	Mandatory objectives within Schedule 3A of the RMA not evaluated further.			
A relevant residential zone provides for a variety of housing types and sizes that respond to – a. housing needs and demand; and b. the neighborhood's planned urban built character, including three-storey buildings.				

Objective	RMA s5 Purpose	RMA s6 Matters of National Importance	RMA s7 Other Matters	RMA s8 Treaty of Waitangi
Subdivision and development occur in a comprehensive and integrated way that provides for a compatible mix of residential living, housing typologies and locations designed to increase housing supply and to support passenger rail.	Development that is comprehensive and integrated and provides for a mix of residential living, housing typologies in locations to support passenger rail will provide for the social, economic and cultural well-being of the Franklin 2 precinct community while sustaining the potential of natural and physical resources to meet the needs of future generations.	This objective does not compromise the recognition, or the provision of these matters of national importance. The proposed plan change and the AUP contain a suite of objectives which will appropriately manage matters of natural importance within the Plan Change area.	The objective supports the efficient use of natural and physical resources (s7(b)) by seeking to ensure a land use pattern that provides for more intensive residential activities in accessible locations and in close proximity to public transport.	This objective will not compromise the recognition of the principles of the Treaty of Waitangi.
Development makes efficient use of land based on a series of walkable neighbourhoods and mixed use areas in close proximity to passenger transport, local centres and open space.	The efficient use of land through a series of walkable neighbourhoods close to public transport, local centres and open space will ensure development occurs in a sustainable manner while providing for the social, economic and	This objective does not compromise the recognition, or the provision of these matters of national importance. The proposed plan change and the AUP contain a suite of objectives which will appropriately manage matters of natural importance	The objective supports the efficient use of natural and physical resources (s7(b)) by seeking to ensure a land use pattern that provides for more intensive residential activities in accessible locations and in close proximity to public transport.	This objective will not compromise the recognition of the principles of the Treaty of Waitangi.

Objective	RMA s5 Purpose	RMA s6 Matters of National Importance	RMA s7 Other Matters	RMA s8 Treaty of Waitangi
	cultural wellbeing of the community.	within the Plan Change area.		
Subdivision and development are sensitive to the precinct's natural ecological values, and those values are a significant feature of the precinct's development.	The sensitivity to the natural ecological environment will sustain the natural resources in the Plan Change area for future generations and ensure development avoids, remedies and mitigates adverse effects. It also achieves environmental outcomes which contribute to safeguarding the life supporting capacity of air, water, soil and ecosystems.	This objective will preserve the natural character of wetlands and rivers in the precinct and protect them from inappropriate subdivision, use, and development (s6(a)).	The objective is considered to have regard to the intrinsic values of ecosystems through sensitive subdivision and development in accordance with s7(d), while enabling the efficient use and development of natural and physical resources (s7(b)). The objective additionally maintains and enhances the quality of the environment in accordance with s7(f).	This objective will not compromise the recognition of the principles of the Treaty of Waitangi.
Subdivision of the precinct will facilitate restoration of riparian margins.	Subdivision that facilitates the restoration of riparian margins will sustain the natural resources in the Plan Change area for future generations and ensure development	This objective contributes to the preservation of the natural character of wetlands and rivers and their margins and protection of these features from inappropriate	The objective is considered to have regard to the intrinsic values of ecosystems through restoring riparian margins in accordance with s7(d), while enabling the efficient use and development of natural	This objective will not compromise the recognition of the principles of the Treaty of Waitangi.

Objective	RMA s5 Purpose	RMA s6 Matters of National Importance	RMA s7 Other Matters	RMA s8 Treaty of Waitangi
	avoids, remedies and mitigates adverse effects on the environment. It also achieves environmental outcomes which contribute to safeguarding the life supporting capacity of air, water, soil and ecosystems.	subdivision, use, and development (s6(a)).	and physical resources (s7(b)). The objective additionally maintains and enhances the quality of the environment in accordance with s7(f).	
<b>Aligning development with infrastructure capacity</b>				
Subdivision and development are integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail.	Integrating development with transport networks and well-connected active modes of transport will provide for the social, economic and cultural well-being and health and safety of the future community in the Precinct.	This objective does not compromise the recognition, or the provision of these matters of national importance. The AUP contains existing objectives that manage matters of national importance.	Development that is integrated with transport networks and active modes of transport will enhance the amenity values of Paerātā Rise (s7(c)).	This objective will not compromise the recognition of the principles of the Treaty of Waitangi.
Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining state highway network or the National Grid line (GLN-DEV-A).	The alignment of infrastructure and land use planning will ensure development occurs in a sustainable	This objective does not compromise the recognition, or the provision of these matters of national	The alignment of infrastructure and land use planning will ensure development makes	This objective will not compromise the recognition of the principles of the Treaty of Waitangi.

<b>Objective</b>	<b>RMA s5 Purpose</b>	<b>RMA s6 Matters of National Importance</b>	<b>RMA s7 Other Matters</b>	<b>RMA s8 Treaty of Waitangi</b>
	manner through safe and efficient operation of the adjoining state highway and National Grid Line and mitigates the adverse effects of development on the receiving environment.	importance. The AUP contains existing objectives that manages any potential conflict between matters of national importance and infrastructure.	efficient use of land (s7(b)).	
Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles and restrictions on impervious areas for high density residential areas.	Incorporating water sensitive design principles will ensure the adverse effects of stormwater runoff on the environment are avoided and mitigated.	This objective does not compromise the recognition, or the provision of these matters of national importance. The AUP contains existing objectives that manages any potential conflict between matters of national importance and infrastructure.	The objective contributes to maintaining and enhancing the quality of the environment by avoiding and mitigating stormwater runoff (s7(f)).	This objective will not compromise the recognition of the principles of the Treaty of Waitangi. Ngāti Tamaoho have provided specific input into stormwater management and support the treatment train approach.

## Appropriateness of the Provisions to Achieve the Plan Change Objectives

Section 32(1)(b) of the RMA requires an evaluation to examine whether the provisions (policies and methods) in the plan change request are the most appropriate way to achieve its objectives by:

- Identifying other reasonably practicable options for achieving the objectives;
- Assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
- Summarising the reasons for deciding on the provisions.

Under section 32(1)(b) of the RMA the following further evaluation is required.

(2) *An assessment under subsection (1)(b)(ii) must—*

- (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
  - (i) *economic growth that are anticipated to be provided or reduced; and*
  - (ii) *employment that are anticipated to be provided or reduced; and*
- (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

## Proposed Amendment

Key points to note regarding the change proposed under the proposed plan change request:

Change the zoning to:

- Rezone the existing Business: Local Centre area located largely in the vicinity of Wesley College to Residential: Mixed Housing Urban zone, with the retention of additional controls to enable the ongoing operation and improvements to Wesley College.
- Rezone the area adjacent to the Glenbrook roundabout from Residential: Mixed Housing Urban to Business: Local Centre zone.
- Rezone the area adjacent to the Paerata Rail station (currently under construction) to Business: Local Centre and Business: Mixed Use.
- Rezone a small site (3,000m<sup>2</sup>) in the vicinity of Sim Road from Residential: Mixed Housing Urban to Business: Neighbourhood Centre.
- Rezone the residential area within a 10-minute walking distance of the Paerātā train station from Residential: Mixed Housing Urban zone to Residential: Terraced Housing and Apartment Building zone to align with the requirements of the National Policy Statement on Urban Development 2020.

Aligning the precinct with the operative Unitary Plan zone provisions and the RMA, including:

- updating the Additional Provisions applied to development in the Franklin 2 Precinct, including the transport triggers, stormwater management requirements and the sub-precinct specific development standards.

- clarification of the notable tree provisions within the Precinct, as these are largely identified in the Auckland-wide Notable Tree overlay.

### Other Reasonably Practicable Options

In determining whether the proposed provisions (policies and methods) of the proposed plan change are the most appropriate way to achieve the objectives of the plan change, consideration has been given to the following other reasonably practicable options when assessed against the proposed plan change provisions themselves.

- **Option 1: Do nothing.** This option involves retaining the current zoning and provisions within the Plan Change area and not enabling any further urbanisation at Paerātā Rise.
- **Option 2: Delete the Precinct.** This option involves rezoning the precinct area to enable further intensification and redistribution of the business zones while deleting the Franklin 2 Precinct.
- **Option 3: Proposed Plan Change request.** This option involves rezoning the precinct area to enable further intensification and redistribution of the business zones and updating the Precinct to take into account the Objectives and Policies of the AUP.

Table 4 below evaluates the benefits and costs of these options.

	<b>Option 1: Do Nothing</b>	<b>Option 2: Delete the Precinct</b>	<b>Option 3: Proposed Plan Change Request</b>
Benefits	<ul style="list-style-type: none"> <li>• No change to the AUP is required.</li> <li>• Affordable housing provisions enable the needs of different households to be met.</li> <li>• Removes the costs associated with initiating a plan change.</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with the NPS-UD.</li> <li>• Development will support Paerātā Train Station.</li> <li>• A range of housing typologies are provided for that meet the needs of the community.</li> <li>• Planning process does not require the consideration of a Precinct.</li> <li>• Appropriate land utilisation.</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with the NPS-UD.</li> <li>• A range of housing typologies are provided for that meet the needs of the community.</li> <li>• Staged approach to urban growth and increased density, improves infrastructure alignment.</li> <li>• Appropriate land utilisation.</li> <li>• Development will support Paerātā Train Station.</li> <li>• Alignment with AUP provisions.</li> <li>• Tailored masterplan that provides for integrated, cohesive and quality development.</li> <li>• Resilient to climate change.</li> </ul>
Costs	<ul style="list-style-type: none"> <li>• Inconsistent with the NPS-UD.</li> <li>• Does not provide for a range of housing typologies.</li> <li>• Poor land utilisation.</li> <li>• Double ups in the Precinct provisions and AUP provisions.</li> <li>• Current provisions only provide for the continued operation of Wesley College in the short to medium term.</li> </ul>	<ul style="list-style-type: none"> <li>• The provisions of the AUP are not bespoke enough to directly relate to the ecological values of the site.</li> <li>• Adverse effects on roading in the Precinct and surrounding area as there are no controls to ensure the rate of development is aligned with access upgrades.</li> <li>• Inappropriate development could occur prior to the correct infrastructure being put in.</li> </ul>	<ul style="list-style-type: none"> <li>• Change to the AUP and the precinct.</li> <li>• Costs involved with a plan change.</li> <li>• Additional costs to the landowners.</li> <li>• Resource consent process is more complex.</li> </ul>

It is considered that the most appropriate and preferred option is Option 3: Proposed Private Plan Change request.

#### Assessment of the Objectives against Higher Order Policy

The proposed plan change request proposes to amend the AUP, including amending the Precinct and rezoning the Plan Change area. Therefore, further assessment under Section 23(1)(b) is required as follows:

(3) *If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*

- (a) the provisions and objectives of the amending proposal; and*
- (b) the objectives of the existing proposal to the extent that those objectives—*
  - (i) are relevant to the objectives of the amending proposal; and*
  - (ii) would remain if the amending proposal were to take effect.*

The proposed plan change seeks to rezone the southern end of the Precinct to Residential – Terraced Housing and Apartment Building to take into account the NPS-UD, relocate the Business zone to the northern commercial area and in closer proximity to Paerātā Train Station and retain the existing Residential – Mixed Housing Urban across the remaining part of the site. The proposed plan change also seeks to update the Precinct provisions to better align with the AUP and the new zoning request. As such it is necessary to evaluate the proposed objectives against the higher order objectives of the AUP. The Plan Change has been evaluated against the higher order objectives of the RPS in Section 6.2 of this report.

In addition to the objectives of the proposed Plan Change which are outlined above, the AUP objectives of particular relevance to this plan change are summarised below:

##### Within the Residential Zones:

- Within the Terrace Housing and Apartment Building zone - 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;
- Within the Mixed Housing Urban zone - enable a range of housing types at a range of densities and in a manner that is in keeping with the planned urban built character of the zone; and
- Ensure land is used efficiently in areas close to centres and public transport.

##### Within the Business Zones:

- Ensure business activity is distributed in locations, that is accessible and is of a form and scale that provides for the community's social and economic needs; and
- Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to, or which can support the public transport network.

##### Within the Open Space Zones:

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

##### Within the Auckland-wide Provisions:

- Auckland-wide objectives relating to lakes, rivers, streams and wetlands, water quality, stormwater, land disturbance and vegetation management and biodiversity. Generally seeking to avoid adverse effects where possible but recognise the need to use land identified for future urban land uses efficiently;
- Auckland-wide objectives relating to subdivision seek to ensure that subdivision has a layout which is safe, efficient, convenient and accessible and that Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner; and
- Auckland-wide objectives relating to transport seek to ensure that an integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.

The proposed amendments to the Precinct are considered consistent with the relevant objectives and policies of the AUP. The proposed plan change seeks to enable high-density urban living in land adjacent or near to the Paerātā Train Station and enable a range of housing types at a range of densities throughout the Precinct. The proposed plan change also seeks to ensure employment opportunities are distributed in locations, that are of a form and scale that provides for the community's social and economic needs.

Overall, it is considered that the amended Franklin 2 Precinct zoning approach and provisions will effectively give effect to the higher order objectives of the AUP and be consistent with the relevant objectives and policies of the AUP.

The following does not include analysis on the:

- policies and standards stipulated within Schedule 3A of the RMA, because these are mandatory; or
- those policies or standards carried over from Plan Change 78 (including matters relating to qualifying matters), unless there is a direct correlation with a specific precinct standard. The purpose of applying those policies and standards is to ensure consistency with the AUP-OP.

## Theme 1: Well-functioning Urban Environment

The objectives of the AUP which have particular relevance to Theme 1 include:

- H5.2(1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.
- H6.2(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.
- H5.2(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.
- H11.2(1), H12.2(1), H13.2(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- H29.2(2) School activities, including the development of new schools and appropriate redevelopment, intensification and expansion of existing schools, are enabled.

- H38.2(1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.
- H38.2(2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.

<b>Policies</b>	<b>Standards</b>	<b>Related Matters of Discretion</b>
Policy 6	IXXX.4.1 Activity Table (A4, A18)	IXXX.7.1 Matters of Control
Policy 7	IXXX.6.10 Show Homes	IXXX.7.2. Assessment Criteria (1)
Policy 20	IXXX.6.11 College Sub Precinct IXXX.6.16 Subdivision (1), (3), (4)	IXXX.8.1 Matters of Discretion (1), (8) IXXX.8.2 Assessment Criteria (1), (6)(b), (8)
	<b>Benefits</b>	<b>Costs</b>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>• Provides co-ordinated and integrated development.</li> <li>• Adverse effects on residential amenity are managed.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed provisions are unlikely to generate environmental costs due to the requirement for co-ordinated, integrated and comprehensive development and as provisions adequately manage adverse effects on residential amenity.</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>• Enhances overall aesthetic and functionality of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>• Reduced costs later down the track as all development and staging is well planned and managed.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for higher design costs for developers and landowners.</li> </ul>
<b>Cultural</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A.</li> </ul>
<b>Efficiency and Effectiveness</b>	The provisions are effective and efficient at achieving the relevant objectives of the Precinct as they will result in a comprehensive and integrated development and provide for activities while managing adverse effects on residential amenity.	

## Theme 2: Natural Environment / Natural Hazards

The objectives of the AUP which have particular relevance to Theme 2 include:

- E3.2(2): Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.
- E15.2(2): Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.
- E36.2(2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.

<b>Policies</b>	<b>Standards</b>	<b>Related Matters of Discretion</b>
<b>Benefits</b>	<b>Costs</b>	
<b>Environmental</b>	<ul style="list-style-type: none"> <li>Enhancement of existing ecological values, biodiversity and water quality in streams.</li> <li>Avoiding and mitigating adverse effects of erosion and flooding.</li> <li>Enhancing local landscapes and ecosystems while effectively managing stormwater.</li> </ul>	<ul style="list-style-type: none"> <li>Environmental costs are not anticipated.</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>Can provide additional recreational or aesthetic benefits to the community.</li> <li>Minimises potential risk to people and property from natural hazards.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>Ephemeral stream gullies, restored wetlands, and constructed watercourses reduce long-term costs associated with flood damage and ecosystem restoration.</li> </ul>	<ul style="list-style-type: none"> <li>The requirements for riparian planting and the enhancement of the natural environment will increase development costs.</li> <li>Maintenance can be costly.</li> </ul>
<b>Cultural</b>	<ul style="list-style-type: none"> <li>Streams and overland flow paths are to be vegetated and enhanced in regard to the recommendation by Ngāti Tamaoho.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Efficiency and Effectiveness</b>	<p>The provisions will result in sensitive development and subdivision that enhances and incorporates the natural ecological values of the Precinct, while avoiding bank erosion and avoiding or mitigating adverse effects from natural hazards. Therefore, the provisions efficient and effective in achieving the objective.</p>	

### Theme 3: Aligning Development with Infrastructure Capacity

The objectives of the AUP which have particular relevance to Theme 3 include:

- E2.2(2): Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.

- E26.2.1(6): Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.
- E27.2(1): Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.
- E27.2(2): An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.
- E27.2(5): Pedestrian safety and amenity along public footpaths is prioritised.
- E27.2(6): Road/rail crossings operate safely with neighbouring land use and development.

<b>Policies</b>	<b>Standards</b>	<b>Related Matters of Discretion</b>
Policy 17 Policy 18 Policy 19	IXXX.4.1 Activity Table (A10 – A11) IXXX.6.12 Vehicle Access to State Highway 22 IXXX.6.13 Access Upgrades and Timing of Development IXXX.6.4 Stormwater Mitigation Standards (6) IXXX.6.16 Subdivision (2)	IXXX.7.1 Matters of Control (1)(c) IXXX.7.2 Assessment Criteria 1(c) IXXX.8.1 Matters of Discretion (2), (4) – (6), IXXX.8.2 Assessment Criteria (2), (4), (5), (6)(a)
	<b>Benefits</b>	<b>Costs</b>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>Ensures sufficient infrastructure is in place to adequately manage effects of development on the natural and built environment.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>Minimises the impact of transmission infrastructure on private property.</li> <li>Intensification in key locations enables increased access to employment and services and will better enable people and communities to provide for their social wellbeing.</li> <li>Provision of a diverse range of transport options, improving accessibility and mobility for people and communities to provide for their social wellbeing.</li> <li>Reduces risk to people and property from natural hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Limited access and egress points requires careful planning to ensure sufficient access for emergency services.</li> <li>Potential conflicts between recreational use and maintenance of transmission lines.</li> <li></li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>Improving accessibility and mobility reduces traffic congestion and increases productivity.</li> </ul>	<ul style="list-style-type: none"> <li>Requires investment in specialised infrastructure and design techniques which may lead to higher initial costs for developers and residents.</li> </ul>

		<ul style="list-style-type: none"> <li>• Requires ongoing monitoring and maintenance which generates ongoing cost requirements.</li> </ul>
<b>Cultural</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Efficiency and Effectiveness</b>	<p>The provisions aim to achieve a safe and an interconnected transport network that will effectively and efficiently achieve the purpose of this objective while contributing to several environmental and social benefits. The proposed plan change does not adversely impact on the National Grid by providing for the transmission corridor within informal recreation open spaces.</p>	

#### Theme 4: Operation of Wesley College

- H29.2(1) The educational needs of school students are met and the well-being of students, staff and visitors is provided for.
- H29.2(2) School activities, including the development of new schools and appropriate redevelopment, intensification and expansion of existing schools, are enabled.

<b>Policies</b>	<b>Standards</b>	<b>Related Matters of Discretion</b>
Policy 20	IXXX.6.11 College Sub Precinct	N/A
	<b>Benefits</b>	<b>Costs</b>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>• Preserves the historical significance of the college.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A.</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>• Supports local education and community services.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A.</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>• No additional costs to move the College to a new location.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not take advantage of the full development opportunity compared to if the school moves.</li> </ul>
<b>Cultural</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Efficiency and Effectiveness</b>	<p>The proposed proposed plan change will ensure the continued operation and development of Wesley College by applying rules for its operation. Therefore, the provision is effective and efficient at achieving the objective.</p>	

#### Risk of Acting or Not Acting

In this case, there is sufficient information about the subject matter of the provisions to determine the range and nature of environmental effects of the options set out in the report above. For this reason, an assessment of the risk of acting or not acting is not required.