



Wellsford Welding Club Limited

Section 32 Assessment Report

Wellsford North

Private Plan Change Request

1 June 2023

B&A

Urban & Environmental

Prepared for:
Wellsford Welding Club Limited

B&A Reference:

WRK16958

Status:

Final

Date:

1 June 2022

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1.0 The Applicant and Property Details

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|---------------------------------------|--|
| To: | Auckland Council Attention: Warren Maclennan & Ryan Bradley |
| Site Address: | State Highway 1 (Rodney Street) and Monowai Street, Wellsford |
| Applicant's Name: | Wellsford Welding Club Limited (WWC) |
| Address for Service: | Barker & Associates Ltd PO Box 1986 Shortland Street Auckland 1140 Attention: Nick Roberts/Cosette Saville |
| Legal Description: | Refer to list of properties Appendix 2 |
| Site Area: | 72.0615 hectares |
| AUP Zoning: | Future Urban, Residential – Single House, Rural – Countryside Living and Rural Production zones |
| Locality Diagram: | Refer to Figure 1 |
| Brief Description of Proposal: | Private Plan Change request to rezone 72.06 hectares of land at Wellsford North from Future Urban, Residential – Single House, Rural – Countryside Living and Rural Production zones to a mix of Residential zones along with an area zoned Business – Neighbourhood Centre, apply a precinct and the Stormwater Management Area Flow 1 to the majority of the site, with the remainder to be zoned Rural – Countryside Living zone. Refer Appendix 1 . |

2.0 Executive Summary

Wellsford Welding Club Limited (“**WWC**”) is applying for a Plan Change to the Auckland Unitary Plan – Operative in Part to rezone approximately 72.06 hectares of land from a combination of Future Urban, Residential – Single House, Rural – Countryside Living and Rural Production zoned land in Wellsford North to a combination of residential zones (Residential – Large Lot, Residential – Single House and Residential – Mixed Housing Suburban zones) with a small Neighbourhood Centre (zoned Business – Neighbourhood Centre) and an area of Rural – Countryside Living in the north.

The Plan Change also includes a precinct which details the indicative collector road network, stormwater quality management, amended minimum net site areas within the Single House and Large Lot zones and ensures that development capacity is staged with the release of infrastructure. The Precinct applies to the 62.3ha of the Plan Change area that is proposed to be rezoned Residential zones and Business – Neighbourhood Centre zone.

The rezoning proposal provides capacity for approximately 650 to 800 dwellings supported by a small (0.9ha) neighbourhood centre servicing the day to day needs of the local Wellsford community.

The Future Urban Land Supply Strategy (“**FULSS**”) identifies the Wellsford North Future Urban zoned land as being ‘development ready’ in 2023-2027, with potential to accommodate 832 dwellings. The Wellsford North Plan Change is entirely consistent with this projection and timing, considering the time required to process the Plan Change and prepare the land for urban development. It is acknowledged that the FULSS does not envisage urban growth on the portion of the Plan Change area currently zoned Rural Countryside Living zone and proposed to be zoned Residential - Large Lot zone. Urbanisation of the land is provided for however, as an expansion to an existing rural town under section B2.6 of the Regional Policy Statement (**RPS**). As demonstrated throughout this report however, the PPC satisfies the requirements of these RPS provisions, and therefore urbanisation of the land should proceed. The reasons for this are summarised as follows:

- Growth of Wellsford rural town as proposed within the Plan Change avoids the urbanisation of land which is subject to significant natural hazards, contains scheduled natural and physical resources or contains elite and prime soils.
- The PPC provides for urbanisation which is consistent with the existing low density built character of Wellsford while providing opportunity for increased housing capacity and choice and hence efficient use of greenfield land.
- The PPC can be serviced by infrastructure.

For these reasons, and in the context of the staging criteria set out in Appendix 1 of the FULSS and Appendix 1 of the RPS, the proposal is consistent with sound resource management practice and Part 5 of the Resource Management Act (**RMA**). Therefore, the Council can accept the Plan Change for processing.

The Plan Change responds to the specific characteristics of the Plan Change area and the surrounding area, with reference to the regional context and gives effect to the relevant planning documents for the following reasons:

- The Plan Change has been informed by, and is consistent with, the Wellsford North Structure Plan (refer **Appendix 3**);
- A variety of residential densities will be enabled, responding to locational attributes, environmental and topographical constraints. Medium residential densities are proposed close to the centre and the future main Collector Road, and will provide for pedestrian and cycleway connectivity from the site to the existing Wellsford Town Centre and wider existing urban area;
- The Neighborhood Centre is located within a walkable distance of the land zoned for residential use, and will provide for the day to day needs of the local community that will establish in the proposed residential areas. The proposed centre is small in scale to ensure that there will be no adverse effects arising with respect to the functioning and vitality of the existing Wellsford Town Centre;
- The zoning pattern enables a connected and high-quality road network to be established that provides appropriately for all modes;
- The proposed urban zoning pattern will be defined by strong topographical and infrastructure boundaries;
- The Plan Change area is able to be serviced by infrastructure, with appropriate upgrades in place; and
- The Plan Change retains a repository for donor countryside living sites while providing a more favorable and logical area for development.

The proposed land uses have been assessed to be the most optimal to achieve the objectives of the Auckland Unitary Plan, and the purpose of the RMA, in this location. The area subject to this Plan Change has been identified in Council's Future Urban Land Supply Strategy as appropriate for future residential use. The detailed site and context analysis completed as part of this Plan Change as well as the Wellsford North Structure Plan, demonstrates that the proposed use will be an efficient and effective method for achieving the sustainable management purpose of the RMA and the RPS.

On this basis, it is considered that the proposed zonings are the most appropriate uses for the land.

3.0 Introduction

3.1 Background

3.1.1 The Applicant

Wellsford Welding Club Limited (**WWC**) is applying to Auckland Council for a Plan Change to the Auckland Unitary Plan (**AUP**) to rezone 72.06 hectares of land at Wellsford from predominantly Future Urban zone, along with Residential – Single House, Rural – Countryside Living and Rural Production zoned land to a mix of residential and rural zones along with a small Neighbourhood Centre. The rezoning proposal has been informed by a structure planning exercise (refer **Appendix 3**) and will provide capacity for approximately 650 – 800 residential dwellings.

WWC is effectively a joint venture between Mayfair Group and Vuksich & Borich. Mayfair Group entities have carried out or been intimately involved with several residential land development

projects including Ockleston Landing in Hobsonville, Catalina Point at Whangaparaoa and Hunua Views in Drury - which in total will provide more than 700 residential lots to the market. Mayfair is also a substantial commercial and industrial developer. Vuksich and Borich is a long-established and well-respected civil engineering contractor with decades of experience in delivering residential and commercial land.

WWC own the majority of land within the Plan Change area, including:

- 338 Rodney Street Wellsford (24.7543 ha);
- Pt Allot 117 SO 22925, State Highway 1 Wellsford 0900 (11.8768 ha);
- Pt Lot 4 DP 9919, Monowai Street Wellsford 0900 (6.7213 ha);
- Pt Lot 2 DP 26722, Monowai Street Wellsford 0900 (5.7503 ha); and
- Pt Sec 25 DP 9682, Monowai Street Wellsford 0900 (2.0991 ha).

The extent of WWC's landholdings in relation to the extent of the Plan Change area are shown in **Figure 1** below.

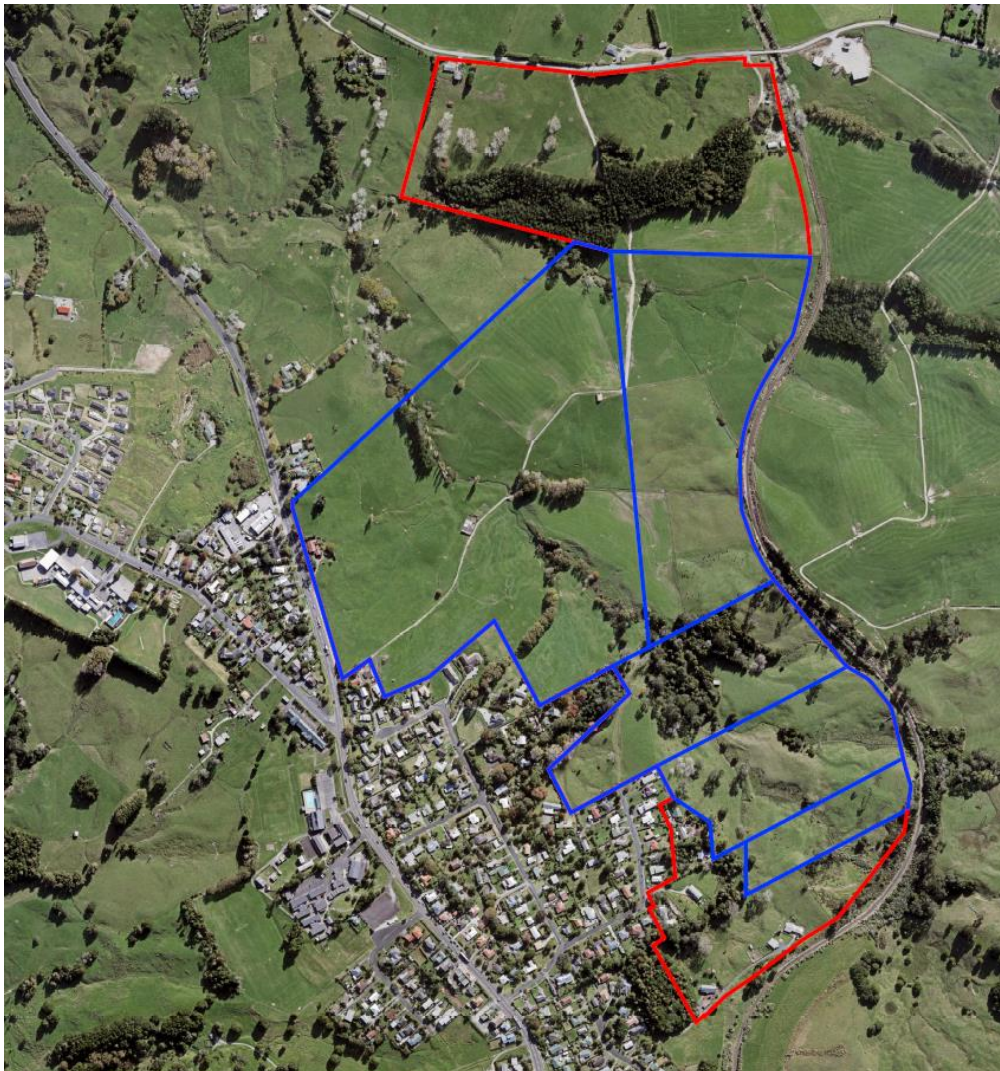


Figure 1 Wellsford North Plan Change area (shown in red) and Wellsford Welding Club landholdings (shown in blue outline)

WWC envisages that the Plan Change will enable the development of Wellsford North as a comprehensively planned, liveable and accessible residential community that supports a quality compact urban form, with a range of open spaces and has a high level of connectivity and integration with the existing Wellsford Town Centre and urban area immediately to the south and west of the Plan Change area.

4.0 Site Location and Description

4.1 Site Description

The Plan Change area comprises 72.06 hectares of land located within Wellsford North. The area includes land zoned Future Urban, Residential – Single House, Rural - Countryside Living and Rural Production zones (see **Figure 2** and **Figure 3** below). The Plan Change area is bounded by SH1 to the west, the existing Wellsford urban area to the south, the North Auckland Railway line to the east, and Boshier Road to the north. A locality plan of the plan change area is included at **Figure 5** below.

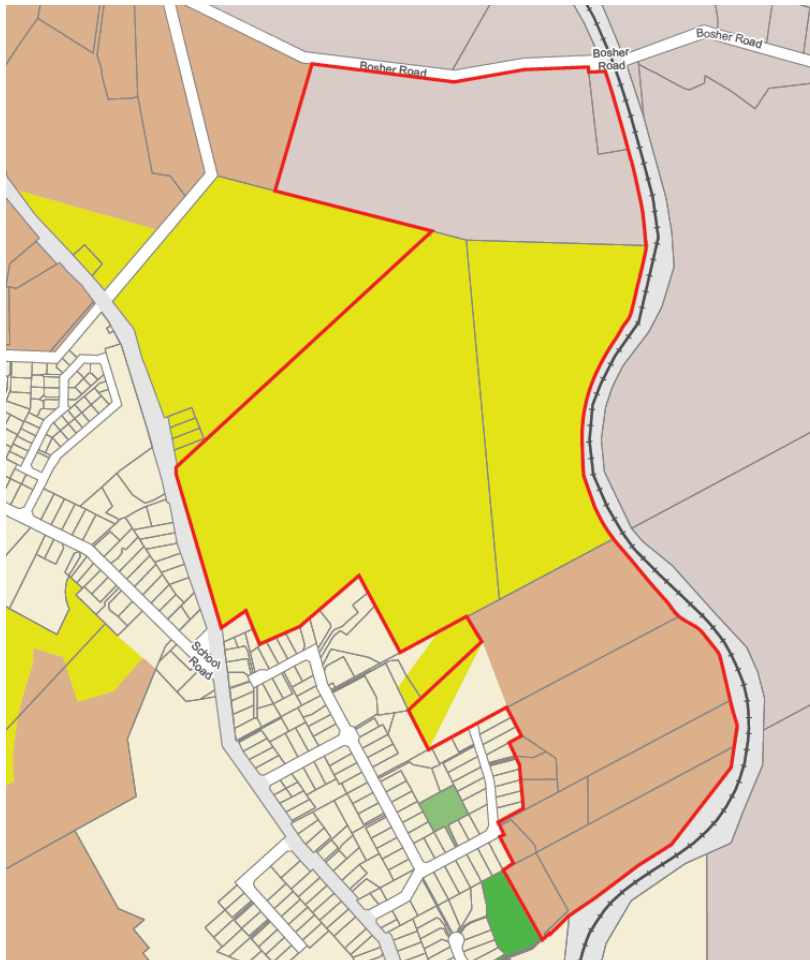


Figure 2 Auckland Unitary Plan zoning plan

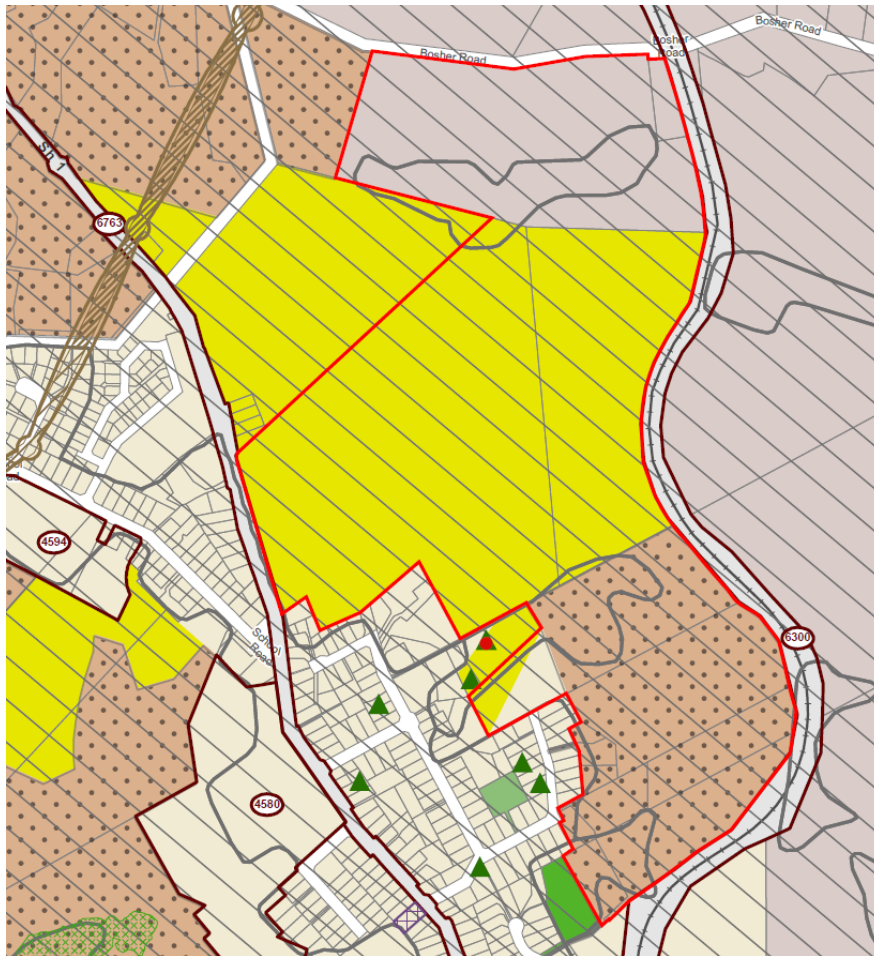


Figure 3 Auckland Unitary Plan overlays and controls

The Plan Change area generally comprises pastoral land, and a small number of dwellings and accessory buildings. Existing metalled access tracks service the properties and are utilised for farming activities. There are several existing residential dwellings dotted throughout the southern portion of the Plan Change area on rural lifestyle living type lots.

The overall topography of the area is moderate to steep slopes that fall towards existing gullies that extend through the southern portion of the Plan Change area, with more gently rolling topography in the north (refer to **Figure 4** below). The steep gullies typically flow in a south-east to north-west direction into the downstream receiving environment.



Figure 4 Showing the existing conditions of the Plan Change area

The south-eastern portion of the Plan Change area adjacent to the North Auckland Railway Line is the most elevated. From there the Plan Change area slopes down towards the stream network that traverses the Plan Change area.



Figure 5 Locality Plan of Plan Change area

The stream network consists of two main streams, one which traverses through the centre of the Plan Change area and the other stream traverses the north-eastern boundary between the land proposed to be included within the Wellsford North Precinct and the land to be rezoned from Rural Production to Rural Countryside Living zone in the north.

4.2 Surrounding Locality

Wellsford is a rural service town, located approximately 80 kilometres north of the Auckland CBD, 80 kilometres south of Whangārei and 20km north of Warkworth, Auckland's northern satellite town.

Wellsford Town Centre provides essential services to locals, with Warkworth providing for a wider range of goods, services and job opportunities including larger supermarkets. Wellsford is serviced by a local bus route (bus service 998) which connects to Auckland City and the wider public transport network, via Warkworth.

Wellsford Town Centre is essentially a service centre for the surrounding rural economy, which during the nineteenth century included kauri saw milling, gum digging, and farming. The construction of the railway line in 1909 and all-weather roads in the 1930s allowed dairying to

intensify and Wellsford to grow. Wellsford has a current population of approximately 2,000 people and features a mix of low-density urban, industrial, agricultural, and rural living.

Wellsford is a hill-top town formed around the junction of SH1 and SH16. SH1 is a spine along the main ridge, and side roads follow the radiating spurs. As a consequence of the hilltop location, Wellsford enjoys wide views over the surrounding countryside, as the residential form follows the movement corridors of the ridges and spurs.

The existing settlement of Wellsford is largely zoned Residential – Single House zone and is characterised by traditional single dwelling development. In terms of educational facilities, Rodney College and Wellsford School are both located to the west of the Plan Change area across State Highway 1, which can be accessed via the SH1 underpass south of the Plan Change area.

North of the Plan Change area is land within the Rural – Countryside Living and Rural Production zones that extends north to the North Auckland Railway Line. To the south of the Plan Change area is the existing Wellsford Town Centre and Business area zoned Business - Light Industrial zone.

Wellsford has also become a service stop for traffic on SH1, being half-way between Auckland and Whangārei. SH1 is planned to bypass Wellsford, and reduce through traffic to the town. Ara Tūhono, Puhoi to Wellsford is separated into two projects, the first of which is nearly completed, Puhoi to Warkworth. The second phase of the project is the Warkworth to Wellsford section, which has been designated, with works yet to commence.

5.0 Description of the Plan Change Request

5.1 Description of the Proposal

5.1.1 Approach to the Planning Framework for Wellsford North Precinct

The proposed Plan Change relies largely on standard zones and Auckland-wide provisions to manage the way in which the Plan Change area is used and developed. This is consistent with the policy intent of precincts under the AUP.

Consistent with other greenfield precincts within the AUP, a precinct is also proposed which includes place-based provisions that create a spatial framework for development. The precinct provisions are appropriately focused on the layout of development necessary to achieve the objectives of the AUP, including:

- Achieving an appropriate urban layout;
- Providing an integrated and connected street network;
- Providing a network of open space which integrates with the natural features of the area; and
- Ensuring that development coordinates with the required infrastructure upgrades.

On balance, this approach enables the Plan Change area to develop to a scale and intensity which is broadly consistent with areas of similar zoning patterns across the region. The precinct will however, include some variation to the standard Auckland wide and zone provisions to introduce more tailored standards and assessment criteria. This will support the development of a quality-built environment within this locality that creates a distinctive sense of place.

5.1.2 Overview of the Proposed Zoning

This Proposed Plan Change seeks to rezone approximately 72.06 hectares of Future Urban, Residential – Single House, Rural – Countryside Living and Rural Production zoned land for urban development, which will comprise:

- 5.87 ha Residential – Mixed Housing Suburban (MHS) zone;
- 39.64 ha Residential – Single House (SH) zone;
- 17.04 ha Residential – Large Lot zone;
- 0.89 ha Business – Neighbourhood Centre (NC) zone; and
- 11.56 ha Rural – Countryside Living (RCL) zone.

The proposed zoning pattern is shown in **Figure 6** below, and in the plan change at **Appendix 1**.

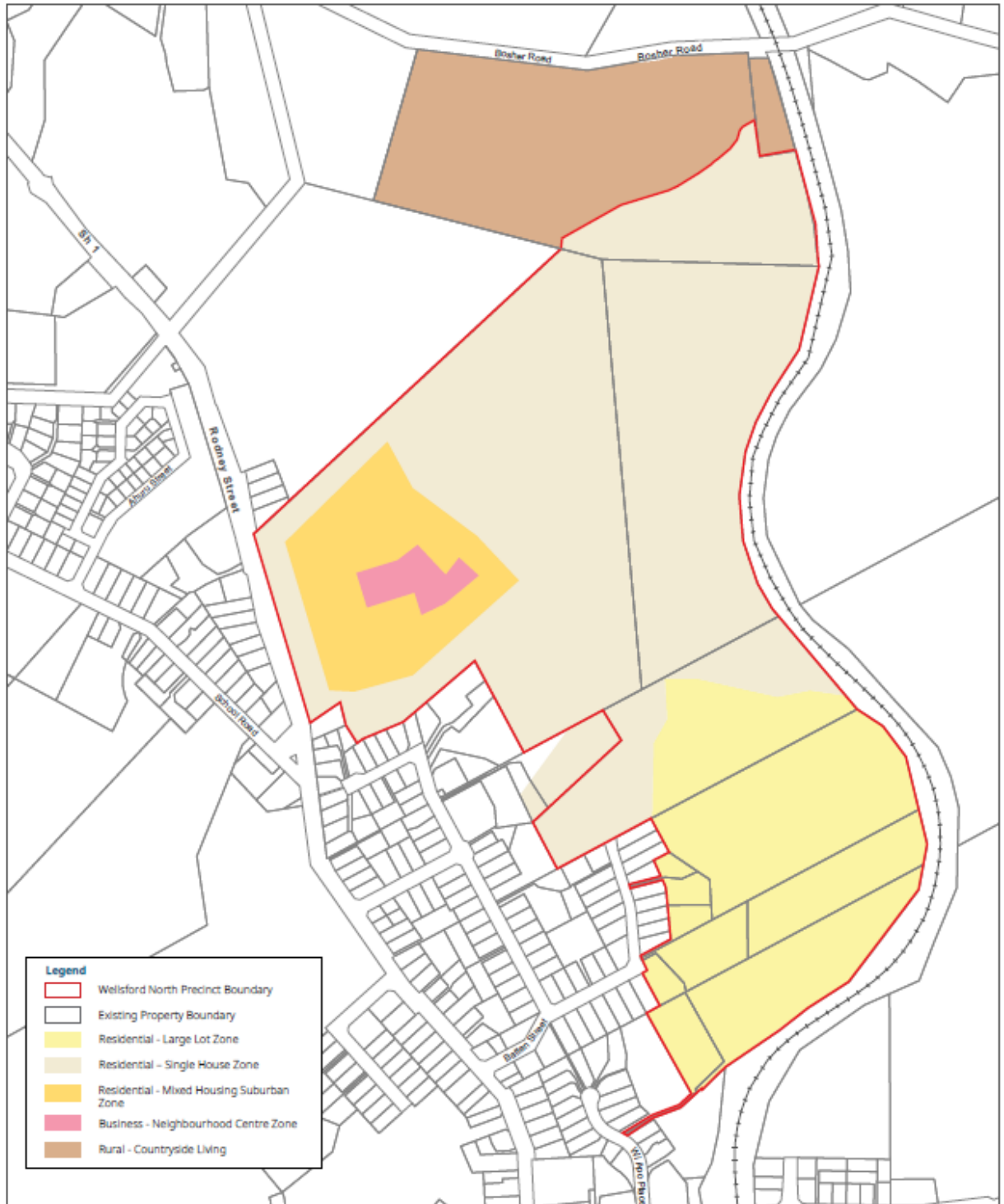


Figure 6 Proposed zoning plan

The zoning pattern shown in this report and within the plan change differs slightly to the zoning pattern shown in the technical reports. This is to include the northern portion of the Plan Change area currently zoned Rural Production and rezone this to Rural Countryside living. This proposed rezoning has been included in order to retain the extent of Rural Countryside Living zone within Wellsford which can act as “receiver sites” within the Transferable Rural Site Subdivision Scheme

and hence not losing the potential for any environmental protection proposed as part of this scheme.

The intention of the proposed urban zoning is to provide for the establishment of a new residential community that logically extends the existing Wellsford settlement and offers a range of housing types and choice. The small Neighbourhood Centre zone is proposed to be located central to the future residential area, providing for the day-to-day needs for the future residential community in Wellsford North. The Mixed Housing Suburban zone is proposed to be applied around the Neighbourhood centre to provide for medium density residential development in areas within walking distance to the centre. The Single House zone is proposed to apply to the majority of the area proposed to be urbanised through the Plan Change, to ensure the character of the residential development is in keeping with the existing Wellsford settlement.

Responding to the constraints imposed by the topography of the land and other site characteristics such as watercourses, a predominantly medium-density residential land use is proposed with low-density residential land use (Residential – Large Lot zone) proposed in the southern portion of the site where the topography imposes more constraints.

With the zoning proposed, the land will have capacity to accommodate approximately 650-800 new dwellings in Wellsford North.

5.1.3 Other Unitary Plan Controls

In relation to stormwater, it is proposed to apply the Stormwater Management Area Control – Flow 1 across the plan change area to manage the increase in stormwater discharge to sensitive stream environments. Additionally, the Council's recently approved Network Discharge Consent includes requirements to prepare a Stormwater Management Plan (SMP) and meet defined outcomes. This requirement will be triggered as part of future consent processes.

5.1.4 Proposed Precinct Provisions

The Wellsford North Precinct is proposed to apply to the 62.3ha of land that is proposed to be rezoned to Residential – Large Lot, Residential – Single House, Residential - Mixed Housing Suburban and Business – Neighbourhood Centre zones, refer **Appendix 1**. WWC propose to apply the following activities and controls in addition to the standard zone and Auckland-wide controls:

- Transport and three waters infrastructure staging rules to coordinate development with the delivery of required infrastructure;
- A riparian planting rule requiring a 10m native vegetation riparian buffer each side of a permanent or intermittent stream to mitigate the effects of urbanisation on water;
- Amendment to the minimum site size for subdivision in the Residential – Large Lot and Residential – Single House zones;
- Additional assessment criteria for open space to ensure that the open space network integrates with natural features; and
- Additional assessment criteria for roads to ensure a highly connected street layout that integrates with the wider Wellsford area.

5.2 Purpose and Reasons for the Plan Change

Clause 22(1) of the RMA requires that a Plan Change request explains the purpose of, and reasons for the proposed plan change.

The purpose of the Plan Change is to enable the provision of additional housing in Wellsford along with a small centre and a network of open spaces. The Applicant is the majority owner of the Plan Change area and intends to develop their landholdings in a manner consistent with the proposed zoning framework, which this Plan Change request will enable.

The Plan Change is consistent with the objectives of the Council's planning documents and, in this regard, the reasons for the Plan Change are justified and consistent with sound resource management practice.

5.3 Timing of Plan Change

The proposed timing of development within the Wellsford North Structure Plan is led by the Future Urban Land Supply Strategy (**FULSS**) which identifies Wellsford North as being "development ready", that being live zoned and serviced, in 2023-2027. This Plan Change is consistent with the timing anticipated through the Council's FULSS, discussed further in section 6.2.2 below.

5.3.1 Background to Future Urban zoning

The land within the Plan Change area is primarily zoned Future Urban under the AUP. The Future Urban zone is applied to land identified as being suitable for urbanisation. It is a transitional zone that enables mostly rural activities and some other types of activity subject to scale and related impacts, until such time as a Structure Plan is prepared and Plan Change is undertaken to apply an urban zoning. The Council has identified the Wellsford North area as being suitable for urban development for a number of reasons, which, based on an informed understanding, include:

- It is a significant centre for northern Auckland and southern Kaipara as it services a wide rural catchment;
- It is located at the intersection of State Highway 1 (SH1) and State Highway 16 (SH16) and also has the North Island Main Trunk railway line travelling through;
- It adjoins the existing Wellsford urban area and urban development would support efficient provision (including upgrades) of infrastructure;
- The North Island Main Trunk Railway line to the east provides a defensible urban boundary;
- The land is of limited rural production value;
- No significant landscapes or areas (Outstanding Natural Landscapes or High Natural Character overlays) or cultural or heritage areas are identified;
- The adverse effects of urban development on the natural environment, including the permanent stream that runs through the site and its tributaries can be effectively managed and key natural features within the Plan Change area will be maintained and enhanced; and
- Reasonable access to social infrastructure (schools, open space, recreation reserves and community facilities etc).

Within this context, this Plan Change request builds on the broad analysis already undertaken by the Council and the Wellsford North Structure Plan prepared by WWC, and proposes an urban

zoning configuration that responds to the specific environmental characteristics of the site whilst seeking to achieve the planned densities set out in the FULSS (2017).

5.4 Accepting the Plan Change Request (Clause 25)

The Council has discretion to accept or reject a Plan Change request in accordance with Clause 25 of Schedule 1 of the Resource Management Act 1991 (RMA), subject to the matters set out in Clause 25(4)(a)-(e). Given that the AUP has now been operative for more than two years, the Council is able to reject the Plan Change request only on the following grounds:

- (a) The Plan Change request is frivolous or vexatious (clause 25(4)(a));
- (b) The Plan Change request is not in accordance with sound resource management practice (clause 25(4)(c));
- (c) The Plan Change request would make the plan inconsistent with Part 5 – Standards, Policy Statements and Plans (clause 25(4)(d)).

In relation to (a), considerable technical analysis has been undertaken to inform the Plan Change, which is detailed in the report below. For this reason, the proposal cannot be described as frivolous or vexatious.

‘Sound resource management practice’ is not a defined term under the RMA, however, previous case law suggests that the timing and substance of the Plan Change are relevant considerations. This requires detailed and nuanced analysis of the proposal that recognises the context of the Plan Change area and its specific planning issues.

In this context, the Plan Change is considered to be in accordance with sound resource management practice for the following reasons:

- The proposed zoning supports a compact urban form and integrated urban development;
- The proposed zoning is consistent with that shown in the Wellsford North Structure Plan, which has been informed by detailed technical analysis in line with AUP Appendix 1 guidelines;
- The proposed timing of the rezoning aligns with Council’s proposed staging set out in the FULSS which anticipates Wellsford Future Urban land to be ‘Development ready’ in 2023-2027;
- All necessary statutory requirements have been met, including an evaluation in accordance with S32 of the RMA with supporting evidence, and consultation with interested iwi is on-going; and
- The Plan Change is considered to be consistent with the sustainable management purpose of the RMA as discussed in the report below.

In relation to (c), given that the majority of the Plan Change area has been identified for future residential use in the Council’s FULSS, then the proposed zoning is not inconsistent with Part 5.

On this basis, the merits of the proposal should be allowed to be considered through the standard Schedule 1 process.

6.0 Policy Framework

A number of strategic and statutory planning documents have informed the Plan Change process. This section provides a summary of those documents.

6.1 National Policy Documents

6.1.1 The National Policy Statement - Urban Development

The National Policy Statement on Urban Development 2020 (NPS:UD) came into force on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity 2016. The NPS:UD has assessed all the local authorities within the country and classified them as either Tier 1, Tier 2 or Tier 3, with Tier 1 referencing the largest local authorities in New Zealand (including Auckland Council). The NPS provides direction to decision-makers under the RMA on planning for urban environments, with particular focus on:

All local authorities that have all or part of an urban environment within their district or region (Tier 1, 2 and 3 local authorities)- Auckland is a Tier 1 Authority; and

Planning decisions by any local authorities that affect an urban environment;

The NPS:UD sets out objectives and policies that apply to all decision-makers when making planning decisions that affect an urban environment. The general themes relating to the objectives and policies are as follows:

- The purpose of the RMA 1991
- Housing affordability
- Regional Policy Statement
- Diversity and changing needs of New Zealand public
- Treaty of Waitangi
- Local authority decisions
- New Zealand's urban environments

6.1.1.1 Future Development Strategy

The NPS:UD requires local authorities with jurisdiction over major urban areas (i.e. Auckland Council) to produce a strategy that shows **how** and **where** they will provide for future development. This is referred to as a Future Development Strategy (**FDS**). While an FDS has yet to be prepared by Auckland Council, the Auckland Plan and Future Urban Land Supply Strategy (**FULSS**) provide direction regarding the growth pattern and staging for Auckland. The FULSS envisages urban growth on the Future Urban Zone portion of the Plan Change area subject to the development of a structure plan in the 2nd half of Decade One (2023-2027). It is acknowledged that the FULSS does not envisage urban growth on the portion of the Plan Change area proposed to be zoned Large Lot zone. However, urbanisation of the land is provided for as an expansion to an existing rural town under section B2.6 of the RPS. Given that the PPC satisfies the requirements of these RPS provisions, it is considered that urbanisation of the land should proceed.

Recognising that the provision of development capacity is often limited to infrastructure funding, the FDS is aimed to be clear about where development can go, how the infrastructure to support it will be provided, and the local authority's contribution to that infrastructure. The FDS can also identify where funding needs to come from somewhere else, including where private capital investment can release capacity.

6.1.1.2 Objectives & Policies

Objective 1 and Policy 1 seek well-functioning urban environments for people and communities. The PPC will achieve this objective as the development of the land has been subject to a detailed structure planning exercise which has driven the PPC in terms of zoning, development densities and connections to the existing Wellsford Town Centre.

Objective 2 seeks that planning decisions will improve housing affordability by supporting competitive and developing markets. The PPC enables a wide range of housing types and densities. This choice will result in a range of affordability options within the PPC land and will ensure competitive land and development markets.

Objective 3 and Policy 3 require district plans to enable more people to live in and more business and community services to be located in areas of an urban environment. The PPC satisfies this objective as the land is immediately adjacent to the existing Wellsford residential area and the area has a high demand for housing.

Objectives 4 and 6 state that New Zealand's urban environments develop and change over time in response to diverse and changing needs of people, communities and future generations. Further, local authority decisions are integrated with infrastructure planning and funding as well as being responsive, particularly in relation to proposals that would supply significant development capacity. The proposed plan change area will result in between 650 to 800 dwellings in an area where people want to live. In addition, development will be coordinated with the provision of transport and other infrastructure in order to ensure sustainable development outcomes. As a result, development within the Plan Change area will be integrated with infrastructure planning and funding decisions. It is considered that these objectives are met.

Objective 5 and Policy 9 require Te Tiriti o Waitangi to be taken into account. The assessment relating to the RPS confirms this objective is met.

Objective 6 relates to local authority decisions on urban development being integrated with infrastructure planning and funding decisions and are responsive to proposals that would supply significant development capacity. The PPC includes a transport upgrade standard and a water supply/wastewater standard. Both will ensure development is coordinated with infrastructure provision and that sufficient infrastructure upgrades are in place as required, prior to development.

Objective 7 relates to local authorities updating decisions and is not applicable here.

Objective 8 supports a reduction in greenhouse gas emissions and resilience to the current and future effects of climate change. The proposed riparian plantings and active mode connections will meet this objective.

Policies 4, 5 and 6 seek increases in density and accessibility. The PPC achieves this by providing for the highest density around the Neighbourhood Centre and along the main collector road.

Policy 8 further supports local authority decisions affecting urban environments to be responsive to plan changes that would add significantly to development capacity and add to well-functioning urban environments. Urbanisation of this land meets this policy. It is considered that the development of Wellsford North falls under this policy and gives effect to it.

Overall, it is considered that the PPC gives effect to the NPS:UD.

6.1.2 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 (**NZCPS**) contains objectives and policies relating to the coastal environment to achieve the purpose of the RMA. The NZCPS is applicable to this Plan Change as the Kaipara Harbour is the ultimate receiving environment for the streams which drain the Plan Change area.

The Auckland wide stormwater quality and Stormwater Management Area Flow 1 (**SMAF 1**) provisions will apply within the Plan Change area which will manage sediment and contaminant runoff which could make its way into the coastal receiving environment. Further mitigation measures will be considered as part of a future resource consent process via the certification requirements of the Council's regional Network Discharge Consent.

6.1.3 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2011 (**NPSFM**) sets a national policy framework for managing freshwater quality and quantity. The NPSFM was updated in August 2017 to incorporate amendments from the National Policy Statement for Freshwater Amendment Order 2017. The amendments came into effect on 6 September 2017 and include provisions that seek to improve fresh water quality with a target to increase the proportion of rivers and lakes suitable for primary contact to 90 per cent by 2040. There are also new provisions that enable the use of freshwater for economic wellbeing.

The Objectives of the NPSFM are consistent with the objective and policy framework within the AUP for Freshwater (B7, E1 and E2). The Plan Change is consistent with AUP objectives and policies for freshwater systems, water quality and integrated management.

It is proposed to apply the Stormwater Management Area Control – Flow 1 (**SMAF 1**) across the Plan Change area to manage the increase in stormwater discharge to sensitive stream environments. Accordingly, an integrated stormwater management approach has been proposed as a 'Stormwater Management Toolbox' which incorporates a range of measures to manage potential effects associated with the proposed change in land use and outlines the devices proposed within each of the proposed zones. The toolbox sets out the performance standards for stormwater management for different land use activities based on the AUP provisions. A range of device options and indicative sizes are provided to achieve the required performance standards; however, the proposed toolbox should not limit the use of other devices or tools proven to be the Best Practicable Option.

The intermittent and permanent streams and wetlands present within the Plan Change area have been identified by Bioresearches (refer to **Appendix 9**) and are highly degraded. The Plan Change will enhance streams as Riparian enhancement along the identified streams is required under the proposed Wellsford North Precinct.

It is considered that the implementation of the stormwater management toolbox in conjunction with the enhancement of riparian margins will be sufficient to manage the potential adverse effects associated with changes in water quality and provide for enhancement of ecological values.

6.1.4 National Policy Statement on Electricity Transmission 2008

The National Policy Statement on Electricity Transmission 2008 sets out the objective and policies to manage the effects of the electricity transmission network. The NPS recognises the importance of the National Grid network by enabling its operation, maintenance, and upgrade, and establishing new transmission resources to meet future needs.

The National Grid Corridor overlay applying under the AUP gives effect to the NPS by controlling the location of activities, and the extent of subdivision and development near the National Grid Line. While there are no transmission lines that traverse the Plan Change area, the north-western portion of the Wellsford North Structure Plan area is traversed by the National Grid Corridor overlay and a 110kv Transpower Transmission Line. The National Grid Corridor overlay applying under the AUP gives effect to the NPS by controlling the location of activities, and the extent of subdivision and development near the National Grid Line.

6.1.5 National Planning Standards

The National Planning Standards came into effect on 5 April 2019. These codify the structure, mapping, definitions and noise/vibration metrics of District, Regional and Unitary Plans. Auckland Council has 10 years to implement these changes. This Plan Change applies the standard AUP zone and rule framework to the Plan Change area, which is broadly consistent with the planning standards.

6.1.6 National Environmental Standards

The National Environmental Standards (NES) that are relevant to this proposed Plan Change include:

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

This NES document has been taken into account in the preparation of the relevant expert reports and are further discussed in Section 8 of the report below.

6.1.7 National Environmental Standard - Sources of Drinking Water 2008

Water supply to the Plan Change area will be from the existing public water supply as well as the new bore that Watercare are currently applying for consent for, and will be accessed within the road reserves of Rodney Street, Kelgary Place, Armitage Place, Batten Street and Monowai Street. The proposed Plan Change does not compromise the outcomes sought to be achieved by this NES.

6.1.8 Proposed National Policy Statement – Highly Productive Land

In August 2019 the Ministry for the Environment and the Ministry for Primary Industries released the proposed National Policy Statement for Highly Productive Land (**NPS – HPL**). While this document currently has no statutory effect, it has been assessed within the context of the proposed plan change.

The purpose of the proposed NPS-HPL is to improve the way that highly productive land is managed under the RMA. It does not provide absolute protection of highly productive land, but

rather it requires local authorities to proactively consider the resource in their region or district to ensure it is available for present and future primary production.

The purpose of the NPS-HPL is to:

- recognise the full range of values and benefits associated with its use for primary production;
- maintain its availability for primary production for future generations; and
- protect it from inappropriate subdivision, use and development.

A preliminary desktop soil and land use capability assessment has been undertaken by Landsystems (refer to **Appendix 14**) who are soil quality experts. The Landsystems report has found that the Plan Change area is unlikely to be underlain by elite or prime soils due to the slopes within the Plan Change area and limitations to soil drainage.

The land that has been zoned by the Council as Future Urban has been, through the zoning process, identified as suitable for urban development.

6.2 Council Strategic Plans

6.2.1 Auckland Plan 2050

The Auckland Plan 2050 (**Auckland Plan**) provides a long-term spatial plan for Auckland looking ahead to 2050.

A key component of the Auckland Plan is the Development Strategy which sets out how future growth will be accommodated up to 2050. The Auckland Plan focusses new development in existing urban areas and provides for 'managed expansion' into future urban areas to maintain Auckland's rural productivity and limit urban sprawl. This managed expansion is with reference to structure planning processes. As noted above, this Plan Change has been informed by the Wellsford North Structure Plan.

In terms of the form of development, the Auckland Plan takes a quality compact approach to growth and development. The Auckland Plan defines this as:

- Most development occurs in areas that are easily accessible by public transport, walking and cycling;
- Most development is within reasonable walking distance of services and facilities including centres, community facilities, employment opportunities and open space;
- Future development maximises efficient use of land; and
- Delivery of necessary infrastructure is coordinated to support growth in the right place at the right time.

The proposed residential zoning pattern at Wellsford North will provide quality, compact neighbourhoods adjacent to the existing Wellsford settlement. The proposed zoning pattern will encourage a range of housing choice with the more intensive housing surrounding the proposed neighbourhood centre to promote walkability.

The Mixed Housing Suburban zone has been applied to the majority of the proposed urban area to ensure that residential development is in keeping with the current built form within

Wellsford while enabling opportunities for greater density to ensure efficient use of greenfield land.

New open spaces to serve the new residential neighbourhoods will be developed in accordance with the provisions in E38 Subdivision - Urban.

Infrastructure upgrades are required to service development within Wellsford North. The proposed precinct includes rules to stage development with required infrastructure.

The Auckland Plan aims to provide sufficient capacity for up to 140,000 dwellings in newly established communities in future urban areas, managed by the Rural Urban Boundary. Wellsford is identified as one of the greenfield areas for future growth in the north, being zoned by the Council as Future Urban, and located within the Rural Urban Boundary. The Auckland Plan describes Wellsford in 2050 as a future ‘boom town’ due its position on higher ground¹.

Overall, the Plan Change is consistent with the strategic direction of the Auckland Plan and will contribute to achieving a quality compact approach to urban growth, while ensuring that good design is embedded through development.

These strategic objectives of the Auckland Plan are reflected in the AUP objectives and policies, which are assessed in detail below.

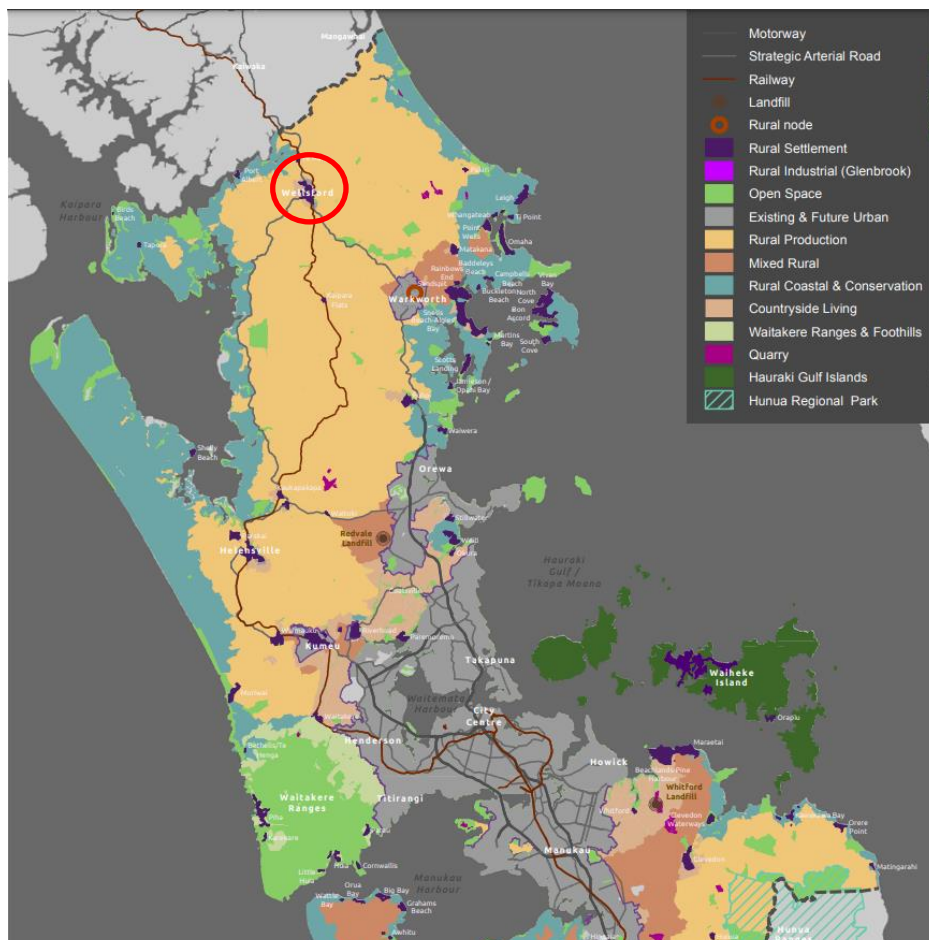


Figure 7 Auckland Plan Rural Settlement and Existing and Future urban areas

¹ Auckland Plan 2050 (June 2018) p.18

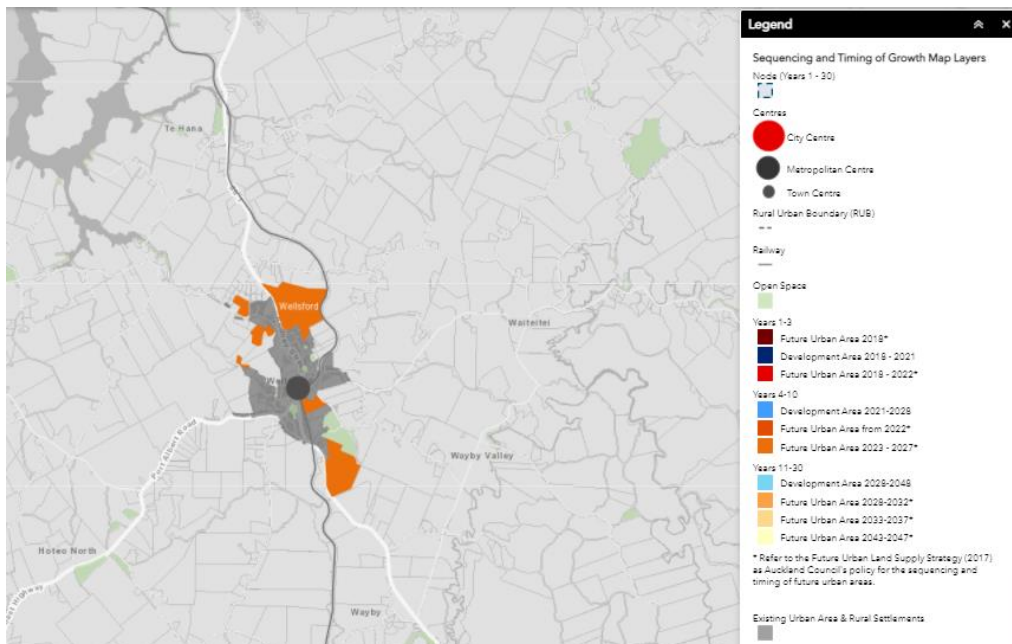


Figure 8 Auckland Plan - Wellsford area

6.2.2 Future Urban Land Supply Strategy 2017

The council’s Future Urban Land Supply Strategy (**FULSS**), refreshed in July 2017, implements the Auckland Plan and gives effect to the NPS on Urban Development by identifying a programme to sequence future urban land over 30 years. The strategy relates to greenfield land only and ensures there is 20 years of supply of development capacity at all times and a seven-year average of unconstrained ‘development ready’ land supply. ‘Development ready’ land is land with operative zoning and bulk services in place such as the required transport and water infrastructure.

The FULSS informs the council’s infrastructure funding priorities and feeds directly into the council’s long-term plans, annual plans and other strategic documents.

The FULSS states that the Future Urban zoned land in Wellsford could accommodate 832 dwellings and identifies the land as ‘Development ready’ between 2023-2027 (2nd half, Decade one).

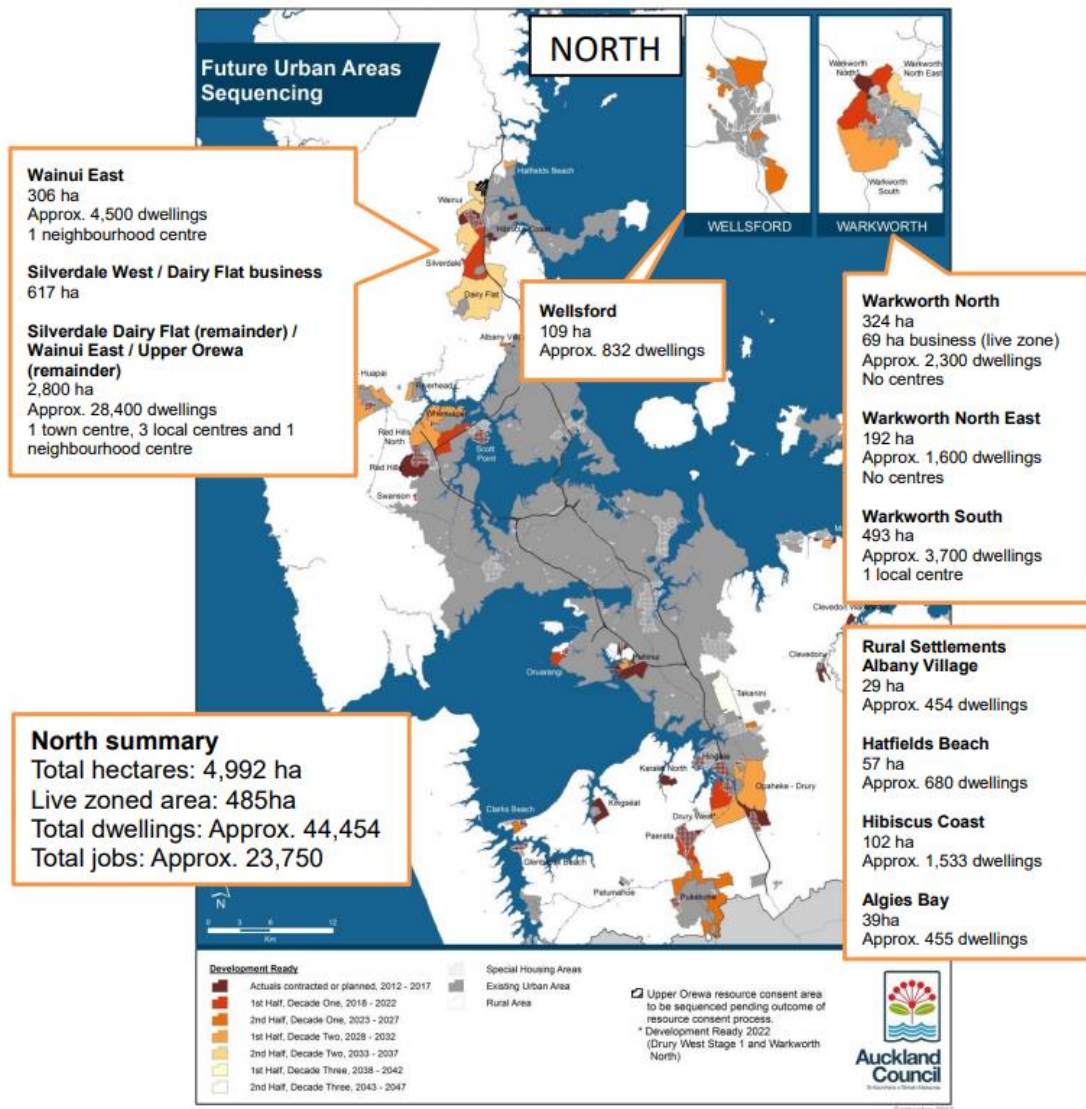


Figure 9 Future Urban Land Supply Strategy - North Map

The Future Urban Land Supply Strategy:

- Identifies Wellsford as **development ready** in the second half of Decade One, that being years 2023-2027; and
- Anticipates the total Wellsford Future Urban area identified in the July 2017 strategy as having an approximate capacity of 832 dwellings.

FULSS

Wellsford
2nd half, Decade One, 2023-2027

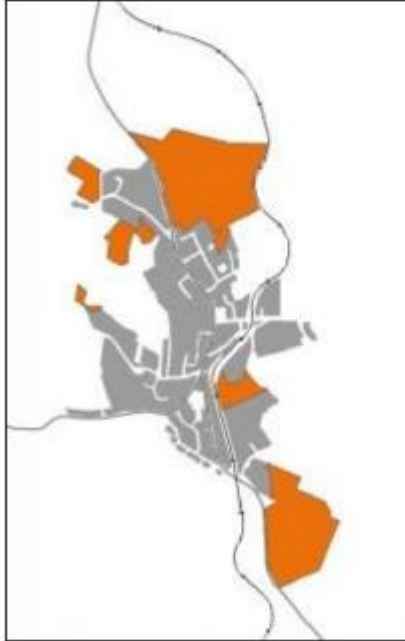


Figure 10 Future Urban Land Supply Strategy - Wellsford

The Wellsford North Structure Plan and Plan Change area has been included within the FULSS as it is located in a strategic location for future growth, and is located within the Rural Urban Boundary. This Plan Change aligns with the timing anticipated for development within Wellsford in Auckland Councils FULSS.

6.2.3 Open Space and Community Facilities

6.2.3.1 General Policies and Action Plans

The Council has prepared various policies and action plans regarding the provision of community facilities and open space in Auckland, including:

- Open Space Provision Policy 2016;
- Parks and Open Spaces Strategic Action Plan 2013; and
- Community Facilities Network and Action Plan 2015.

These policies have been taken into account in preparing the open space strategy for the Plan Change area and determining future community facility needs. This is discussed further in Section 8 of the report below.

6.3 Regional Policy Statements and Plans

6.3.1 Auckland Unitary Plan (Operative in Part)

The AUP is the primary statutory planning document for Auckland. It is comprised of the Regional Policy Statement, Regional Coastal Plan, Regional Plan and District Plan. The AUP provides the regulatory framework for managing Auckland's natural and physical resources while enabling growth and development and protecting matters of national importance.

The Regional Policy Statement (**RPS**) sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region. The RPS broadly gives effect to the strategic direction set out in the Auckland Plan. Section 75(3)(c) of the RMA states that a District Plan must give effect to any Regional Policy Statement and Section 75(4)(b) states that a District Plan must not be inconsistent with a Regional Plan for any matter specified in Section 30(1) of the RMA.

A comprehensive assessment of the proposed rezoning against the relevant objectives and policies of the RPS are provided at **Appendix 4**. This demonstrates that the proposed rezoning will give effect to the RPS.

Of particular relevance to this Plan Change are the provisions relating to urban growth and the Future Urban Zone and B2.6 relating to Rural and Coastal Towns and Villages. A detailed assessment of these objectives and policies is provided below.

6.3.2 B2.2 Urban Growth and Form

B2.2.1 Objectives

(1) A quality compact urban form that enables all of the following:

- (a) a higher-quality urban environment;*
- (b) greater productivity and economic growth;*
- (c) better use of existing infrastructure and efficient provision of new infrastructure;*
- (d) improved and more effective public transport;*
- (e) greater social and cultural vitality;*
- (f) better maintenance of rural character and rural productivity; and*
- (g) reduced adverse environmental effects.*

(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).

(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.

(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.

(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

B2.2.2 Policies

Development capacity and supply of land for urban development

(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.

(2) (a)-(i) Not applicable

(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 structure plan guidelines.

Quality Compact Urban Form

(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns and rural and coastal towns and villages, and avoid urbanisation outside these areas.

(5) Enable higher residential intensification:

(a) in and around centres;

(b) along identified corridors; and

(c) close to public transport, social facilities (including open space) and employment opportunities.

(6) Identify a hierarchy of centres that supports a quality compact urban form:

(a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and

(b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.

(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:

(a) Support a quality compact urban form;

(b) Provide for a range of housing types and employment choices for the area;

(c) integrate with the provision of infrastructure; and

(d) follow the structure plan guidelines as set out in Appendix 1.

(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.

(9) Not applicable

Assessment

- The Plan Change supports a quality compact urban form, by enabling urbanisation of land that is immediately adjacent to the existing Wellsford urban area. The proposed zoning pattern will enable provision of a range of housing types, and the proposed neighbourhood centre will provide local employment opportunities.

- The Plan Change has been informed by the Wellsford North Structure Plan which has been developed in accordance with the structure plan guidelines set out in Appendix 1 and therefore gives effect to policy B2.2.7(d).
- The Plan Change includes a transport upgrade trigger standard and a wastewater/water supply standard to ensure the provision of infrastructure is coordinated with development and therefore gives effect to policy B2.2.7(c).
- The proposal will facilitate improved social outcomes through including provisions that enable the establishment of a neighbourhood centre, open spaces, a variety of housing types (which will result in a variety of occupants ranging from families with children and working professionals as well as empty nesters and the elderly). This in turn will lead to greater social and cultural vitality. This gives effect to Objective B2.2.1(1)(e) and Policy B2.2.2(2)(e).
- The development will provide for greater productivity and economic growth through providing for residential growth and commercial activities. Residential growth would be provided for adjacent to an existing residential area and the proposed neighbourhood centre would provide local services for the community. This gives effect to Objective B2.2.1(1)(b) and Policy B2.2.2(5) and (6).
- Better maintenance of rural character and rural productivity can be achieved by utilising the railway line as a natural topographical edge of the urban area. On the northern boundary a stream provides a natural boundary which forms a suitable urban edge. The PPC retains a Rural-Countryside Living buffer between the urban area and rural production land to the north. This gives effect to Objective B2.2.1(4).

Overall, the PPC gives effect to the relevant Urban Growth and Form objectives and policies.

6.3.3 B2.6 Rural and Coastal Towns and Villages

Section B2 of the RPS identifies the issues, objectives and policies governing urban growth and form within the Auckland Region. The relevant provisions relating to the proposed expansion of the existing Wellsford rural town as proposed in this PPC are addressed below.

B2.6.1 Objectives

(1) Growth and development of existing or new rural and coastal towns and villages to be enabled in ways that:

(a) avoid natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character unless growth and development protects or enhances such values; and:

Assessment

The potential development of the land does not affect any scheduled items, any significant ecological areas or mana whenua sites. The development will enhance and retain non-scheduled natural and physical resources of the site including the streams, wetlands and the stand of mature Totara trees which have moderate ecological value. The land is not located within immediate proximity to the coastal marine area.

(b) Avoid elite soils (added LUC 1) and where practicable prime soils (added LUC 2 and 3) which are significant for their ability to sustain food production:

Assessment

The Rural - Countryside Living and Rural – Rural Production zoned land is currently used for pastoral grazing. A Soil and Land Use Capability assessment (refer to **Appendix 14**) has been undertaken to assess the productive potential of the land. The analysis concludes that the land does not have high productive agricultural value. There are no elite or prime soils. The rural land that is proposed to be rezoned Residential -Large Lot within the southern portion of the Plan Change area is currently zoned Rural – Countryside Living and therefore is not currently in productive use.

(c) Avoid areas with significant natural hazard risks:

Assessment

A geotechnical assessment and flood assessment (refer to **Appendix 8** and **Appendix 11**) have been undertaken as part of the technical evaluation of the Plan Change area. No significant natural hazard risks have been identified on the land that is to be developed under this PPC.

With regard to general geotechnical matters, the assessments to date confirm that structural stability construction methodologies will ensure any structures are safely constructed and therefore natural hazard risk can be avoided.

With regard to potential flooding and overland flow natural hazards, the stream, watercourse and overland flow channels proposed as part of future development will ensure such events are minimised. The proposed Stormwater Management Plan confirms this.

Therefore, it is considered that any areas with significant natural hazard risks are avoided and other natural hazard risks are appropriately addressed.

(d) Are consistent with the local character of the town or village and the surrounding area:

Assessment

The current Wellsford area is characterised by low density detached dwellings on single lots.

The PPC includes a variety of residential zones. These have been coordinated to ensure complementarity to the character of the existing town while also enabling opportunities for greater housing capacity and choice to promote efficient use of greenfield land. The Neighbourhood Design Assessment prepared for the PPC (refer to **Appendix 6**) confirms that the proposed development outcomes will be complementary to the character of Wellsford and will result in positive design outcomes for not only the PPC land but also the wider locality.

(e) Enables development and use of Mana Whenua resources for their economic well-being.

Assessment

Consultation and engagement with Ngāti Manuhiri and Ngāti Wai has included a site visit with representatives to discuss the Structure Plan and proposed Plan Change. Ngāti Manuhiri have

prepared a supportive Cultural Values Assessment. This assessment will be addressed in detail as part of any future plan change for the land.

In addition, several other Iwi have been contacted to determine whether they are interested in engaging on this project. The other Iwi contacted are:

- Ngāti Maru
- Ngāti Whātua o Kaipara
- Ngāti Whātua Ōrākei
- Te Kawerau ā Maki
- Te Rūnanga o Ngāti Whātua
- Te Uri o Hau
- Ngāti Te Ata

Should any of these Iwi express an interest in being consulted and engaged in the project, consultation with these parties will be progressed and included as part of the ongoing Plan Change consultation process.

(2) Rural and Coastal towns and villages have adequate infrastructure

Assessment

The engineering analysis undertaken (refer to **Appendix 10**) confirms that the urban development enabled by the PPC will have adequate infrastructure to service the staged nature of the development. Discussions are underway with Watercare Services Limited who have confirmed that the development enabled by the Plan Change can be serviced by a new wastewater treatment plant which is going to be constructed in Wellsford. Watercare Services Limited and Wellsford Welding Club are entering into an infrastructure funding agreement which provides a delivery mechanism for the required upgrades of the Wastewater treatment plant to provide capacity for the development within the Plan Change area.

In terms of transport, transport modelling has been undertaken in order to confirm transport infrastructure upgrades required. It is also noted that the transport improvements and required infrastructure are fully funded and do not require funding from Auckland Council.

B2.6.2 Policies

The associated policies that give effect to the above objectives are outlined below. In summary the policies seek to:

- (1) Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that:

 - a) Maintains or enhances the character of any existing town or village*
 - b) Incorporates adequate provision for infrastructure*
 - c) Avoids locations with significant natural hazard risks where those risks cannot be adequately remedied or mitigated**

- d) Avoids elite soils (LUC 1) and avoids where practicable prime soils (LUC 2 and 3) which are significant for their ability to sustain food production*
- e) Maintains adequate separation between incompatible uses*
- f) Is compatible with natural and physical characteristics including the coastal environment*
- g) Provides access to the town or village through a range of transport options including walking and cycling*

Assessment

The majority of the above policies give effect to the matters raised in objectives relating to urban growth of rural towns that are considered above. The PPC provisions and analysis undertaken within the associated technical reports ensure the above policy outcomes are achieved. The PPC provisions and plans identify individual sub-precincts, proposed land use zoning, pedestrian, collector road network as well as the proposed and indicative open space network.

Additionally, the above policy requires consideration of access through a range of transport options. Transport options such as improved roads and enhanced walking/cycling facilities have been considered (in addition to roading upgrades) and form part of the Integrated Transport Assessment (refer to **Appendix 7**) and are included in the PPC.

The PPC also ensures adequate separation distances are provided for potentially incompatible uses. For example, urban development is adequately separated from streams and their margins and the coastal edge. Specific methodologies will be employed to ensure any construction related effects (including erosion and sediment management measures) and stormwater discharges are avoided, remedied or mitigated to ensure the protection of sensitive receiving environments and habitats.

Furthermore, the proposed rezoning of the northern portion of the Plan Change area to Rural – Countryside Living will complete the lifestyle living buffer that surrounds Wellsford. This will reduce a potential for reverse sensitivity.

(2) Avoid locating new or expanding existing rural and coastal towns and villages in or adjacent to areas that contain significant natural and physical resources, that have been scheduled, unless growth and development protects or enhances such resources by including any of the following measures:

- a) The creation of reserves*
- b) Increased public access*
- c) Restoration of degraded environments*
- d) Creation of significant new areas of biodiversity*
- e) Enablement of papakainga, customary use, cultural activities and appropriate commercial activities.*

Assessment

There are no scheduled items within or in proximity to the land that is proposed to be rezoned for urbanisation. Regardless, the PPC includes provision for the measures listed in this policy, by providing for reserves and the potential for increased public access including public roads/footpaths/cycle paths over land that is currently private property.

Further, from an ecological perspective, the PPC requires identified streams, waterways and riparian margins to be protected, restored and enhanced as part of the development of the land. The restoration of these areas will create significant new areas of biodiversity through the removal of pests and weeds, replanting, maintenance and protection.

(3) Enable the establishment of new or significant expansions of existing rural and coastal towns and villages through the structure planning and plan change process in accordance with Appendix 1 Structure Plan guidelines.

Assessment

The Wellsford North Structure Plan is attached to this PPC request (refer to **Appendix 3**) and it addresses the structure planning requirements set out in Appendix 1 of the AUP. The Structure Plan maps and technical reports address the Appendix 1 Structure Plan guidelines and support the expansion of the Wellsford rural town. The PPC is in accordance with the Structure Plan and provides additional detailed technical assessment that supports the expansion of the Wellsford rural township and ensures the required infrastructure and transport upgrades are coordinated with development within the precinct.

(4) Enable small scale growth of and development of rural and coastal towns without structure planning.

Assessment

Small scale growth is not proposed within the PPC and therefore this policy does not apply.

(5) Enable papakainga, marae, customary use and cultural activities and appropriate commercial activities on Maori land and on other land where Mana Whenua have collective ownership.

Assessment

There is no Maori land or land where Mana Whenua have collective ownership within the PPC land.

Overall, in terms of the relevant objectives and policies of B2.6, it is considered that an expansion of the Wellsford rural town gives effect to these RPS provisions. The policies enable significant expansions to existing rural towns through the structure plan process and subsequent plan changes. This approach is being followed for Wellsford North. Therefore, it is concluded that the urbanisation of Wellsford North as proposed within this PPC is consistent with the RPS and will give effect to it.

7.0 Development of the Structure Plan and Plan Change

7.1 The Wellsford North Structure Plan

In accordance with Policy B2.2.2(3) of the Regional Policy Statement, the proposed Plan Change has been prepared following the preparation of a Structure Plan that accords with the Structure Plan Guidelines at Appendix 1 of the AUP.

The Wellsford North Structure Plan has been prepared by WWC. The Structure Plan area is located inside the Rural Urban Boundary, and primarily applies to land that has been zoned Future Urban, as shown in **Figure 11** below.

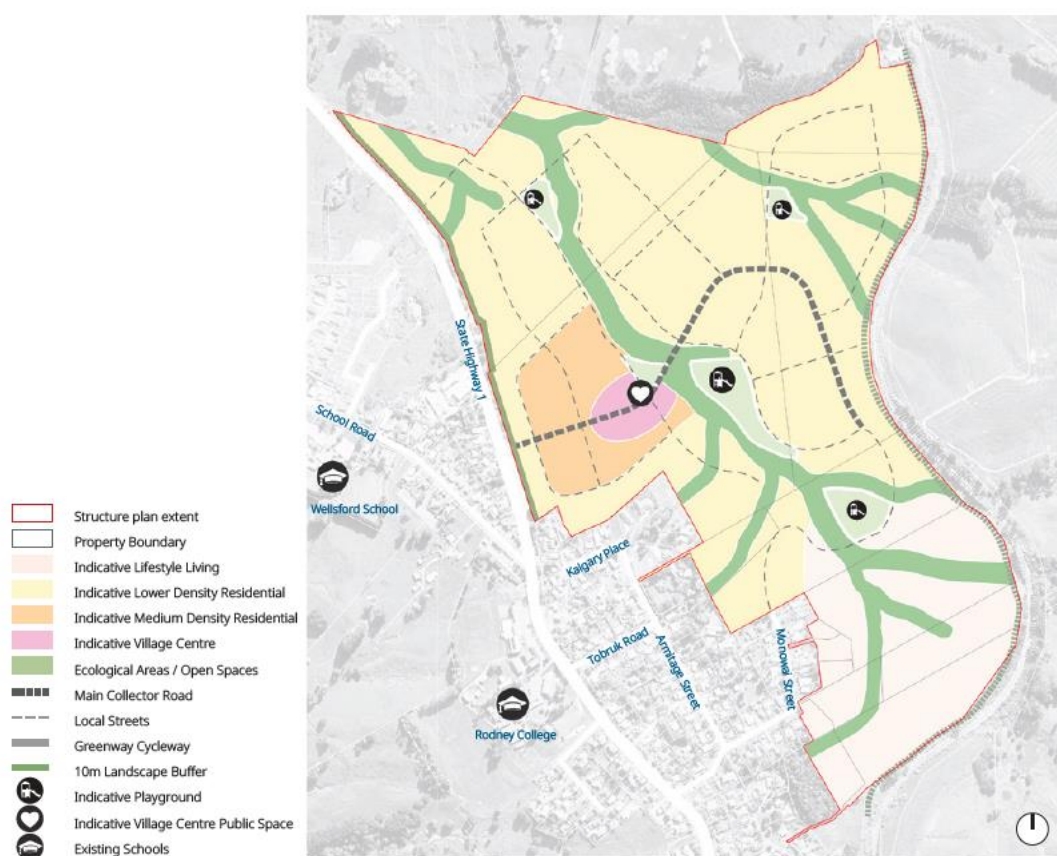


Figure 11 Wellsford North Structure Plan (2022)

The Structure Plan sets out how Wellsford North can be comprehensively developed over the next 20 years to integrate with the existing Wellsford settlement. The Structure Plan has been informed by technical reports across the wide range of disciplines required to be addressed in Appendix 1 to the AUP, engagement with mana whenua, key infrastructure providers, and Auckland Council.

The Wellsford North Structure Plan document is included at **Appendix 3**.

7.2 Structure Plan Area

The Wellsford North Structure Plan area encompasses 78.5 ha of land, and includes all Future urban zoned land north of Wellsford, as well as the Rural Production zoned land to the north up to the permanent stream, and the Rural Countryside Living zoned land to the south, bounded by the existing Wellsford Urban area and the North Auckland Railway Line, as shown in **Figure 12** below.

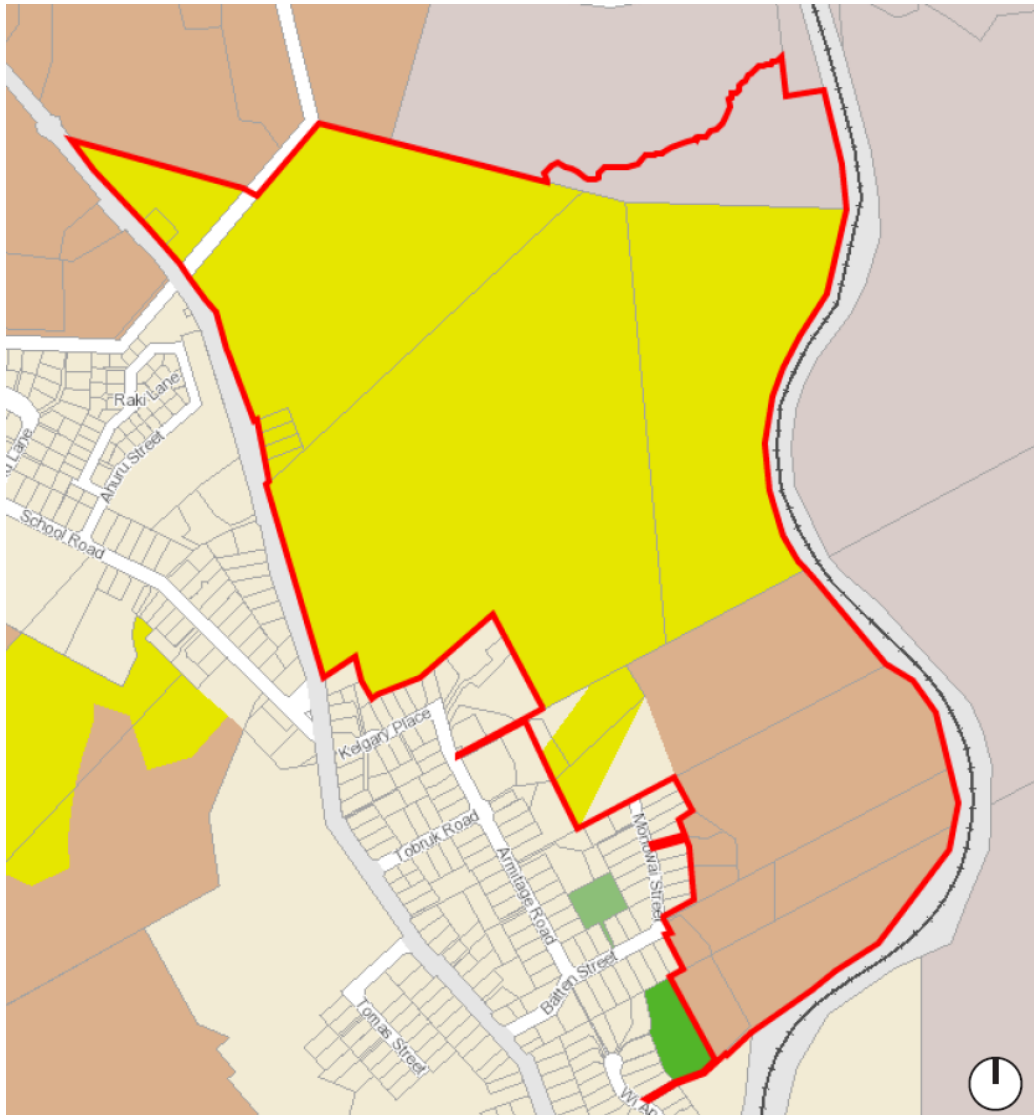


Figure 12 Wellsford North Structure Plan area

7.3 Consultation and Engagement

Consultation and engagement on the future development of the Wellsford North Structure Plan area has been undertaken with a number of persons/organisations, and is detailed in the Consultation Summary Report (refer **Appendix 5**). These include the following:

- Auckland Council planning officers, Urban Design staff and Healthy Waters staff;
- Waka Kotahi;
- Watercare Services Limited;

- Ngāti Manuhiri and Ngāti Wai;
- Kāinga Ora; and
- Public Open Consultation Day (11 April 2022).

Engagement correspondence was sent to the nine iwi authorities who have expressed interest in the area on 20 July 2021, outlining the details of the proposal. A response was received from both Ngāti Manuhiri and Ngāti Wai. Representatives of these Iwi were met on the site on Wednesday 16 February 2022, and Ngāti Manuhiri have since provided a cultural values assessment report in support of both the Wellsford North Structure Plan and Plan Change proposals.

The purpose of the community information evening held on 11 April at the Wellsford Community Centre was to gain feedback on the proposed land use scenarios, proposed infrastructure and roading initiatives, proposed in the Wellsford North Structure Plan, developing concepts and to provide opportunities to better understand the local communities views.

The overall feedback was extremely positive and supportive, with comments such as:

“This is exactly what the town is needing.”

“The town needs development and this is a great step in the right direction. The town lacks depth in the housing stock, particularly in the medium density 1000-2000m² sections for families.”

“Fantastic development because it will enhance the rural feel of our town. The walkways that run along the stream, the circular nature of the internal connector roads, keeping the trees and open spaces beside the roads all contribute to an open rural feel for this development. I commend this developer and his team for their considered approach to maintaining the rural vibe of Wellsford. The vision I have been shown supports a very unique countryside space that Wellsford can grow into.”

“Fully support the proposed development. Giving the growth required to maintain the local town and businesses.”

“Make the centre special.”

“I would hope that development can be done with options for larger plots from 1000-1500m² for those who are looking to build a larger home with space for family.”

“Looks great.”

Consultation has been wide ranging and WWC will continue to work with stakeholders as the project progresses.

8.0 Assessment of Environmental Effects

The following section of the report provides an assessment of the actual and potential effects that the proposed Plan Change may have on the environment. This assessment is based on analysis and reporting undertaken by various experts, which are attached as appendices to this report.

8.1 Transport

An Integrated Transport Assessment (ITA) has been undertaken by Commute Transportation in support of the Plan Change and is included at **Appendix 7** to this report. The ITA addresses the extent to which the planned transport network and required upgrades will promote integrated land use and transport outcomes.

8.1.1 Access to the Plan Change area and Proposed Transportation Network

Access to the Plan Change area is proposed to be provided through a new intersection between the new collector road and Rodney Street (SH1) as well as a secondary access via a new connection through to Monowai Street.

The location of the new intersection on Rodney Street has been selected to optimise the sightlines available taking into consideration the vertical geometry along Rodney Street in this location. Both the proposed new intersection and the Monowai Street intersection will be fed by a network of proposed roads, including one collector road through the site which will link the two accesses.

The Plan Change area is proposed to be serviced by a combination of a main collector and local roads. The indicative location of the collector road and where this will intersect with the existing road network is shown indicatively on proposed Precinct Plan 1 (refer **Appendix 1**). The location of these roads is principles-based and is not intended to be precise. It is expected that the location of these roads would be confirmed through the resource consent process.

The Plan Change also includes provisions to guide the location and layout of the road network to ensure these achieve a highly connected street layout that integrates with the surrounding transport network.

Assessment of the movement network in Wellsford North for people, cyclists and cars are included by way of assessment criteria with reference to Precinct Plan 1. This will ensure that a highly integrated, safe and accessible movement network for all transport modes is provided within the precinct.

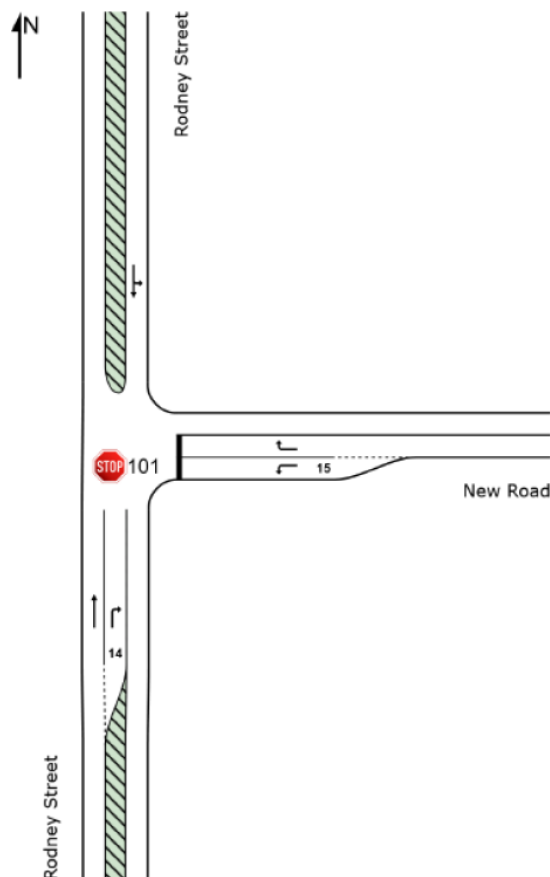


Figure 13 Proposed layout of the new intersection with Rodney Street

8.1.2 Additional upgrades required

Transport modelling has been undertaken to assess the effects of the proposed developments within the live zone portion of the plan change area on the external transport network. The transport modelling has taken a conservative approach as vehicle movements through Wellsford is likely to reduce given that Waka Kotahi is in the process of securing land for the Warkworth to Wellsford section of the Puhoi to Wellsford project. This project is anticipated to reduce vehicle volumes on Rodney Street by providing a new State Highway which bypasses Wellsford.

In general, the modelling concludes that both the new intersection onto Rodney Street as well as the Batten Street intersection will operate acceptably and provide the required access to and from the Plan Change area.

The ITA identifies that the transport network surrounding the Plan Change area has current deficiencies largely attributed to the fact that the roads in general are a rural standard. The ITA identifies the following upgrades which are considered to influence the operation of the surrounding transport network for the Plan Change:

Direct effect

- Collector Road network within the site should be provided.
- Intersection of Collector Road and Rodney Street.

Other projects

- New shared path pedestrian and bicycle connection to the Rodney Street underpass. It is noted that the indicative Greenway Plan shows this to be on Armitage Road and Tobruk Road, however other options could be explored.

The proposed precinct provisions require the new intersection onto Rodney Street prior to any development within the Plan Change area. There are also requirements for the key collector road.

8.1.3 Summary

The effects of the Plan Change on the existing and future transport network have been assessed in the ITA and are determined to be acceptable. The ITA has shown that extent of development enabled by live zoning in the plan change area can be accommodated on the surrounding road network while maintaining acceptable levels of safety and efficiency with the identified transport infrastructure upgrades. The Plan Change will enhance accessibility of all modes of transport within Wellsford North by providing a connected an integrated road network which provides for cyclists and pedestrians and creates linkages to the existing Wellsford Settlement.

8.2 Vegetation and Ecology

An Ecological Assessment prepared by Bioresearches has been undertaken to support the Plan Change and is included as **Appendix 9** to this report. This includes an assessment of ecological values of freshwater and terrestrial ecosystems.

8.2.1 Aquatic and Freshwater Ecology

Bioresearches have prepared an assessment of potential freshwater ecology effects that may result from development within the Plan Change area. The freshwater features on the site are shown in **Figure 14** below.

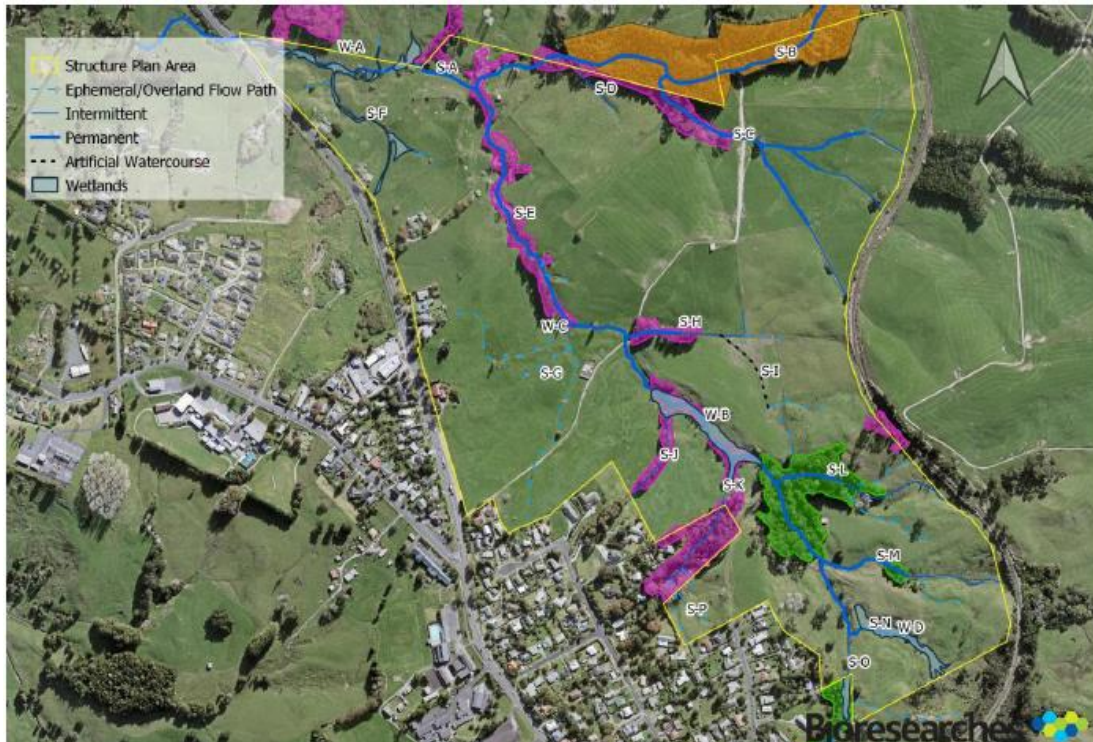


Figure 14 Freshwater features identified on the site, including the permanent intermittent or ephemeral status of streams and wetland areas (Source: Bioresearches)

Numerous streams were identified within the Plan Change area. One main permanent stream flows from the south of the site to the north and generally bisects the site in half. All other streams identified within the site were tributaries of this main stream. The catchments within the site feed the Whakapirau Creek, which eventually drains to the Kaipara Harbour via the Oruawharo River.

All the streams within the Plan Change area have been highly modified and impacted through historic and current agricultural practices. Stock have access to the majority of the streams and many streams have been straightened, deepened and maintained to optimise the drainage of the surrounding land.

A number of ephemeral streams or overland flow paths were identified within the Plan Change area. These overland flow paths were classified as ephemeral reaches and due to the complete lack of freshwater habitat these reaches were considered of negligible ecological value.

Four wetlands were identified by Bioresearches within the Plan Change area. The wetlands were identified and classified using the latest MfE wetland protocols and guidance.

All wetlands have low ecological value, with the exception of wetland W-B (see **Figure 14** above) which was considered of moderate ecological value, due to its relatively large size and high hydrological variation. However, its low native diversity and low structural complexity reduced the overall value.

The Wellsford North Structure Plan, which this Proposed Plan Change is consistent with, seeks to incorporate approximately 90% of all intermittent and permanent streams into the public ecological and open space areas. In addition, the Structure Plan avoids any direct impacts on natural wetlands and seeks to incorporate them into the public ecological and open space areas.

The proposed Wellsford North Precinct provides the opportunity to significantly enhance and protect the freshwater systems through the inclusion of the riparian margin standard, requiring permanent and intermittent streams to be planted to a minimum width of 10m either side.

The remainder of the streams will be within private land and subject to the AUP's objectives, policies and rules.

Earthworks within the Plan Change area have the potential to create an uncontrolled discharge of sediment laden water which can impact water quality of receiving watercourses. In this case, implementation of an erosion and sediment control plan that is designed and maintained in accordance with Auckland Council GD05 - Guidance for Erosion and Sediment Control will be appropriate to deal with effects of sedimentation from earthworks. This can be dealt with through the resource consent process via the rules in Chapter E11 Land disturbance – Regional and Chapter E12 Land disturbance – District within the AUP.

The proposed urban land use will change the type of contaminants entering the stream environment, with an expected reduction in nutrients and increase in heavy metals and hydrocarbons associated with impervious surfaces. These contaminants can impact aquatic flora and fauna and the way that streams function as a whole. The approach to managing the effects on freshwater quality as a result of stormwater runoff is discussed below.

Overall, it is considered that the impacts of the urbanisation of land within the Plan Change area can be managed to mitigate or offset any adverse effects on aquatic and freshwater quality within the Plan Change area. Furthermore, the Plan Change presents an opportunity to restore and enhance the aquatic and freshwater quality values in the Plan Change area.

8.2.2 Terrestrial Ecology

Bioresearches have also assessed the sites vegetation cover which has been classified and mapped, as shown in **Figure 15** below.

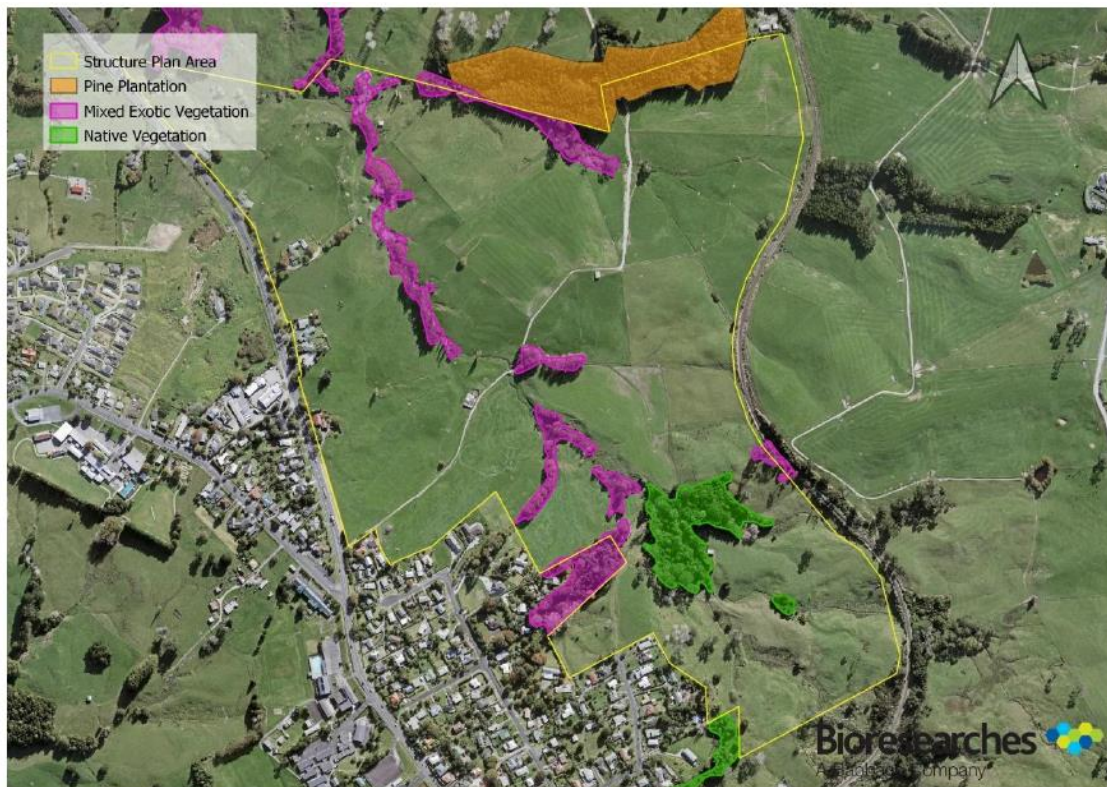


Figure 15 Main vegetation types within the Structure Plan area (Source: Bioresearches)

Vegetation within the Plan Change area is predominately exotic pasture, exotic trees and shrubs. No Significant Ecological Areas (SEA) or notable trees are identified within the Plan Change area.

A relatively small pine plantation is located along the northern boundary of the Plan Change area (identified as orange area in **Figure 15**). Due to the monoculture exotic canopy, the high abundance of exotic species including pest plant species and the low diversity of native species, the pine plantation was considered to be of negligible terrestrial and botanical value.

Narrow pockets of mixed exotic vegetation are scattered throughout the Plan Change area (identified as pink in **Figure 15** above). The majority of these patches of exotic vegetation are associated with the riparian margins of streams. Due to the high abundance of exotic species including pest plant species within the understorey, the high edge effects and the low diversity of native species, the mixed exotic vegetation was considered to be of negligible terrestrial and botanical value.

The only example of predominantly indigenous vegetation in the Plan Change area, that is likely to have potential value as habitat for native species is an approximate 1.8 hectare area of regenerating native podocarp forest (identified as green in **Figure 15**). The vegetation within this area forms the riparian margin of two streams and consists of a canopy of predominately tōtara. Although native species were dominant, there was a high abundance of exotic vegetation within the canopy, including pines, brush wattle and Chinese privet. The understorey appears damaged from grazing/browsing by stock and pests, and is made up of māpou, Carex species, hangehange and multiple ground fern species. Exotic species were also abundant, including pest plant species such as, arum lily, tradescantia, woolly nightshade and blackberry. The ecology assessment finds that while this area is of moderate terrestrial and botanical value the exotic species, many of which are considered pest plants, along with the damaged understorey, decreased the value.

The Plan Change will result in loss of vegetation to facilitate land development however, this will be kept to a minimum and will be avoided where possible. In particular, the proposed assessment criteria seek to retain the stand of Totara. There is also considerable potential to restore habitats within the Plan Change area as part of the proposed riparian planting standard within the Plan Change.

On the basis of the above, it is considered that the potential effects of the rezoning proposal on the terrestrial ecological values of the Plan Change area will be acceptable, and are appropriately managed through the Auckland-wide provisions of the AUP.

8.3 Flooding and Stormwater Management

8.3.1 Stormwater Management

A Stormwater Management Plan (**SMP**) has been prepared by Woods, and is included as **Appendix 8** to this report. The SMP aims to align the proposed stormwater management approach for the Plan Change area with the requirements of the AUP, taking into account the catchment specific issues, constraints and opportunities.

8.3.1.2 Stormwater Management - Quality

The SMP states that water quality treatment will be provided for all the impervious areas included in the proposed development. The devices proposed to provide treatment will have GD01/TP10 performance standards.

Various devices were considered to fulfil the requirement. Selection of the device was done based on the constraints posed by the development site, workability with the masterplan and existing stormwater network. Finally, it was concluded that:

- Large communal bioretention devices are proposed for providing water quality treatment from all the impervious surfaces (excluding roof areas) within the development.
- Additionally, inert roofing material will be proposed for all the roofed areas within the development and re-use tanks which provides first flush treatment.

The stormwater quality provisions included within Chapter E9 of the AUP will apply within the Plan Change area. This will ensure that there are rules in place to manage the stormwater runoff quality from new impervious areas that have the potential to adversely affect waterways. Based on the proposal stated above, the SMP meets the water quality requirements stated in Network Discharge Consent for Greenfields site.

8.3.2 Stormwater Management – Flow

The PPC is not located within SMAF overlay as per the AUP. However, hydrology mitigation is proposed to be implemented for all impervious areas. This is to mitigate any increased stormwater runoff associated with the proposed development.

The SMP proposes the following devices as options for meeting retention and detention requirements:

Retention

- Private Area (Roofs) - Use of rainwater re-use tanks for collection of roof runoff.

- Public Areas and other private area (only hardstands and driveways) - Infiltration where feasible (infiltration rates greater than 2 mm/hr) and possible in a safe and effective manner using large communal bioretention devices.

-

Detention

- All Private and Public Areas – Large communal bioretention devices such as raingardens to provide detention.

Based on the proposal stated above, the SMP meets the hydrology mitigation requirements stated in Network Discharge Consent for Greenfields site and to ensure aquatic ecosystems remain healthy.

8.3.3 Stormwater Management – Conveyance

There are currently no piped stormwater networks within the Plan Change area. The proposed network will be designed in accordance with the Auckland Council Stormwater Code of Practice.

The primary stormwater runoff is to be conveyed through stormwater networks up to 10-year ARI stormwater events.

The secondary flow, events greater than a 10-year ARI storm event and up to a 100-year ARI storm, will be conveyed along road corridor, conveyance channels and green spaces as overland flow paths. Overland flow path alignments will be dependent on the overall built environment and maintain existing discharge locations where possible.

Recommended design options for achieving performance standards include:

- Pipe network
- Swales
- Open channel
- Road corridor

Overall, it is considered that the proposed methods for the conveyance of stormwater will ensure that the effects of urban development within the Plan Change area are acceptable.

8.3.4 Flooding

The Plan Change area is identified on Council's GIS mapping system as being subject to overland flow paths and flood plains, and is within flood prone areas. A Stormwater Management Plan has been prepared by Woods, and is included as **Appendix 8**. The SMP reports on the flood risk assessment carried out within the Plan Change area to identify any flooding effects associated with development of the Plan Change area and whether there is any need to provide flood mitigation measures.

The flood modelling has been undertaken for the PPC and surrounding areas including a preliminary analysis of the culvert on State Highway 1. Pre- and post- development scenario model results and afflux plots indicate flooding is largely contained within existing water courses within existing flood extents. Hazard plots have also been created which indicate that any increase to the existing flood effects on State Highway 1 resulting from development within the Plan Change area will be less than minor.

The standard provisions in Chapter E36 of the AUP will apply to any development within identified flood plains and/or overland flow paths, which would sufficiently manage the effects of potential development in these areas. Therefore, any increases to flood levels can be minimised through optimising the design through the resource consent stage.

Overall, the stormwater assessment has concluded that the potential effects on flooding anticipated by the PPC are less than minor and will be appropriately mitigated.

8.4 Geotechnical

A Geotechnical Report has been prepared by Tonkin + Taylor to inform the Proposed Plan Change and a copy is included as **Appendix 11** of this report.

It has been assessed that the ground conditions within the Plan Change area are generally suitable for development. Slope stability presents the largest risk to development. Risks associated with land stability can be suitably managed through earthworks and retaining design and site-specific investigation and foundation design.

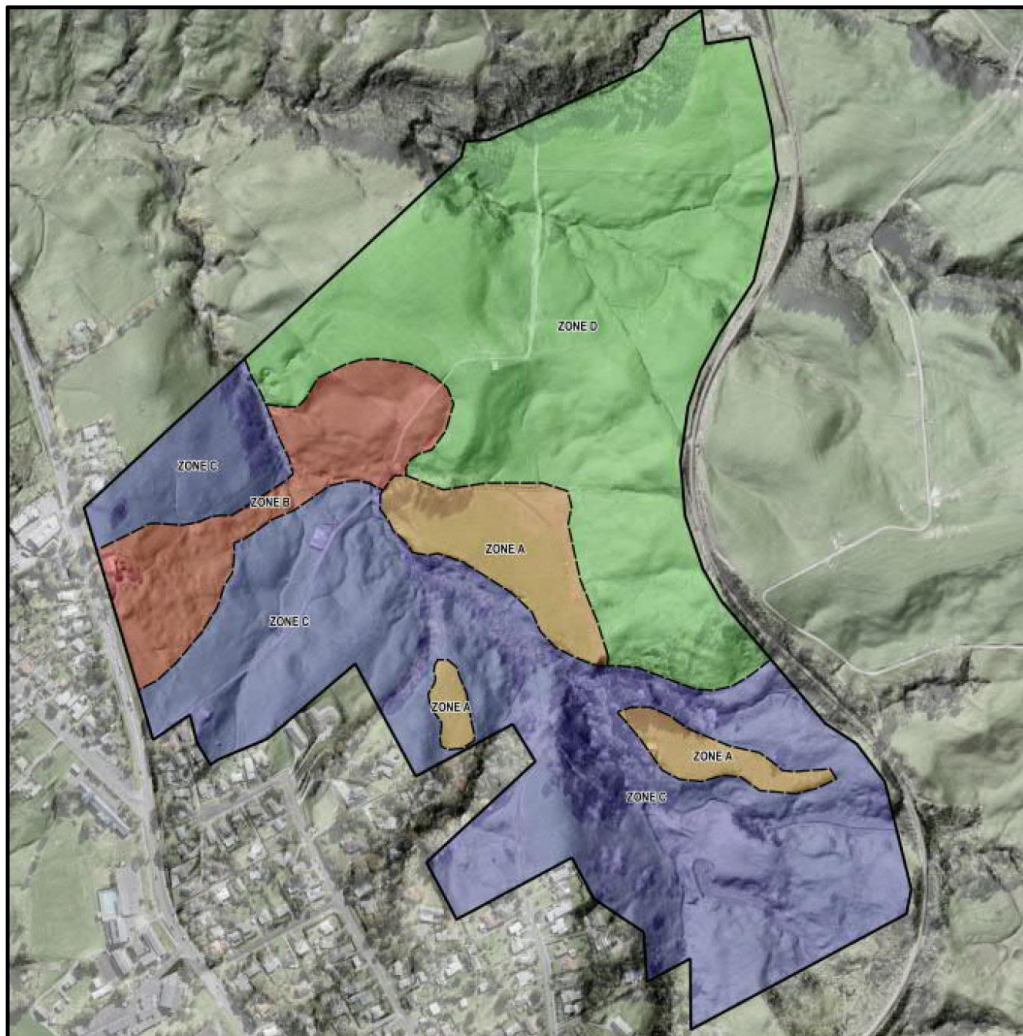


Figure 16 Geological zones (Source: Tonkin & Taylor)

The geotechnical implications of the Plan Change area can be described across four main areas, mapped as Zones A-D in **Figure 18** above.

In summary:

- Zone A: Development within this Zone is achievable but requires confirmation of ground conditions and may require assessment of liquefaction vulnerability and slope stability where development near steep slopes is proposed.
- Zone B: Development within this Zone is possible but requires confirmation of ground conditions, slope stability assessment and earthworks design.
- Zone C: Development within this Zone is possible but requires confirmation of ground conditions. Depending on the chosen development density, suitable building platforms will need to be identified. This is likely to entail site specific geotechnical investigation and design.
- Zone D: Development within this Zone is achievable but requires confirmation of ground conditions and a better understanding of the inferred dormant features to confirm the most suitable method of development. This is likely to entail site specific geotechnical investigation, monitoring and design. Flexibility to reduce the proposed lot densities within some areas of this zone is considered prudent at this stage.

The geotechnical assessment concludes that the Plan Change area is suitable for residential development, and that additional site-specific geotechnical investigation and design will be required to better understand local ground conditions.

Based on the findings of the report, it is considered that the land conditions are generally suitable for urban development and can be appropriately managed through the future resource consent process.

8.5 Land Contamination

A preliminary Land Contamination Assessment report has been prepared by Environmental Management Solutions, and is included as **Appendix 12** to this report. Overall, the Land Contamination Assessment concludes that the majority of the Plan Change area can be considered fit for the intended residential and commercial land uses.

The Land Contamination Assessment confirmed that no contamination information is held for any of the properties within the proposed Plan Change area, however, it is noted within reporting, that due to the adjacent railway on the eastern boundary, there is the potential for uncertified/non-engineered fill to be present on properties adjoining this.

A review of historical aerial photography and property records, and a site walkover have identified that the land has generally been used for pastoral grazing purposes historically and is generally considered suitable for the intended land use. There are however, several areas within the proposed Plan Change area, where HAIL activities may have occurred and further investigation of the land at these locations should be carried out prior to any site development. These include:

- The southern portion of the plan change area to be rezoned for Large Lot residential development and as such, Cadmium screening associated with the historic and prolonged application of super phosphate application to the pastoral land (which has included dairy farming activities), is a consideration. Screening across the pastoral land in this portion of the

development area is recommended to ensure that Cadmium levels can meet the applicable Soil Contaminant Standard set by the NES.

- There are several existing buildings within the plan change area that were constructed in the 1970's and during the timeframes where leaded paint was still widely in use and construction materials may have contained asbestos. No asbestos in deteriorated condition was noted during site inspection. Aged construction materials have the potential to leach lead from old paint into surrounding soils.
- The potential for contamination in relation to soils adjoining the railway on the eastern boundary of the site, including any uncertified soils has also been considered due to the potential for migration of contaminants into surrounding soils from railway activities.

It is likely that further detailed site investigation will be required where HAIL activities have been identified, in the form of a detailed site investigation prepared by a suitably qualified and experienced practitioner (SQEP) in accordance with the provisions set out within the current edition of the Ministry for the Environment Contaminated Land Management Guidelines.

Accordingly, any soil disturbance, change in land use or subdivision on this land will likely be subject to the provisions of the NESCS and may require resource consent under the provisions of the standard.

8.6 Soils

A preliminary desktop soil and land use capability assessment has been undertaken by Landsystems who are soil quality experts. The Landsystems report has found that the Plan Change area is unlikely to be underlain by elite or prime soils due to the slopes within the site and limitations to soil drainage, as shown in **Figure 19** below.

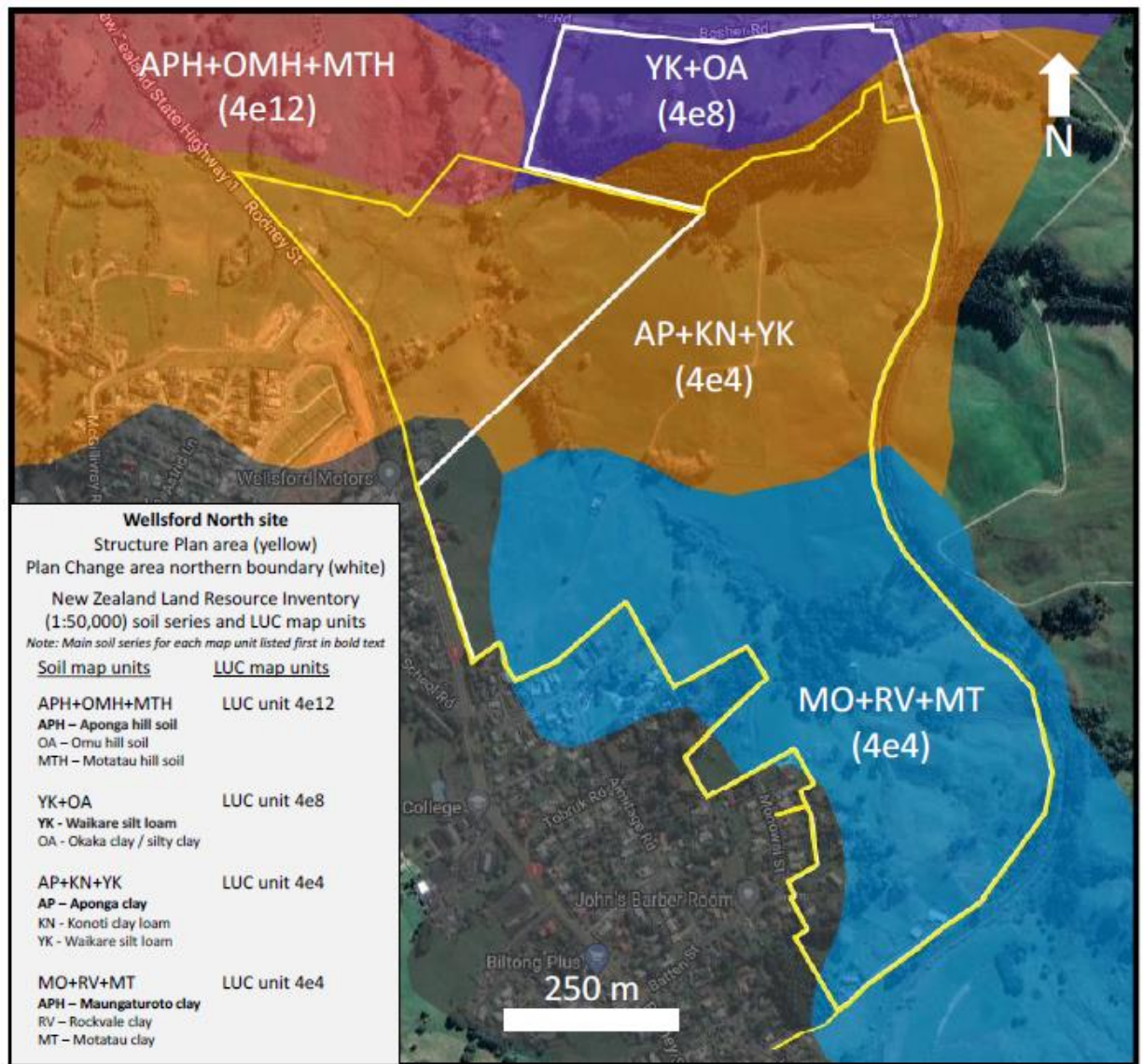


Figure 17 NZLRI soil and LUC map units for the Wellsford North site

Based on the soil map information provided by the NZLRI and Smap, the soils are predominantly imperfectly to poorly drained across the site. There may be small areas of moderately well drained soil, however, there are likely to be limited in extent.

The slope classes provided by the NZLRI indicated slopes are predominantly greater than 7 degrees.

For land to be considered land containing elite soils, the LUC Class must be LUC 1, slopes must be flat to gently undulating (0-3° slopes) and have good soil drainage (moderately well to well drained).

Based on the information available and used in the preliminary desktop assessment, it is very unlikely that the Plan Change area has land containing elite soil, due to slopes being greater than 0-3° and/or imperfect and poor soil drainage.

For land to be considered land containing prime soils, the LUC Class must be either LUC 2 or LUC 3, and slopes must be flat to gently undulating, undulating, or rolling (0-15° slopes) and have good soil drainage (be moderately well to well drained).

Based on the information available and used in the preliminary desktop assessment, it is unlikely that the Plan Change area has land containing prime soil, due to areas with slopes greater than 15 degrees, soil drainage limitations and the predominance of clay subsoils.

The Land Use Capability Assessment prepared by Land Systems concludes that it is most likely that the Plan Change area is classed as other productive land according to the AUP definition of land containing elite and prime soil, and therefore the proposal to rezone the land zoned Rural - Production zone to Rural – Countryside living zone is considered appropriate.

8.7 Servicing

An infrastructure report prepared by Hutchinson Consulting Engineers details how the Plan Change area can be serviced and is included at **Appendix 10** to this report. The specific servicing requirements are detailed below.

8.7.1 Wastewater

The existing wastewater network in Wellsford is currently under capacity and cannot cater for the entire Plan Change area however discussions are underway with Watercare Services Limited who have confirmed that the development enabled by the Plan Change can be serviced by a new wastewater treatment plant which is going to be constructed in Wellsford.

Watercare Services Limited and Wellsford Welding Club are entering into an infrastructure funding agreement which provides a delivery mechanism for the required upgrades of the Wastewater treatment plant to provide capacity for the development within the Plan Change area.

The Wellsford Wastewater Treatment Plant renewals has been identified as a listed project in the Watercare Asset Management Plan. Watercare Services Limited has identified the Wellsford Wastewater Treatment Plant as a project for investment due to the need to meet growth projections in the north-east, aligning with Auckland Councils priority areas.

8.7.2 Water Supply

There are several connection points into the public network that are readily available for the proposed plan change development.

Watercare Services Limited have confirmed that the existing water supply network can cater for the proposed plan change area.

8.7.3 Other Utilities

Chorus has confirmed that there is sufficient capacity within the existing telecommunications network to service the proposed plan change area and the potential future residential development enabled by this plan change.

Vector have confirmed that there is sufficient capacity within the existing network to service development enabled by the proposed plan change, without significant upgrades required to their network. An application would however need to be made to secure the capacity for the subdivision.

8.8 Urban Form and Quality Built Environment

The Neighbourhood Design Statement (**NDS**) prepared by Barker & Associates has informed the Wellsford North Structure Plan and the Proposed Plan Change (refer **Appendix 6**). The NDS identifies the opportunities and constraints associated with the wider Wellsford North Structure Plan area, and develops a series of design principles, which the zoning pattern responds to. There are copied as below as follows:

Integrated and connected

A high level of connectivity allows people to readily access friends and places both within and around their neighbourhood. This provides good local access with a choice of routes, and excellent multi-modal movement including for people walking or cycling as well as driving. Connections to SH1, Wellsford School and Rodney College across it, and to the town centre are critically important.

Diversity and choice

Facilities that allow for social interaction including recreational open spaces will be a focus for the local community to develop upon. A range of lot sizes from small urban lots in high amenity locations to large rural residential lots in challenging and relatively inaccessible areas contributes choice and diversity.

Quality public realm

A fit for purpose, safe and readily maintainable network of open spaces provides a variety of recreational opportunities for the community, is readily accessible to all and meets Council open space expectations.

Environmentally responsive

Designing urban areas so they reduce the impacts of urban activities on the environment – such as treating stormwater, improving energy and water efficiency and reducing carbon emissions – makes these areas more sustainable.

Landscape Character

The site has a recognised landscape character, established by significant and mature trees, gully systems, northern aspect and streams. Subdivision elements will be spatially organised to enhance, maintain and protect landscape elements, views within, into and out of the site area creating a unique sense of place.

These design principles directly underpin the proposed design response for Wellsford North, including the distribution and location of zones, the location of roads and connections and the open space network. They respond to the key characteristics of the Plan Change area and build on the urban design and placemaking objectives of the AUP and Auckland Design Manual. In the context of achieving a quality-built environment, the proposal will:

Respond to intrinsic qualities:

The proposed zoning layout responds to site-specific conditions effectively, including concentrating densities in the centre of the site adjacent to the future Collector Road and Neighbourhood Centre, retaining the existing stream network where possible and optimising the location of roads to achieve a highly connected development.

Hierarchy of centres:

The plan change proposes a 0.9ha Neighbourhood Centre, to provide for the daily convenience needs of both future residents and existing residents within walking distance of their homes, while creating a community heart for the development that will provide local employment opportunities, whilst not competing with or detracting from the existing established Wellsford Town Centre.

Housing Choice:

The Plan Change proposes three different residential zones (Residential – Large Lot, Single House and Mixed Housing Suburban zones this will foster housing diversity and choice. A range of housing typologies are enabled by the Mixed Housing Suburban zone, and the Single House zone with an amended minimum net site area of 300 m². The Large Lot zone is proposed where there are constraints associated with the site, in turn promoting a diverse mix of housing choices by providing for a range of densities and living opportunities within Wellsford North.

Resource and infrastructure efficiency:

The Plan Change seeks to apply zones that ensure infrastructure is used efficiently. Specifically, zones have been identified based on proximity to services, SH1, open space amenity and site topography.

Safety of site, street & neighbourhood:

Applying the Mixed Housing Suburban zone to the Plan Change area will ensure that future development contributes to the safety of the site, street and neighbourhood. This is achieved by requiring resource consent for multi-unit development, which will be assessed against matters that encourage buildings to address the street and provide an appropriate degree of activation and surveillance to it. Taking into account the existing rural environment, this is likely to result in development that enhances the safety of the street & neighbourhood beyond what currently exists in the surrounding area.

Quality of future street and block patterns:

The Wellsford North Structure Plan illustrates that development of the Plan Change area can deliver a roading pattern that creates a permeable, connected grid for movement. Indicative streets and blocks have been located to provide a high level of connectivity.

Pedestrian and cyclist safety:

The proposal will result in a logical movement network that offers multi-modal transport options and a connected pedestrian and cycle network, to help reduce dependency on cars for travel within Wellsford. The cycleways and footpaths will provide connectivity within the proposed Wellsford North development, as well as with the existing Wellsford urban area.

Health and safety of people and communities:

The proposed zoning layout promotes the health and safety of people and communities by positioning local convenience retail for future residents within walking distance of future residential zoned land.

For the reasons outlined above, in our opinion, the proposed rezoning and associated rules is likely to have positive effects on the quality of the built environment, and development within the Plan Change area will integrate well with the wider Wellsford area.

8.9 Open Space and Community Facilities

The Plan Change area is well served by existing community facilities in Wellsford as well as Warkworth, however there will be opportunities to establish new community facilities within the Plan Change area.

There are two existing schools within Wellsford; Rodney College and Wellsford School, both of which will be highly connected to the Plan Change area via the existing SH1 underpass. The Wellsford Community Centre and the Wellsford War Memorial Library are both located south of the Plan Change area within the existing Wellsford Town Centre.

The proposed Neighbourhood Centre zone will provide local service amenities and convenience retail for future residents.

With respect to open space, the Council's Open Space Provision Policy 2016 is a key guiding document. The policy states:

- Neighbourhood Parks should be within a 400m walk in high and medium density residential areas, are typically between 0.3 to 0.5 ha and typically include play space and flat 'kick a ball' space.
- Suburb parks should be within a 1km walk of high and medium density residential areas, are typically between 3 – 5 ha and typically include provision for organised sport and recreation.

A variety of open spaces are indicated within the Wellsford North Structure Plan that will cater for the varying needs of the future community (refer **Appendix 3**) and which align with Council's Open Space Provision Policy. In particular the indicative open spaces within the Structure Plan include:

- **Green links:** Green corridors of varying lengths proposed along waterways to promote riparian enhancement and provide recreational and passive open space, visual amenity and areas for stormwater management.
- **Suburb Parks:** A suburb park has been identified in a central location, accessible from the higher density zoning and neighbourhood centre, consistent with the Council's Open Space Provision Policy. This assists in forming a focus of the development and providing amenity in the higher density areas, where there is a greater need for it.
- **Neighbourhood Parks:** In line with Council's Open Space Provision Policy 2016, two neighbourhood parks have been identified to provide open space within walkable catchments.

The provision for a neighbourhood centre will cater for the convenience needs of future residents. The urban subdivision provisions included within Chapter E38 of the AUP will apply within the Plan Change area, including Policy E38.3(18) which requires subdivision to provide for the recreation and amenity needs of residents by providing for open spaces which are prominent, sufficiently sized to cater for future residents and enable pedestrian and/or cycle linkages. This will ensure that there are provisions in place to ensure there is accessible open spaces of a range of sizes to service the future population While allowing flexibility to ensure that the final layout of open spaces within the Plan Change area can be determined through the resource consent process once a final design is settled on.

In summary, the Auckland-wide provisions will ensure the adequate provision of accessible and quality open space for future residents. The surrounding existing and planned amenities and social facilities, are and will be accessible by active modes of transport, and are or will be of a sufficient size to cater for the social and cultural needs and well-being of future residents of the Plan Change area.

8.10 Heritage and Archaeology

An assessment of the archaeological and heritage values of the Plan Change area has been undertaken by Clough and Associates, and their report is included as **Appendix 13** of this report. The Archaeology Assessment has confirmed that there are no scheduled archaeological sites identified in the Proposed Plan Change area, and there are no recorded sites.

It is noted that land was granted to early European settlers in the mid-19th century, and subsurface remains associated with use of a house indicated on an 1894 plan in Allotment 117A may be present. However, there is no indication that the remainder of the Plan Change area was used for anything other than general agricultural purposes during the 19th century. If Allotment 117A is affected by future development additional survey should be undertaken along with a detailed assessment to determine appropriate mitigation. For the remainder of the Plan Change area, if any unrecorded archaeological sites are exposed during future development activities resulting from the proposed Plan Change, the effects are considered likely to be minor and can be appropriately managed under the AUP OP Accidental Discovery Rule (E12.6.1) and mitigated under the archaeological provisions of the HNZPTA.

Overall, it is considered that any effects on heritage values existing within the Plan Change area will be appropriately managed or mitigated through the methodology outlined in this report.

8.11 Cultural Values

Engagement has been undertaken with all Mana Whenua groups with known customary interests in the Plan Change. The consultation report included as **Appendix 5** details the results of this engagement to date.

It is noted that there are no known identified sites of Significance or Value to Mana Whenua within the Plan Change area.

Ngāti Manuhiri have prepared a Cultural Valuation Assessment which is supportive of this proposed plan change and the future development of the site.

8.12 Summary of Effects

The actual and potential effects of the proposed Plan Change have been considered above, based on extensive reporting and analysis undertaken by a wide range of technical experts. On the basis of this analysis, it is considered that the area is suitable for urban development, the proposed mix of uses will result in positive effects on the environment in terms of the social and economic well-being of the community and the development can be serviced by existing infrastructure with appropriate upgrades in place.

9.0 Section 32 Analysis

9.1 Appropriateness of the Proposal to achieve the purpose of the Act

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives of the proposed Plan Change are the most appropriate way to achieve the purpose of the RMA.

9.1.1 Objectives of the Plan Change

The purpose or overarching objective of the PPC is to deliver a well-functioning urban environment through the expansion of the existing Wellsford rural town. The PPC will achieve low and medium density residential activities serviced by a small centre to provide for daily convenience needs. The PPC will also achieve a connected multi-modal transport network which integrates with the Wellsford settlement. In addition, the PPC will retain and enhance key ecological features to improve ecological outcomes and respect mana whenua values. Overall, the PPC is considered to be complementary to the Wellsford North Structure Plan.

The objectives of the PPC that achieve the above purpose are identified in the attached plan change. The objectives seek the following outcomes:

- The extension of the existing Wellsford rural town to create a comprehensively developed residential environment that integrates with the existing Wellsford centre and the natural environment;
- Development creates a distinctive sense of place;
- Development is coordinated with the provision of infrastructure and transport upgrades;
- Adverse effects on receiving water bodies are minimised or mitigated; and
- The protection, restoration, enhancement and maintenance of ecological habitats within the site including riparian margins.

The proposed precinct objectives enable a comprehensive and integrated urban development outcome whilst also achieving positive environmental outcomes. The requirement for growth and transport/infrastructure upgrades to be developed together will also ensure development progresses in a coordinated manner.

9.1.2 Assessment of the Objectives against Part 2

In accordance with Section 32(1)(a) Table 1 below provides an evaluation of the objectives of the plan change.

Table 1 Assessment of the Objectives of the Plan Change against Part 2

| Objectives | RMA S5 Purpose | RMA S6 Matters of national importance | RMA S7 Other matters | RMA S8 Treaty of Waitangi |
|--|--|---|--|--|
| Theme 1: Well-functioning Urban Environment | | | | |
| Wellsford North is a comprehensively developed residential environment that integrates with the existing Wellsford centre and the natural environment. | This objective seeks to enable the urbanisation of the Plan Change area in a way that integrates with the existing Wellsford community and natural environment to enable future communities of Wellsford North to meet their social, economic, and cultural well-being while supporting sustainable management outcomes. | This objective does not compromise the recognition of, or the provision of the relevant matters of national importance. The PPC and the AUP contain a suite of objectives which will appropriately manage matters of national importance within the Plan Change area. | This objective does not compromise the recognition of, or the provision of other matters. | This objective will not offend against the principles of the Treaty of Waitangi. |
| Theme 2: Achieving integrated and quality development | | | | |
| Development of Wellsford North creates a distinctive sense of place, which responds to natural and built site features, landform and Mana Whenua values. | The emphasis of the proposed objectives on achieving a connected development with a distinctive sense of place will enable future communities of Wellsford North to meet their social, economic, and cultural well-being. | These objectives do not compromise the recognition of, or the provision of these matters of national importance. The AUP contains existing objectives that manage matters of national importance. | The objectives have regard to the maintenance and enhancement of amenity values and the quality of the environment through ensuring development creates a distinctive sense of place and responds to site characteristics. | These objectives are consistent with the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). |
| Access to, from and within the precinct for all modes of transport occurs in an effective, efficient and safe manner that manages adverse effects of traffic generation on the surrounding road network. | | | | |
| Theme 3: Coordinating the development of land with infrastructure in Wellsford North | | | | |
| Subdivision and development does not occur in advance of the availability of operational transport infrastructure. | The alignment of infrastructure and land use planning will ensure development occurs in a sustainable manner through ensuring that there is adequate infrastructure to service staged growth and mitigate the adverse effects of development on the receiving environment. | This objective does not compromise the recognition of, or the provision of these matters of national importance. The AUP contains existing objectives that manages any potential conflict between matters of national importance and infrastructure. | This objective does not compromise the recognition of, or the provision of other matters. In particular the alignment of infrastructure and land use planning will ensure development makes efficient use of land where there are funded infrastructure solutions available. | This objective will not offend against the principles of the Treaty of Waitangi. |
| Development is coordinated with the supply of sufficient transport, water, energy and communications infrastructure. | | | | |
| Theme 4: Natural Environment | | | | |
| Stormwater quality is managed to avoid, as far as practicable, or otherwise minimise or mitigate adverse effects on the receiving environment. | The emphasis of the proposed objectives on the enhancement of natural and ecological features as well as the reduction of adverse effects on receiving water bodies will ensure that the natural resources within the Plan Change area are sustained for future generations. | The objectives recognise and provide for the preservation of the natural character of the coastal environment, wetlands and rivers and their margins through ensuring the maintenance and enhancement of the ecological values within stream, wetland and coastal habitats. | The objectives have regard to the intrinsic value of ecosystems and the maintenance and enhancement of the quality of the environment through ensuring the maintenance and enhancement of the ecological values within stream, wetland and coastal habitats. | These objectives recognise that guiding principles for Ngāti Manuhiri identified through ongoing engagement on the PPC include the protection of taonga and the restoration of mana to taonga. These objectives are consistent with the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). |
| Identified ecological values within wetland and stream habitats are protected, restored, maintained and enhanced. | | | | |

9.2 Appropriateness of the Provisions to achieve the Objectives

9.2.1 The Objectives

As the proposed Plan Change is amending the AUP (District Plan), the above assessment must relate to the provisions and objectives of the proposed Plan Change, and the objectives of the AUP to the extent that they are relevant to the proposed Plan Change and would remain if the Plan Change were to take effect.

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

Within the RPS:

- A quality compact urban form that enables a higher quality urban environment, better use of existing infrastructure and efficient provision of new infrastructure, improved public transport and reduced adverse effects (B2.2.1(1));
- Ensure there is sufficient development capacity to accommodate growth and require the integration of land use planning with the infrastructure to service growth (B2.2.1(3) and B2.2.1(5));
- Urbanisation is contained within the Rural Urban Boundary, towns and rural and coastal towns and villages (B2.2.1(4));
- A quality-built environment where subdivision, use and development respond to the intrinsic qualities and physical characteristics of the area, reinforce the hierarchy of centres and corridors, contribute to a diverse mix of choice and maximise resource and infrastructure efficiency (B2.3.1(1));
- Ensure residential intensification supports a quality compact urban form and land within and adjacent to centres and corridors or in close proximity to public transport is the primary focus for residential intensification (B2.4.1(1) and B2.4.1(3));
- An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population (B2.4.1(4));
- Ensure employment and commercial and industrial opportunities meet current and future demands (B2.5.1(1));
- Ensure recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities and that public access to streams is maintained and enhanced (B2.7.1(1) and B2.7.1(2));

- Ensure the mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall (B6.3.1(2));
- Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring (B7.2.1(2));
- Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced (B7.3.2(5)); and
- Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring (B7.2.1(1)).

Within the Residential Zones:

- Within the Mixed Housing Suburban and Single House zones - enable a range of housing types and in a manner that is in keeping with the planned suburban built character of the zone (H4.3(1) and H4.2(2));
- Within the Large Lot zone – development is appropriate for the physical and environmental attributes of the site and any infrastructure constraints (H1.2(3)); and
- Ensure land is used efficiently in areas close to centres and public transport.

Within the Business Zones:

- Provide a strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales (H12.2(1));
- Ensure business activity is distributed in locations, that is accessible and is of a form and scale that provides for the community's social and economic needs (H12.2(4));

Within the Future Urban Zone:

- Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes (H18.2(1)).

Within the Rural Zones:

- The productive capability of the land is maintained and protected from inappropriate subdivision, use and development (H19.3.2(2)).
- Land is used for rural lifestyle living as well as small-scale rural production (H19.7.2(1)).

Within the Auckland-wide Provisions:

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

The objectives and provisions of the Plan Change and the relevant objectives of the AUP can be categorised into the following themes:

- Theme 1: Extent of Urbanisation of Wellsford and Land Use Pattern
 - Issue 1.1: Extent of Urbanisation of Wellsford
 - Issue 1.2: Land use Pattern – Residential
 - Issue 1.3: Land use Pattern – Commercial
- Theme 2: Coordinating the development of land with infrastructure in Wellsford
- Theme 3: Achieving integrated and quality development
- Theme 4: Natural Environment and Ecological Values

9.3 Other Reasonably Practicable Options for Achieving the Objectives

9.3.1 Theme 1: Extent of Urbanisation of Wellsford North and Land Use Pattern

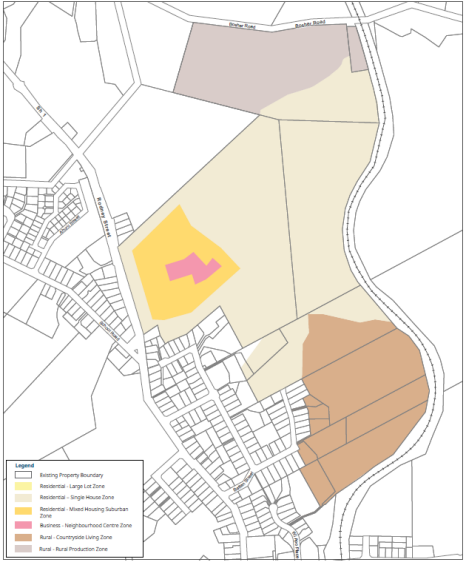
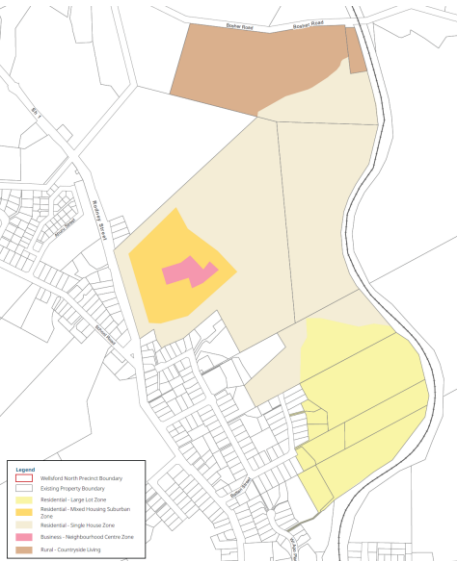
The AUP objectives which have particular relevance for Theme 1 include:

- B2.2.1 (1) A quality compact urban form that enables a higher quality environment, better use of existing infrastructure and efficient provision of new infrastructure, improved public transport and reduced adverse effects.
- B2.2.1(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.
- B2.2.1(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.
- B2.3.1 (1) A quality built environment where subdivision, use and development do all of the following: (a) respond to the intrinsic qualities and

physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change.

- B2.4.1 (1) Residential intensification supports a quality compact urban form.
- B2.4.1 (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.
- B2.4.1 (4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.
- B2.4.1 (5) Non-residential activities are provided in residential areas to support the needs of people and communities.
- B2.5.1 (1) Employment and commercial and industrial opportunities meet current and future demands.
- B2.6.1 (1) Growth and development of existing or new rural and coastal towns and villages is enabled in ways that: (a) avoid natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character unless growth and development protects or enhances such values; and (b) avoid elite soils and avoid where practicable prime soils which are significant for their ability to sustain food production; and (c) avoid areas with significant natural hazard risks; (d) are consistent with the local character of the town or village and the surrounding area; and (e) enables the development and use of Mana Whenua's resources for their economic well-being.
- B2.6.1 (2) Rural and coastal towns and villages have adequate infrastructure.
- B2.7.1 (2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.
- B2.7.1 (1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.
- H12.2(4) Business activity is distributed in locations, and is a scale and form, that (a) provides for the community's social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction; and (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.

Table 2: Evaluation of Provisions Theme 1.1: Extent of Urbanisation in Wellsford North

| | Option 1 - Do Nothing | Option 2: Re-zone the FUZ area only | Option 3 – Proposed Plan Change |
|--------------------------------------|---|--|--|
| <p>Description of Options</p> | <p>This option involves retaining the Future Urban Zone and Countryside Living Zone within the Plan Change area and not enabling any further urbanisation at Wellsford North.</p> | <p>This option involves urbanising the FUZ area consistent with the Plan Change and retaining the Countryside Living Zone within the southern portion of the Plan Change area and the Rural Production zone within the northern portion of the Plan Change area.</p>  | <p>This option proposes enabling future urbanisation of Wellsford North consistent with the proposed plan change.</p>  |
| <p>Benefits -</p> | | | |

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| <p>Environmental</p> | <p>This option will maintain the existing rural character of the Plan Change area.</p> <p>This option will result in reduced sediment runoff from urban development.</p> <p>There is no change to the AUP provisions proposed through this option. Existing rules will apply.</p> | <p>While this option will maintain rural character to the north and south of the FUZ area it does not provide the same Rural – Countryside Living zone buffer between rural productive land further north and east as Option 3. This could result in increased reverse sensitivity issues as the FUZ land urbanises.</p> <p>While this option retains the Rural Countryside Living zoning to the south of the FUZ area to continue to provide the opportunity for “receiver sites” within the Transferable Rural Site Subdivision Scheme creating opportunities for environmental benefits, Option 3 also provides this same opportunity.</p> | <p>This option provides an opportunity to take a holistic view on the staged approach to urban growth and form of Wellsford North providing the essential elements that contribute to a successful rural town consistent with the planning framework of the Regional Policy Statement.</p> <p>This option will maintain rural character to the north by utilising the stream as a natural topographical edge of the urban area. On the eastern and southern boundary the railway line forms a suitable boundary to the urban edge. This option utilises the Rural – Countryside Living zone as a buffer between rural productive land further north and east and the urban area reflecting a similar zoning pattern to what is utilised in Wellsford West.</p> <p>This option enables increased opportunity for a lifestyle living choice at various scales within Wellsford while retaining the extent of Rural Countryside Living zone to act as “receiver sites” within the Transferable Rural Site Subdivision Scheme and hence not losing the potential for any environmental protection proposed as part of this scheme.</p> <p>The land subject to the PPC does not contain any scheduled items and is not subject to significant natural hazard risks. Infrastructure solutions are available and funded and</p> |
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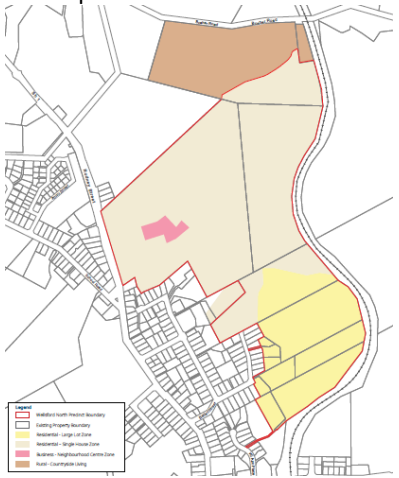
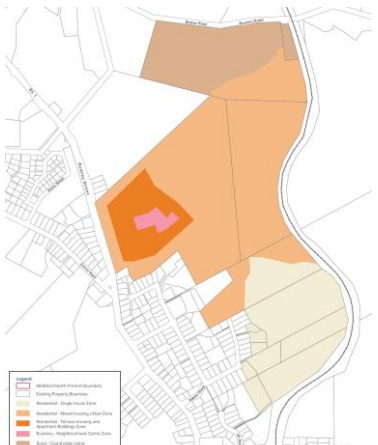
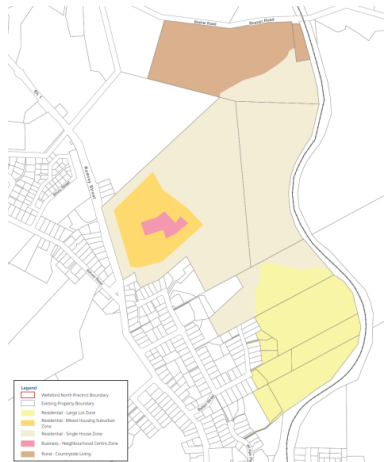
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| | | | therefore there are no significant constraints to urban development of the Plan Change area. |
| Economic | The Soil and Land Use Capability Report confirm that the land is not considered to be elite or prime soil and therefore has compromised productivity value and economic use if retained for rural use. | While this option will retain the northern portion of the Plan Change area as Rural Production the Soil and Land Use Capability Report confirms that the land is not considered to be elite or prime soil and therefore has compromised productivity value and economic use if retained for rural production use. | <p>Enables the staged development of the Plan change area as infrastructure upgrades are complete, providing residential capacity from the short term in accordance with the FULSS which identifies Wellsford North as being development ready in 2023-2027.</p> <p>Provides for increased residential development capacity at different densities catering for different lifestyle choices and price points, including opportunities for rural lifestyle living.</p> |
| Social | This option does not facilitate any improved social outcomes. | While this option does enable increased housing choice this is not to the same extent as Option 3 as it does not enable increased opportunities for rural lifestyle living. | This option proposes a comprehensive and integrated development over a large land holding that is contiguous with existing urban development. This scale of development will enable social amenities such as open spaces, ecological corridors and a village centre to be established. This option also enables increased housing choice including opportunities for rural lifestyle living. |
| Cultural | There is no change to the cultural environment through this option. | Will preserve rural character values within the southern portion of the Plan Change area. | The Cultural Values Assessment provided by Ngāti Manuhiri indicated support for the PPC. |
| Costs - | | | |

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| <p>Environmental</p> | <p>This option is less likely to result in the environmental improvements provided for through Option 3, including the protection and restoration of riparian margins.</p> <p>Environmental impacts associated with ongoing rural production use.</p> | <p>Potential effects on adjoining properties and surrounding land uses as a result of urban development at a greater height and density than currently provided for within Wellsford.</p> <p>Environmental impacts associated with ongoing rural production use.</p> <p>This option does not provide the same Rural – Countryside Living zone buffer between rural productive land further north and east as Option 3. This could result in increased reverse sensitivity issues as the FUZ land urbanises.</p> | <p>Potential effects on adjoining properties and surrounding land uses as a result of urban development at a greater height and density than currently provided for within Wellsford.</p> |
| <p>Economic</p> | <p>This option does not make efficient use of land where there are funded infrastructure and transport solutions to service growth.</p> <p>Does not add to Auckland’s housing land supply to accommodate growth in the short term and is therefore likely to have a negative impact on affordability.</p> <p>This option is more likely to result in the fragmentation of land for countryside living purposes which will likely compromise the integrated</p> | <p>This option does not make efficient use of land where there are funded infrastructure and transport solutions to service growth, to the same extent as Option 3.</p> | <p>Costs involved in undertaking the development and delivery of infrastructure.</p> |

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| | urbanisation of land in the future. | | |
| Social | This option does not provide for any additional open spaces to meet the diverse demographic and cultural needs of the future and existing Wellsford community. | This option does not provide the same amount of housing choice as Option 3 as it does not enable increased opportunities for rural lifestyle living. | The scale of development delivered through this option may be considered by some members of the community to be not in keeping with the communities expectations given the current rural zoning. |
| Cultural | There is no change to the cultural environment through this option. | There are no known identified sites of significance or value to Mana Whenua within the FUZ area. | There are no known identified sites of significance or value to Mana Whenua within the Plan Change area, and the Cultural Values Assessment provided by Ngāti Manuhiri indicated support for the PPC. |
| Efficiency & Effectiveness | This option is not efficient or consistent with B2.2.1(3) and the requirements of the NPS-UD as no additional residential capacity is enabled in the short – mid-term despite analysis being prepared to show that the Plan Change it is consistent with the RPS, particularly, B2.6(1) and B2.2.1(1). | <p>This option is not efficient and effective at achieving B2.3.1(1)(c) and B2.4.1(4) as it does not provide for any increased opportunity for residential lifestyle development and therefore does not contribute to a diverse mix of choice and opportunity for people and communities to the same extent as Option 3.</p> <p>This option is not efficient and effective at achieving B2.2.1(1) as it does not create the same Rural Countryside Living Buffer for urban development within Wellsford North as Option 3 giving rise to the potential for reverse sensitivity.</p> | <p>This option is efficient and effective at achieving B2.6(1) as the potential development of the land does not affect any scheduled items, avoids elite soils and natural hazards. Additionally the effects of built form enabled by the PPC are consistent with and complementary to the local character of the Wellsford area.</p> <p>This option is efficient and effective at achieving B2.6(2) as analysis undertaken as part of this PPC request confirms there are infrastructure solutions available and able to be funded.</p> <p>This option is efficient and effective at achieving B2.2.1(1) as it supports a high</p> |

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| | | | <p>quality environment that is integrated with the existing rural town and retains the extent of Rural Countryside Living zone to act as “receiver sites” within the Transferable Rural Site Subdivision Scheme not loosing the potential for any enhanced environmental protection.</p> <p>This option is efficient and effective at achieving B2.3.1(1)(c) and B2.4.1(4) as it provides for residential development at different scales including lifestyle rural which contributes to a diverse mix of choice and opportunity for people and communities.</p> |
| <p>Summary</p> | <p>Option 3 is preferred. The extension of the settlement at Wellsford North within the Plan Change area is consistent with B2.6(1) in that urban development is relatively unconstrained and in keeping with the local character. Analysis undertaken as part of this PPC request confirms there are infrastructure solutions available and able to be funded. Furthermore this option enables efficient use of land to provide additional residential capacity at different scales to meet the communities needs.</p> | | |

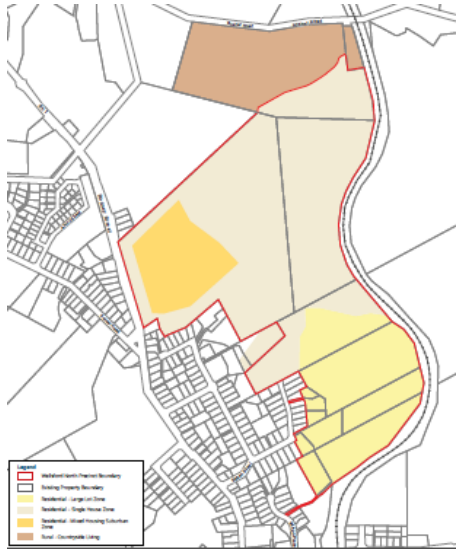
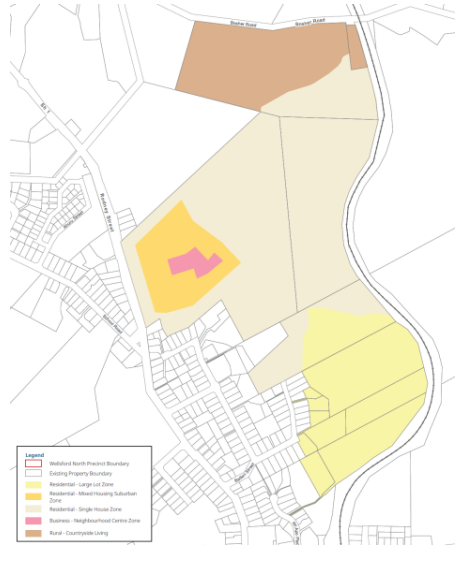
Table 3: Evaluation of Provisions Theme 1.2: Land Use Pattern – Residential

| | Option 1 – Lower Density Approach | Option 2 – Higher Density Approach | Option 3 – Proposed plan change |
|--------------------------------------|---|--|--|
| <p>Description of Options</p> | <p>This option will apply the Single House zone around the village centre with the Large Lot zone applying to the southern portion of the Plan Change area, to enable residential development at lower densities.</p>  | <p>This option will apply a combination of the Mixed Housing Urban zone and the Terrace Housing and Apartment Building zone around the village centre with the Single House zone applying to the southern portion of the Plan Change area, to enable residential development at higher densities.</p>  | <p>This option involves a refined zoning approach that will see a mixture of zones including amended minimum net site area in the Large Lot and Single House zones, that will provide for residential development at different densities.</p>  |
| Benefits | | | |
| <p>Environmental</p> | <p>This option retains the low-density nature of the existing development within Wellsford North.</p> | <p>This option will provide the greatest capacity for residential development however, the extent of the THAB and MHU zoning has not been sized to align with the provision of infrastructure which could lead to a dispersed pattern of residential development.</p> | <p>This proposed zoning layout includes opportunities for different housing types and intensity that are complementary to the residential character of the area and has been informed by a structure planning exercise.</p> <p>This option makes efficient use of land which is within an accessible walking catchment to the proposed village centre through the application of the Mixed Housing Suburban zone, thereby giving effect to the NPS-UD.</p> |

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| Economic | This option will provide for the least residential capacity within Wellsford North compared with the other options and is likely to result in a dispersed pattern of residential development. | This option will provide for the greatest level of residential capacity of all the options supporting competitive development markets. However, a dispersed and lower density pattern of development is likely to arise due to insufficient infrastructure provision. | This option provides for a range of housing typologies that will result in a range of housing prices, some of which will be affordable for the area. The opportunity for community and social housing providers will also exist in the future and will enable additional affordable housing options |
| Social | This option will not provide the range of housing typologies and choice provided for through options 2 or 3. | This option provides for a range of housing typologies and choice to meet the diverse needs of the Wellsford North population. It will enable development yields that can support the development of additional community facilities. | This option provides for a range of housing typologies and choice to meet the diverse needs of the Wellsford North population. It will enable development yields that can support the development of additional community facilities. |
| Cultural | There are no cultural benefits associated with this option. | There are no cultural benefits associated with this option. | There are no cultural benefits associated with this option. |
| Costs | | | |
| Environmental | The proposed zoning layout will result in low density residential development which is an inefficient use of land, particularly in areas of the Plan Change area that are within walking distance to the proposed village centre. | This proposed zoning layout provides for development at an intensity and scale which is different to the residential character of the area. This layout has not been informed by a structure planning exercise. | Potential effects on adjoining properties and surrounding land uses as a result of urban development at a greater height and density than currently provided for within Wellsford North but not to the same extent as Option 2. |
| Economic | This option will limit the range of housing types and price points available within Wellsford North. Costs involved in undertaking the development and delivery of infrastructure. | This option will result in the application of residential zones that have not been sized to meet the short-medium term market demand and infrastructure availability. Costs involved in undertaking the development and delivery of infrastructure. | Costs involved in undertaking the development and delivery of infrastructure. |
| Social | This option does not make efficient use of land with good accessibility to the proposed village centre. | The scale of development will be of a reduced density due to infrastructure limitations and consequentially reduce the long term population. This will reduce social benefits | The scale of development delivered through this option may be considered by some members of the community to not be in keeping with the communities expectations given the current rural zoning. |

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| | | associated with intensification and use of community facilities. | |
| Cultural | There are no cultural costs associated with this option. | There are no cultural costs associated with this option. | There are no cultural costs associated with this option. |
| Efficiency & Effectiveness | <p>This option is not efficient and effective at achieving B2.3.1 (1) as the zoning pattern has not been informed by a structure plan and therefore does not respond to the intrinsic qualities and physical characteristics of the site and area.</p> <p>This option does not efficiently use land within a walkable catchment to the proposed village centre and therefore is not consistent with B2.3.1 (1).</p> | <p>This option is not efficient and effective at achieving B2.3.1 (1) as the zoning pattern has not been informed by a structure plan and therefore does not respond to the intrinsic qualities and physical characteristics of the site and area.</p> | <p>This option is efficient and effective at achieving B2.4.1 (1) and B2.4.1 (3) as the medium density residential standards have been applied to Sub-precinct B to support the efficient use of land within a walkable catchment to the proposed village centre. This will support quality compact urban form outcomes.</p> <p>This option is efficient and effective at achieving B2.3.1 (1) as the zoning pattern has been informed by a structure plan and therefore responds to the intrinsic qualities and physical characteristics of the site and area.</p> <p>This option will efficiently and effectively achieve B2.4.1 (4) as it enables the development of between 650 and 800 dwellings and a variety of typologies to support greater housing capacity and choice.</p> |
| Summary | Option 3 is preferred. The proposed zoning layout has been informed by a structure plan to respond to the characteristics of the Plan Change area and enables efficient use of land around the proposed village centre to support quality compact outcomes while delivering additional residential capacity. | | |

Table 4: Evaluation of Provisions Theme 1.3: Land Use Pattern - Commercial

| | Option 1 - No Centre | Option 2 – Proposed Plan Change |
|-------------------------------|--|--|
| Description of Options | <p>This option does not provide for an additional neighbourhood centre within Wellsford North, and instead relies on the existing Wellsford Town Centre, located approximately 1km south of the Plan Change area.</p>  | <p>This option involves a refined zoning approach that will provide a neighbourhood centre to service the day to day needs of Wellsford North residents.</p>  |
| Benefits | | |
| Environmental | <p>As there is no commercial offering proposed as part of this land use pattern this option will not give rise to any reverse sensitivity effects.</p> | <p>This option provides for a village centre within Wellsford North reducing the need to travel out of the area and the associated environmental effects.</p> |
| Economic | <p>As there is no commercial offering proposed as part of this land use pattern this option will not detract from any centres in the vicinity.</p> | <p>The size of the proposed village centre is not considered to detract from the existing centre within Wellsford and therefore function, role and amenity of centres will not be compromised by the PPC. The PPC will support, and not challenge the future health and vitality of local centres.</p> |

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| Social | As there is no commercial zoning proposed as part of this land use pattern there will be no benefits in providing retail to meet some of the day to day needs of residents. | The neighbourhood centre zoning will provide a limited retail offering to meet the day to day needs of residents. |
| Cultural | There are no cultural benefits associated with this option. | There are no cultural benefits associated with this option. |
| Costs | | |
| Environmental | The zoning pattern will not be sufficient to meet the needs of the local community requiring residents to travel outside of Wellsford North to meet their day to day needs. | The proposed village centre could give rise to potential reverse sensitivity effects however, there are methods within the AUP and the PPC to manage any potential effects. |
| Economic | This option will result in a loss of opportunity for employment and economic activity within Wellsford North albeit at a limited scale. | Costs involved in undertaking the development and delivery of infrastructure. |
| Social | This option provides no accessible employment opportunities for the community within Wellsford North. | The community may be opposed to the provision of a village centre given the potential for reverse sensitivity however, there are methods within the AUP and the PPC to manage any potential effects. |
| Cultural | There are no cultural costs associated with this option. | There are no cultural costs associated with this option. |
| Efficiency & Effectiveness | This option is inefficient as there is no neighbourhood centre offering to meet current and future demands (B2.5.1 (1)). | <p>This option is efficient and effective at achieving B2.5.1 (1) as the neighbourhood centre zone will meet current and future demands.</p> <p>This option is efficient and effective at achieving H12.2(4) as the village centre provides for the community’s social and economic needs, improves access to goods and manages adverse effects on the environment by reducing the need for residents to travel out of Wellsford North.</p> |
| Summary | Option 2 is preferred. The proposed zoning layout has been informed by the Structure Plan analysis and is sufficient to needs to needs of the local community. | |

9.3.2 Theme 2: Coordinating the development of land with transport and three waters infrastructure in Wellsford North

The existing AUP and proposed precinct objectives which have particular relevance for Theme 2 include:

- B2.2.1(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.
- B3.2.1(5) Infrastructure and land use planning are integrated to service growth efficiently.
- B3.3.1(1)(b) Effective, efficient and safe transport that integrates with and supports a quality compact urban form.
- E27.2(1) Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.
- IX.2(4) Development is coordinated with the supply of sufficient transport, water, energy and communications infrastructure.

Table 5: Evaluation of Provisions Theme 2: Coordinating the development of land with transport and three waters infrastructure in Wellsford North

| | Option 1 – Do nothing – no staging provisions | Option 2 - Deferred zoning – when all the local infrastructure upgrades are operational | Option 3 – Proposed Plan Change |
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| Description of Options | This option involves putting in place urban zoning and coordinating the development of land with transport and three waters infrastructure to processes and agreements which sit outside of the AUP. | This option involves putting in place urban zonings with a precinct that applies the Future Urban Zone provisions until a certain date from which the urban zone provisions will take effect. The date will be based on the point in time when all required local infrastructure upgrades are projected to be complete. | This option coordinates development with the delivery of required infrastructure within the AUP through the inclusion of transport and three waters staging rules. The transport and three waters staging rules ensure that development does not proceed until such time as the infrastructure upgrades are constructed and are operational. Subdivision and development that does not comply with staging rules requires resource consent as a full discretionary activity. |
| Benefits - | | | |

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| Environmental | Potentially avoids the complexity in the planning provisions associated with Options 2-3, although relying on existing operative zone provisions will also add complexities | This option will ensure that no development occurs prior to the necessary infrastructure being in place to service growth. | This option enables consenting to progress for land modification or development, while ensuring no development occurs prior to the necessary infrastructure being in place to service growth. |
| Economic | Removes the cost of developing rules for the applicant. | The administration of this rule is less complex than Option 3. | This option enables consenting to progress for land modification or development, which would will reduce unnecessary delays in the development process and associated economic benefits. |
| Social | Existing rules are retained and community expectations are maintained. | This option provides more certainty to the community than option 1 as there is assurance that development cannot occur until infrastructure is in place. | This option provides more certainty to the community than option 1 as there is assurance that development cannot occur until infrastructure is in place. |
| Cultural | There is no change to the cultural environment through this option. | There is no change to the cultural environment through this option. | There is no change to the cultural environment through this option. |
| Costs - | | | |
| Environmental | The lack of recognition within the AUP of the required infrastructure may result in significant environmental costs if development was to proceed the required infrastructure upgrades. Management of environmental issues would be reliant on the requirement for three waters issues under criteria E38.11.2(2)(6)(a)(ii), E38.11.2(2)(7)(b)(i), H5.8.2(2)(h), H4.8.2(2)(h), and H1.8.2(1)(a) which provides less certainty than Options 2 and 3. | This option does not enable interim development to increase residential capacity despite the traffic modelling determining the timing of the transport infrastructure upgrades and how these can be coordinated with the release of residential development capacity. This option does not provide for interim development to increase residential capacity despite the engineering analysis identifying a number of solutions for three water infrastructure. | This option is informed by transport modelling that has determined the timing of the transport infrastructure upgrades and how these can be coordinated with the release of residential development capacity. This option is informed by engineering analysis identifying a number of solutions for three water infrastructure. |
| Economic | This option is heavily reliant on | This option is blunt and does not enable | This is a more complex set of provisions which |

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| | infrastructure/funding agreements that sit outside the AUP. There is nothing in the AUP to tie the release of development capacity with the delivery of transport infrastructure. | consenting to progress for land modification or development, which would create unnecessary delays in the development process. | will require greater monitoring by Council than Options 1 & 2. |
| Social | This option provides no certainty to the community as there is no transparency within the AUP regarding when development will occur. | This option will result in costs to the community as the future urban zoning will not facilitate the development of community facilities to service the existing or future community which can be serviced without the final infrastructure upgrades required to support a full build out of the Plan Change area. | Some members of the community may be disappointed with an increase in traffic volumes and people using as this may not be in keeping with the community’s expectations given the current future urban zoning. This issue will ultimately arise however, with all options. |
| Cultural | There is no change to the cultural environment through this option. | There is no change to the cultural environment through this option. | There is no change to the cultural environment through this option. |
| Efficiency & Effectiveness | This option is ineffective as there are no provisions within the plan to decline applications for development which cannot be serviced by transport infrastructure, which would not achieve B2.21(5), B3.2.1(5), B3.3.1(1)(b) or E27.2(1). | This option is highly inefficient as traffic modelling shows that the release of residential capacity can be coordinated with the transport infrastructure upgrades required to service this growth. Therefore, as this option allows for no additional capacity in the interim prior to the completion of the complete infrastructure upgrades it is not in keeping with B3.2.1(5). | This option will efficiently coordinate development with infrastructure and achieve the policy direction of B2.21(5), B3.2.1(5) and B3.3.1(1)(b), because the provisions stage the release of development capacity with the delivery of required infrastructure. |
| Summary | Option 3 is preferred. Coordinating development with the delivery of required transport infrastructure through the inclusion of a transport staging rule is the most appropriate mechanism for achieving the objectives of the AUP. The proposed provisions will stage the release of development capacity with the delivery of required infrastructure and therefore is consistent with B2.21(5), B3.2.1(5) and B3.3.1(1)(b). | | |

9.3.3 Theme 3: Achieving Integrated and Quality Development

The existing AUP objectives and proposed precinct objectives which have particular relevance for Theme 3 include:

- B2.3.1 (1) A quality built environment where subdivision, use and development do all of the following: (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change.
- B2.3.1(3) The health and safety of people and communities are promoted.
- B3.3.1(1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services... (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.
- E27.2(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.
- E27.2(5) Pedestrian safety and amenity along public footpaths is prioritised.
- E38.2(6) Subdivision has a layout which is safe, efficient, convenient and accessible.
- IX2(1) Wellsford North is a comprehensively developed residential environment that integrates with the existing Wellsford centre and the natural environment.
- IX2(3) Development of Wellsford North creates a distinctive sense of place, which responds to natural and built site features, landform and Mana Whenua values.

Table 6: Evaluation of Provisions Theme 3: Achieving Integrated and Quality Development

| | Option 1 – Rely on Auckland-wide and Zone Provisions | Option 2 – Proposed Plan Change |
|-------------------------------|---|---|
| Description of Options | The street network and the provision of open spaces are controlled by the development standards, matters of discretion and assessment criteria in the underlying Auckland-wide provisions (E38 Subdivision – Urban, E27 Transport). | The proposed Wellsford North Precinct includes a bespoke set of provisions to guide subdivision, roads and open spaces within the precinct: <ul style="list-style-type: none"> • A subdivision variation control over the Large Lot and Single House zones to enable subdivision of these lots to 3,000m², and 300m² respectively. • Assessment criteria and precinct plans that guide the layout and design of key structuring elements including the street network and open space. |
| Benefits - | | |
| Environmental | The street network, the provision of open spaces and the design and layout of development are controlled by the development | The precinct provisions implement key structuring elements of the Structure Plan for Wellsford North which has been |

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| | standards, matters of discretion and assessment criteria in the underlying Auckland-wide and zone provisions. | <p>developed to ensure a high-quality development outcome result.</p> <p>The tailored precinct provisions and assessment criteria which implement the masterplan will result in a built form which reinforces the unique sense of place within Wellsford North.</p> <p>The planned open spaces and connected street network will support transport mode shift to active transport modes as they provide safe and convenient movement to and through the precinct.</p> <p>The smaller lot size within the Large Lot zone is appropriate as these sites can be serviced so on site servicing is not required.</p> |
| Economic | A less complex set of planning provisions will apply within the Plan Change area. | The PPC will provide for housing needs and demands by providing additional development capacity of approximately 650 to 800 dwellings. The PPC will also deliver variety of housing types which supports competitive markets. |
| Social | Existing rules are retained and community expectations are maintained. | <p>Expectations and requirements of key stakeholders, land owners and land developers can be clearly set out within the proposed precinct.</p> <p>Increases the amenity values of the Plan Change area as the future residents will enjoy the planned open spaces and connected street network which offers safety to pedestrians and cyclists.</p> |
| Cultural | This option does not facilitate any improved cultural outcomes. | The precinct provisions implement key structuring elements of the Structure Plan for Wellsford North which has been informed by the Cultural Values Assessment and ongoing engagement with Ngāti Manuhiri. |
| Costs - | | |
| Environmental | No requirement to implement the key structuring element of the Structure Plan for Wellsford North which responds to the specific characteristics of the Plan Change area and the unique sense of place. | This option will not result in any environmental costs. |

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| Economic | Landowners, developers, the Council and Community will not have clear expectations about where the future street and open space network will be located. | Cost to future applicants to prepare resource consent applications assessing additional planning provisions and implementing the requirements. |
| Social | Reduced amenity values as the provisions will not achieve an integrated and quality-built environment which responds to the characteristics of the Plan Change Area to the same extent as Option 1. | This option will not result in any social costs. |
| Cultural | Reduced cultural values as the provisions will not implement the key structuring elements of the Structure Plan for Wellsford North which has been informed by the Cultural Values Assessment and ongoing engagement with Ngāti Manuhiri. | This option will not result in any cultural costs. |
| Efficiency & Effectiveness | <p>Ineffective as the indicative primary road network and open space network are not shown in the plan so piecemeal and ad hoc development may occur.</p> <p>Without the guidance of a precinct, the Plan Change area is unlikely to be developed in a comprehensive and coordinated manner.</p> <p>Area - specific approaches are not considered, which is less effective in achieving B2.3.1(1)(a).</p> | <p>This option is effective as the provisions seek to ensure adequate provision of public open space in accordance with Objective B2.7.1(1).</p> <p>This option is effective as the provisions seek to ensure development provides a connected street network which promotes safe cycling and a walkable urban form in accordance with B3.3.1(1) and B2.3.1(3).</p> <p>The proposed precinct meets Objective B2.3.1(1)(a) of the RPS as it ensures that subdivision, use and development will respond to the intrinsic qualities and physical characteristics of the site.</p> |
| Summary | Option 2 is the preferred option. The inclusion of a bespoke set of provisions to implement the structuring elements of the Structure Plan for Wellsford North and that respond to the unique sense of place enables the PPC to efficiently and effectively achieve B2.7.1(1), B3.3.1(1), B2.3.1(3) and B2.3.1(1)(a). | |

9.3.4 Theme 4: Natural Environment

The existing AUP and proposed precinct objectives which have particular relevance for Theme 4 include:

- B7.2.1(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.
- E3.2(2) Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.
- E15.2 (2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.
- IX2(1) Wellsford North is a comprehensively developed residential environment that integrates with the existing Wellsford centre and the natural environment.

- IX2(3) Development of Wellsford North creates a distinctive sense of place, which responds to natural and built site features, landform and Mana Whenua values.
- IX2(6) Identified ecological values within wetland and stream habitats are protected, restored, maintained and enhanced.

Table 7: Evaluation of Provisions Theme 4: Natural Environment

| | Option 1 – Rely on Auckland-wide and Zone Provisions | Option 2 – Proposed Plan Change |
|-------------------------------|---|--|
| Description of Options | This option does not require any planting of riparian margins of streams or assessment criteria seeking the retention of the stand of Totara trees. | The proposed Wellsford North Precinct includes a bespoke set of provisions to enhance the natural environment: <ul style="list-style-type: none"> • The requirement of a planted riparian margin along permanent and intermittent streams. • Assessment Criteria seeking the retention of a stand of Totara trees. |
| Benefits - | | |
| Environmental | It is possible to achieve good environmental outcomes under this approach but this will rely largely on non-statutory mechanisms. | This option will enhance the ecological values of streams through requiring planted riparian margins along both sides of permanent and intermittent streams and is consistent with the rule included in other greenfield precincts within the AUP. This option will encourage the retention of a mature stand of Totara trees. |
| Economic | Less costs associated with developing along streams as there is no requirement to provide riparian planting. A less complex set of planning provisions will apply within the Plan Change area. | This option will not result in any economic benefits. |
| Social | Existing rules are retained and community expectations are maintained. | Increased aesthetic and amenity values for communities as a result of riparian planting along streams and the retention of the Totara trees. |
| Cultural | This option does not facilitate any improved cultural outcomes. | This option will enhance Mana Whenua values associated with water and the natural environment. |
| Costs - | | |
| Environmental | No requirements to provide riparian planting along streams within the Plan Change area and therefore the ecological values of streams will not be enhanced. | This option will not result in any environmental costs. |

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| | No assessment criteria to encourage the retention of the Totara trees could potentially result in a loss of ecological values associated with these trees. | |
| Economic | This option will not result in any economic costs. | The requirement for riparian planting will increase the costs when developing along streams. |
| Social | Reduced aesthetic and amenity values for communities from a lack of riparian planting along streams and retention of the Totara trees. | This option will not result in any social costs. |
| Cultural | Reduced cultural values associated with a lack of indigenous biodiversity along streams. | This option will not result in any cultural costs. |
| Efficiency & Effectiveness | <p>This option is not efficient or effective and will not achieve B7.2.1(2), E3.2(2) and E15.2 (2) as there is no requirement to plant riparian margins along streams and therefore there is no assurance that indigenous biodiversity along streams will be restored to enhance the ecological values of streams.</p> <p>This option is not efficient or effective and will not achieve IX2(3) as there is no provisions seeking to retain the stand of Totara trees.</p> | <p>This option is efficient at achieving B7.2.1(2), E3.2(2) and E15.2 (2) as it will ensure that indigenous biodiversity along streams is restored to enhance the ecological values of streams while maintaining flexibility for appropriate development of cycle and pedestrian paths.</p> <p>This option is efficient and effective at achieving IX2(3) as there is assessment criteria seeking to retain the stand of Totara trees.</p> |
| Summary | Option 2 is the preferred option. The inclusion of a bespoke set of provisions to enhance the natural environment enables the PPC to efficiently and effectively achieve B7.2.1(2), E3.2(2), E15.2 (2), IX2(1), IX2(2) and IX2(6). | |

9.4 Risk of acting or not acting

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

9.5 Section 32 Analysis Conclusion

On the basis of the above analysis, it is concluded that:

- The proposed objectives in the Wellsford North Precinct are considered to be the most appropriate way to achieve the purpose of the RMA by applying a comprehensive suite of planning provisions to enable appropriate urbanisation of the site;
- The proposed provisions are considered to be the most efficient and effective means of facilitating the use and development of the subject land into the foreseeable future; and

- The proposed provisions are the most appropriate way to achieve the objectives of the AUP and the proposed precinct, having regard to their efficiency or effectiveness and the costs and benefits anticipated from the implementation of the provisions.

10.0 Conclusion

This report has been prepared in support of WWC’s request for a Plan Change to the provisions of the AUP to rezone 72.06 hectares of land at Wellsford North for a combination of urban, business and rural activities.

The request has been made in accordance with the provisions of Schedule 1; Section 32 of the Resource Management Act 1991, and the preparatory work has followed Appendix 1 of the AUP – Structure Plan Guidelines.

Based on an assessment of environmental effects and specialist assessments, it is concluded that the proposed Plan Change will have positive effects on the environment in terms of the social and economic well-being of the community as well as the enhancement and protection of waterways. Other potential effects are able to be managed through the application of the proposed precinct, AUP zones and Auckland-wide provisions.

An assessment against the provisions of section 32 of the RMA is provided in section 9 of the report. This includes an analysis with respect to the extent to which the objectives of the plan change are the most appropriate to achieve the purpose of the RMA and an examination of whether the provisions of the plan change are the most appropriate way to achieve the objectives.

For the above reasons, it is considered that the proposed Plan Change accords with the sustainable management principles outlined in Part 2 of the RMA and should be accepted and approved.