



Technical Report – Assessment of 'Edge' Requests for Inclusion within the Rural Urban Boundary

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1 Executive Summary

The Auckland Plan provides for a Rural Urban Boundary, or "RUB", to accommodate urban growth over the next 30 years. In March 2013 the Auckland Council released a Draft Auckland Unitary Plan identifying an interim RUB around the urban area. A four stage process for defining the final 30 year RUB was set out in an Addendum to the Draft Unitary Plan:

1. Update 2010 Metropolitan Urban Limit
2. The 'Edge Work'
3. Greenfield Areas for Investigation
4. Other RUB areas.

This report focuses on Stage 2 – the Edge Work, which provided the opportunity for landowners located outside the interim RUB and at the edge of metropolitan Auckland to put forward areas for inclusion in the RUB through the feedback process to the Draft Unitary Plan. The Addendum provided assessment criteria to help determine whether the land involved in the requests should be included within the RUB (see Appendix One for the Addendum criteria).

86 requests were received seeking the inclusion of either specific sites or broad areas. Requests were concentrated within 12 geographic locations along the edge. Individual site requests ranged from sites of 4,000m² to over 130ha. In some locations a concentration of requests identified significant areas of land to be assessed, for example over 1,000 hectares in Takanini.

Many requests sought a residential zone such as Single House or Mixed Housing. A quarter of requests stated that if their land was included in the RUB, then in their view it would be suitable as a Special Housing Area under the proposed Housing Accord legislation.

To assist in the assessment of the requests, a methodology was developed to identify simple and more complex requests, based in part on the area involved, information available and the extent of understanding of likely effects of urbanisation. 27 requests - at Okura, Albany, and Puhinui - were identified as being complex because of both the significant area of land involved and the absence of sufficient technical information to confirm with certainty a robust and defensible 30 year boundary. It is recommended that consideration of these requests be deferred to after notification of the Proposed Auckland Unitary Plan, with these areas included in the Stage 4 work.

Principles developed as part of the methodology provided additional guidance to the consideration of the non complex requests, identifying critical elements to ensure a defensible urban edge. That is, an edge that could not be easily challenged. In particular:

- i. Natural landscape features provide the most defensible boundary*
- ii. Waitakere Ranges Heritage Area provides a defensible boundary*

All requests that were not identified as complex (59 in total) were assessed against the Addendum criteria to determine whether or not it was appropriate to include them within the RUB.

Following this assessment of requests and review of the interim RUB the following changes are recommended:

- Massey – realign the location of the RUB to exclude the Birdwood Structure Plan and to align it with the ridgeline south of Massey High School and publicly owned open space of Te Rangi Hiroa/Birdwood Winery reserve (refer to Map 1 in Appendix 7).
- Swanson / Henderson Valley / Oratia – realign the location of the RUB to match the alignment of the Waitakere Ranges heritage area.
- Extend the RUB to include the following sites:

Location	Sites	Proposed zoning
Massey	1-11 and 10 Crows Road 8 Yelash Road 155-163 Birdwood Road (Refer to Map 1 in Appendix 6)	Future Urban
Henderson Valley	47-51 Parris Cross Road (Refer to Map 2 in Appendix 6)	Single House
Flat Bush	19 Fairhill Place, Flat Bush 98 Chateau Rise, Flat Bush (Refer to Map 3 in Appendix 6)	Large Lot Residential
Takanini	Land bounded by Ranfurly Road to the north and Mill Road to the east (Refer to Map 4 in Appendix 6)	Future Urban

2 Introduction

2.1 Purpose of report

The purpose of this report is to outline:

- the background to the Auckland Unitary Plan's Rural Urban Boundary, or "RUB";
- the methodology developed to consider requests that were received, as part of the Edge Work, to include land within the interim RUB; and
- to summarise the assessment of the requests against the adopted criteria.

This report will also support the section 32 analysis of the Proposed Auckland Unitary Plan (Proposed AUP).

2.1.1 Background

The Auckland Plan sets out the 30 year urban growth strategy for Auckland. A Rural Urban Boundary is identified in the Plan as a key tool to help ensure sufficient land supply to meet future growth needs (Directive 10.1). The Plan identifies the requirement for a 30 year growth boundary around the urban core, satellite towns, rural and coastal towns and serviced villages, creating a permanent rural-urban interface.

The Auckland Plan also sets out principles for developing greenfield areas to be included in the RUB (Directive 10.4):¹

Locate and develop greenfield areas as sustainable liveable neighbourhoods in a way that:

- *Demonstrates efficient use of land in a compact urban form and avoids urbanisation of the most highly productive farmland wherever possible*
- *Protects and enhances biodiversity, air quality, water quality, and heritage values*
- *Recognises and provides for the relationship of Maori with their coastal lands and taonga*
- *Integrates with the efficient provision of community facilities, open space, transport and utility infrastructure, wastewater, etc*
- *Provides for wide housing choice to cater for the diversity of future housing needs in Auckland*
- *Provides or supports local employment opportunities and the provision of adequate business land opportunities*
- *Contributes to a modal shift to walking and cycling, and public transport, and promotes a well-connected street network, whilst providing for movement of freight*
- *Promotes high-quality design with high environmental performance*
- *Avoids risks from natural hazards and builds in resilience to future risks.*

Greenfield areas for investigation (GAFI) are mapped in the Auckland Plan and investigation into these areas commenced as part of preparing the Draft Auckland Unitary Plan (Draft AUP).

Auckland Council released the Draft AUP in March 2013 for public feedback. This feedback has informed the development of the Proposed AUP which is scheduled to be notified later this year.

¹ The Auckland Plan, Auckland Council (March 2012)

The Draft AUP included the following Regional Policy Statement objective: “A quality compact urban form with a clear limit (Rural Urban Boundary - RUB) to the urban expansion of the metropolitan urban area, satellite towns, rural and coastal towns and serviced villages.”²

The Draft AUP identified an interim RUB within the planning maps and an Addendum outlined a four stage process for defining the final RUB:³

Stage 1 - Updated 2010 MUL: Updating the 2010 MUL to include recent Environment Court decisions and consent orders (the interim RUB).

Stage 2 - The ‘Edge Work’: Revising the updated 2010 MUL (Stage 1) around the existing metropolitan urban area by including any additional areas worthy of consideration.

Stage 3 - Greenfields Areas of Investigation: Determining a RUB in the greenfield areas of investigation identified in the Auckland Plan. The greenfield areas include the two satellite towns of Warkworth and Pukekohe. They also include rural areas considered suitable for future urban growth in the north, northwest and south of Auckland. These areas are close to existing urban areas and key transport routes.

Stage 4 - Other RUB Areas: Setting the RUB for rural and coastal towns and serviced villages outside the ‘greenfield areas of investigation’, and in other areas that have not been considered in steps 1-3 above, including areas where plan changes are somewhat advanced but not yet resolved.

The Addendum provided for the outputs of Stages 2 and 3 to be included in the Proposed AUP. Stage 4 is not intended to be considered until after notification of the Proposed AUP.

Feedback on the Addendum and Draft AUP therefore provided the opportunity for landowners located outside the interim RUB and at the edge of metropolitan Auckland to put forward specific areas that were not otherwise covered by the Stage 1 and 3 works, for inclusion in the interim RUB through the Edge Work process.

The Stage 2 Edge Work also provides an opportunity to review the robustness of the entire interim RUB for the metropolitan area (excluding those areas covered by the Stage 3 work).

2.2 Methodology

Appendix A to the Addendum, which is included as Appendix 1 to this report, provided criteria as to whether it would be appropriate to include additional land in the RUB.

A methodology for considering Edge Work-related requests was, however, not included in the Addendum. Therefore a methodology was developed in consultation with council staff. It comprises three key steps as illustrated in Figure 1.

² Draft Auckland Unitary Plan, Section 2.2.1 Providing for growth in a quality compact urban form - Objective 1 (March 2013)

³ Addendum to the draft Auckland Unitary Plan: Planning for urban growth over the next 30 years, Auckland Council (March 2013)

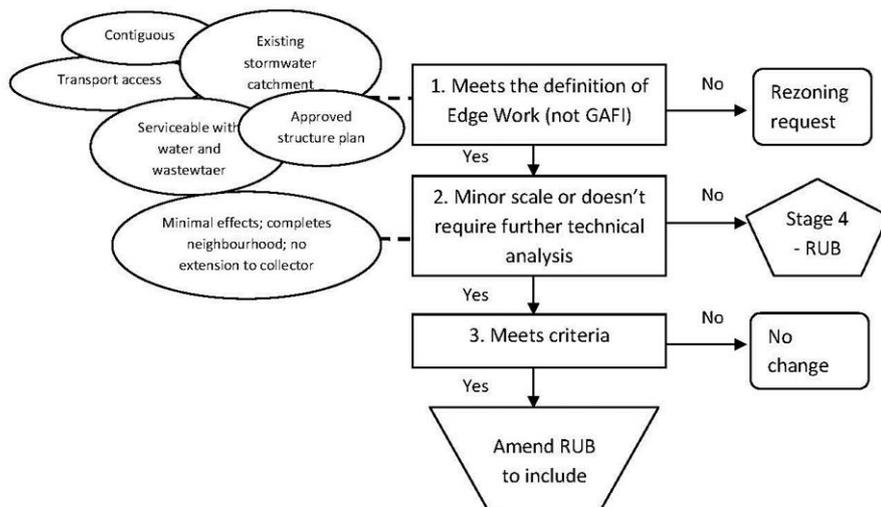


Figure 1 Methodology for Edge Work

2.2.1 Step 1 - Define the Edge

The first step required consideration of what constitutes the "Edge" as this term is not defined in the Addendum. To determine whether requests qualify as being within the Edge, the following criterion was developed:

Land must be contiguous with the metropolitan urban edge or located in close proximity to the interim RUB. Close proximity to the RUB means land is:

- located within an urbanised stormwater catchment, and
- served or accessible to public transport, or
- serviced or capable of being readily serviced with reticulated water and wastewater, or
- part of an approved structure plan for urban development.

In addition to those requests specifically seeking inclusion of land in the RUB, a number of requests for urban zonings outside the RUB and the GAFI areas, received as part of the general feedback on the Draft AUP, were considered as part of the Edge Work in recognition that an urban zoning cannot be applied unless the land is also included in the RUB.

Next, the entire length of the Edge (excluding the GAFI areas) was divided into 15 separate geographic locations to facilitate spatial analysis, consultation and reporting:

- Hatfields Beach
- Orewa
- Okura
- Albany
- Massey
- Swanson
- Henderson Valley
- Oratia
- Titirangi
- Ihumatao (Mangere)
- Puhinui (Mangere)
- Howick

- Flat Bush
- Manurewa
- Takanini
- Red Hill (Papakura).

Consultation with Local Boards, mana whenua and council staff was undertaken as part of this first step, to discuss the general areas involved in the requests and to gather relevant information.

2.2.2 Step 2 – Technical Analysis

Technical analysis of requests was undertaken as a desktop exercise, reliant on information supplied in support of requests in addition to existing information available within the council. On confirmation that a request met the definition of the Edge, a review of background information held by council was undertaken including plan changes, strategies, structure plans and databases to supplement any technical information supplied by the requesters. This step was particularly important as few requests were supported by technical reports or any detailed planning analysis.

Sufficient information must be available to provide justification for the location of the RUB and the land to be included within it. In some locations, requests sought the inclusion of large areas of land where there have been no previous investigations as to the potential adverse effects of urbanisation.

Where there is an opportunity to include large areas of land within the RUB, but environmental and infrastructure issues need to be resolved, then it is necessary for further technical investigation to be undertaken before land can be included in the RUB and a final boundary defined. These types of requests were identified as 'complex' and deferred to enable further investigation to be undertaken post notification of the Proposed AUP (that is, as part of the Stage 4 work).

For the non complex requests, two additional principles were developed as part of the Edge Work to provide further guidance to the consideration of requests. These focus on whether the areas to be included in the RUB would result in a defensible urban edge. That is, an edge that could not be easily challenged.

i. Waitakere Ranges Heritage Area provides a defensible boundary

The Waitakere Ranges Heritage Area is identified and protected through the Waitakere Ranges Heritage Area Act 2008 (the Act). This legislation was enacted to recognise the national, regional, and local significance of the Waitakere Ranges, and to promote the protection and enhancement of its heritage features for present and future generations.⁴ The Act establishes the Waitakere Ranges Heritage Area and specifies the objectives for maintaining this area.

Section 8 sets out the objectives of the Act, all of which are relevant when considering whether it is appropriate for the RUB to extend into the Waitakere Ranges heritage area. These objectives identify that the heritage area has little capacity to absorb further subdivision, and the Act seeks to ensure that subdivision or development is of an appropriate character, scale, and intensity; does not adversely affect heritage features and does not contribute to urban sprawl.⁵ On-going use of rural land in the Heritage Area is provided for, where those uses retain the rural character of the area.⁶

This principle recognises that the boundary of the Waitakere Ranges Heritage Area is established by legislation and as such requires a change to the legislation for it to be moved. Currently the council has no

⁴ Waitakere Ranges Heritage Act 2008, Section 3(1)

⁵ Waitakere Ranges Heritage Act 2008, Section 8(f)

⁶ Waitakere Ranges Heritage Act 2008, Section 8(j)

programme to consider whether the boundary of the heritage area should be changed although this may occur in the future. Extending the RUB into the Waitakere Ranges Heritage Area to provide for urban development would be inconsistent with the objectives of the Act.

ii. Natural landscape features provide the most defensible boundary

Landscape features such as natural catchments, ridgelines and backdrops contribute strongly to the defensibility of an urban limit. A combination of landscape features provides a more robust RUB than individual elements on their own. In most cases, ridgelines (sometimes aligning with roads), streams, catchment boundaries and the edge of Outstanding Natural Landscapes or Features provide the most discernible natural features. Where there are no strong natural landscape features, other elements such as road boundaries, high tension powerlines/corridors, noise contours or significant ecological areas may contribute to defining the extent of the RUB.

It is noted that, generally, requests identified specific sites for inclusion in the RUB without consideration of neighbouring sites or the wider catchment / landscape. Before a request can be included in the RUB it is critical to determine whether it will provide a defensible boundary. Therefore a comprehensive approach was needed to the assessment of some requests, with the incorporation of a number of individual requests into a combined area to confirm whether a defensible RUB was present.

2.2.3 Step 3 – Recommend changes to the RUB

All requests that were not identified as complex were then assessed against the amended Addendum criteria. This was a two phase step. Firstly, preliminary recommendations to change the RUB were mapped and feedback sought from the local boards. Then the initial recommendations were reported to the Auckland Plan Committee for political direction.

3 Consultation

The approach undertaken to consultation was to review the requests within the broad areas set out in 2.2.1. Consultation occurred with Local Boards, mana whenua, internal Council stakeholders and infrastructure providers. A summary of feedback received through consultation is provided as Appendix 2 and discussed as part of the assessment of requests in section 5.

Local Boards

The following Local Boards were identified as either having requests located within their area of interest, or adjacent to their area of interest:

- Upper Harbour
- Hibiscus Bays
- Henderson Massey
- Waitakere Ranges
- Mangere Otahuhu
- Otara Papatoetoe
- Howick
- Manurewa
- Papakura
- Franklin
- Rodney.

A mapping workshop was held on 12 July 2013 with all Auckland Local Boards and the Auckland Plan Committee to review the Draft AUP. This provided the opportunity to outline the Edge Work process with the relevant Local Boards, including the specific edge principles discussed in section 2 (i.e. alignment with the Waitakere Ranges heritage area), and seek feedback on the nature of the requests received.

A second Draft AUP mapping workshop was held with the Local Boards on 2 August 2013. This enabled an update to be provided on the options for changing the RUB following initial assessment of the requests. This included an explanation of the complex locations and discussion around the process to defer these, and sought feedback on draft options to include specific sites in the RUB.

Table 2A in Appendix 2 outlines the feedback received from Local Boards.

Mana whenua

Schedule 1, clause 3(d) of the Resource Management Act 1991 specifically requires consultation on the preparation of a proposed plan with the tangata whenua of the area who may be affected through iwi authorities (mana whenua). Engagement with mana whenua for the Edge Work was undertaken in conjunction with Stage 3 – greenfield areas for investigation because both projects will collectively define the RUB.

The locations of requests fell within the respective mana whenua rohe areas of 16 iwi/hapu. An email was sent to all mana whenua providing information on the Edge Work process including maps of the requests, and provided the opportunity for a meeting to discuss the locations and issues or concerns.

Table 2B in Appendix 2 outlines the feedback received through consultation with mana whenua.

Internal

Discussions with council officers from various teams across council were a key input to the Edge Work process, and this occurred through meetings, telephone conversations and internal workshops. A series of internal workshops also provided opportunities for staff to review the specific requests and/or general locations to identify specific issues or constraints and any relevant information. These were:

- Mapping workshops (4-5 July 2013) with the staff from Area Planning, Unitary Plan, Stormwater, Transformation Projects and Spatial Strategy. The workshops sought feedback on the Edge requests, as part of a broader review of the Draft AUP zone maps.
- A workshop with staff from Environmental Policy and Strategy (including Ecology, Freshwater, Heritage, Landscape) on 8 July 2013 sought feedback on the requests to identify any information relevant to the consideration of the requests themselves and/or the locations.

Table 2C in Appendix 2 includes feedback from internal consultation.

Infrastructure providers

Concurrently with the Edge Work the council ran a series of workshops over July 2013 with infrastructure providers to discuss council's Forward Land and Infrastructure Programme. Staff from Auckland Transport, Watercare Services Ltd, NZTA and Stormwater were invited to the workshops.

The focus of the workshops was to identify opportunities and constraints to the provision of infrastructure within the broad areas under consideration for forward land supply. This workshop also provided the opportunity to seek feedback on requests and identify any infrastructure issues that could impact on the inclusion of land in the RUB.

Table 2C in Appendix 2 includes feedback from infrastructure providers.

4 Background to the Interim RUB

The purpose of this section is to set out relevant background information that explains how the location of the interim RUB was established and to provide context for requests to extend it.

Although investigations to define the RUB were underway in the greenfield areas for investigation (Stage 3 work) prior to the release of the Draft AUP, there had been no evaluation of the RUB outside these area other than updating the MUL with recent decisions (Stage 1 work). In many locations there have been recent plan changes, both to district plans and the Regional Policy Statement that determined the location of the interim RUB.

In addition, consideration of the various information layers available on council's Geographic Information System (GIS) was important in establishing how the interim RUB was defined. The following layers provided useful information on the issues and constraints in various locations:

- Aerial Photos
- Catchment and Hydrology - Flood Plains
- Contours
- Cultural Heritage Inventory
- Draft Auckland Unitary Plan maps (zones and overlays)
- Operative District Plan maps (zones)
- Outstanding Natural Landscapes and Features
- Ridgeline Protection
- Significant Ecological Areas
- Stormwater Consents
- Stormwater Drainage Catchments
- Underground Services.

This existing information provides the following background to the location of the interim RUB in the following locations:

Hatfields Beach

The interim RUB at Hatfields Beach north of Orewa is defined by a combination of natural landscape features. The northern boundary is aligned with the Otanerua Stream, and the southern boundary is aligned with the Nukumea Stream and a large Significant Ecological Area alongside the stream. The interim RUB between these streams is defined in part by the decision on Change 17 to the Auckland Regional Policy Statement,⁷ which identified a low ridgeline running from Hillcrest Road down to Otanerua Stream as a defensible boundary. The interim RUB to the south skirts around the Alice Eaves Scenic Reserve.

Orewa

The interim RUB at Orewa aligns with the Northern Motorway as determined through the development of the Auckland Regional Policy Statement and confirmation of the motorway's designation.⁸

⁷ Auckland Regional Policy Statement: Change 17 Hatifelds Beach

⁸ Auckland Regional Policy Statement 1999

Okura

The interim RUB at Okura follows the ridgeline that extends along Okura River Road and Vaughans Road. This alignment was confirmed by the Environment Court decision on the Auckland Regional Policy Statement.⁹

Albany

The interim RUB at Albany, west of the Northern Motorway, is largely defined by the ridgeline along Lonely Track Road, Gills Road, and Quail Drive. Where the interim RUB departs from Quail Drive it appears to follow a property boundary (including Gills Road Reserve), and then Lucas Creek and a tributary to the creek. The interim RUB in this location is not entirely defined by strong natural features, an issue previously acknowledged by the former North Shore City Council.¹⁰ However, although the North Shore City Council had identified options for modifying the MUL in the area, no further investigations of this area had been undertaken due to the amalgamation of Auckland's councils in 2010.

Massey

The interim RUB at Massey follows the western boundary of the Birdwood Structure Plan down to the bottom of Birdwood Road before it joins up with the Swanson Stream. A landscape assessment¹¹ undertaken for the previous Waitakere City Council identified that the MUL in this area is not defensible as it does not align with a defined natural landscape feature. That assessment recommended a ridgeline south of Massey High School as a more defensible boundary.

The Birdwood Structure Plan, developed as part of the Waitakere District Plan, undertook a structure planning exercise to determine what development capacity the landscape could absorb and the resulting rural residential subdivision potential for each site.¹² The Structure Plan was not accurately reflected in the Draft AUP which zoned the land as Large Lot Residential, which is an urban-type zoning. This is to be remedied in the Proposed AUP by identifying the land as Countryside Living, which cannot be included within the RUB. As a result, the alignment of the interim RUB with the outer boundary of the Birdwood Structure Plan is not appropriate and should be reconsidered as part of the Proposed AUP.

Swanson

The interim RUB at Swanson largely follows the Swanson Stream in the north and aligns with the Swanson Structure Plan, which was developed as part of the Waitakere District Plan. The Structure Plan provides for rural residential subdivision in the Foothills Environment.¹³ The area to the south of Swanson Road is also within the Waitakere Ranges heritage area. Although the interim RUB is largely aligned with the heritage area boundary it is identified that there is minor misalignment in some locations, which will need to be addressed in the Proposed AUP.

The recent decision on Plan Change 32 – Penihana North¹⁴, involving land south of the Swanson rail station, defined the location of the interim RUB in alignment with Christian Road and then along a tributary

⁹ Environment Court Decision on Long Bay A86/96

¹⁰ Rural Character and Greenbelt Study - appropriateness of the MUL, North Shore City Council (March 2009)

¹¹ Landscape Review of Metropolitan Urban Limits 2001 Redhills to Laingholm, LA4 (2001)

¹² Variation 87 Birdwood Structure Plan, Waitakere District Plan

¹³ Variation 88 Swanson Structure Plan, Waitakere District Plan

¹⁴ Operative Auckland District Plan (Waitakere Section) Plan Change 32 Penihana North

of the Waiomoko stream. The Waitakere City Council commissioned landscape assessment concluded that the alignment of the RUB along the ridgeline of Simpson Road is a defensible boundary.¹⁵

Henderson Valley

The interim RUB at Henderson Valley connects to the Simpson Road ridgeline in the north, which then drops down to meet the Opanuku Stream before it aligns with Henderson Valley Road. Henderson Valley is within the Waitakere Ranges Heritage Area. Although the interim RUB is largely aligned with the heritage area boundary, there is minor misalignment in some locations which will need to be addressed in the Proposed AUP.

Oratia

The interim RUB at Oratia appears to align with the existing urban edge rather than any clearly defined natural features. The interim RUB does align with the Oratia Structure Plan,¹⁶ which was developed as part of the Waitakere District Plan and provides for rural residential subdivision in the Foothills Environment. Oratia is also within the Waitakere Ranges Heritage Area. There is minor misalignment in some locations between the RUB and the boundary of the heritage area which will need to be addressed in the Proposed AUP.

Titirangi

The interim RUB at Titirangi is aligned with the Waitakere Ranges Regional Park. Titirangi is entirely within the Waitakere Ranges heritage area.

Ihumatao (Mangere)

The interim RUB at Ihumatao was determined through the appeals process on Change 13 to the Auckland Regional Policy Statement and Plan Change 14 to the Auckland Operative District Plan (Manukau Section). The Environment Court determined that in addition to the inclusion of the land designated by Auckland International Airport Limited for Airport Uses, the appellants land should be included within the MUL.¹⁷

Puhinui (Mangere)

The RUB at Puhinui is defined by the alignment of the South Western Motorway (SH20) to the west and the Puhinui Stream to the south. The northern boundary is defined by a combination of landscape features such as the Pukaki Crater and the coastline, but in parts it does not appear to align with any strong natural feature.

Howick

The RUB at Howick is set down below Point View Drive to protect the sensitive ridgeline, which is identified in the Auckland Operative District Plan (Manukau Section). It is noted that although the sensitive ridgeline was not identified in the Draft AUP, it is understood to be included in the Proposed AUP. An extension to the MUL was sought through Change 4 to the Auckland Regional Policy Statement. This determined alignment

¹⁵ Landscape Review of Metropolitan Urban Limits 2001 Redhills to Laingholm, LA4 (2001)

¹⁶ Waitakere District Plan: Oratia Structure Plan

¹⁷ Environment Court Decision [2012] NZEnvC120

of the MUL along a contour line lower than Point View Drive and the sensitive ridgeline based on a landscape assessment commissioned by Manukau City Council.¹⁸

Flat Bush

The RUB at Flat Bush was defined through the development of the Flat Bush East Tamaki Structure Plan.¹⁹ That Structure Plan defined a boundary based on stream catchments and changes of topography where steeper land is not suitable for urban development and encroachment on the Redoubt Road Sensitive Ridgeline identified in the Auckland Operative District Plan (Manukau Section) is avoided.

Manurewa

The RUB at Manurewa is bounded by Totara Park, a large publicly owned reserve to the north. To the south the boundary is defined by topography, dropping away steeply outside the RUB.

Takanini

The RUB at Takanini is defined by stages 1, 2, and 3 of the Takanini Structure Plan, in part aligned with Porchester Road, an arterial road. Otherwise the boundary is not identified as being particularly defensible. This is because the landscape does not provide many strong natural features, being flat, reclaimed swamp land.

Red Hill (Papakura)

The RUB at Red Hill is defined by the change in topography in the north, and Hays Stream in the south.

¹⁸ Landscape Assessment – Point View Drive, Boffa Miskell (March 2003)

¹⁹ Manukau District Plan: Variation 13 Flat Bush East Tamaki

5 Assessment of Requests

This section provides a summary of the assessment of requests including a description of them, assessment of the scale and information available to support the requests, and key findings from the assessment against the amended criteria, organised by location.

5.1 Description of requests

86 requests were identified as being located within the Edge. These related to specific sites and broad areas. Many requests sought a live zone to be applied such as Single House or Mixed Housing, and a quarter identified that if their land was included in the RUB it would be suitable as Special Housing Areas under the Council's draft Housing Accord.

Requests were concentrated within 12 geographic locations along the Edge, illustrated in Figure 2 (on the following page). The scale of individual site requests ranged from 4,000m² to over 130ha. In some locations a concentration of requests cover a significant area of land to be assessed, for example over 1,000 hectares in Takanini. A map for each location where requests were received is provided in Appendix 3.

A summary of all requests including the feedback number, property address, location, whether they met the definition of Edge, whether supporting information was provided, and identifying whether they were classified as complex or not is provided in Appendix 4. Only one request did not meet the definition of being within the Edge because, although contiguous with the interim RUB, it was not within an urbanised stormwater catchment (refer to section 5.3.3 for details).

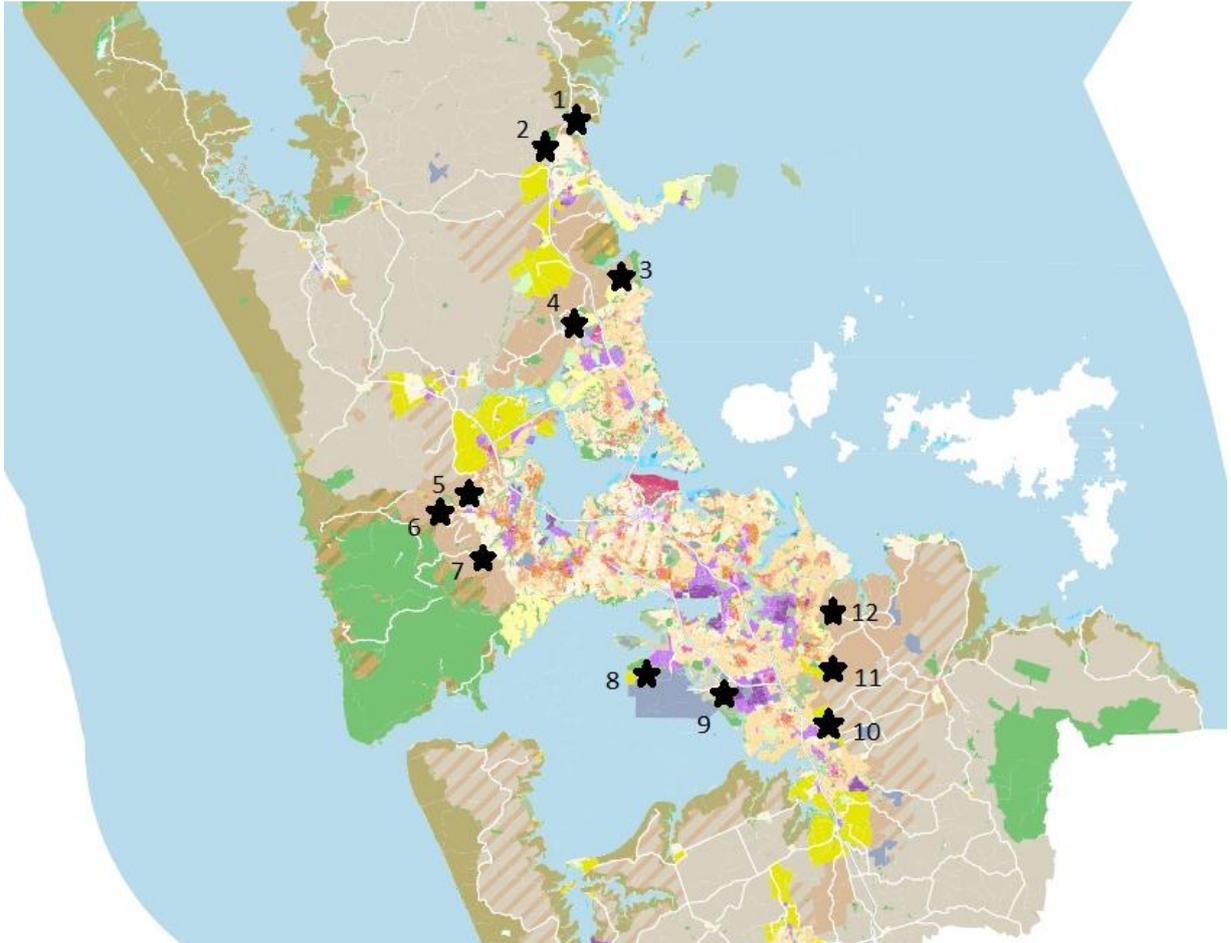


Figure 2 Locations of Requests

5.2 Assessment of scale and information

Once confirmed as being within the Edge, the scale of land being contemplated and information available to support requests was considered to determine their complexity and ability to be assessed against principles discussed in section 2.2.2.

Three locations were identified as complex encompassing a total of 27 requests. In summary requests were identified as complex because they:

- identify opportunities for significant urban development
- lack sufficient information to determine a defensible RUB
- involve uncertainty regarding suitability for urban development
- require significant infrastructure investment
- would not meet the consultation requirements of the Resource Management Act 1991.

5.2.1 Okura

Ten requests at Okura sought to include either specific sites or the broader Okura area within the RUB, so as to allow for urbanisation (see Map 3 in Appendix 3). Requests are generally concentrated near Okura Village. Three requests sought the inclusion of the broader area of Okura, including the request from a major landowner (Okura Land Holdings) for 130ha of land at the end of Vaughans Road. Only the Okura Land Holdings request provided any supporting information, and none identified a defensible boundary.

The RUB in Okura was aligned with the ridgeline along Vaughans Road and Okura Road as a result of the 1996 Environment Court decision on the Auckland Regional Policy Statement Metropolitan Urban Limit. The 1996 decision considered the area to north of Vaughans Road be significant because it is the last area of land on the east coast of the (now former) North Shore City which has not been developed for urban activities.

It is important to note that the Environment Court found that the landscape quality of the Okura Estuary and its margins were high, and that the likely visual effects on the environment of urbanisation of part of its visual catchment were such as to indicate that it should not be urbanised. Furthermore, the marine receiving environment of the Long Bay Marine Reserve and the Okura River were found to be of high ecological value susceptible to degradation of water quality from urbanisation.

The Okura area is zoned Rural 4 in the Operative Auckland District Plan (North Shore Section) providing specific development controls to mitigate potential adverse effects on the receiving environment, as determined through investigations as part of the development of the North Shore District Plan. Development controls include:

- minimum site size of 4ha east of Okura Village
- locate building platforms clear of existing bush
- covenants to protect existing native vegetation
- 10m riparian margins on all waterways (in addition to the 20m requirements on larger waterways)
- limits earthworks to 1900m²
- revegetation to protect and enhance ecological values and rural landscape values and patterns
- stormwater management to ensure flow rates and volumes are not increased, and timing of flows is not decreased.

Okura is zoned Countryside Living in the Draft AUP, and although the operative development controls have not been carried through it is understood that an overlay will apply in the Proposed AUP that will restrict subdivision to a minimum of 4 hectares in the area east of Okura Village.

Information supplied by Okura Holdings Limited in support of their request suggests that the planning context within which the 1996 Environment Court decision was made has changed, and therefore it is not appropriate to consider the 1996 decision as absolute. Okura Holdings Limited considers the planning context to have changed because the Auckland Plan and Unitary Plan provides for up to 40 per cent of growth to occur outside the 2010 MUL. In addition, technological advancements in stormwater and sediment management could significantly mitigate potential effects of urbanisation on the receiving environment.

The number and scale of requests at Okura potentially provides an opportunity to identify a large area for inclusion in the RUB in an area that is relatively well defined in landscape terms by the estuary. The Okura Holdings Limited site in particular offers opportunity for comprehensive development in an area attractive for residential development, with an offer to gift 25 hectares as a coastal reserve and apply best practice stormwater management to mitigate sedimentation effects.

At this stage, it is considered insufficient information is provided to fully understand whether adverse effects on the environment could be mitigated, including impacts on the Outstanding Natural Landscape of the Okura River, and the quality of receiving environments. In addition, comprehensive consideration of the wider Okura area, to determine a robust and defensible boundary, would most likely require the inclusion of a large number of sites that have not sought to be included in the RUB. Appropriate consultation with affected parties would need to be undertaken to meet the requirements of the 1st Schedule of the Resource Management Act 1991

prior to inclusion of Okura or part of it, in the Unitary Plan. It is also important to note that the Hibiscus Bays Local Board does not support urbanisation of Okura.

In light of the information available at the time of this assessment, the requests located in Okura are identified as being complex and requiring further technical investigation before they can be considered for inclusion in the RUB.

5.2.2 Albany

Eleven requests at Albany (see Map 4 in Appendix 3) sought to include specific sites or the broader area within the RUB. All of the requests, bar one, are concentrated in the Albany Heights catchment, with eight around Albany Village and two seeking the extension of the RUB along The Avenue. The one request outside the Albany Heights catchment seeks that the entire RUB be reconsidered to include land on the northern side of Lonely Track Road.

Only two requests provided detailed assessments to assist consideration of effects and identification of a defensible boundary. The interim RUB in this location, as discussed in section 4, is not entirely defensible because it does not entirely align with strong natural features.

The Albany Heights area is covered by a large Significant Ecological Area (8295), characterised by podocarp/broadleaf/kauri mixed forest, which extends from the northern motorway, along Lucas Creek, including the Albany Village and continuing through to Herald Island and Greenhithe. Council identifies the Significant Ecological Area as being a critically important ecological component in a large corridor extending across the North Shore and countryside living areas of Coatesville. The forest still retains a high level of species diversity with some old-growth forest trees, and there has been significant rehabilitation (involving investment by the council) of the Lucas Creek ecosystem. This forms part of a network of restoration linkages to help re-establish self-sustaining populations on the mainland. The forest is one of the last remaining ecological corridor segments that link the east and west coasts of Auckland.

Stormwater from the Albany Height Catchment discharges to Lucas Creek, which in turn drains into the Upper Waitemata Harbour. Lucas Creek has experienced significant degradation from sedimentation caused by urbanisation within the Albany area. The Council has been working to improve the quality of the stream through Wai Care and support of the Friends of Lucas Creek. Further urbanisation of the catchment, particularly on steeper slopes is likely to have additional detrimental effects on the quality of Lucas Creek.

A number of requests at Quail Drive suggest the bush line of the Significant Ecological Area as a defensible boundary, providing a landscape assessment to support this. However, the key issue with this approach is that unless aligned with a property or road boundary the location of the RUB is uncertain and may not be maintained into the long term. The concern is that this uncertainty would create opportunities for incremental vegetation clearance that could significantly impact on the integrity of the Significant Ecological Area.

It is acknowledged that the requests demonstrate there is some potential for inclusion of additional land in the RUB. The proximity of the area to the Albany Metropolitan Centre supports a quality compact urban form. However, the concentration of requests and the potential effects on the Significant Ecological Area and Lucas Creek require further technical investigation to provide certainty that any potential adverse effects can be avoided or mitigated. Furthermore, due to the scale of the area required to define a robust and defensible boundary, consultation with all affected parties is required under the 1st Schedule of the Resource Management Act 1991 prior to inclusion in the Unitary Plan.

In consideration of the information available at the time of this assessment, the requests located in Albany Heights Catchment are identified as being complex and requiring further technical investigation to be undertaken before they can be considered for inclusion in the RUB. The request at Lonely Track Road is not identified as complex and can be considered against the Addendum criteria.

5.2.3 Puhinui

Six requests at Puhinui in Mangere have been made to include either specific sites or the broader area within the RUB (see Map 9 in Appendix 3). One request refers to the technical information (i.e. geotechnical, stormwater) submitted as part of the Southern Gateway Private Plan Change 35 to the Operative Auckland District Plan (Manukau Section), which was notified in May 2013.

Puhinui is one of the last remaining rural areas within the metropolitan urban area. Located adjacent to south-western motorway and in close proximity to Auckland International Airport, the area provides significant opportunities for business development in particular. The area is considered largely unsuitable for residential development due to the noise contours of the Airport.

The area is subject to a number of constraints noted in the Draft AUP including Outstanding Natural Features (Selfs Crater and Pukaki Crater); identification of the coastal marine environment as a Significant Ecological Area (27a), and as an area of cultural significance for mana whenua. The entire area is also affected by a number of designations associated with the Airport, such as flight paths and noise notification areas.

In addition the area is also subject to the Eastern Access Agreement (EAA), which is an agreement signed as a result of appeals to a plan change, designation and resource consents for the protection and development of the eastern access route to Auckland Airport, including the approach road and bridge across Pukaki Creek. The South-Western Multimodal Airport Rapid Transit study, which seeks to provide transport linkage to the airport, also covers this area.

Puhinui is zoned Rural Production in the Draft AUP, and a Precinct is understood to be in the process of being developed to reflect the unique cultural significance of the area in the Proposed AUP. The Precinct will require consideration be given to rural character, landscape, natural features and cultural values including sites of significance to iwi.

The Mangere–Puhinui area has been occupied for many generations by Waiohua, in particular Waiohua Te Akitai and Waiohua Te Ahiwaru of Tainui. Waiohua have strong ancestral associations with the whole area including lands, waahi tapu and waters. Given the strong ancestral associations and spiritual significance of the land to tangata whenua it is essential that their interests be recognised and provided for in the management of the area. Of particular concern is the effect of major developments on the relationship of tangata whenua with their marae and papakainga areas. A further issue is the potential destruction of waahi tapu through site development. Waahi tapu in the area relate to the long occupation and association of the Waiohua iwi in the area. Following the recommendation of the Waitangi Tribunal on the Manukau Claim that the Pukaki Creek and tributaries be reserved for the exclusive use of the hapu of Pukaki Marae, the Crown gazetted the creek as a Maori reservation. The whole of the Pukaki crater, Tapuwae O Mataaho ki Pukaki, is ancestral Maori land of particular spiritual value to the tangata whenua

The EAA agreement was signed by the former Manukau City and Auckland Regional Councils, Auckland International Airport Limited, Airways Corporation of New Zealand Limited, Manukau Harbour Protection Society, the Huakina Development Trust, and Pukaki Maori Marae Committee. It records the terms on which these parties agreed to settle their planning appeals. The agreement establishes the Council as having broad and enduring obligations of partnership and consultation with iwi pursuant to the EAA on resource management matters affecting land and waters in the area.

Te Akitai Waiohua provided feedback to the draft UP on the importance of the Puhinui Peninsula in terms of their physical, cultural and spiritual association. Te Akitai Waiohua reiterated the need to meet the obligations of the EAA and does not support piecemeal planning for the Puhinui Peninsula. Te Akitai Waiohua and its cultural impact assessment have indicated that the Puhinui Peninsula area as a whole is of significant cultural importance to Te Akitai Waiohua.

As part of the Council's Regional Development and Operations Committee decision to notify Private Plan Change 35 in March 2013,²⁰ the committee required a master planning exercise to be undertaken of the entire Puhinui Peninsula. This will identify broad land use options, areas for protection, development constraints and infrastructure requirements for the Puhinui area, in consultation with iwi, landowners and key stakeholders. It was intended to incorporate the outcomes of the master plan into the Proposed AUP. The significance and complexity of the issues means that this work has not yet been completed.

It is acknowledged that Puhinui provides opportunities for including additional land within the RUB. However, sufficient information is not yet available to determine with certainty a robust and defensible RUB. Detailed assessment of the requests in the Puhinui location would pre-empt the master planning exercise currently underway. The scale of the area in consideration also means consultation with affected parties to meet the requirements of the 1st Schedule of the Resource Management Act 1991 is required prior to inclusion of the area in the Unitary Plan.

5.3 Assessment of non complex requests against Addendum criteria

All requests not identified as complex, as discussed above, were assessed against the Addendum criteria to determine whether the land should be included in the RUB. The assessment of each request is provided in Appendix 5, and a summary of the conclusions by location are provided in this section.

5.3.1 Hatfields Beach

Six requests at Hatfields Beach were received, five of which are for specific sites, and one that seeks land beyond Orewa, up to Waiwera to be zoned future urban.

Although the concentration of requests in this area identifies a significant area of land for consideration, the location was not identified as 'complex' because the extent of constraints present. These constraints rule out urbanisation as a feasible undertaking.

The land involved in the requests is constrained by:

- Significant Ecological Areas (2461, 6377 and 6652a);
- the Mahurangi – Waiwera Outstanding Natural Landscape (Area 44);
- Orewa - Waitemata Aquifer; and
- topography severely limits opportunities for urban development in a quality, compact urban form.

5.3.2 Orewa

One request was received at Orewa that sought the inclusion of Hall Farm located on the western side of the Orewa/Grand Drive motorway interchange. The assessment did not support the inclusion of this area because:

- topography limits opportunities for urban development;
- land is identified as part of the Orewa - Waitemata Aquifer;
- the site is separated and isolated from the urban area by the motorway; and
- the property boundaries do not provide a defensible RUB.

²⁰ Resolution Number RDOC//2013/26

It is also noted that through consultation, mana whenua raised significant cultural concerns with development of the ridges north of Wainui Road, including this area.

5.3.3 Albany

As previously discussed, all requests in the Albany Heights catchment were identified as complex and therefore were not assessed in detail against the criteria. Only one request was received outside the Albany Heights catchment (FMS 5112), which sought the reconsideration of the RUB along Lonely Track Road. The site itself is isolated from the urban area, and the wider area north of Lonely Track Road is in a stormwater catchment that has not been urbanised. Therefore this request did not meet the definition of being within the 'Edge' (as discussed in section 2.2.1), and as a result it was not assessed against the Addendum criteria, and is not supported.

5.3.4 Massey

Five requests were received at Massey, four of which identified specific sites for inclusion and one sought inclusion of the broader area up to Sunnyvale Road.

The assessment supported requests FMS 4353 and 6479 for inclusion in the RUB because they are not included in any rural residential structure plan (discussed in section 4). Furthermore, no significant constraints were identified, topography provided opportunities for effective urban development and a defensible boundary could be determined. Future development will need to go through a structure planning process to determine the appropriate land uses for the sites and how potential environmental effects are to be mitigated.

The assessment did not support FMS 5588, 9110, and 11869 because land is constrained by the:

- Swanson Structure Plan;
- Significant Ecological Areas (2033b, 4579, 4585, 4702, and 4672);
- Sensitive Ridgelines;
- Natural Stream Management Areas;
- Kumeu - Waitemata Aquifer; and
- topography limits opportunities to effectively develop the land in a way that provides a quality, compact urban form while not causing significant environmental effects..

5.3.5 Swanson

Four requests were received at Swanson identifying specific sites. The assessment did not support inclusion of these sites, a key reason being that three of the sites (FMS 3224, 3658, and 3970) are located within the Waitakere Ranges heritage area and inclusion of them in the RUB would be inconsistent with the purpose and objectives of the Waitakere Ranges Heritage Act. Assessment of the fourth request, located north of Swanson (FMS 178), did not support the inclusion of the area because land is constrained by the:

- Swanson Structure Plan;
- Significant Ecological Areas (4588 and 4670);
- Natural Stream Management Area; and
- topography limits opportunities to effectively develop the land in a way that provides a quality, compact urban form while not causing significant environmental effects.

5.3.6 Henderson Valley

Nine requests were received at Henderson Valley, eight of which identified specific sites and one sought a working group be established to determine a new location for the western edge of the RUB. The assessment did not support eight of the nine requests because they are located within the Waitakere Ranges heritage area and their inclusion in the RUB would be inconsistent with the purpose and objectives of the Waitakere Ranges Heritage Act. Furthermore development in this area is constrained by the significant downstream flooding that occurs along Opanuku and Oratia streams.

One request at Parrs Cross Road (list #) sought inclusion of a small area of a larger site fronting the road. This small area is excluded from the Oratia Structure Plan (developed as part of the Waitakere District Plan to manage rural residential development). It is also located outside the Waitakere Ranges Heritage Area. The balance site is accessible from Holdens Road. Therefore the request is supported.

5.3.7 Ihumatao

Three requests were received at Ihumatao in Mangere. One identified a site for inclusion in the RUB whilst the other two sought that the area be excluded from the RUB. The assessment did not support these three requests to include or exclude land, primarily because the alignment of the RUB reflects the recent Environment Court decision on Plan Change 14,²¹ which was made fully operative in May 2013.

It is important to note that mana whenua (Te Ahiwaru, Ngati Tamaoho, Ngati Te Ata Waiohou, Te Akitai Waiohou, Te Kawerau o Maki) identified significant cultural concerns with development in the Ihumatao area because the area is of particular importance. Initially Plan Change 14 sought to identify the entire area of Ihumatao as open space reflecting its cultural significance and to protect land from further development. This approach was not upheld by the Court. Only the Otuataua Stonefields and sites that were not involved in the appeals to the plan change remain outside the interim RUB. Although mana whenua do not agree with the Environment Court's decision, feedback provided on the Edge Work supported the approach of retaining the interim RUB in this location.

5.3.8 Takanini

24 requests were received at Takanini to include either specific sites (10) or the broader Takanini area (14). Half the requests sought implementation of the Takanini Structure Plan adopted by Papakura District Council in 2000.

The Takanini Structure Plan provides for an additional 20,000 people and identifies the broad land uses and residential densities anticipated across a number of stages (1-9), to be the subject of further detailed structure planning and plan changes. Given it was a concept level document, only preliminary technical investigations of geotechnical and stormwater issues had been commissioned to support the Structure Plan. Detailed assessments were anticipated to be completed at each stage of implementation including catchment management planning and integrated transport assessments.

The later stages of the Takanini Structure Plan are identified in the Auckland Regional Policy Statement as a future urban area for implementation post 2020.²² Therefore there is an existing expectation by land owners and members of the community that Takanini would be included within the RUB in the Proposed AUP. This expectation was reinforced by identification of some areas within the Structure Plan as Future Urban in Plan

²¹ Operative Auckland District Plan (Manukau Section) – Plan Change 14: Mangere Gateway Heritage (Operative 2013)

²² Auckland Regional Policy Statement Change 6 – Giving effect to the Regional Growth Strategy, Schedule 1 - High Density Centres and Intensive Corridors and Future Urban Areas (Operative March 2012)

Change 13²³ and inclusion of the later stages of the Takanini Structure Plan as part of the Future Urban (Outside the 2010 MUL) residential growth 'pipeline capacity', as set out in the Auckland Plan.

Initially Takanini was identified as a complex case because of the concentration of requests covering an area of significant scale (over 1000 hectares), and the range of constraints identified through the review of existing information and from consultation. Key constraints identified are:

- the extent of flooding,
- geotechnical issues associated with peat soils, and
- infrastructure constraints particularly for stormwater and transport.

Significant investment is required in the transport network, including local roading upgrades, improvements to the Takanini interchange with the Southern Motorway, Mill Road Corridor and public transport improvements. Significant investment would also be required in stormwater services because of the extent of flooding throughout the area.

Consultation with mana whenua as part of the Edge Work did not identify any site specific issues, but raised concern about the lack of cultural heritage assessment for the wider area under consideration. Takanini is identified as being an area of high cultural, traditional, historical, environmental and spiritual significance to Te Roopu Kaitiaki o Papakura (Kaitiaki Collective – Ngai Tai, Te Akitai Waiohua, Ngati Tamaho, Ngati Te Ata Waiohua).²⁴ Of particular concern is the effect on the water quality of the Papakura Stream, recognition that the Takanini is the name of a tupuna, and the desire to have ongoing involvement in the development process due to the strong relationship to the area.

Political direction was sought from the Auckland Planning Committee at a workshop on 9 August 2013 on the identification of Takanini as a complex case and its deferment to after notification of the Proposed AUP. The Committee considered that the Takanini Structure Plan and Plan Change 13 provided sufficient information for the land to be included in the RUB in the Proposed AUP. It was the Committee's view that any issues could be resolved by identifying the land as 'Future Urban', thus requiring a structure plan/plan change process to manage the release of land for development following the resolution of infrastructure and natural hazard issues.

Officers were requested to identify options for a defensible boundary. Therefore all requests were assessed against the criteria. The assessment did not support two specific requests:

- The area north of Ranfurly Road (FMS 750) was included with the Takanini sets of requests so as to take a comprehensive approach to the wider Takanini area. Following the assessment, inclusion of the Ranfurly Road area was not supported because urban development will be constrained by topography and would encroach on the Redoubt Road Sensitive Ridgeline (which is to be reinstated in the Proposed AUP). The area is also affected by the Clevedon West - Waitemata Aquifer.
- The area of Phillip Road east of Mill Road, although part of the Takanini Structure Plan, is not supported primarily because it does not provide a robust and defensible boundary.

Assessment supported those requests identifying specific sites and those parts of the Takanini Structure Plan to the west of Mill Road. Key reasons for supporting requests in the Takanini area are:

- Identification as a future growth area in operative planning documents;
- Implementation is anticipated by the Auckland Plan;

²³ Operative Auckland District Plan (Papakura Section) Plan Change 13 – The Rural Plan Change (Operative 2012)

²⁴ Cultural Values Assessment for Takanini Structure Plan Area 6 (December 2007), Te Roopu Kaitiaki O Papakura

- Avoids potential effects on the Ardmore Airport; and
- Mill Road corridor upgrade which will provide an alternative arterial north-south link between Manukau (Redoubt Road) and Drury will provide a robust and defensible boundary.

It is important to note that the final alignment of the Mill Road corridor at Takanini is yet to be determined by Auckland Transport. However, the final alignment of Mill Road along with issues identified through the assessment including flooding, infrastructure and cultural heritage can be resolved through the structure planning/plan change process that will be required if the land is identified as Future Urban.

5.3.9 Flat Bush

Three requests were received at Flat Bush identifying specific sites for inclusion. The assessment supported requests at Chateau Rise and Fairhill Place because they identified small areas of land that would contribute to a more robust and defensible boundary:

- Chateau Rise (FMS 12467) aligns with the Significant Ecological Area (1198) along the northern property boundary; and
- Fairhill Place (FMS 9429) aligns with the Mangemangeroa catchment boundary.

These sites have previously been investigated as part of the development of the Flat Bush East Tamaki Structure Plan²⁵ and identified as suitable for subdivision down to a minimum site size of 5,000m², consistent with the Draft AUP Large Lot residential zone.

Assessment of a request at Murphys Road (FMS 10721) concluded that the site should not be included because the site is constrained by:

- Significant Ecological Areas (1188 and 1189B);
- Outstanding Natural Feature – Redoubt Road complex landslide (ID180);
- a number of designations including the High Voltage Electricity Transmission Corridor;
- topography limits opportunities to efficiently develop the land to provide a quality compact urban form while not causing significant environmental effects; and
- a defensible boundary is not identified.

5.3.10 Howick

Five requests were received at Howick, all seeking inclusion of 178 Point View Drive. The assessment did not support these requests, primarily because Point View Road is identified as a sensitive ridgeline and urban development would potentially compromise its integrity.

The Keri Hills-Redoubt Road-Point View Drive ridge was first recognised in the Auckland Regional Planning Scheme 1988 and subsequently identified as a sensitive ridgeline in the Auckland Operative District Plan (Manukau Section). It is not identified in the Operative Auckland Regional Policy Statement. Although it was not identified in the Draft AUP, it is understood the Proposed AUP will note it as an important ridgeline. The ridgeline was also identified through consultation with mana whenua to have cultural heritage value as a wayfaring route, and internal council feedback on the Edge options sought protection of this ridgeline by retaining the RUB in its current location.

²⁵ Manukau District Plan: Variation 13 Flat Bush East Tamaki

6 Recommendations

This section outlines the recommendations from the assessment of the interim RUB including requests received and assessed as part of the Edge Work. The assessment of background information on the interim RUB (section 4) identified some anomalies to be addressed in Massey and Swanson / Henderson Valley / Oratia, and the assessment of requests (section 5) identified the requests that are supported.

The following recommendations are made:

1. That the interim RUB be confirmed in the following locations:
 - Hatfields Beach
 - Orewa
 - Swanson
 - Henderson Valley
 - Oratia
 - Titirangi
 - Howick
 - Manurewa
 - Red Hill.

2. That the RUB be realigned in the following locations to reflect the principles of the Edge Work and to provide a robust and defensible boundary:
 - Massey – realign the location of the RUB to exclude the Birdwood Structure Plan area and to align it with the ridgeline south of Massey High School and publicly owned open space of Te Rangi Hiroa/Birdwood Winery reserve (refer to Map 1 in Appendix 7).
 - Swanson / Henderson Valley / Oratia – realign the location of the RUB to match the alignment of the Waitakere Ranges Heritage Area.

3. That the RUB be extended to include the following sites:

Location	Sites	Proposed zoning
Massey	1-11 and 10 Crows Road 8 Yelash Road 155-163 Birdwood Road (Refer to Map 1 in Appendix 6)	Future Urban
Henderson Valley	47-51 Parrs Cross Road (Refer to Map 2 in Appendix 6)	Single House
Flat Bush	19 Fairhill Place, Flat Bush 98 Chateau Rise, Flat Bush (Refer to Map 3 in Appendix 6)	Large Lot Residential
Takanini	Land bounded by Ranfurly Road to the north and Mill Road to the east (Refer to Map 4 in Appendix 6)	Future Urban

4. That consideration of requests in the following locations be deferred to Stage 4, after the notification of the Proposed AUP, due to the complexity of the issues present:
 - Okura
 - Albany

- Puhinui.

References

Addendum to the draft Auckland Unitary Plan: Planning for urban growth over the next 30 years (March 2013)
Auckland Operative District Plan (Manukau Section): Proposed Private Plan Change 35 – Southern Gateway (Notified May 2013)
Auckland Regional Policy Statement (1999)
Auckland Regional Policy Statement: Change 6 – Giving effect to the Regional Growth Strategy (2012)
Auckland Regional Policy Statement: Change 13 Mangere Gateway Heritage (2013)
Auckland Regional Policy Statement: Change 17 Hatfields Beach (2012)
Auckland Regional Policy Statement: Change 4 Point View Drive (2005)
Cultural Values Assessment for Takanini Structure Plan Area 6, Te Roopu Kaitiaki O Papakura (December 2007)
Draft Auckland Unitary Plan (March 2013)
Environment Court Decision on Long Bay A86/96 (1996)
Landscape Assessment – Point View Drive, Boffa Miskell (March 2003)
Landscape Review of Metropolitan Urban Limits 2001 Redhills to Laingholm, LA4 (2001)
Manukau District Plan: Variation 13 Flat Bush East Tamaki (2003)
Manukau Growth Strategy - Towards 2060 (2010)
North Shore Growth Strategy - City Plan 2009-2024 (2009)
North-West Sector Agreement
Operative Auckland District Plan (Manukau Section) Plan Change 14 – Mangere Heritage Gateway (2013)
Operative Auckland District Plan (Papakura Section): Plan Change 13 – The Rural Plan Change (2009)
Operative Auckland District Plan (Papakura Section): Plan Change 10 (LGAAA) (2012)
Operative Auckland District Plan (Waitakere Section) Plan Change 32 Penihana North (2013)
Operative Auckland District Plan (Waitakere Section) 2003
Rural Character and Greenbelt Study - appropriateness of the MUL , North Shore City Council (March 2009)
Southern Sector Agreement
Takanini Structure Plan, Papakura District Council (2000)
The Auckland Plan (March 2012)
Towards a Preferred Urban Form: A background document for the Draft Auckland Plan, Auckland Council (September 2011)
Waitakere District Plan: Oratia Structure Plan (2003)
Waitakere District Plan: Variation 87 Birdwood Structure Plan (2004)

Waitakere District Plan: Variation 88 Swanson Structure Plan (2009)
Waitakere Growth Management Strategy - Best for West (2010)
Waitakere Ranges Heritage Area Act (2008)

Appendix 1 – Addendum Assessment Criteria

Criteria group	The subject land:
The Auckland Plan	<p>Is aligned to the High-level Development Strategy, Section D of the Auckland Plan.</p> <p>Offers opportunities to respond to particular types or a mix of types in the full range of residential and business development, in a manner consistent with strategic directions of the Auckland Plan.</p>
Values to be protected	<p>Does not compromise the protection of important environmental values, including:</p> <ul style="list-style-type: none"> a) Outstanding natural features and landscapes; b) The natural character of the coastal environment (including the coastal marine area), wetlands, lakes, rivers and their margins; c) Significant indigenous vegetation and significant habitats of indigenous fauna; d) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; e) Historic heritage values, including built heritage, archaeological sites and sites of significance to Maori. <p>Does not compromise the protection of areas that are consistent with specific legislation or relevant legislation, plans and policies, including:</p> <ul style="list-style-type: none"> a) Waitakere Range Heritage Areas Act, 2008; b) Hauraki Gulf Marine Park Act, 2000; c) New Zealand Coastal Policy Statement; d) Any identified land of significance to Maori under the Treaty of Waitangi, or opportunities there may be from treaty settlement processes that are enacted in legislation. e) Any other relevant policies and plans.
Natural hazards and risks	<p>Avoids or mitigates, where appropriate, areas subject to hazards and risks including:</p> <ul style="list-style-type: none"> a) Flooding; b) Coastal erosion and coastal inundation; c) Liquefaction; d) Land instability.
Effective and efficient use of land and related natural resources	<p>Contributes to the effective and efficient use of the land by avoiding:</p> <ul style="list-style-type: none"> a) Productive land for farming and cropping (in particular elite soils); b) Significant mineral resources, including existing operations of quarries and mines; c) Aquifers and their recharge areas.
Effective and efficient use of infrastructure	<p>Contributes to the effective and efficient use of infrastructure by:</p> <ul style="list-style-type: none"> a) Integrating with the cost-effective and resilient provision of transport infrastructure and services and other network utilities e.g. electricity, gas, telecommunications, water supply, wastewater and stormwater; b) Promoting the use of public transport, walking and cycling; c) Enabling the efficient movement of freight (where appropriate);

Criteria group	The subject land:
	<p>d) Promoting the safe and efficient operation of transport networks (locally and regionally);</p> <p>e) Avoiding impacts on social infrastructure, including schools, hospitals, community centres and open space.</p> <p>Contributes to the effective and efficient use of water and wastewater infrastructure by:</p> <p>a) Making the best use of existing assets and networks;</p> <p>b) Being consistent with planned water and wastewater infrastructure including the timing and funding of infrastructure;</p> <p>c) Promoting the resilience of and efficient operation of water and wastewater assets and networks.</p> <p>Does not undermine the operation and planning of critical infrastructure assets and networks</p>
Land use continuity and compatibility	<p>Provides a compatible land use with adjoining areas or measures can be taken to mitigate potential adverse effects where land uses are not compatible.</p> <p>Is of a scale that will have minimal effects even where adjacent development is not compatible.</p> <p>Has continuity with existing urban development and is of sufficient scale to enable integrated planning.</p>
Defensible rural-urban edge	<p>Provides a defensible long term boundary which clearly differentiates between urban and rural areas to prevent further urban expansion, such as:</p> <p>a) Water catchment boundaries;</p> <p>b) Natural land boundaries such as ridgelines, the coast, rivers, streams and lakes;</p> <p>c) Land permanently protected from development (e.g. reserves, conservation areas);</p> <p>d) Major roads and transport routes or the limits of infrastructure catchments;</p> <p>e) Other legible utilities lines, installations and structures where available, such as above-ground high voltage electricity transmission lines;</p> <p>f) Property boundaries or cadastral lines.</p>
Other positive outcomes	Offers other positive outcomes or enjoys a high level of consensus between interested parties.

Appendix 2 – Consultation Summary

2A. Summary of feedback from Local Boards

Local Board	Feedback
Rodney	<p><i>Hatfields Beach / Orewa</i></p> <ul style="list-style-type: none"> Identified land is unproductive between Motorway and Hibiscus Coast Highway Support the current location of the RUB
Hibiscus and Bays	<p><i>General</i></p> <ul style="list-style-type: none"> Expansion of rural and coastal settlements, and structure planning for greenfields development should include policy direction to consciously establish long-term greenbelts between settlements, comprised of public open space in combination with privately-owned land incentivized for environmental protection and improvement <p><i>Okura</i></p> <ul style="list-style-type: none"> Raised concerns regarding sedimentation as a significant issue. Do not support moving the RUB in this area. <p><i>Hatfields Beach</i></p> <ul style="list-style-type: none"> Do not support moving the RUB in this area.
Upper Harbour	<p><i>Albany</i></p> <ul style="list-style-type: none"> Identified longstanding unresolved issue with the RUB boundary in Quail Drive, Albany Heights dating back to North Shore City Council when a structure plan and rezoning package for this area was promoted. The Board supports the RUB including this area. Indicated a number of significant kauri located on the 25-27 Quail Drive site, and seek protection of these through provision of development on parts of the site that are not constrained. Flat area at the bottom near the stream that could be included. Identified issues with proposing Significant Ecological Area's on properties then using their identification as justification to refuse requests for development. However, acknowledged that the best option to protect SEA vegetation is not to include it in the RUB in the first place. Initially deferment to Stage 4 was not supported by the Board but was reluctantly accepted because it would enable further investigation to confirm whether land was suitable.
Waitakere Ranges	<p><i>Swanson / Henderson Valley</i></p> <ul style="list-style-type: none"> The containment of urban development within the RUB is important to protecting, restoring and enhancing the Heritage Area. The overall approach to growth management is supported, however to give effect to the WRHAA the Draft AUP needs to be explicit that urban extensions within the Heritage Area are to be 'prevented'.
Henderson Massey	<p><i>Massey</i></p> <ul style="list-style-type: none"> Do not support the inclusion of the wider Birdwood area into the RUB because of topography and land stability issues.

Local Board	Feedback
	<ul style="list-style-type: none"> • Support the realignment of the RUB to exclude the Birdwood Structure Plan because this is not urban. Need to ensure that Massey High School is inside the RUB. • Also seek the exclusion of the Te Rangi Hiroa/Birdwood Reserve <i>Swanson/Henderson Valley</i> • Support alignment with Waitakere Ranges Heritage Area but note that these areas are for the Waitakere Ranges Local Board to decide.
Mangere Otahuhu	<p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Generally agree with alignment to reflect Plan Change 14 Decision (Mangere Heritage Gateway). <p><i>Puhinui</i></p> <ul style="list-style-type: none"> • Support deferral to Stage 4 subject to the completion of the master planning exercise because of the significant issues in this area.
Otara Papatoetoe	<p><i>Puhinui</i></p> <ul style="list-style-type: none"> • Do not support the inclusion of the Pukaki Crater and Selfs Crater in the RUB as these area sites of significance. • Support deferral to Stage 4 to enable master planning exercise to resolve issues.
Howick	<p><i>Flat Bush</i></p> <ul style="list-style-type: none"> • Chateau Rise, Flat Bush –concerned about the drainage from this area to Mangemangeroa Creek in the north rather than to the south with the existing developed area. General agreement with moving the RUB, but check stormwater issues first. • Fairhill Place, Flat Bush – agreed with moving the RUB, following the approach of using the catchment boundary as the defensible line and in the southern end, deviating from the catchment boundary to follow the contour line. <p><i>Howick</i></p> <ul style="list-style-type: none"> • Identified that the sensitive ridgeline along Point View Drive should be reinstated in the Unitary Plan and support the alignment of the RUB set down to protect this ridgeline.
Manurewa	<p><i>Takanini</i></p> <ul style="list-style-type: none"> • Support deferral to Stage 4 to provide greater certainty
Papakura	<p><i>Takanini</i></p> <ul style="list-style-type: none"> • Concerned that Takanini has not been included as a Greenfield area for investigation. Already the subject of a Structure Plan and therefore highlighted for long term growth, but identified as Mixed Rural in the draft Unitary Plan with no immediate prospect of the land coming forward for development. • Essential to deliver the upgrading of the Takanini interchange; clarify and programme the Mill Road corridor proposals; provide new and upgraded rail stations; and improve east-west public transport linkages. • Requires a greater level of input into the scale and type of development associated with the Mill Road proposals. • It should also be recognised that there is currently consented land (Takanini stages 2a and 2b) where development is unable to be

Local Board	Feedback
	<p>implemented due to the costs of stormwater improvements; such land could deliver some of the desired housing growth for Auckland if funding for essential infrastructure is provided.</p> <ul style="list-style-type: none"> The Mill Road corridor will have an impact on how this area can develop in the future. Mill Road corridor could be a logical boundary to urban expansion. Noted that exact location of the project has not yet been established. Certainty needed over Mill Road corridor now, not in 15 years, as it affects peoples' lives. Can't do anything with land in Takanini until the details of the Mill Road corridor and Redoubt Rd are known. Although initially indicated that Takanini should be included in the Proposed AUP, the Board acknowledged the issues of development in the area were in general agreement that further investigation is warranted. Therefore support deferral to Stage 4.
Franklin	<p><i>General</i></p> <ul style="list-style-type: none"> The RUB should protect elite soils. Greenfield growth areas must avoid areas of elite and prime land to ensure the land and soil resource and its productive capabilities are not compromised. <p><i>Takanini</i></p> <ul style="list-style-type: none"> Concern about potential reverse sensitive issues from urban development near Ardmore Airport. Therefore support proposals that avoid such effects.

2B. Summary of feedback from mana whenua

Mana whenua	Feedback
<p>Ngati Tamaoho Met 23/7/13</p>	<p>Feedback was sought on the all southern locations (Ihumatao, Puhinui, Takanini, Flat Bush, Howick) and the following comments recorded:</p> <p><i>General:</i></p> <ul style="list-style-type: none"> An essential component of region-shaping planning in the south must be the protection of puna, streams and harbour, and the protection of cultural sites of significance, including urupa. In every case the names of these places are important and meaningful. They should be treasured, protected and restored wherever possible in the development process. Ngati Tamaoho seeks to record and have you reflect on the quality of resources, notably water, and their ability to sustain their life supporting capacity. The Manukau Harbour has suffered decades of degradation associated with rural development. It is axiomatic that urbanisation relieves that burden rather than adding to it. Given that the water in these streams is fully allocated already, a whole of catchment approach is needed. Similarly the ecosystem services provided by forest and wetland areas and habitats are important to record and protect. Consider the streams, development will exacerbate existing problems in the Manukau Harbour including sedimentation. Ability to fish and get food will degrade as a result of what is happening now. Any development must be predicated on the improvement of the Manukau and its tributaries. A lot of areas exclude themselves due to the inability to control impacts into the receiving environment. <p><i>Ihumatao</i></p>

Mana whenua	Feedback
	<ul style="list-style-type: none"> • Noted important pa at the bottom of the Ellett's land. • Confiscation blocks include Ihumatao. • Acknowledged the approach to reflect the Plan Change 14 Decision (Mangere Heritage Gateway). No variation on that approach was sought. • Longstanding interest in this area, the location of a significant Ngati Tamaoho village and gardening/farming operation in the mid nineteenth century. • Support the exclusion of the Mangataketake - Otuataua land from the RUB. <p><i>Puhinui</i></p> <ul style="list-style-type: none"> • This area is the site of a Ngati Tamaoho Kainga. Evidence of intense occupation was unearthed and recorded during the construction of the Airport Eastern Access Road. Detailed survey and evaluation required. Not suitable for residential development. • Sought involvement in the master planning process for the Puhinui Peninsula currently underway. • Deferring it to Stage 4 and not pre-determining the master planning work is preferred but Ngāti Tamaoho need to be involved in that process. <p><i>Flat Bush</i></p> <ul style="list-style-type: none"> • Not aware of any issues above Flat Bush (below Redoubt Road), other than the pervasive issue of natural stream quality and functioning. • We have an interest in the nearby Redoubt, and would like to see its heritage values, and its relationship to the other posts in the invasion of Waikato, along with the impact of those actions on the tangata whenua, better recorded. <p><i>Howick</i></p> <ul style="list-style-type: none"> • No comment other than to question the stability of the land. <p><i>Takanini</i></p> <ul style="list-style-type: none"> • Papakura Stream does have significance. Takanini has significant flooding and water issues which are also cultural heritage issues. • Concern that once an area is identified the owners think they can develop and have expectations. Support deferring to Stage 4. • Raised concerns about the further degradation of streams in this area, reduction in water quality and natural waterway form and function. Given the swampy origin of much of this land, mitigation will be difficult and costly. • Ngati Tamaoho considers that significant wetland restoration (including forest habitats, should be part of any approved development proposal <p><i>Red Hill (Papakura)</i></p> <ul style="list-style-type: none"> • Pukekiwiri is west of Redhill Rd. The related historically significant site of Te Aparangi, is thought to be nearby, within the confiscation line. The Council owns Pukekiwiri and has an approved management Plan.
<p>Te Akitai Waiohua Met 23/7/13</p>	<p>Feedback was sought on the all southern locations (Ihumatao, Puhinui, Takanini, Flat Bush, Howick) and the following comments recorded:</p> <p><i>General comments:</i></p> <ul style="list-style-type: none"> • Te Akitai Waiohua is not opposed to development but wish to ensure that future development is appropriate and does not further degrade our rohe. • The following areas are of special significance to Te Akitai Waiohua: Pukaki Marae Pukaki Kainga

Mana whenua	Feedback
	<p>Pukaki urupa</p> <p>Pukaki crater</p> <p>Otuataua – Stonefields</p> <p>Puketutu Island</p> <p>Matukureia</p> <p>Matukutururu</p> <p>Matukuturua</p> <p>Puhinui Gateway</p> <p>Papaahine</p> <p>Greater area defined as airport land</p> <p>Koiwi and Taongaturu located on Airport and Council land (eg Renton Road and coastal area)</p> <p>Ramarama</p> <p>Maketu</p> <p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Support the Public Open Space Conservation zoning that applies to Otuataua Stonefields. Do not support zoning of land surrounding Otuataua Stonefields to future urban. Very important cultural sites of significance are concentrated in the Otuataua Stonefields area. <p><i>Puhinui</i></p> <ul style="list-style-type: none"> • The tribal marae of Te Akitai Waiohuria is Pukaki Marae alongside Pukaki Creek in Mangere. • Te Akitai is engaged in the current master planning process and support the approach to defer the inclusion of Puhinui subject to the conclusions of that process. • Land on either side of Puhinui Road, east of the Southwestern Motorway and east of the airport should be zoned rural production to reflect current land use and is outside the RUB and subject to the Eastern Access Agreement. • A Mana Whenua Management Precinct applies to the Pukaki Creek coastal area adjacent to the Marae. The cultural landscape is important “not just the physical aspects but the ability to sight it. <p><i>Takanini</i></p> <ul style="list-style-type: none"> • Te Akitai Waiohuria has issues with this area and its proximity to the Manukau Harbour. It is a large area. • Takanini has huge significance to Te Akitai Waiohuria, it is the Tupuna name and there is a cultural landscape. • There has been little engagement over the last 5 years, unaware of any cultural assessment having been done in this broader area. • Supports the need for further investigation and therefore deferment to Stage 4. • Identified that Ngati Te Ata Waiohuria did a CHA for the Mill Road NOR.
<p>Ngati Te Ata Waiohuria Met 25/7/13</p>	<p>Feedback was sought on the all southern locations (Ihumatao, Puhinui, Takanini, Flat Bush, Howick) and the following comments recorded:</p> <p><i>General comments:</i></p>

Mana whenua	Feedback
	<ul style="list-style-type: none"> • Modelling of catchments needs to be done together with Ngati Te Ata Waiohua (NTAW). Heritage and coastal landscape assessment also needs to be done together with NTAW. The engagement of work needs to be brokered together with NTAW. • Protection of the Manukau Harbour from further impacts from development is a major issue for NTAW <p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Accept the approach of applying the Plan Change 14 Decision (Mangere Heritage Gateway) in the circumstances. <p><i>Puhinui</i></p> <ul style="list-style-type: none"> • Major issue for NTAW and noted association with Winstones. • Supports deferral to Stage 4. • Refer to the Cultural Heritage Assessment – Buddy Mikaere – gives certainty to NTAW views. This is the start point. • See it as a complex issue involving archeological, geological, cultural and catchment issues. • Provided Cultural Heritage Assessment Southern Gateway Private Plan Change 35. • Cultural Report on Puhinui Reserve done re Horse Centre. • Puhinui Stream significant, quality is poor. <p><i>Takanini</i></p> <ul style="list-style-type: none"> • Indicated that Willie Brown has the knowledge in this area. • Supports deferring to Stage 4. • A cultural overview for Papakura landscapes was done for the Papakura Rural Plan Change 13.
<p>Te Ahiwaru Met 31/7/13</p>	<p>Feedback was sought on the all southern locations (Ihumatao, Puhinui, Takanini, Flat Bush, Howick) and the following comments recorded:</p> <p><i>General:</i></p> <ul style="list-style-type: none"> • Manukau Harbour integral, connects all hapu. Living within it and affected by it every day. Cannot do aquaculture because too polluted. • Referred to recent spill in Orurangi Stream that killed the fish live in the river. These things happen and you cannot control them. <p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Object to area becoming urbanised. Rural aspect and want no further encroachment. Opposed Plan Change 14 Decision. Oppose inclusion of Airport lands. Acknowledged the approach to reflect PC14 - no variation on that approach is sought. • Where Te Ahiwaru is at Ihumatao there is an issue of getting encroached upon. The Airport has bought another farm. We are rural, were always rural and want to continue to live in a rural environment. <p><i>Puhinui</i></p> <ul style="list-style-type: none"> • Sensitive area. Seen as a treasure culturally and geologically. • Support as a detailed area for investigation and seek involvement in the process. <p><i>Takanini</i></p> <ul style="list-style-type: none"> • concern about discharge to Manukau Harbour general support more investigation.

Mana whenua	Feedback
<p>Marutuaahu Confederation representation: Ngati Paoa, Ngati Whanaunga, Ngati Maru, Te Patukirikiri, Ngati Tamatera Met 25/7/13</p>	<p>Feedback was sought on the all southern locations (Ihumatao, Puhinui, Takanini, Flat Bush, Howick) and the following comments recorded:</p> <p><i>General comments:</i></p> <ul style="list-style-type: none"> • Council needs to get more proactive and make cultural assessments the norm <p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Acknowledged the approach to reflect the Plan Change 14 Decision. No variation on that approach is sought. <p><i>Howick/Flat Bush</i></p> <ul style="list-style-type: none"> • Point View Road /Redoubt Road ridgeline runs to lookout point at Point View Reserve. • Pa site at Point View Reserve that looks out across Flat Bush. • General preference expressed for staying below the ridge. Link to pa site noted. • Assists with the retention of being able to see the cultural landscape, a 3D landscape. • Further cultural investigation is needed in relation to the water catchment.
<p>Waikato - Tainui Email response 30/7/13</p>	<p>Feedback was sought on the all southern locations (Ihumatao, Puhinui, Takanini, Flat Bush, Howick) and the following comments recorded:</p> <p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Interested in undertaking a papakainga development on their land at 511 Oruarangi Road at some point in the future.
<p>Te Kawerau a Maki Met 24/7/13</p>	<p>Feedback was sought on the north, north-western, and Mangere locations (Hatfields Beach, Orewa, Okura, Albany, Massey, Swanson, Henderson Valley, Ihumatao, Puhinui) and the following comments recorded:</p> <p><i>Okura</i></p> <ul style="list-style-type: none"> • Concern about coastal element. • River is of key issue (ecology and water quality) • The entire coastline is covered in waahi tapu and burials. <p><i>Albany</i></p> <ul style="list-style-type: none"> • Concerned with potential effects on the North West Wildlink – linkage between Tiritiri and Waitakere Ranges. • Not in favour of development through this area. <p><i>Massey</i></p> <ul style="list-style-type: none"> • No concerns raised <p><i>Swanson / Henderson Valley</i></p> <ul style="list-style-type: none"> • Supports approach to align the RUB with the Waitakere Ranges Heritage Area on the principle that the area will not be urbanised <p><i>Ihumatao</i></p> <ul style="list-style-type: none"> • Opposed the inclusion of the Airport lands in the Metropolitan Urban Limit and were involved as an opposing party to the Plan Change 14 Decision (Mangere Heritage Gateway). Acknowledged the approach to reflect the decision with the RUB and no variation on that approach was sought. • Concerns that built-up development would not be happening north of Oruarangi Road. Special management zone sought. <p><i>Puhinui</i></p>

Mana whenua	Feedback
	<ul style="list-style-type: none"> Puhinui and other southern areas – concerns about impact on Manukau Harbour as the receiving environment.
<p>Ngati Whatua o Kaipara</p> <p>Met 8/8/13</p>	<p>Feedback was sought on the north, north-western locations (Hatfields Beach, Orewa, Okura, Albany, Massey, Swanson, Henderson Valley) and the following comments recorded:</p> <p><i>Hatfields Beach</i></p> <ul style="list-style-type: none"> Do not support extending into this area, Otanerua River should be the limit Pa with Hillcrest Road site <p><i>Orewa</i></p> <ul style="list-style-type: none"> Significant concerns about urban development encroaching into the Wainui area because of cultural, historical and stormwater reasons Wainui needs to be kept separate from urban Importance of ridges and the korero back through to Kaukapapa, Ngati Whatua tupuna footsteps still there Must stay away from Wainui Stream <p><i>Okura</i></p> <ul style="list-style-type: none"> Support generally east of Okura River Road ridgeline. If it was good enough for the tupuna to live there then makes sense. Therefore it's about how to mitigate effects. Seek a gap to provide for the North Western Wildlink, and provide opportunities for planning the banks of the rivers with trees. <p><i>Albany</i></p> <ul style="list-style-type: none"> Does not support development through this area because of its effects on the bush through this area. Seeks continuous gap and vegetation along the ridges of Pukeatua. <p><i>Massey</i></p> <ul style="list-style-type: none"> Defers to Ngati Whatua o Orakei
<p>Te Rununga o Ngati Whatua</p> <p>Met 7/8/13</p>	<p>Feedback was sought on the north, north-western locations (Hatfields Beach, Orewa, Okura, Albany, Massey, Swanson, Henderson Valley) and the following comments recorded:</p> <p><i>General:</i></p> <ul style="list-style-type: none"> Referred to the fact that urbanising rural areas affects land that has only been marginally affected (i.e. vegetation clearance) but further impact from development would increase damage and loss of history <p><i>Hatfields Beach</i></p> <ul style="list-style-type: none"> Identified a site on Hibiscus Coast Highway that forms part of the Treaty Settlement Redress, Council owned land <p><i>Orewa</i></p> <ul style="list-style-type: none"> Supports current alignment with State Highway <p><i>Okura</i></p> <ul style="list-style-type: none"> Strong support to retain the current alignment. Support deferral to Stage 4 and emphasise that mana whenua must provide the cultural evaluation /overlay <p><i>Albany</i></p> <ul style="list-style-type: none"> Significant concerns about the potential impacts on Lucas Creek and the vegetation through this area. Supports further investigation.

Mana whenua	Feedback
	<ul style="list-style-type: none"> Working on the Gill Road extension NOR and seeking clean-up of Lucas Creek. Support deferral to Stage 4.
Manuhiri Email response 8/8/13	Feedback was sought on the north, north-western locations (Hatfields Beach, Orewa, Okura, Albany, Massey, Swanson, Henderson Valley) and the following comments recorded: <i>Hatfields Beach / Orewa / Okura</i> <ul style="list-style-type: none"> Do not support changes at Orewa and Okura to prevent encroaching on ecological areas and also, specifically in the case of Okura, because the recent koiwi finds in Long Bay highlight the cultural significance of these coastal areas which do not need to come under pressure from more development.

2C. Internal feedback

Location	Feedback
Hatfields Beach	<ul style="list-style-type: none"> Motorway provides a strong defensible boundary RAP 21 of national significance (Department of Conservation?). NZTA designation subject to specific conditions to protect area Kauri forest and pockets of natives throughout (Significant Ecological Areas) Land behind Hatfields Inlet – relatively flat low lying inundation issue Urban gateway at Hatfields Beach Steep gully between Hatfields Beach and motorway South of Hillcrest Road land has always been Significant Ecological Area – entirely covered in bush Small area of land recently included in the MUL (Change 17) at end of Beachwood Drive
Orewa	<ul style="list-style-type: none"> Hall Farm identified as a Special Area in the Rodney District Plan which identified capacity for development. Site dissected by the extension of the motorway. Topography is steep with a number of gullies. Adjacent to Orewa Off Ramp – not currently accessible. Looking to object resource consent for between 100 and 300 lots Once RUB jumps the motorway need to find a defensible boundary GAFI area sits to the south at Wainui, and did not extend into this area due to topography identified not being suitable for urban development
Okura	<ul style="list-style-type: none"> Long Bay Marine Reserve has national significance Okura River/Estuary identified as Outstanding Natural Landscape Okura Estuary very sensitive receiving environment Forms part of the greenbelt along with Weiti, between Urban Auckland and Whangaparaoa/Silverdale/Orewa – North West Wildlink Substantial marine setback required to protect marine reserve Okura Settlement is serviced – subject of Stage 4 RUB This type of ‘creep’ in this location will result in ongoing pressure – degradation of water quality in the estuary with increased impervious surfaces Long Bay Regional Park as boundary Significant Environment Court decision on RPS 1996 determined boundary – defensible now. Vaughans Road ridgeline as boundary Move boundary of Regional Park? Rural land development also subject of Environment Court decisions as part of North Shore District Plan appeal resolution, limited to 4ha
Albany	<ul style="list-style-type: none"> Potential to include sub-catchment, excluding gullies and Significant Ecological Areas. Slopes above Albany – natural extension potentially Lucas creek – ecological corridor – sensitive receiving environment. Significantly affected by sedimentation from urban development in Albany.

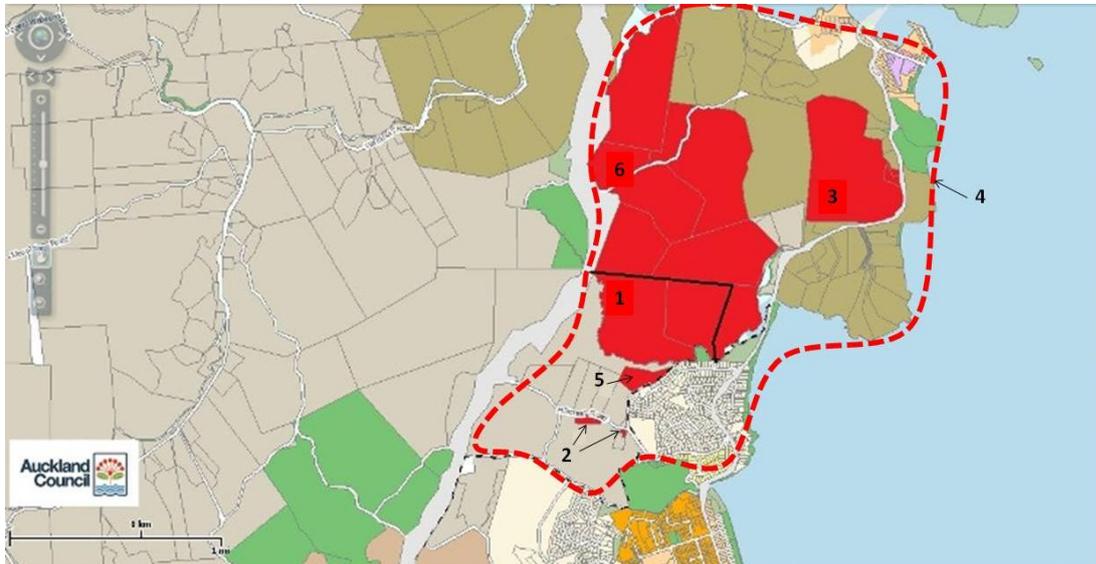
Location	Feedback
	<ul style="list-style-type: none"> • Narrow constrained forest, ecological values are under significant stress • Quail Drive considered an anomaly by North Shore City Council. Early consideration by the council but not progressed due to amalgamation – no investigations undertaken. • Difficulty of determining a defensible boundary other than the catchment boundary • Low density/large lot because steep land • Scheduled site identified at 12 Stevenson Crescent – early settlers cottages • Transmission Corridor identified to the west of the catchment across 305 Dairy Flat Road. • Stream provides large part of boundary • Site visit notes – basin surrounded by bush covered escarpment, bottom fairly rolling but steep slopes down from Albany Heights Road. Quail Drive at top of escarpment .
Massey	<ul style="list-style-type: none"> • Sunnyvale Road is the catchment boundary / ridgeline • Geotechnical issues due to topography and stability of land (series of gullys) • Largely unserviced • Some downstream flooding risks • Borders Redhills GAFI area in the north along Redhills Road • Birdwood Structure Plan Large Lot/Rural Residential inside the RUB • Birdwood Urban Concept Plan identifies urban development towards Don Buck Road • Water services extend down Yelash Road • Pakanui other side of Sunnyvale Road – withdrawn due to geotechnical constraints • Swanson Structure Plan investigated area and determined development potential within western part of catchment • Area identified as Birdwood Special Area in Proposed Waitakere District Plan, requiring structure planning. All been implemented apart from land at Crows Road. • Birdwood Road – very dangerous stretch • Water catchment subsurface subsidence • End of Mudgeways Road – approved Regional Council for higher density than zone permits – countryside living • Top of the catchment affecting headwaters of the streams
Swanson	<ul style="list-style-type: none"> • Significant Ecological Areas in the northern area should be avoided • Northern sites are steep and vegetated along banks of Swanson Stream • Servicing potential issue given topography • Waitakere Ranges Heritage Area affects part of this area – provides defensible boundary • Swanson Structure Plan aligns with RUB • Babich decision identified Simpson Road ridgeline as suitable MUL, retention of rural character on western side of road • Stream as boundary north of Swanson village
Henderson Valley	<ul style="list-style-type: none"> • Avoid Significant Ecological Areas any development needs to provide a setback • Waitakere Ranges Heritage Area identified as defensible boundary, cannot undertake urban development without legislative change • Comprehensive assessment required of wider area, some form of structure planning required to determine whether the WRHA is correctly located • Major flooding issues downstream Oratia and Opanuku streams – hence not in Oratia Structure Plan • Flood plain adjacent to Pine Avenue • Holdens Road triangle subdivision 5 lots Environment Court decision. Small bit outside the Waitakere Ranges Heritage Area should be included in RUB. • Setback from Public Open Space (Conservation) zone • Once go into this area there is no clear boundary easily identified. • Strong rural character / landscape throughout this area
Oratia	<ul style="list-style-type: none"> • RUB generally aligns with the Oratia Structure Plan • No request • Waitakere Ranges Heritage Area as defensible boundary

Location	Feedback
Titirangi	<ul style="list-style-type: none"> • Entirely within the Waitakere Ranges Heritage Area • Waitakere Ranges Regional Park currently provides defensible boundary – large area of publicly owned open space
Mangere Ihumatao	<ul style="list-style-type: none"> • Confirm boundary of Plan Change 14 (Mangere Heritage Gateway) • Significant cultural issues associated with wider area • Adjacent to Otuaataua Stonefields, also Mission Site along coastline • Papakainga, Marae are identified within the RUB • Scheduled site: Mission Station (Robert Bracey) along coastline at 292 Ihumatao Road • Renton Road identified as being significant in terms of koiwi previously • Auckland Council had originally sought open space protection over this entire area but was unsuccessful.
Mangere - Puhinui	<ul style="list-style-type: none"> • Southern Gateway Plan Change 35 within this area, currently outside the MUL • Puhinui Road – NZTA identified capacity issues, intersection requires upgrading • Affected by Eastern Access Agreement • Masterplan investigation of wider Puhinui Peninsula is underway • High noise area in association with Auckland International Airport • Pukaki Marae to the north, identified as Maori purpose zone • Environment Court cases – evidence (brought by Council). Appeals to District Plan on rural heritage zoning. • Selfs Crater archeologically, geologically and culturally significant • Subject to investigations for access to the Airport (SMART) • Sensitive receiving environment
Howick	<ul style="list-style-type: none"> • Large lot (countryside living transitional) around Point View Drive minimum 8,000 m² • Structure Planned 20 years ago • Sensitive ridgeline protection protected since the 1980s • Landscape assessment with Plan change to shift MUL at Point View Drive • Ridgeline provides a strong defensible boundary • Current line set down from ridgeline based on contour line • Large lot living zoning east of Point View Drive – development proposal for 70,000 lots (Structure Plan) • Existing rural character with houses located fronting the road • Site visit notes – rural character along Pt View Drive with houses along road frontage, topography drops away from road, very steeply to the east and less steep to the west.
Flat Bush	<ul style="list-style-type: none"> • Streams confirm majority of boundary and then linking across from streams • Stage 2 of Flat Bush Structure Plan under appeal (Plan Change 20) - seeking higher density within area identified as large lot. • Transitional countryside living zone – minimum site size 5,000m² • Topography rises to Redoubt Road ridgeline – identified as sensitive in Manukau District Plan • Intended to be serviced in the future by MCC – clay soils onsite disposal not great over time • Originally MCC proposed Redoubt Road as MUL but refuted by ARC, compromise to protect sensitive ridgeline • Landscape and land capability is difficult to determine on slopes • Provides the headwaters to the catchment, a number of streams and flood plains throughout area • SEA as boundary is considered robust from a landscape perspective, protecting them by retaining them outside the RUB • Along Chateau Rise – not a major view. If changed we would need to do whole block using SEA as boundary. Main road is serviced. • Top of Flat Bush – different drainage catchment – low point in ridge
Manurewa	<ul style="list-style-type: none"> • One request in support of current RUB and another seeks extension to include the wider area

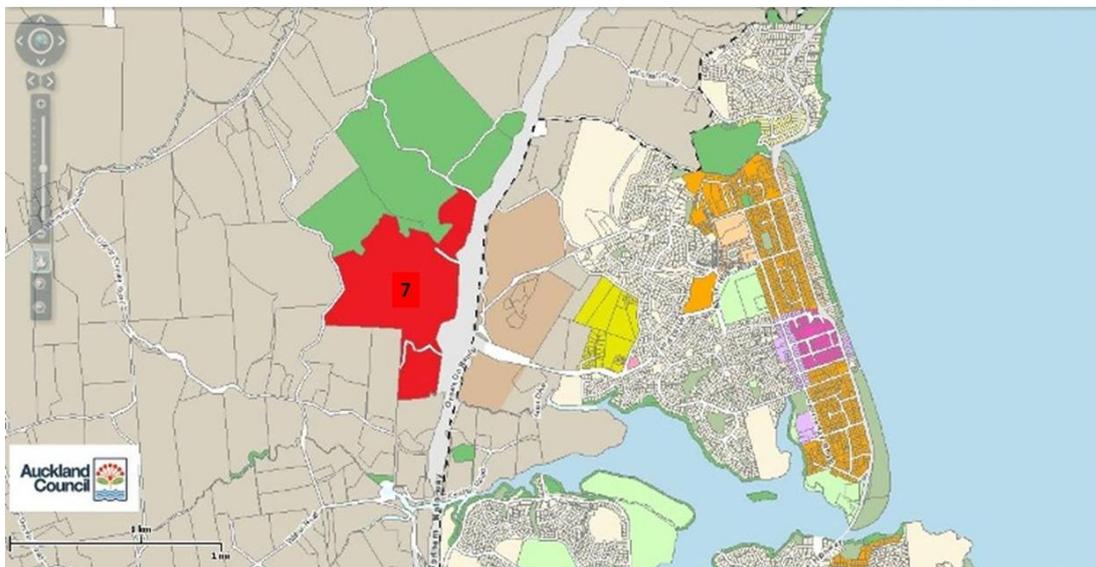
Location	Feedback
	<ul style="list-style-type: none"> • Large Lot 8,000 m² Rural 3 • Redoubt Road ridgeline encroaches into area in the north • Ranfurly Road was territorial authority boundary, should now be considered along with Takanini • Plan Change 38 Mill Road extension • Mill Road Stage 1 is to the west of the area soon to be lodged by Auckland Transport • RUB passes through gully • Stream on boundary • Large areas of Open Space (Totora Park and Botanic Gardens) • Recent lifestyle development • Not serviced by water or wastewater
Takanini	<ul style="list-style-type: none"> • Takanini Structure Plan applies to broad area, some stages implemented others are expected to be implemented • Plan Change 13 identified areas as Future Urban zone, excluded some parts of the Takanini Structure Plan • Significant flood plain issues throughout but shallow due to flat land • Affected by peat soils, was a swamp – geotechnical issues (affects intensity and height of development) • Mill Road to be upgraded to arterial north-south connection • Stormwater infrastructure significant, need to create canals to drain the area. Mill Rd forms a bund, as does the Railway line and then the Motorway. • Papakura Stream is high quality upstream in the Hunuas, but downstream degraded • Affected by noise contours of Ardmore Airport and reverse sensitivity issues • Area around Old Wairoa Road and Hamlin Road okay because topography starts to rise • Southern area serviced by Watercare for wastewater • Veolia service water and wastewater to north – significant investment to provide water to recent released stages but capacity not taken up. Will not extend infrastructure until existing capacity taken up (Mahia Branch has been future proofed) • Transport constraints within existing network, east-west and at Takanini Intersection with SH1. Not well served by public transport, train station is over 1km away, has been some discussion about upgrading station. • Recent resource consents for large scale community facilities along Porchester Road – churches, pressure to service these • Geotechnical investigations for Structure Plan only preliminary and further work needed
Red Hill (Papakura)	<ul style="list-style-type: none"> • Topography Red Hill – Pa (archaeological area) • Hard edge – Urban vs Rural / countryside living • Important to protect remnant Significant Ecological Area • Important to retain ecological linkage to Hunua Ranges • Need to protect area around Kaipara Road • Large lot? Already subdivided confirmed as countryside living through Plan Change 13 • Archaeological sites on edge of RUB • Stream boundary confirms RUB • GAFI area located further to the south

Appendix 3 – Maps identifying requests

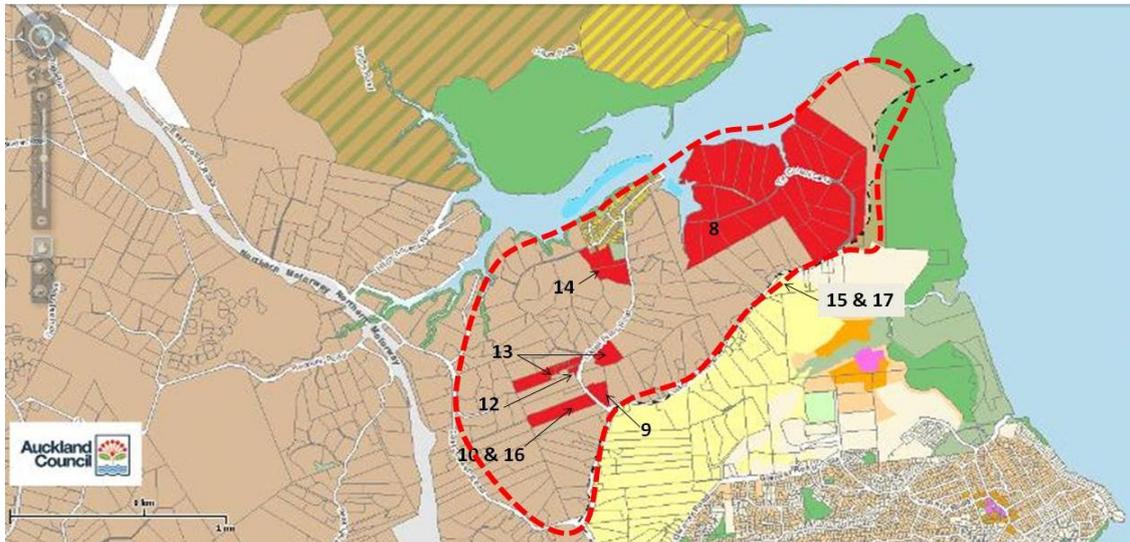
Map 1 – Hatfields Beach



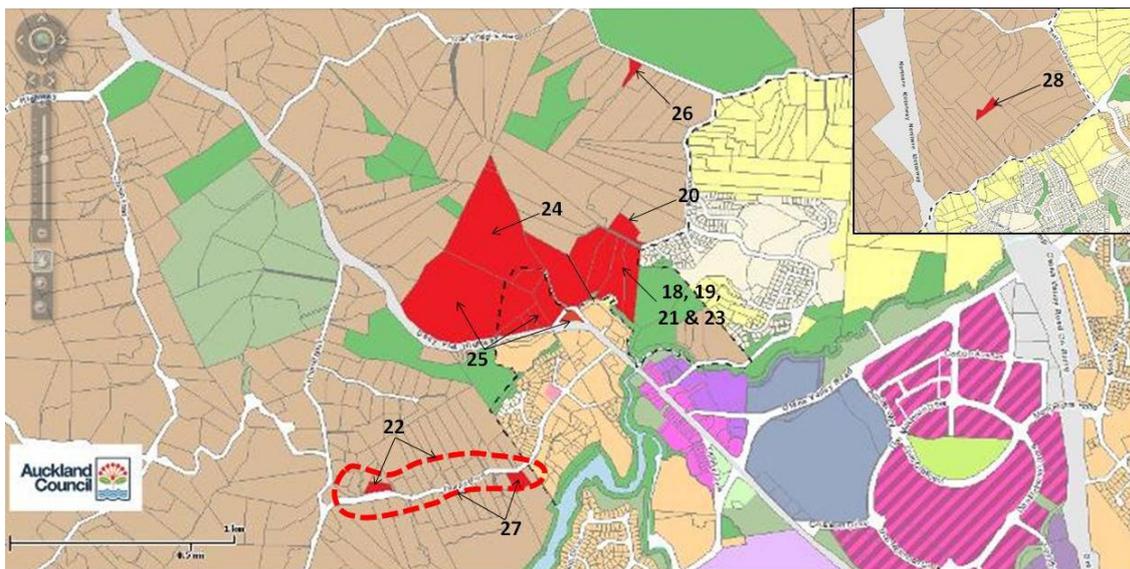
Map 2 – Orewa



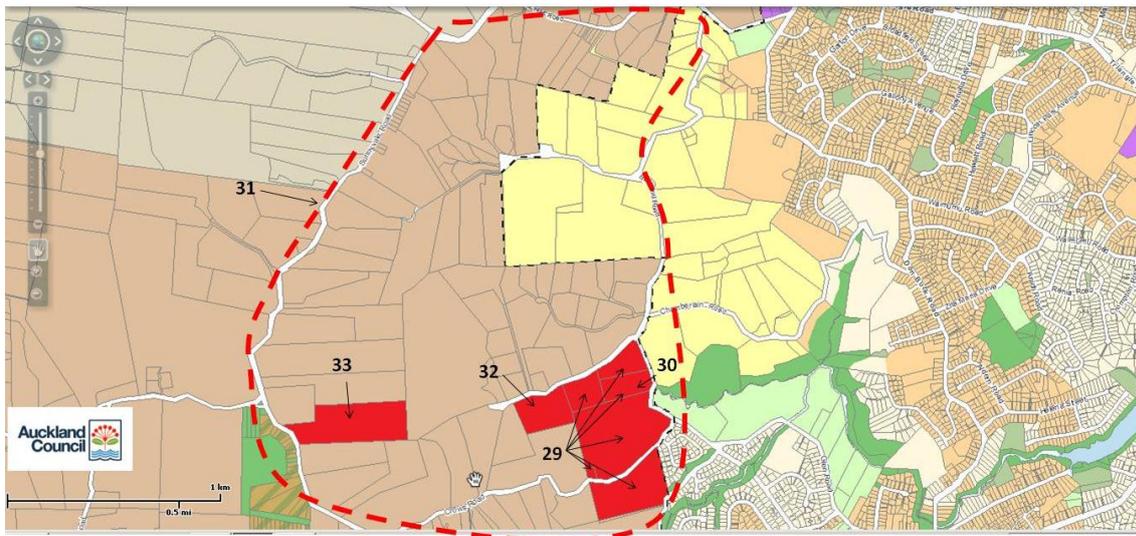
Map 3 – Okura



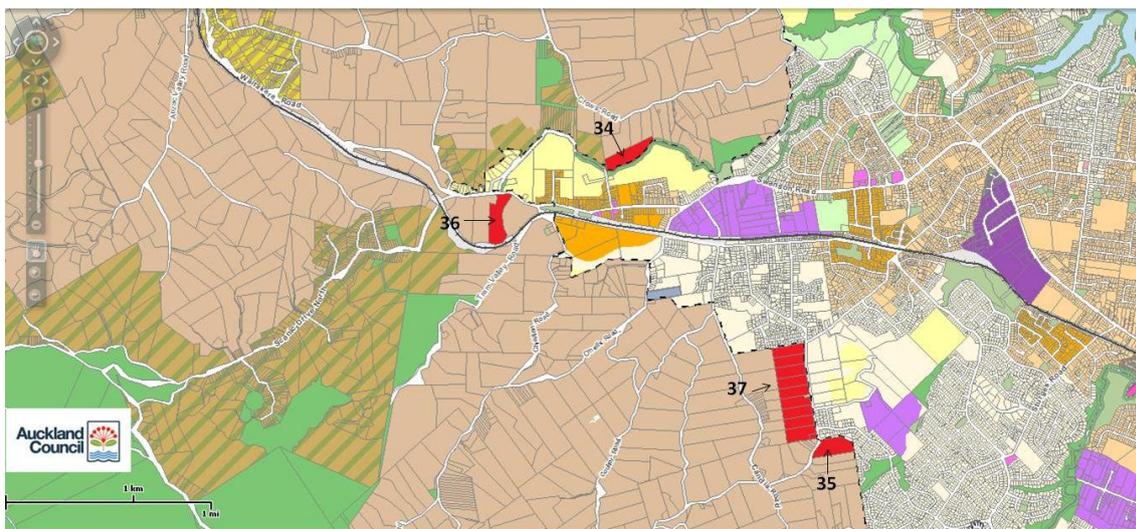
Map 4 – Albany



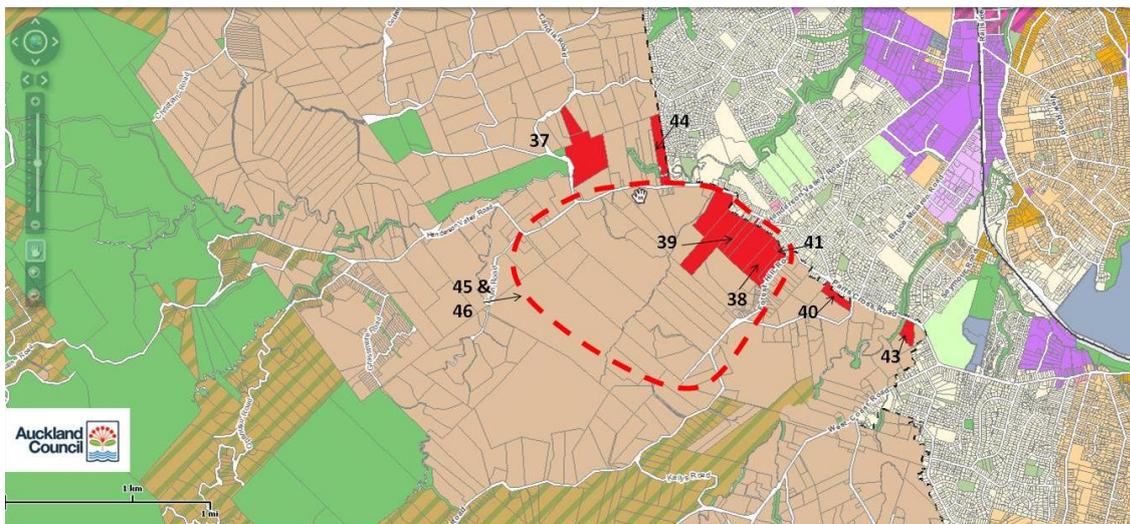
Map 5 – Massey



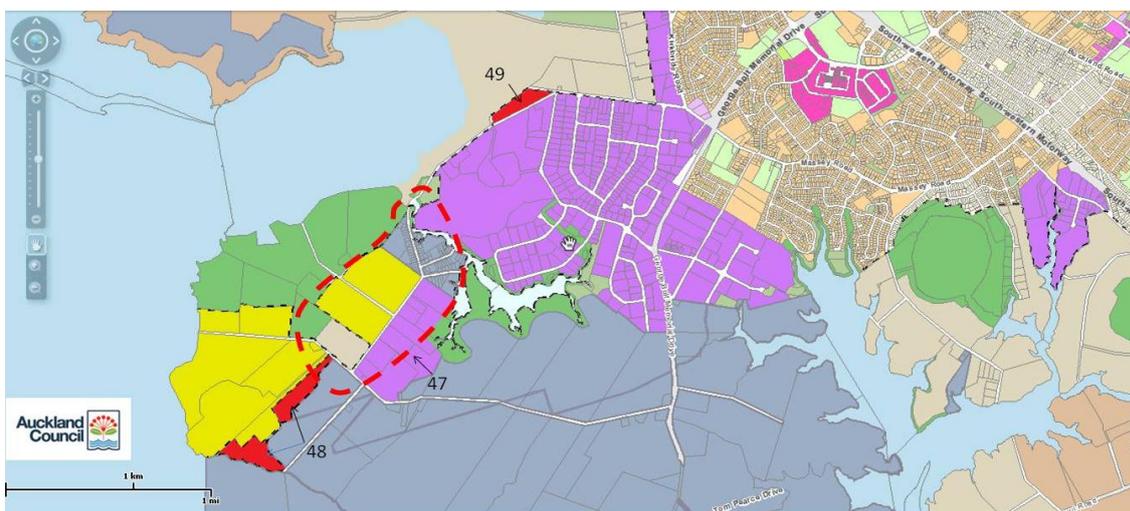
Map 6 – Swanson



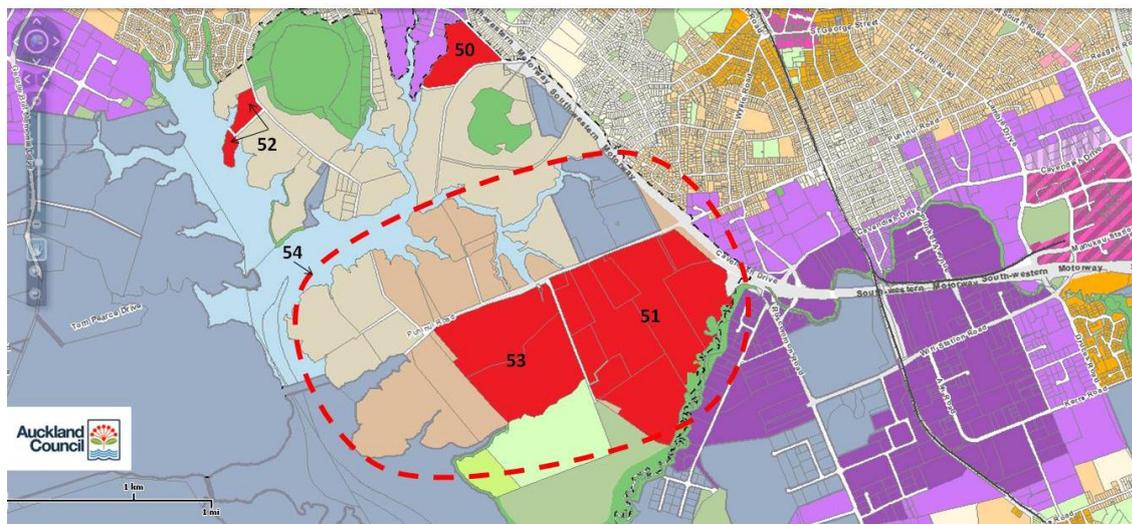
Map 7 – Henderson Valley



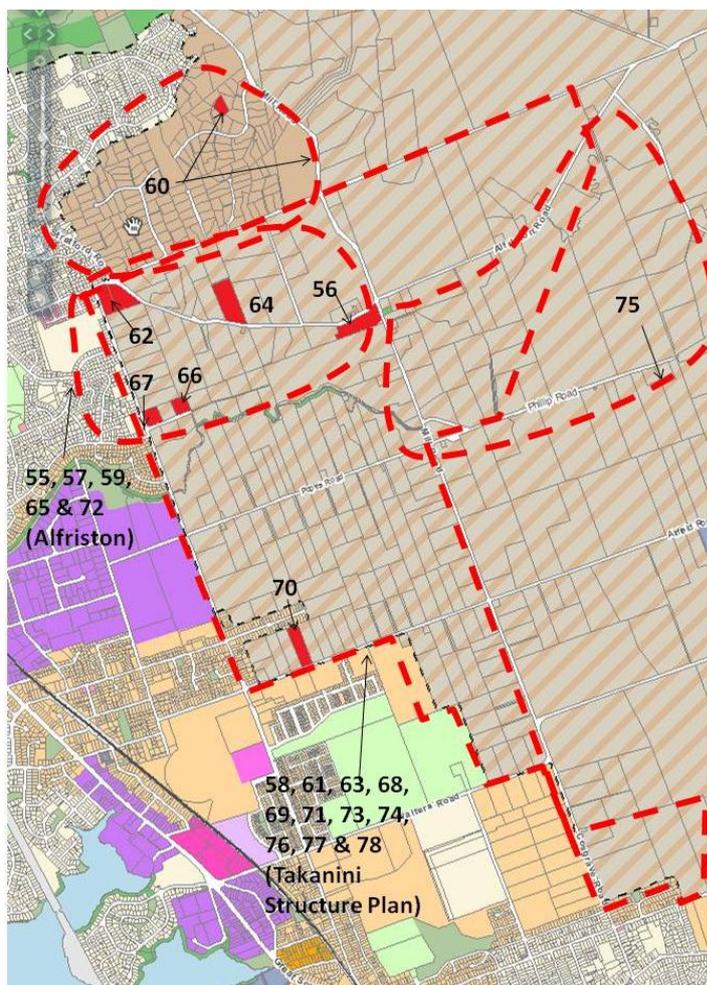
Map 8 – Ihumatao, Mangere



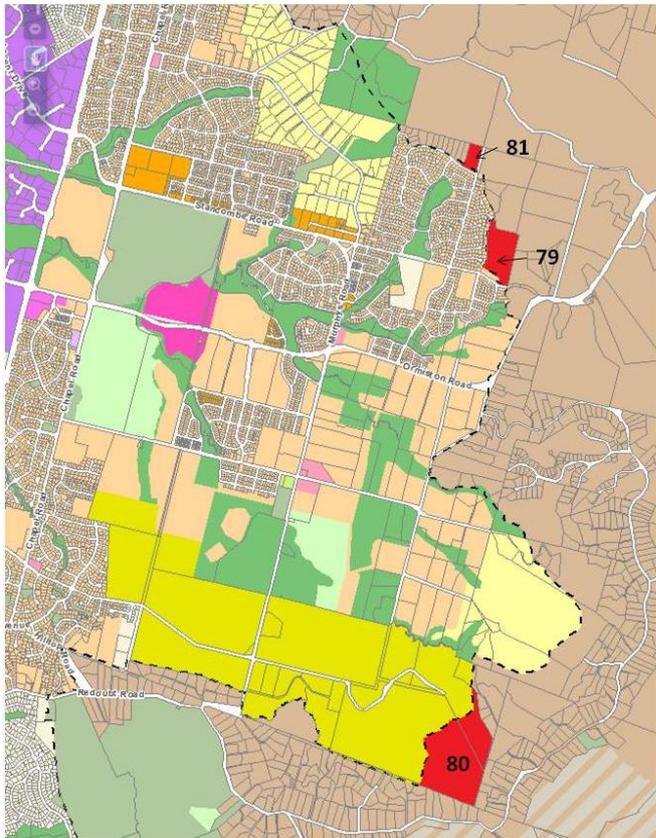
Map 9 – Puhinui, Mangere



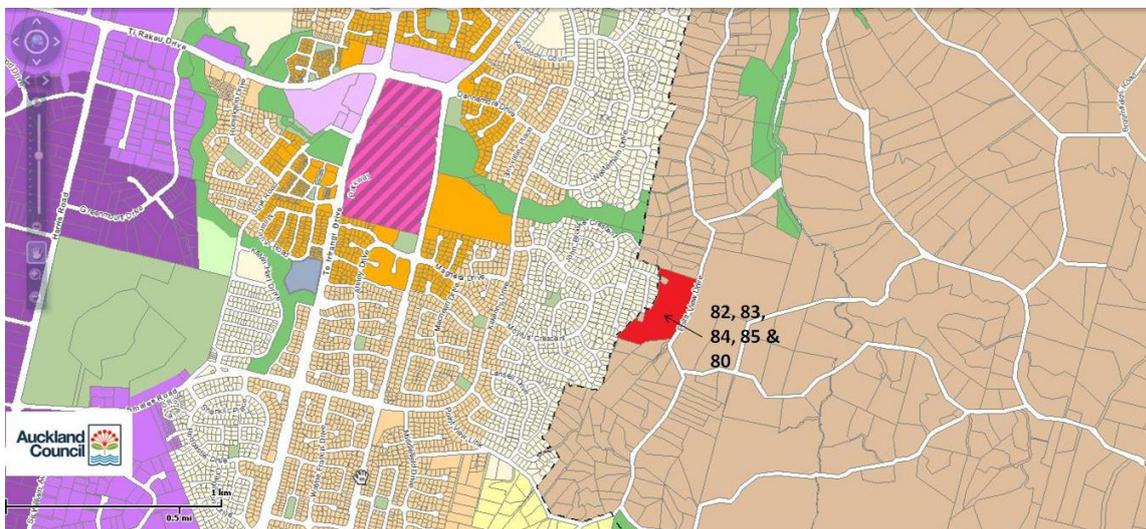
Map 10 – Takanini



Map 11 – Flat Bush



Map 12 - Howick



Appendix 4 - Summary of Edge Requests

	FMS	Property Address	Location	Summary of request	Supporting information	Complex
1.	15767	57 Otanerua Road	Hatfields Beach	Include in RUB and rezone as Future Urban	Yes	No
2.	15768	Hillcrest Road	Hatfields Beach	Seeks large lot residential on part of the site	Yes	No
3.	14813	983 Hibiscus Coast Highway	Hatfields Beach	Seeks a precinct to rezone as Single House and Mixed House zone	No	No
4.	10708	Hatfields Beach	Hatfields Beach	Request the land beyond Orewa to Waiwera be zoned future urban rather than the land to the west of Orewa/Silverdale.	No	No
5.	10735	47 Otanerua Road	Hatfields Beach	Include in RUB and rezone Single House	No	No
6.	13103	203 Weranui Road	Hatfields Beach	Included in RUB and rezone Single House	No	No
7.	14492	Hall Farm	Orewa	Include in RUB	No	No
8.	14970	203 Vaughans Road	Okura	Include Okura Holdings Limited land adjoining the MUL north of Long Bay be included inside the RUB and apply a mix of residential and open space zones.	Yes	Yes
9.	1775	198 Okura River road	Okura	Rezone Terraced housing and Apartment Buildings.	No	Yes
10.	2222	209 Okura River Road	Okura	Rezone back to residential	No	Yes
11.	3052	Okura	Okura	Seeks an amalgamated subdivision scheme for the area from Browns Bay to Silverdale	No	Yes
12.	3642	181 Okura River Road	Okura	Delete RUB and rezone residential	No	Yes
13.	3653	150, 175, 177 Okura River Road	Okura	Delete RUB and rezone residential	No	Yes
14.	3777	4 Warman Rd & 93 Okura River Road	Okura	Delete RUB and rezone residential	No	Yes
15.	4322	Okura	Okura	Redefine the RUB at Okura	No	Yes
16.	5540	209 Okura River Road	Okura	Rezone to THAB or Neighbourhood Centre	No	Yes
17.	12529	Okura	Okura	Include Okura and rezone as residential like that of Long Bay	No	Yes
18.	774	27 Quail Drive, Albany	Albany	Assess 25 Quail Drive and extend RUB to include 25-27 and 35-37 Quail Drive	Yes	Yes
19.	775	25 Quail Drive, Albany	Albany	Assess 25 Quail Drive and extend RUB to include 25-27 and 35-37 Quail Drive	Yes	Yes
20.	1072	24 Quail Drive	Albany	Assess 24 Quail Drive and extend RUB to include 25-27 and 35-37 Quail Drive	Yes	Yes
21.	1073	35 Quail Drive	Albany	Assess 35 Quail Drive and extend RUB to include 25-27 and 35-37 Quail Drive	Yes	Yes

	FMS	Property Address	Location	Summary of request	Supporting information	Complex
22.	2511	140 The Avenue	Albany	Include properties that have direct road frontage to the Avenue and extend RUB to Hobson Road	Yes	Yes
23.	11375	25 and 27 Quail Drive	Albany	Include properties within the RUB and rezoned as Mixed Housing.	Yes	Yes
24.	11696	16 Stevenson Cres	Albany	Include property within the RUB and rezone as Mixed Housing	Yes	Yes
25.	14177	300, 310, 316, 318 & 350 Dairy Flat Rd; 8, 12& 16 Stevensons Cres	Albany	Include sites in the RUB and rezone Mixed Housing and Single House (as per submission)	Yes	Yes
26.	1341	220 Albany Heights Road	Albany	Rezone 220 Albany Heights Road and surrounding properties as residential suitable for subdivision.	No	Yes
27.	1745	71 The Avenue	Albany	Rezone to Mixed Residential and extend RUB to Hobson Road.	No	Yes
28.	5112	88 Lonely Track Road	Albany	Include the northern side of Lonely Track Road in the RUB	No	No
29.	4353	1 Crows Road, Swanson (Lot 2 DP 70085), 8 Crows Rd; 11 Crows Rd; 155-163 Birdwood Rd; 165-177 Birdwood Rd; 6-8 Yelash Rd	Massey	Include land within the RUB and rezone as Single House	No	No
30.	6479	155-163 Birdwood Road	Massey	Include site and adjacent sites within RUB and rezone Single House zone	No	No
31.	9110	Broad Birdwood area up to Sunnyvale Road (Massey)	Massey	Residents Petition with 70 Signatures, to rezone area to residential	No	No
32.	11869	12 Yelash Road	Massey	Rezone to Single House or Large Lot Residential	No	No
33.	5588	51 Crows Road	Massey	Allow greater flexibility for residential development while maintaining a lifestyle theme	No	No
34.	178	19 Church Street	Swanson	Seeks residential zoning for site and land to the west (former the Ross Britton model railway and botanical gardens)	Yes	No
35.	3224	112 Simpson Road	Swanson	Change from rural to urban to enable subdivision	No	No
36.	3658	786 Swanson Road	Swanson	Delete the RUB and apply residential zoning	No	No
37.	3970	Simpson Road	Swanson	Include sites on western side of road in RUB	No	No
38.	156	107 Forest Hill Road	Henderson Valley	Include site and all land bounding the MUL in the lower Henderson Valley and Forest Hill Rd up to Holden Rd, and the remaining area of Candia Rd	No	No

	FMS	Property Address	Location	Summary of request	Supporting information	Complex
39.	280	107 Forest Hill Road - 266 Henderson Valley Road	Henderson Valley	Include land in the RUB	No	No
40.	908	41-57 Parrs Cross Road	Henderson Valley	Include part of site where it fronts Pine Avenue in the RUB	No	No
41.	1006	83-105 Forest Hill Road	Henderson Valley	Seeks residential zoning to enable subdivision	No	No
42.	10203	266 Henderson Valley Road	Henderson Valley	Rezone site and other properties around it for this low density development of around 1000sqm to 3000sqm.	No	No
43.	12008	105 - 107 Parrs Cross Road	Henderson Valley	Include in RUB and rezone for urban development	No	No
44.	12547	351 Henderson Valley road	Henderson Valley	Include mid-upper plateau area of site in the RUB and rezone Single House	No	No
45.	14704	Alignment with Waitakere Ranges Heritage Area	Henderson Valley	Requests a working group be established to determine a new location for the western line of RUB relative to the Waitakere Ranges Heritage Area Act.	No	No
46.	15392	Henderson Valley Road	Henderson Valley	Extend the RUB to at least the Western side of the Henderson Valley Primary School and north and south of it	No	No
47.	688	Oruarangi Road, Ihumatao	Ihumatao	Apply the Future Urban zone as per Environment Court decision on Plan Change 14 – Mangere Heritage Gateway	No	No
48.	10605	280 Ihumatao Road	Ihumatao	Include Auckland International Airport designated land within the RUB	No	No
49.	15744	1 Oruarangi Road	Ihumatao	Exclude the site from the RUB and ensure Ihumatao is outside the RUB	No	No
50.	9708	72 Tidal Road/268 Portage Road	Puhinui	Urban zoning sought - Tam/Self land. Seeks at least Future Urban Zone.	Yes	Yes
51.	10857	Southern Gateway	Puhinui	Include land within Private Plan Change 35 – Southern Gateway in the RUB and rezone Business – Business Park	Yes	Yes
52.	2610	77 Pukaki Road	Puhinui	Seeks rezoning to Single/Mixed Housing or Rural Residential	No	Yes
53.	10941	55 Prices Road	Puhinui	Seeks rezoning to Business/Light Industry Zoning sought	No	Yes
54.	13438	Puhinui Road	Puhinui	Business Zoning sought west of SH20	No	Yes
55.	9597	Alfriston	Takanini	Does not support the urbanisation of the Peat Land but does support inclusion of Alfriston in the RUB.	Yes	No
56.	10864	1345 Alfriston Road	Takanini	Include within the RUB and council led plan change once plan is operative to rezone Business or Mixed	Yes	No
57.	11770	Alfriston	Takanini	Include Alfriston in RUB	Yes	No
58.	15642	Takanini Structure Plan	Takanini	Include Takanini Area 2b, Takanini Area 4 and Takanini Area 5 in the RUB	Yes	No

	FMS	Property Address	Location	Summary of request	Supporting information	Complex
59.	513	Porchester Road to Mill Road south of Alfriston	Takanini	Include land from Porchester Road to Mill Road south of Alfriston Road to align with current Takanini Structure plan and current designation of Future Urban	No	No
60.	750	56 Polo Prince Drive	Takanini	Seeks site and wider area to Ranfurly Road and Mill Rd to be included in RUB	No	No
61.	1938	Takanini Structure Plan	Takanini	Include Takanini Structure Plan area and rezone Mixed Housing	No	No
62.	2932	1185 Alfriston Road	Takanini	Seeks Single House or Future Urban zone	No	No
63.	3390	Takinini Structure Plan	Takanini	Seeks Mixed Housing zones in Takanini Structure Plan balance areas	No	No
64.	6938	1270 Alfriston Rd	Takanini	Include land between Ranfurly Rd and Papakura Stream, Porchester and Mill Roads in RUB	No	No
65.	7517	Alfriston	Takanini	Include Porchester Road to Mill Road and north of Papakura Stream within the RUB	No	No
66.	9460	22 Taipan Place	Takanini	Seeks medium to high density zoning	No	No
67.	10596	437 Porchester Road	Takanini	Zoning Opposed	No	No
68.	11269	Takanini Structure Plan	Takanini	Include Takanini Structure Plan within RUB, using Mill Road as a logical and defensible boundary. Seeks an urban zoning on the land.	No	No
69.	11403	Takanini Structure Plan	Takanini	Include land east of Takanini Structure Plan area in RUB	No	No
70.	12220	106 Airfield Road	Takanini	Move the RUB further east of the land at 106 Airfield Road and rezone Future Urban as per PC13	No	No
71.	12542	Takanini Structure Plan	Takanini	Include Takanini Structure Plan area in the RUB	No	No
72.	13521	Alfriston	Takanini	Include an Alfriston Village area as provided for in the Takanini Structure Plan and possibly additional areas	No	No
73.	13749	Takanini	Takanini	Include land at Takanini/Brookby Road/Mill Road and Clevedon Road area	No	No
74.	14076	Takanini Structure Plan	Takanini	Seeks inclusion in the RUB and Mixed House zone	No	No
75.	15098	Phillip Road	Takanini	Include land along Phillip Road (Mill Rd to Alfriston-Ardmore Rd) and rezoned Future Urban Zoning Sought	No	No
76.	4473	Takanini	Takanini	Alfriston Residents Group seeks the inclusion of Alfriston in the RUB	Yes	No
77.	8041	Takanini	Takanini	The RUB is labeled interim, and takes no account of structure planning in the Takanini area.	No	No
78.	12252	Takanini	Takanini	Takanini should be within the RUB.	No	No
79.	9429	19 Fairhill Place	Flat Bush	Seeks inclusion in RUB and Special Housing Area	Yes	No

	FMS	Property Address	Location	Summary of request	Supporting information	Complex
80.	10721	125 Murphys Road	Flat Bush	Request that rest of Northridge Estate be included within the RUB and rezone Mixed Housing (map)	No	No
81.	12467	98 Chateau Rise	Flat Bush	Include in Rub and rezone Mixed Housing	No	No
82.	4187	178 Point View Drive	Howick	Include in RUB and rezone as residential, identify as Special Housing Area	Yes	No
83.	4991	178 Point View Drive	Howick	Include in the RUB and rezone Single House	Yes	No
84.	9429	178 Point View Drive	Howick	Expand RUB to include site		No
85.	9565	178 Point View Drive	Howick	Expand RUB to include site		No
86.	9708	178 Point View Drive	Howick	Expand RUB to include site		No

Appendix 5 – Assessment of requests

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
1	Hatfields Beach	57 Otanerua Road, Hatfields Beach	Yes - largely within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - site partly affected by SEA and ONL	Yes - a cultural values assessment would be required to determine	Potentially inconsistent with Hauraki Gulf Marine Park Act	No - approximately half of site subject to inundation / flooding	No - identified as aquifer	No - area not serviced	Yes - scale significant and adjoining sites also seek inclusion	No - would require consideration of wider catchment	None identified		No
2	Hatfields Beach	Hillcrest Road, Hatfields Beach	Yes - largely within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - entirely covered in SEA and ONL	Yes - a cultural values assessment would be required to determine	Potentially inconsistent with Hauraki Gulf Marine Park Act	No - bottom of site subject to flooding and downstream flooding	No - identified as aquifer	No - area not serviced	No - only proposes inclusion of small sites fronting road	No - would require consideration of wider catchment	None identified	Only suggests a portion along the roadside is included in RUB	No
3	Hatfields Beach	983 Hibiscus Coast Highway, Hatfields Beach	Yes - largely within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - largely affected by ONL and SEA	Yes - a cultural values assessment would be required to determine. Some CHI sites identified.	Potentially inconsistent with Hauraki Gulf Marine Park Act	Unknown - potential geotech issues due to topography and land stability issues. Also downstream flooding issues.	No - identified as aquifer	No - area not serviced	Yes - scale significant and adjoining sites also seek inclusion	No - would require consideration of wider catchment	None identified		No
4	Hatfields Beach	Hatfields Beach Broad Area	Yes - largely within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - significantly affected by ONL and SEA	Yes - a cultural values assessment would be required to determine	Potentially inconsistent with Hauraki Gulf Marine Park Act	Unknown - potential geotech issues due to topography and land stability issues. Also downstream flooding issues.	No - identified as aquifer	No - area not serviced	Yes - scale significant and entire area would change	No - would require consideration of wider catchment	None identified		No
5	Hatfields Beach	47 Otanerua Road, Hatfields Beach	Yes - largely within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - a cultural values assessment would be required to determine	Potentially inconsistent with Hauraki Gulf Marine Park Act	None identified	No - identified as aquifer	No - area not serviced	Yes - scale significant and adjoining sites also seek inclusion	No - would require consideration of wider catchment	None identified		No

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
6	Hatfields Beach	203 Weranui Road, Hatfields Beach	Yes - largely within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - largely affected by ONL and SEA	Yes - a cultural values assessment would be required to determine. Some CHI sites identified.	Potentially inconsistent with Hauraki Gulf Marine Park Act	Unknown - potential geotech issues due to topography and land stability issues. Also downstream flooding issues.	No - identified as aquifer	No - area not serviced	Yes - scale significant and adjoining sites also seek inclusion	No - would require consideration of wider catchment	None identified		No
7	Orewa	Hall Farm, Orewa	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	Topography limits opportunities for urban zonings	No - bounded by large SEA to the north and some small areas extend into site	Yes - Ngati Whatua o Kaipara indicates cultural issues with ridges and korero north of Wainui Road.	Potentially inconsistent with Hauraki Gulf Marine Park Act	Unknown - potential geotech issues due to topography and land stability issues. Also downstream flooding issues.	No - identified as aquifer	No - area not serviced	No - isolated and serrated from urban area by motorway	No - relies on the property boundary, although SEA defines northern boundary	None identified	Currently seeking resource consent for 300 lots large lot with common areas protecting gullies and providing enhancement	No
28	Albany	88 Lonely Track Road, Albany	No - not within an urbanised catchment	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not assessed because does not meet definition of the Edge	No
29	Massey	1-11 and 10 Crows Road, 8 Yelash Road, Massey	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	Topography provides opportunities for urban zonings but further investigation required	No - none identified	No sites identified	Yes - no issues identified	Yes - none identified	Yes - land previously identified by council as suitable for urban development	Yes - trunk water and wastewater in vicinity. Over 1km away from rail and bus services.	Yes - across the road from existing urban development	Yes - reflects change in topography aligned with property boundary	Yes - addresses anomaly of land suitable for development outside RUB		Yes

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
30	Massey	155-163 Birdwood Road, Massey	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	Topography provides opportunities for urban zonings but further investigation required	No - none identified	No sites identified	Yes - no issues identified	Yes - none identified	Yes - land previously identified by council as suitable for urban development	Yes - trunk water and wastewater in vicinity. Over 1km away from rail and bus services.	Yes - across the road from existing urban development	Yes - reflects change in topography aligned with property boundary	Yes - addresses anomaly of land suitable for development outside RUB		Yes
31	Massey	Broad Birdwood area up to Sunnyvale Road (Massey)	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	Topography limits opportunities for urban zonings	Yes - extensive SEA identified and Sensitive Ridgelines. Natural Stream Management Areas.	No sites identified	No - land instability issues	No - land included in the Swanson Structure Plan	No - foothills environment and aquifer	No - topography would make servicing difficult	No - located in Swanson Structure Plan and forms part of the Waitakere Ranges Foothills environment	Yes - uses Sunnyvale Road and Redhills Road are ridgelines	None identified		No
32	Massey	12 Yelash Road, Massey	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	Topography limits opportunities for urban zonings	No - none identified	No sites identified	No - land within the Swanson Structure Plan	Yes - none identified	No - foothills environment	Yes - trunk water and wastewater in vicinity. Over 1km away from rail and bus services.	No - located in Swanson Structure Plan and forms part of the Waitakere Ranges Foothills environment	No - relies on property boundary only	None identified		No
33	Massey	51 Crows Road, Swanson	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - SEA covers site	Yes - encroachment into Waitakere Ranges	No - land within the Swanson Structure Plan	Unknown - potential geotech issues due to topography and land stability issues. Also downstream flooding issues.	No - foothills environment and aquifer	No - isolated from existing serviced area	No - located in Swanson Structure Plan and forms part of the Waitakere Ranges Foothills environment	No - relies on property boundary only	None identified		No

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
34	Swanson	19 Church Street, Swanson	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - SEA and Natural Stream Management Area	Yes - encroachment into Waitakere Ranges	No - land within the Swanson Structure Plan	Unknown - potential geotech issues due to topography and land stability issues. Also downstream flooding issues.	No - foothills environment	No - isolated from existing serviced area by stream	No - isolated and serrated from existing urban area by stream and change in topography	No - relies on property boundary only	None identified		No
35	Swanson	112 Simpson Road, Swanson	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - encroachment into Waitakere Ranges	No - within Waitakere Ranges Heritage Area and Swanson Structure Plan	Yes - none identified	No - foothills environment	Potentially - appears to have water supply but not wastewater. However, transport and social infrastructure constraints.	No - inconsistent with Swanson Structure Plan and Waitakere Ranges Heritage Area	No - relies on property boundary only	None identified		No
36	Swanson	786 Swanson Road, Swanson	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - SEA and Natural Stream Management Area	Yes - encroachment into Waitakere Ranges	No - within Waitakere Ranges Heritage Area and Swanson Structure Plan	No - affected by some flooding within site	Yes	Potentially - appears to have water supply but not wastewater. Close to Swanson train station.	No - inconsistent with Swanson Structure Plan and Waitakere Ranges Heritage Area	No - relies on property boundary only	None identified		No
37	Swanson	Properties on the Simpson Road border of the current MUL next to the Lake Panorama and Babich subdivisions (Swanson)	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - encroachment into Waitakere Ranges	No - within Waitakere Ranges Heritage Area and Swanson Structure Plan	Yes - none identified	Yes	Potentially - appears to have water supply but not wastewater. Over 1km from Ranui Station.	No - inconsistent with Swanson Structure Plan and Waitakere Ranges Heritage Area	No - relies on property boundary only	None identified		No

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
38 39 41	Henderson Valley	83 - 107 Forest Hill Rd & , Henderson	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - encroachment into Waitakere Ranges	No - within the Waitakere Ranges Heritage Area	No - significant downstream flooding exists	Yes	Yes - adjoining sites along road fully serviced	No - inconsistent with the Waitakere Ranges Heritage Area	No - relies on property boundary only	None identified		No
40	Henderson Valley	47-51 Parrs Cross Road (Pine Valley Rd frontage)	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - encroachment into Waitakere Ranges	Yes - area of site outside the Waitakere Ranges Heritage Area and the Oratia Structure Plan	No - site within flood plain	Yes	Yes - serviced with water and wastewater. Over 1km away from Sunnyvale Station.	Yes - adjacent sites are included in RUB and zoned Single House along road frontage	Yes - align boundary with WRHA	Yes - addresses anomaly of alignment between RUB and WRHA	Only relates to a small area of the site adjoining the road (outside the WRHA)	Yes
42	Henderson Valley	266 Henderson Valley Road	Yes - within partially urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - encroachment into Waitakere Ranges	No - within the Waitakere Ranges Heritage Area	No - significant downstream flooding exists	Yes	Potentially - sites are serviced with water and wastewater however capacity unknown. Over 1km from Sunnyvale Station.	No - inconsistent with the Waitakere Ranges Heritage Area	No - relies on property boundary only	None identified		No
43	Henderson Valley	105 - 107 Parrs Cross Road, Glen Eden	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - encroachment into Waitakere Ranges	No - within the Waitakere Ranges Heritage Area and Oratia Structure Plan	No - half of site within flood plain and significant flooding downstream	Yes	Yes - trunk water and wastewater in vicinity. Over 1km away from rail services.	No - inconsistent with Oratia Structure Plan and Waitakere Ranges Heritage Area	No - relies on property boundary only	None identified		No
44	Henderson Valley	351 Henderson Valley Road	Yes - within an existing	Yes	No - does not support a quality	No investigation undertaken to determine	Yes - SEA and ONL along	Yes - encroachment	No - within the Waitakere	No - bottom of site within flood plain and	Yes	Potentially - adjacent to serviced subdivision, but	No - inconsistent with the Waitakere	No - relies on property boundary only	None identified		No

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
			urbanised catchment		compact urban form	suitable housing or zones	Opanuku Stream	into Waitakere Ranges	Ranges Heritage Area	significant downstream flooding effects		capacity unknown. Not accessible to public transport	Ranges Heritage Area				
45 46	Henderson Valley	Henderson Valley Broad Area	Yes - partly within urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - some SEA and ONL within area but large areas where none identified	Yes - encroachment into Waitakere Ranges	No - within the Waitakere Ranges Heritage Area	No - significant downstream flooding exists	Unknown scale of effects	No - significant area would require extensive infrastructure investment	No - inconsistent with the Waitakere Ranges Heritage Area	No - further consideration would be required of the broad area	None identified	Impacts on the foothills of the Waitakere Ranges	No
47	Ihumatao	Oruarangi Road, Mangere	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	No - none identified	Yes - significant cultural values in this area and connection to both the coast and stonefields, rural character	Yes - consistent with Plan Change 14 (Mangere Heritage Gateway) Decision	Yes - none identified	Yes	Potentially as some services available but capacity unknown	No - area is appropriately identified as urban and should be retained within the RUB	Yes - boundary largely aligned with coastline and Otuaataua Stonefields	None identified	Affected by PC14	No
48	Ihumatao	280 Ihumatao Road, Mangere	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No investigation undertaken to determine suitable housing or zones	Yes - Identified in PC14 decision to have high landscape values adjacent to the Otuaataua Stonefields. Partly affected by ONL	Yes - significant cultural values in this area and connection to both the coast and stonefields, rural character	No - inconsistent with Plan Change 14 (Mangere Heritage Gateway) Decision	No - site subject to flooding	No - rural productive land	No - site unserved	No - adjacent to airport and to historic stonefields and harbour	Unclear what defines the boundary through Plan Change 14	None identified	Affected by PC14	No
49	Ihumatao	1 Oruarangi Road, Mangere	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No - zoned business	No - none identified	Yes - significant cultural values in this area and connection to both the coast and stonefields, rural character	No - inconsistent with Plan Change 14 (Mangere Heritage Gateway) Decision	Yes - none identified	Yes	Potentially as some services available but capacity unknown	No - land is zoned for business and identified as urban activity therefore should remain within the RUB	Yes - aligns boundary with the coast	None identified	Affected by PC14	No

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
55 72 57 65	Takanini	Alfriston	Yes - within an existing urbanised catchment	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - area affected by flooding	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes
56	Takanini	1345 Alfriston Road, Takanini	Yes - within an existing urbanised catchment	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - site affected by flooding	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
58 63 59 61 68 69 71 73 74 76 77 78	Takanini	Takanini Structure Plan Area	Yes - within approved urban structure plan and largely within urbanised catchment	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - significant flooding exists throughout area	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	No - Structure Plan itself does not provide a defined feature to align boundary with. However, large parts could be included to the west of Mill Road Corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes in part
60	Takanini	Ranfurlly Road north (Polo Prince Drive), Manurewa	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No - currently rural residential / lifestyle	Yes - north of Polo Prince is SEA and sensitive ridge	No sites identified	Yes - no issues identified	Unknown - potential geotech issues due to topography and land stability issues.	No - area identified as aquifer	Potentially as some services available but capacity unknown	Yes - provided the entire area is considered	Yes - alignment with Mill Road corridor	None identified		No
62	Takanini	1185 Alfriston Road, Alfriston	Yes - within an existing urbanised catchment and an approved urban structure plan	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	Yes - none identified	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes

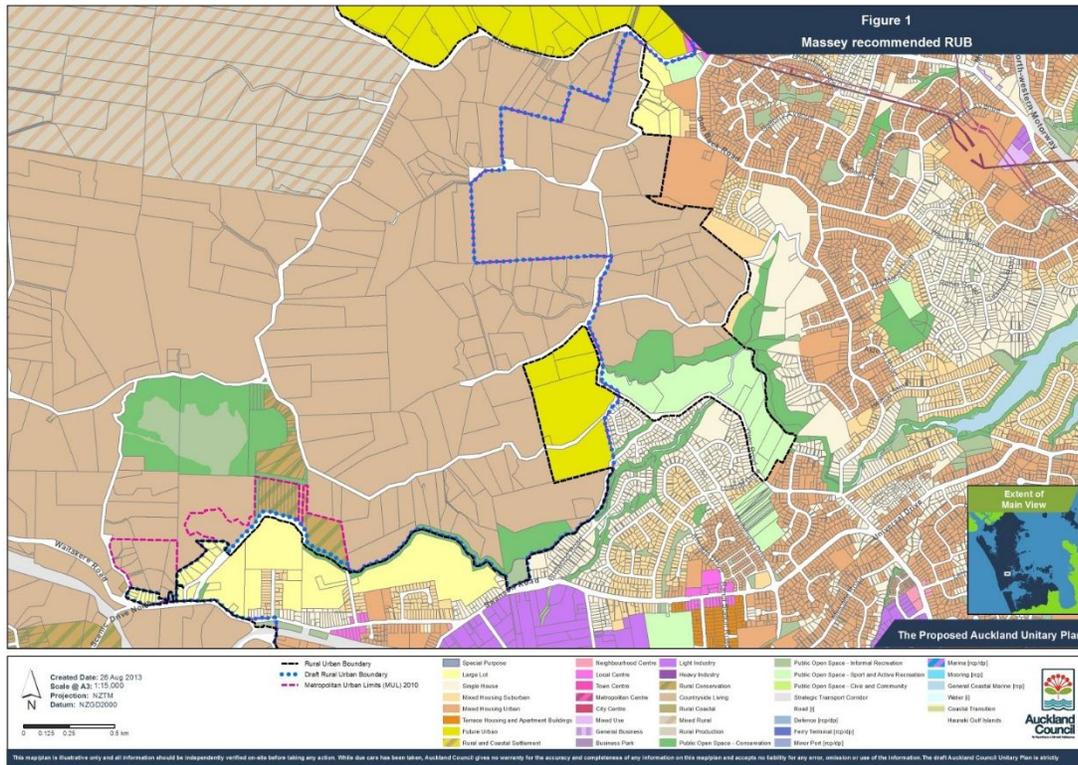
Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
64	Takanini	1270 Alfriston Rd, Manurewa	Yes - within an existing urbanised catchment and an approved urban structure plan	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - site affected by flooding	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes
66	Takanini	22 Taipan Place, Randwick Park	Yes - within an existing urbanised catchment and an approved urban structure plan	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - site affected by flooding	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes
67	Takanini	437 Porchester Road Takanini	Yes - within an existing urbanised catchment and an approved urban	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around	Yes - no issues identified	No - site affected by flooding	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
			structure plan					effects on Papakura Stream and Manukau Harbour from all mana whenua.									
71	Takanini	106 Airfield Road, Papakura	Yes - within an existing urbanised catchment and an approved urban structure plan	Yes	Yes - anticipated as pipeline greenfield development	Opportunities for wider area to be considered for business and residential	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - site subject to flooding and peat soils	No - area identified as aquifer	No - significant costs to service area particularly stormwater	Yes - broader area is of significant scale providing for integrated planning	Yes - alignment with Mill Road corridor	Yes - already planned post 2020 Operative RPS	Area part of Takanini Structure Plan	Yes
75	Takanini	Phillip Road area, Papakura	Yes - within approved urban structure plan and largely within urbanised catchment	Yes	No - does not support a quality compact urban form	No	No - none identified	Yes - concerns raised by Te Akitai as Takanini is the name of their ancestor. Would require cultural heritage assessment. Also concerns around effects on Papakura Stream and Manukau Harbour from all mana whenua.	Yes - no issues identified	No - area subject to flooding and peats soils	No - area identified as aquifer	No - significant costs to service area particularly stormwater	No - potential conflict with Ardmore Airport due to proximity	No - located to the east of Mill Road corridor with no other defined features present	None identified	Not part of Takanini Structure Plan	No

Edge Number	Location	Address	Meets definition of Edge	Extension is contiguous with existing MUL	Aligned with Auckland Plan Development Strategy (reflected in RPS policies / planning principles for the RUB)	Offers opportunities for particular types or mix of types of residential/business development. Ability to apply live zoning (possibly restricting development)	Does not compromise the protection of important environmental values (i.e. SNA, ONL, ONL, coast, significant indigenous vegetation, heritage sites)	Does not compromise relationship of Maori and their culture and traditions with ancestral lands, water, sites, waahi tapu	Consistent with relevant legislation, plans and policies (i.e. Waitakere Ranges Heritage Areas, Hauraki Gulf Marine Park, NZCPS, Treaty settlements)	Avoids areas subject to natural hazard areas (flooding, instability, liquefaction)	Contributes to the effective and efficient use of land by avoiding productive land, significant mineral resources, aquifers and recharge areas	Contributes to the effective and efficient use of infrastructure (transport, social infrastructure, water and wastewater)	Land use continuity and compatibility - does not conflict with adjoining land uses, scale enables integrated planning	Provides a defensible boundary (based on water catchment boundaries, visual catchment boundaries, major roads or transport routes, land protected from development/public reserves)	Offers other positive outcomes or enjoys a high level of consensus between interested parties	Additional notes	Recommendation (Yes - support / No - do not support)
79	Flat Bush	19 Fairhill Place, Flat Bush	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	Yes - large lot given topography	No - none identified	No sites identified	Yes - no issues identified	Unknown - potential geotech due to topography	Yes - although topography limits development potential	Yes - fully serviced	Yes - compatible with large lot development	Yes - catchment boundary / Ormiston Road Ridge	Yes - consistent with existing zoning	Needs to extend to adjoining sites	Yes
80	Flat Bush	125 Murphys Road, Flat Bush	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	Yes - but would need to be Future Urban as per adjacent site	Yes - ONL and SEA identified	No sites identified	Yes - no issues identified	No - areas subject to flooding also fairly steep topography	No - subject to a number of infrastructure designations	Potentially as some services available but capacity unknown	Yes - size sufficient to provide for integrated planning	No - relies on property boundary only	None identified		No
81	Flat Bush	98 Chateau Rise, Flat Bush	Yes - within an existing urbanised catchment	Yes	Yes - supports a quality compact urban form	Yes - large lot given topography	No - none identified	No sites identified	Yes - no issues identified	Unknown - potential geotech issues due to topography	Yes - although topography limits development potential	Yes - fully serviced	Yes - compatible with large lot development	Yes - property boundary aligns with SEA	Yes - consistent with existing zoning	Needs to extend to adjoining sites	Yes
82 83 84 85 86	Howick	178 Point View Drive, Howick	Yes - within an existing urbanised catchment	Yes	No - does not support a quality compact urban form	No	Yes - Point View Road identified as a Sensitive Ridgeline	Yes - concerns raised regarding effects on cultural landscape	Yes - no issues identified	Unknown - potential geotech issues due to topography	Yes - although topography limits development potential	Potentially as some services available but capacity unknown	No - adjacent sites are rural residential and request does not include broader area	No - Point View Drive is a ridgeline, but otherwise relies on property boundaries	None identified	Subdivision application on hold for further information. Land earthworked already in preparation for subdivision	No

Appendix 6 – Maps of recommended changes

7A. Recommended RUB in Massey



7B. Recommended RUB at Henderson Valley (Parrs Cross Road)

