

# PC 78

## Section 32

### Central Precincts

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**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I302. ASB Tennis Arena Precinct**

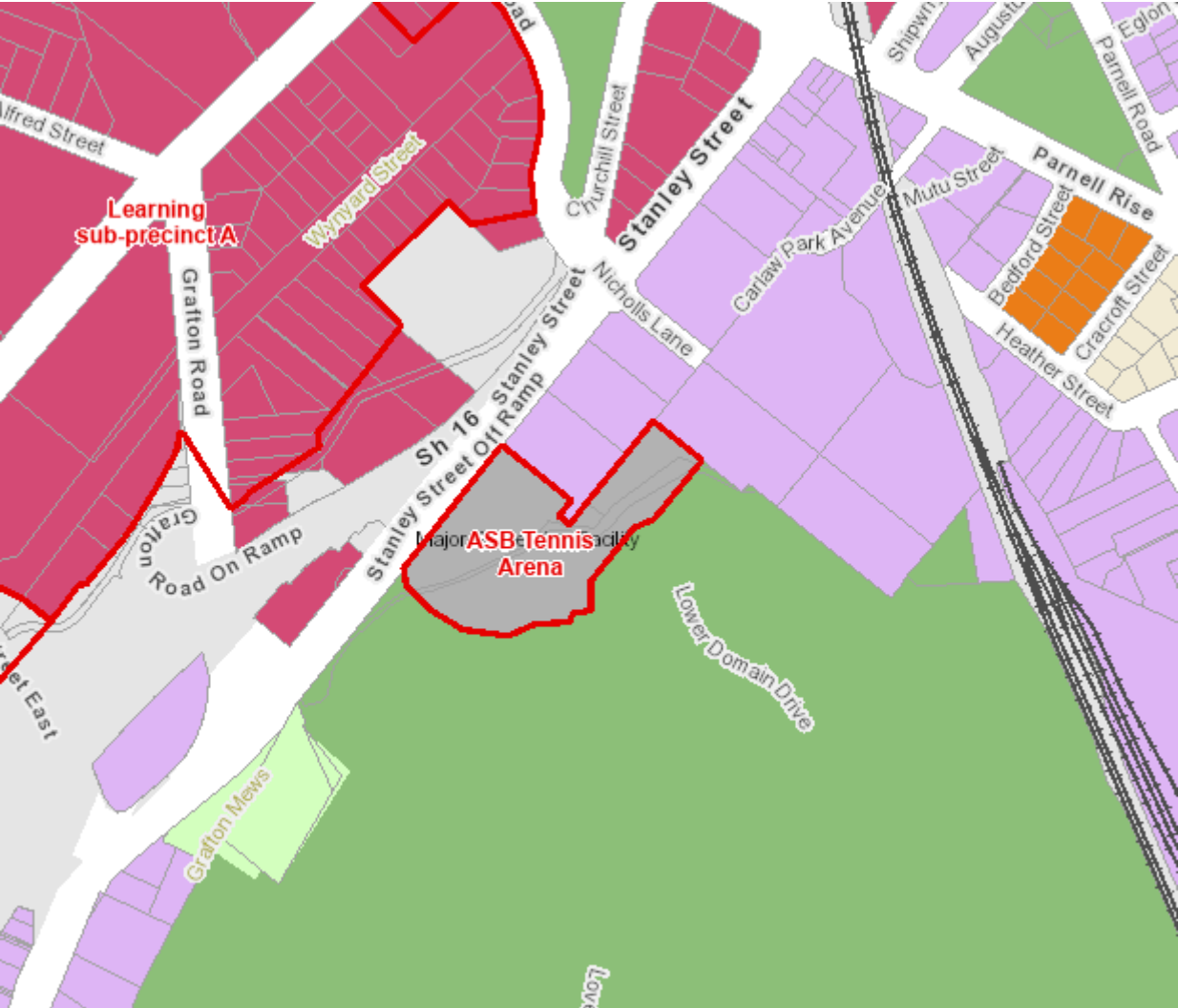
**I302. ASB Tennis Arena Precinct Analysis**

**Purpose:** Provides for the operation, development, redevelopment and intensification of the ASB Tennis Arena.

**Zoning:** The zoning of land within this precinct is Special Purpose - Major Recreation Facility Zone.

**Changes to the precinct required by MDRS:** The Special Purpose - Major Recreation Facility Zone is not a relevant residential zone so MDRS does not apply

**Changes to the precinct required by NPS-UD:** The Precinct is entirely within the WC of the City Centre Zone and therefore is affected by Policy 3(c) and must provide for 6 storeys (21m) or have a modifying QM.



Precinct provisions affected by MDRS or Policy 3	Outcome
Rule I302.4.1 (A1-A19)	<b>Retain</b> (no QM required)
Rule I302.4.1 (A20) New Buildings up to 20m = P	<b>Amend</b> (to 21m)
Rule I302.4.1 (A21) New Buildings above 20m = RDA	<b>Amend</b> (to 21m)
Rule I302.4.1 (A22)	<b>Retain</b> (No QM required)
Rule I302.4.1 (A23) New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8 (Interface control areas)	<b>Retain</b>
Rule I302.4.1 (A24) – (A25)	<b>Retain</b> (No QM required)
I302.6.1. Noise	<b>Retain</b> (No QM Required)
I302.6.2. Lighting	<b>Retain</b> (No QM Required)
I302.6.3. Special noise events	<b>Retain</b> (No QM Required)
I302.6.4. Special lighting events	<b>Retain</b> (No QM Required)
I302.6.5. Traffic management	<b>Retain</b> (No QM Required)
I302.6.7. Screening	<b>Retain</b> (No QM Required)
I302.6.8. Interface control areas	<b>Retain</b>
I302.6.9. Height in relation to boundary	<b>Retain</b>

<b>I302.6.10. Professional fireworks displays</b>	<b>Retain</b> (No QM Required)
<b>I302.6.11. Helicopter flights</b>	<b>Retain</b> (No QM Required)
<b>I302.6.12. Temporary buildings</b>	<b>Retain</b> (No QM Required)
<b>I302.10.1. Precinct plan 1</b>	<b>Retain</b>

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I302 ASB Tennis Arena Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

**Integrated evaluation for (a) to (i) qualifying matters**

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be less than minor as no (a) to (i) Qualifying Matters apply in this Precinct.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A

How qualifying matter changes level of development enabled by Policy 3 and / or MDRS	N/A
Conclusion	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be minor as the height for new buildings in the Precinct has been amended to comply with the 21m required by Policy 3(c) except in the interface control area and to a certain extent by the HIRTB standard. The effect of these modification is anticipated to be minor as they affect small areas of the Precinct and do not prevent development – just require a consent to ensure good urban design at the interface of the Precinct and surrounding area.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	<b>77O (j) Urban Design of interface areas</b>
<b>Relevant precinct provisions supporting QMs</b>	Rule I302.4.1 (A22) I302.6.8. Interface control areas I302.6.9. Height in relation to boundary I302.10.1: Precinct plan 1
<b>Effects managed</b>	Control of urban design close to the boundary of the Precinct
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Non Residential - Special Purpose - Major Recreation Facility Zone
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	The scale of stadium design means that it is anticipated that there may be adverse effects on the surrounding areas however the Interface control and height in relation to boundary control aim to mitigate these adverse effects on the boundary.
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Development of a scale anticipated by NPS UD Policy 3(c) may be achieved and this QM simply requires consideration of design through a consent
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Remove, Amend, Retain
<b>Costs of applying QM</b>	There is the possibility that buildings fully complying with Policy 3 can be achieved in the

	majority of the Precinct by way of a resource consent
<b>Benefits</b>	The interface areas between the Precinct and the surrounds will be managed to ensure good urban design.
<b>Conclusion</b>	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I305 Avondale 1 Precinct**

**I305 Avondale Precinct Analysis**

**Purpose:** The purpose of the precinct is to enable the Avondale Jockey Club to continue to use the Avondale Racecourse, whilst providing for commercial, residential and office development.

**Zoning:**

- Business – Mixed Use Zone
- Residential – Terrace Housing and Apartment Buildings Zone (THAB)

**Changes to the precinct required by MDRS:** No changes required. No qualifying matters considered applicable.

**Changes to the precinct required by NPS-UD:** Land zoned THAB identified within walkable catchment subject to new zone rules for walkable catchments. The business zones within this precinct are outside of the walkable catchment and therefore there are not impacted by Policy 3 of the NPS UD

Precinct provisions affected by MDRS or Policy 3	Outcome
I305.1 Precinct Description	<b>Retain</b>
I305.2 Objectives	<b>Retain</b>
I305.3 Policies	<b>Retain</b>
I305.4 Activity table Rule (A1-A16)	<b>Retain</b>
I305.5 Notification	<b>Retain</b>
I305.6 Standards	<b>Retain</b>
I305.7 Assessment – controlled activities	<b>Retain</b>
I305.8.1 Matters of discretion	<b>Retain</b>
I305.8.2 Assessment criteria	<b>Retain</b>
I305.9 Special information requirements	<b>Retain</b>
I305.9 Precinct Plans	<b>Retain</b>

## Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part

### I308 Central Park Precinct

#### I308 Central Park Precinct Analysis

**Purpose:** The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

**Zoning:** Business - Business Park Zone and Business Mixed Use Zone.

**Changes to the precinct required by MDRS:** None - not a relevant residential zone.

**Changes to the precinct required by NPS-UD:** The Mixed Use Zone has a height of 21m which is as high as required by Policy 3(c) [building heights of at least 6 storeys within a walkable catchment of existing rapid transit stops]. Building development area A in Sub-precinct A of the Central Park precinct enables heights of up to 19.8m (average height above ground level) and refers to the New Zealand Vertical Datum 2016.

Precinct provisions affected by MDRS or Policy 3	Outcome
I308.6 Table I308.6.2.1 Building height	Retain less than 21m for Development area A

#### section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter

#### EVALUATION REPORT

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I308 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).



The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be not applicable – no QMs under s77I(a) to (i).

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	There are no (a) to (i) QMs that apply in this Precinct
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPCX, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be minor as the qualifying matter only affects a small part of the precinct, and only serves to reduce height by approximately 1.2m (half a storey). In addition, standard I308.6.2 allows for rooftop projections that mean total building height may exceed 21m in parts of development area A.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	<b>77O(j) Local landscape values</b>
<b>Relevant precinct provisions supporting QMs</b>	Table I308.6.2.1 Building height Sub-precinct A (Development area A) only
<b>Effects managed</b>	Visual landscape values associated with the surrounding protected views (Regionally Significant Volcanic Viewshaft W26 - Mount Wellington) and the existing built environment of the site.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Policy 3(c) Business – Business Park Zone - walkable catchment

<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	Higher buildings in this location will have adverse effects on landscape values
<b>Why inappropriate with level of development provided in light of national significance of urban development and the objectives of the NPS-UD</b>	Additional height of buildings within the sub-precinct development area A
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Retain, remove or amend the provisions
<b>Costs of applying QM</b>	The QM will reduce development potential by approximately 1.2m (half a storey) in height for part of Sub-precinct A. There remains significant development potential, and greater heights within the balance of the precinct.
<b>Benefits</b>	The established balance of height across the precinct is retained to protect surrounding views.
<b>Conclusion</b>	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I311 Eilerslie 1 Precinct**

**I311 Eilerslie 1 Precinct Analysis**

**Purpose:** The purpose of the precinct is to allow urban residential living that is comprehensively planned, capitalises on the park-like setting of Eilerslie Racecourse, and is complementary to the surrounding residential environment.

**Zoning:** Residential – Terrace Housing and Apartment Buildings Zone and Residential - Mixed Housing Suburban Zone

**Changes to the precinct required by MDRS:** The Residential - Mixed Housing Suburban Zone in Sub precinct E will change to Residential - Mixed Housing Urban Zone with MDRS incorporated. The Residential – Terrace Housing and Apartment Buildings Zone in Sub Precinct A, B and C will become Residential – Terrace Housing and Apartment Buildings Zone with MDRS incorporated.

**Changes to the precinct required by NPS-UD:** The Residential - Mixed Housing Suburban Zone in Sub Precinct D is inside the Walkable Catchment for Eilerslie and will become Residential – Terrace Housing and Apartment Buildings Zone with Policy 3 Walkable Catchment incorporated.

<b>Precinct provisions affected by MDRS or Policy 3</b>	<b>Outcome</b>
I311.4.1(A2)	Retain
I311.4.1(A3)	Retain
I311.4.1(A23)	Retain
I311.6.1. Maximum density in sub-precincts A, B and C	Retain
I311.6.2. Development area staging in sub-precincts A, B and C	Retain (does not affect height or density – no QM required)
I311.6.3. Temporary activities associated with horse racing in sub-precincts A, B and C	Retain (does not affect height or density – no QM required)
I311.6.4. Noise and vibration in sub-precincts A, B, C, D and E	Retain (does not affect height or density – no QM required)
I311.6.5. Building height	Retain (does not reduce height below MDRS requirements and Policy 3 does not apply in this area)
I311.6.6. Yards	Delete
I311.6.7. Height in relation boundary	Retain
I311.6.8. Maximum impervious area, building coverage and landscaping	Retain
I311.6.9. Fences on required building frontage	Retain (does not affect height or density – no QM required)
I311.6.10. Sightline from the existing grandstand to 2400m start-line	Retain
I311.6.11. Building line	Retain
I311.6.12. Required building frontage	Retain
I311.6.13. Maximum building length and minimum building separation	Retain
I311.6.14. Distance to existing buildings within the adjoining the Special Purpose – Major Recreation Facility Zone	Retain
I311.6.15. Internal private roads and private ways	Retain (does not affect height or density – no QM required)
I311.6.16. Identified trees	Retain (does not affect height or density – no QM required)

<b>I311.6.17. Sub-precinct D yards</b>	Retain
<b>I311.6.18. Subdivision controls</b>	Retain (does not affect height or density – no QM required)
<b>I311.10.1 Precinct Plan 1</b>	Retain
<b>I311.10.2 Precinct Plan 2</b>	Retain

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

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The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I311 Ellerslie 1 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

**Integrated evaluation for (a) to (i) qualifying matters**

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be minor as the effect of the historic heritage controls within the Precinct are not overly restrictive and

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	<b>77I(a) Historic Heritage (lave caves)</b>
<b>Relevant precinct provisions supporting QMs</b>	I311.4.1(A2) I311.4.1(A3) I311.4.1(A23) I311.6.8 I311.6.10 I311.6.11 I311.6.12 I311.6.11

	I311.6.13 I311.6.14
<b>Effects managed</b>	Protect lava caves from inappropriate development
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Residential – Terrace Housing and Apartment Buildings Zone and Residential - Mixed Housing Urban Zone
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	Reduction in development capacity to avoid adverse effects on lava caves. Lava caves are a matter of discretion in all RDA activities
<b>Conclusion</b>	Retain

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be medium as the s77I(j) Qualifying Matters affect a large amount of the Precinct but allow appropriate height to comply with Policy 3 and MDRS and the density of development modified by the Precinct is only in particular areas which still allow of a reasonable level of development.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	77I(j) Landscape (parklike setting of the racecourse)	77I(j) Local Views	77I(j) Identified Trees	77I(j) connectivity
<b>Relevant precinct provisions supporting QMs</b>	I311.4.1(A2) I311.4.1(A3) I311.4.1(A23) I311.6.1. I311.6.7(2)(a) I311.6.8 I311.6.10 I311.6.11 I311.6.12 I311.6.11 I311.6.13 I311.6.14 I311.6.17 I311.10.1 I311.10.2	I311.4.1(A2) I311.4.1(A3) I311.4.1(A23) I311.6.1. I311.6.7(2)(a) I311.6.8 I311.6.10 I311.6.11 I311.6.12 I311.6.11 I311.6.13 I311.6.14 I311.6.17 I311.10.1 I311.10.2	I311.4.1(A2) I311.4.1(A3) I311.4.1(A23)  I311.6.16 I311.10.2	I311.4.1(A2) I311.4.1(A3) I311.4.1(A23) I311.6.1. I311.6.7(2)(a) I311.6.8 I311.6.10 I311.6.11 I311.6.12 I311.6.11 I311.6.13 I311.6.14 I311.6.17 I311.10.2
<b>Effects managed</b>	urban residential development is comprehensively planned to capitalise on the park-like setting of Ellerslie Racecourse	Outlook to the racecourse from existing residential properties to the south-east of the sub-precinct is maintained. Height constraints and road layout and pedestrian connections ensure views into the race course and a visual connection from Morrin St. Sightlines from the public grandstand and visual connections into the	Protect identified trees	provide connectivity with Ellerslie town centre, Ellerslie train station and Greenlane train station.

		Ellerslie Racecourse from the local road network		
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Residential – Terrace Housing and Apartment Buildings Zone and Residential - Mixed Housing Urban Zone	Residential – Terrace Housing and Apartment Buildings Zone and Residential - Mixed Housing Urban Zone	Residential – Terrace Housing and Apartment Buildings Zone and Residential - Mixed Housing Urban Zone	Residential – Terrace Housing and Apartment Buildings Zone and Residential - Mixed Housing Urban Zone
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	The Parklike setting of the race course should be maintained and adjacent development should be designed to capitalise but not dominate that setting.	Require development to be undertaken in a comprehensive and integrated manner that opens up views into the racecourse, through the use of height restrictions, a visual connection from Morrin Street	Trees listed in Schedule I311.6.16.1 Identified trees and identified on I311.10.2 Ellerslie 1 Precinct Plan 2, must not have any activity on or within the protected root zone or be removed. Development should retain open space and identified significant trees that are part of the park-like setting of the precinct	Require development to be undertaken in a comprehensive and integrated manner that integrates with and respects the surrounding residential and racecourse built and natural environment and provides pedestrian links through the precinct to facilitate access to Ellerslie town centre, Ellerslie train station and Greenlane train station designed and constructed in accordance with any relevant codes of practice or engineering standards - pedestrian connections to public transport including between Derby Downs Place and the Greenlane railway station, via Mitchelson Street and The Avenue of Palms, and Ellerslie Town Centre and railway station via Morrin Street
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Development should maintain the park like landscaped context of the Precinct and racecourse.	development should provide views between buildings into the racecourse from both the surrounding and internal roads	No development can occur in the root zone of identified trees in order to ensure the trees remain in good health.	Connectivity to transport links offer multiple benefits to a wide range of users.
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Retain, remove or amend the provisions	Retain, remove or amend the provisions	Retain, remove or amend the provisions	Retain, remove or amend the provisions
<b>Costs of applying QM</b>	The QM will reduce the development potential by applying a reduced density in some locations. But overall	preserving views into the racecourse will result in less bulk within the Precinct and reduce development capacity.	Less development capacity since development in the root zone requires a consent.	Reduced development capacity in linkage areas to ensure they are kept clear for pedestrians.

	the Precinct provides for more development capacity than the IPI outcomes.			
<b>Benefits</b>	Protect the local landscape characteristics	Protects local views	Identified trees contribute to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development	Better connectivity for pedestrians to walk between the housing and transport.
<b>Conclusion</b>	See above	See above	See above	See above



**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I312. Ellerslie 2 Precinct**

**I312. Ellerslie 2 Precinct Analysis**

**Purpose:** The purpose of the Ellerslie 2 precinct is to provide for a limited range of mixed uses that complement existing land uses to the north west of the precinct and do not compromise the economic vitality of Ellerslie town centre. The precinct is located in the south western corner of the Ellerslie Racecourse, bordered by the southern motorway and an avenue of phoenix palms, which is used to provide the main entrance to the racecourse. The land contains a mixture of pervious and impervious surfaces and was once frequently used for parking in conjunction with race meetings.

**Zoning:** Mixed Use Zone.

**Changes to the precinct required by MDRS:** None – not a relevant residential zone

**Changes to the precinct required by NPS-UD:** Mixed Use Zone has a height of 21m which is as high as required by Policy 3(c) [building heights of at least 6 storeys within a walkable catchment of... existing... rapid transit stops]. Sub-precinct A of the Ellerslie 2 precinct enables height of up to 18m. Sub-precinct C of the Ellerslie 2 precinct enables no buildings, and no height. There is text in the precinct that says that the precinct rules and standards replace the underlying zone provisions.

<b>Precinct provisions affected by MDRS or Policy 3</b>	<b>Outcome</b>
<b>I425.4.1 (A18) – New buildings</b>	<b>Retain NA for Sub-precinct C</b>
<b>I312.6.2 Building height</b>	<b>Retain no height specified for Sub-precinct C Retain less than 21m for Sub-precinct A</b>

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I312 Ellerslie 2 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be less than minor as there are no (a) to (i) qualifying matters that affect this Precinct.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	<b>There are no (a) to (i) QMs that apply in this Precinct</b>
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be high as the qualifying matter affects the development capacity by way of a height control that is more stringent than 21m (six storeys) for most of the precinct.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	77O(j) Local landscape values	77O(j) Traffic management
<b>Relevant precinct provisions supporting QMs</b>	I312.6.2 Building height Sub-precinct A only	I312.4.1 (A18) I312.6.2 Building height Sub-precinct C only
<b>Effects managed</b>	Visual landscape values associated with the Ellerslie Racecourse when viewed from the southern motorway, within the racecourse grounds and surrounding sites	Managing adverse effects of traffic from the precinct and through vehicle and pedestrian safety by limiting the type of development that can occur within sub-precinct C
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Policy 3(c) Mixed Use Zone – walkable catchment	Policy 3(c) Mixed Use Zone – walkable catchment
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	Higher buildings in this location will have adverse effects in landscape values	Development of new buildings in this area will limit the ability for traffic effects from development in the precinct to be managed
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Additional scale, height and bulk of buildings within this sub-precinct will not contribute to the visual landscape of the Ellerslie Racecourse	An ability to properly manage traffic effects within and from the precinct will affect the wider roading network including State

		Highway 1 as significant national infrastructure
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Retain, remove or amend the provisions	Retain, remove or amend the provisions
<b>Costs of applying QM</b>	The QM will reduce development potential by applying a reduced height for a small part of the walkable catchment. There is still development potential on the affected sites but the height is just restricted to 3m (about one storey) less than required by Policy 3(c). Sub-precinct B which adjoins has greater height enabled.	The QM will reduce the development potential of the precinct by limiting the enablement of buildings within sub-precinct C. There is still development potential within the wider precinct however not within this sub-precinct
<b>Benefits</b>	Visual landscape of the Ellerslie Racecourse is positively contributed to	Manage adverse effects of traffic
<b>Conclusion</b>	Retain	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I314 Epsom Precinct**

**I314 Epsom Precinct Analysis**

**Purpose:** Provide for continued use of the site for tertiary education and associated activities.

**Zoning:**

- Residential - Terrace Housing and Apartment Buildings (THAB)
- Residential - Mixed Housing Suburban zones (MHS)

**Changes to the precinct required by MDRS:** Incorporate MDRS by re-zoning MHS to Residential - Mixed Housing Urban Zone. Considered that there are no qualifying matters (QMs) that justified amendments or deviation from MDRS incorporation.

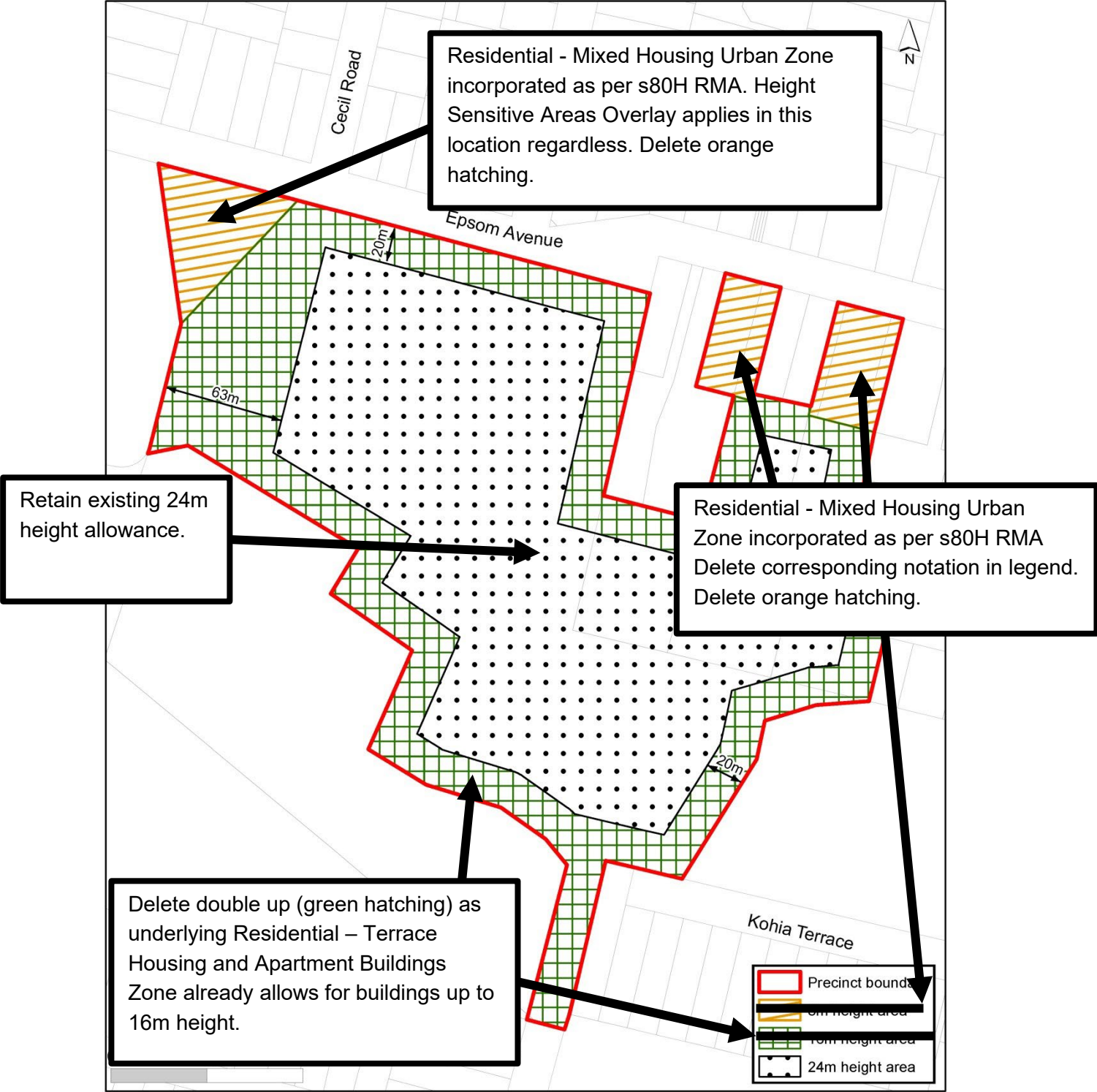
**Changes to the precinct required by NPS-UD:** None. Not within a walkable catchment and no commercial/business zones either.

**Qualifying matters discussion:**

The following qualifying matters were considered, but ultimately found to not justify the retention of any particular provisions:

- D13 Notable trees: Group 284 – scattered throughout the site. Noting that the site is already zoned THAB zone which is the most intensive residential zone. No new reasons identified that would suggest a need to restrict further intensification as required under MDRS.
- D14 Height Sensitive Areas Overlay – not specific to the site in this case and no different from any other part of the city which may be subject to such a control. The land will remain subject to the Height Sensitive Areas Overlay and its standards.
- D17 Historic Heritage and Special Character Overlay – ID1815 war memorial. This spatially intersects with the site by a small margin. Noted that this part site is already zoned THAB zone which was the most intensive residential zone. No new reasons identified that would suggest a need to restrict incorporation of MDRS.
- D21 Sites and Places of Significance to Mana Whenua Overlay – ID056 Pou Hawaiki. This incorporates a large piece of land within the site presently occupied by a multi-level car parking building. Noted that this part of site is already zoned THAB zone which was the most intensive residential zone. No new reasons identified that would suggest a need to restrict the incorporation of MDRS.
- Designations: Airspace Restriction – ID1102. No impact on the site as it is an airspace designation. No new reasons identified that would suggest a need to restrict incorporation of MDRS given the maximum building height falls well below the floor of the designation already.

Precinct provisions affected by MDRS or Policy 3	Outcome
I314.1. Precinct Description	Amend Minor update to wording required to address the change in zone name
I314.2. Objectives	Retain
I314.3. Policies	Retain
I314.4. Activity table	Retain
Table I314.4.1 Activity table	Amend Incorporate new Rule I314.4.1(A22A) to establish relationship to underlying MDRS requirements. Modify Rule I314.4.1(A25) and (A26) to incorporate MDRS and new rule (A22A).
I314.5. Notification	Retain
I314.6. Standards	Amend/Delete Amend: Due to deletion of several standards and the need to incorporate MDRS, a revised text explanation regarding underlying zone relationship is required. Delete: Redundant statements removed in light of new relationship text inserted.
I314.6.1. Building height	Amend Modify heigh restrictions to match MDRS and amend precinct plan.
I314.6.2. Yards	Delete Conflicts with MDRS requirements. No QM's identified in this specific case affecting this standard.
I314.6.3. Building coverage	Delete Remove duplication with MDRS. No QM's identified in this specific case affecting this standard.
I314.6.4. Height in relation to boundary	Delete No QM that requires departure from HIRB standard(s) that will apply to underlying THAB and MHU zones – already controls in the zone which require consideration of lower-intensity zones.
I314.6.5. Screening	Retain No impact in terms of MDRS
I314.7. Assessment – controlled activities	Retain No changes
I314.8. Assessment – restricted discretionary activities	Retain
I314.8.1. Matters of discretion	Amend Consequential updates required to reference back to the changes made to I314.4. Activity table and deletion of standards noted above.

<p><b>I314.8.2. Assessment criteria</b></p>	<p style="text-align: right;"><b>Amend</b></p> <p>Consequential updates required to reference back to the changes made to I314.4. Activity table and deletion of standards noted above.</p>
<p><b>I314.9. Special information requirements</b></p>	<p style="text-align: right;"><b>Retain</b></p>
<p><b>I314.10. Precinct plans</b></p>	<p style="text-align: right;"><b>Amend</b></p>  <p>Residential - Mixed Housing Urban Zone incorporated as per s80H RMA. Height Sensitive Areas Overlay applies in this location regardless. Delete orange hatching.</p> <p>Residential - Mixed Housing Urban Zone incorporated as per s80H RMA. Delete corresponding notation in legend. Delete orange hatching.</p> <p>Retain existing 24m height allowance.</p> <p>Delete double up (green hatching) as underlying Residential – Terrace Housing and Apartment Buildings Zone already allows for buildings up to 16m height.</p> <p>63m, 20m, 20m</p> <p>Cecil Road, Epsom Avenue, Kohia Terrace</p> <p>Legend:  <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Precinct boundary  <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 6m height area  <span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 16m height area  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 24m height area</p>

There are no precinct provisions subject to MDRS requirements that are proposed to be retained or amended due to a QM, and a s32 evaluation report therefore does not need to be completed for existing or “other” qualifying matters.

## Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part

### I316 Grafton Precinct

### I316 Grafton Precinct Analysis

**Purpose:** is to enable the development and operation of a range of tertiary education and accessory activities, including teaching and research, and catering for the diverse requirements of the student population, employees and visitors.

**Zoning:** The zoning of the land within the Grafton Precinct is for Sub-precinct A the Business - Mixed Use Zone, for Sub-precinct B the Business - Local Centre Zone and Residential - Terrace Housing and Apartment Buildings Zone and for Sub-precinct C the Residential - Terrace Housing and Apartment Buildings Zone.

**Changes to the precinct required by MDRS:** The THAB zone will have MDRS incorporated

**Changes to the precinct required by NPS-UD:** The Precinct is entirely within the WC of the City Centre Zone and therefore is affected by Policy 3(c) and must provide for 6 storeys (21m) or have a modifying QM.





Precinct provisions affected by MDRS or Policy 3	Outcome
I316.1	Retain (No QM required)
I316.2. Objectives	Retain (No QM required)
I316.3. Policies	Retain (No QM required)
Table I316.4.1 Activity table (A1) – (A23)	Retain (No QM required)
Table I316.4.1 Activity table (A23A)	Amend (to provide for MDRS)
Table I316.4.1 Activity table (A23B)	Amend (to provide for MDRS)
Table I316.4.1 Activity table (A24)	Amend (to provide for MDRS)
Table I316.4.1 Activity table (A25)-(A26)	Retain (No QM required)
I316.6.1. Building height	Amend (to provide for MDRS)
I316.6.2. Height in relation to boundary	Delete
I316.6.3. Yards	Amend (to provide for MDRS)
I316.6.4. Building coverage	Retain (No QM required)
I316.6.5. Screening	Retain (No QM required)
I316.6.6. Outlook space	Retain (No QM required)
I316.8.1. Matters of discretion	Consequential amendments (No QM required)
I316.8.2. Assessment criteria	Consequential amendments (No QM required)

section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter

EVALUATION REPORT

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 ('the Act') for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I316 Grafton Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be "other" qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be less than minor as no (a) to (i) Qualifying Matters apply in this Precinct.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L 'other' qualifying matters

For the purposes of PPC78, the evaluation of 'other' qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be less than minor as no QM applies.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>'Other' qualifying matters sections 77I/O(j) and sites affected</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A

<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	N/A
	N/A
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	N/A
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	N/A
<b>Costs of applying QM</b>	N/A
<b>Benefits</b>	N/A
<b>Conclusion</b>	N/A

**Proposed Plan Change 78 (P78) to the Unitary Plan Operative in part  
I320 Mount Albert Precinct**

**I320 Precinct Analysis**

**Purpose:** The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

**Zoning:** Mixed Housing Suburban

**Changes to the precinct required by MDRS:** Affected. Mixed Housing Suburban to be up zoned to Terrace Housing and Apartment Zone.

**Changes to the precinct required by NPS-UD:** Affected by Policy 3(c) of the NPS-UD. The precinct is within a walkable catchment therefore the MHS zoning will be up zoned to THAB.

Precinct provisions affected by MDRS or Policy 3	Outcome
I320.1. Precinct Description	<p align="center"><b>Amend</b></p> <p>Delete text stating the precinct does not anticipate additional development outside of existing building platforms, the existing building platforms are likely to be inconsistent with MDRS.</p> <p>Change “controlling” to “managing” location of development within MDRS.</p> <p>Change reference to MHS zone to THAB zone.</p>
I320.2. Objectives	<p align="center"><b>Amend</b></p> <p>(3) – Change the word “protected” to “managed”. Protected feels like too strong wording given the changes proposed.</p>
I320.3. Policies	<p align="center"><b>Amend</b></p> <p>(2)(a) – Delete policy referring to specified building platforms, this is potentially restrictive to MDRS.</p> <p>(2)(b) – Change “controlling” to “managing”, controlling feels like too strong policy wording given the changes proposed.</p> <p>(5)(b) – Delete as a result of the NPS UD Policy 11 PC, as it infers a minimum parking requirement.</p>
Table I320.4.1 Activity table	<p align="center"><b>Amend</b></p> <p>Change reference to MHS zone to THAB zone.</p> <p>Update reference to THAB chapter.</p>
(A1) - (A20)	<p align="center"><b>Retain</b></p> <p>These standards do not affect height or density of residential units</p>
(A20A)	<p align="center"><b>Amend</b></p> <p>This standard is added to the table, creating a provision for development of up to three residential units per site. The activity status is left blank as it will default back to the underlying THAB zoning. Precinct standards will apply to this activity.</p>
(A20B)	<p align="center"><b>Amend</b></p> <p>This standard is added to the table, creating a provision for development of four or more residential units per site. The activity status is left blank as it will default back to the underlying THAB zoning. Precinct standards will apply to this activity.</p>
(A21) & (A22)	<p align="center"><b>Amend</b></p> <p>Add the wording allowing the RD activity status to apply unless otherwise provided for under 20A.</p>

(A23)	<p><b>Amend</b></p> <p>Add wording requiring discretionary activity status, unless the parking building is associated with the development of residential units.</p>
I320.6. Standards	<p><b>Amend</b></p> <p>Consider whether the word “permitted” (Activities”) should have been ‘All permitted and restricted discretionary activities’ noting that standards do not usually apply to D/NC activities per rule C1.9(1).</p> <p>Change reference to MHS zone to THAB zone.</p>
Table I320.6.1.1 Building heights	<p><b>Amend</b></p> <p>(1) Delete part (1) of this standard as it is more restrictive than the allowable height under MDRS, and default back to underlying zoning standard H6.6.18.1 (21m height with 19m occupiable height limit).</p> <p>(2) Recommend deletion of the word “maximum” height from part (2) of this standard. The height limit will be per underlying zone, and for the building platform referenced here, height will be measured accordingly.</p>
I320.6.2. Building platform	<p><b>Delete</b></p> <p>This standard conflicts with MDRS, it is in effect a density standard and there is no QM that applies.</p>
I320.6.3. Parking	<p><b>Retain</b></p> <p>It does not affect height or density.</p>
I320.6.4. Access	<p><b>Retain</b></p> <p>It does not affect height or density.</p>
I320.6.5. Impervious area, building coverage and Landscaping	<p><b>Amend</b></p> <p>(1) Delete – This standard conflicts with MDRS and no QM applies.</p> <p>(2) Delete – This standard conflicts with MDRS and no QM applies.</p> <p>(3) Retain – No QM is required as this standard does not affect height or density.</p>
I320.7.1. Matters of control	<p><b>Retain</b></p> <p>Matters for control do not affect height or density.</p>
I320.7.2. Assessment criteria	<p><b>Retain</b></p> <p>Assessment criteria do not affect height or density.</p>

<b>I320.8.1. Matters of discretion</b>	<b>Amend</b> (2) Add the word “development” to ensure that matters apply to development activities in the precinct (including the development of four or more dwelling units). No constraint under MDRS for matters that can apply for four or more dwellings.
<b>I320.8.2. Assessment criteria</b>	<b>Amend</b> (2) Add the word “development” to ensure that assessment criteria apply to development activities in the precinct (including the development of four or more dwelling units). No constraint under MDRS for matters that can apply for four or more dwellings.
<b>I320.9. Special information requirements</b>	<b>Retain</b>
<b>I320.9.1. Parking and traffic</b>	<b>Retain</b> Information requirement does not affect height or density.
<b>I320.9.2. Traffic survey</b>	<b>Retain</b> Information requirement does not affect height or density.
<b>I320.9.3. 24-hour contact and complaints register</b>	<b>Retain</b> It does not relate to height or density.
<b>I320.9.4. Community liaison group</b>	<b>Retain</b> It does not relate to height or density.
<b>I320.9.5. Intensity</b>	<b>Retain</b> The information requirement does not relate to height or density.
<b>I320.9.6. Planting and maintenance plan</b>	<b>Retain</b> The information requirement does not relate to height or density.
<b>I320.10. Precinct plans</b>	<b>Retain</b> No conflict with MDRS height or density standards.

There are no precinct provisions subject to MDRS requirements that are proposed to be retained or amended due to a QM, and a s32 evaluation report therefore does not need to be completed for existing or “other” qualifying matters.

## Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part

### I326 Ōrākei 1 Precinct

#### I326 Ōrākei 1 Precinct Analysis

**Purpose:** The purpose of the Ōrākei 1 Precinct is to:

- enable development and land management which reflect the principles of the Ngāti Whātua Ōrākei Iwi Management Plan 2012;
- provide for a range of activities that support and enhance development for papakāinga and other commercial and non-commercial activities; and
- provide additional rules and assessment criteria to manage the effects of development..

**Zoning:** The zoning of land within this precinct is a combination of:

- Special Purpose – Māori Purpose Zone;
- Residential – Terrace Housing and Apartment Buildings Zone;
- Residential – Mixed Housing Urban Zone;
- Business – Mixed Use Zone; and
- Open Space – Informal Recreation Zone (stated but actually does not apply)

**Changes to the precinct required by MDRS:** The precinct includes Residential – Mixed Housing Urban Zone which will be amended to include MDRS. The existing Residential – Terrace Housing and Apartment Buildings Zone will be amended to include MDRS.

**Changes to the precinct required by NPS-UD:** The Precinct is outside a WC or Policy 3d area



Precinct provisions affected by MDRS or Policy 3	Outcome
All the activities in Table I326.4.1 are blank for the relevant residential zones. The RDA (Rule A21) for all buildings in the Special Purpose Zone does not affect Policy 3 or MDRS.	Retain (no QM required)
I326.6.1. Horticulture	Retain (no QM required)
I326.6.2. Height in relation to boundary	Amend to remove reference to the Mixed Housing Suburban Zone.  Retain HIRTB for 105 Kupe St (this affects 107-111 Kupe St which is in the Business Mixed Use Zone and therefore not affected by MDRS so no QM required).
I326.6.3. Yards and building setbacks	Amend to reflect new zone names. Remove the Height in relation to boundary adjoining lower intensity zone as it has been removed from the relevant residential zones (replaced) but retain the underlying provisions that relate to H6.6.9 Yards which continue to apply (No QM required because not in conflict with MDRS).

### section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter

## EVALUATION REPORT

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I311 Ellerslie 1 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPCX, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be less than minor as no (a) to (i) matters apply.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be minor as no QMs affect the Precinct

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	N/A
	N/A
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	N/A
<b>Range of options to achieve the greatest</b>	N/A

<b>heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	
<b>Costs of applying QM</b>	N/A
<b>Benefits</b>	N/A
<b>Conclusion</b>	N/A

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I328. Ōrākei Point Precinct**

**I328. Ōrākei Point Precinct Analysis**

**Purpose:** The Ōrākei Point Precinct applies to land located along Ōrākei Road adjoining the coastal marine area. The precinct is bisected by the North Island Main Trunk Railway. The purpose of the precinct is to enable a comprehensively planned, transit-oriented community, with development undertaken generally in accordance with a master plan, and the staged provision of public facilities and infrastructure.

**Zoning:** The zoning is primarily Business – Mixed Use Zone, apart from the land adjoining the railway line within the railway designation which is zoned Strategic Transport Corridor Zone. Land between the coastal marine area and the precinct in the north and west is zoned Open Space – Informal Recreation Zone and Open Space – Conservation Zone. There is also a small area of Coastal – Coastal Transition Zone land included within this precinct.

**Changes to the precinct required by MDRS:** None – not a relevant residential zone

**Changes to the precinct required by NPS-UD:** The Precinct is entirely within the WC of the Ōrākei railway station and therefore is affected by Policy 3(c) and must provide for 6 storeys (21m) or have a modifying QM. Underlying Mixed Use Zone has a height of 21m which is as high as required by Policy 3(c) [building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys].

Precinct provisions affected by MDRS or Policy 3	Outcome
I328.6.11. Building height	<p align="center"><b>Retain</b></p> <p>Some buildings enabled at greater height than required by Policy 3(c), some at lesser heights and/or number of storeys. Must be supported by QM.</p>
I328.6.14. Ōrākei Road recession plane and building landscaping	<p align="center"><b>Retain</b></p> <p>Height of some buildings adjacent Ōrākei Road will be at a less than six storey height. Must be supported by QM.</p>
I328.10.1 Ōrākei Point Precinct - Precinct plan 1	<p align="center"><b>Retain</b></p> <p>Some buildings enabled at greater height than required by Policy 3(c), some at lesser heights and/or number of storeys. Must be supported by QM.</p>

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I328 Ōrākei Point Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be less than minor as there are no (a) to (i) qualifying matters that affect the Policy 3(c) building height requirements for the Precinct.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	<b>There are no (a) to (i) QMs that apply in this Precinct</b>
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be medium as the qualifying matter only affects the development capacity by way of a height control on a few sites around Manukau Plaza within the Precinct.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	77O (j) Urban Design	77O(j) Coastal character
<b>Relevant precinct provisions supporting QMs</b>	I328.6.11. Building height I328.6.14. Ōrākei Road recession plane and building landscaping I328.10.1 Ōrākei Point Precinct - Precinct plan 1	I328.6.11. Building height I328.10.1 Ōrākei Point Precinct - Precinct plan 1
<b>Effects managed</b>	Control of urban design quality within and beyond the boundaries of the precinct	To achieve an appropriate interface between buildings, public spaces and Ōrākei Point's coastal setting

<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Policy 3(c) Mixed Use Zone, Strategic Transport Corridor Zone	Policy 3(c) Mixed Use Zone, Strategic Transport Corridor Zone
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	The scale and number of buildings planned for the precinct is such that it is anticipated that there may be adverse effects however the building height and maximum floor requirements, along with the recession plane to Ōrākei Road aim to mitigate these adverse effects both within and beyond the precinct	The scale and number of buildings planned for the precinct and their relationship with surrounding coastal area means that it is anticipated that there may be adverse effects however the building height and maximum floor requirements aim to mitigate these adverse effects
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Development of a scale anticipated by NPS UD Policy 3(c) may be achieved and this QM simply requires consideration of managing the distribution of height throughout the precinct, with some areas enabling greater height, and some less	Extra development intensity on these sites could result in irreversible effects on the coastal setting that surrounds the precinct
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Retain, remove or amend the provisions	Retain, remove or amend the provisions
<b>Costs of applying QM</b>	Some buildings within the precinct will be enabled at a greater height than required by Policy 3(c), however this is balanced through limiting number of floors and height in some other locations. The overall costs of applying the QM will be managed through this balancing exercise.	Some buildings within the precinct will be enabled at a greater height than required by Policy 3(c), however this is balanced through limiting number of floors and height in some other locations. The overall costs of applying the QM will be managed through this balancing exercise.
<b>Benefits</b>	The areas within and around the Precinct will be managed to ensure good urban design and relationship to the public spaces and coastal areas that adjoin the precinct	Protect Ōrākei Point's coastal setting
<b>Conclusion</b>	Retain	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I331 St Johns Theological College Precinct**

**I331 St Johns Theological College Precinct Analysis**

**Purpose:** The purpose of the precinct is to provide for the ongoing operation and future expansion of the St John's Theological College in accordance with the St John's Theological College Trusts Act 1972 which applies to the site.

**Zoning:** Mixed Housing Suburban

**Changes to the precinct required by MDRS:** Mixed Housing Suburban zone to be up zoned to Mixed Housing Urban.

**Changes to the precinct required by NPS-UD:** No walkable catchment, therefore no effect from policy 3.

Precinct provisions affected by MDRS or Policy 3	Outcome
I331.1. Precinct Description	<b>Amend</b> Upzone MHS to MHU
I331.2. Objectives	<b>Retain</b>
I331.3. Policies	<b>Retain</b>
Table I331.4.1 Activity table	
(A1)	<b>Retain</b> Permitted activity standard does not conflict with MDRS.
(A2) – (A16)	<b>Retain</b> These standards do not affect height or density.
(A17A)	<b>Amend</b> Add standard allowing development of up to three residential units per site. Blank activity status results in activity status defaulting to underlying MHU zoning. Precinct standards will apply to these activities.
(A18) & (A19)	<b>Amend</b> Add wording to cover activities not otherwise provided for under rule I331.4.1(A17A)
(A20)	<b>Amend</b> Add wording specifying that the discretionary activity status applies to any activity other than residential units provided for under rule I331.4.1(A17A).
I331.6.1. Building height	<b>Retain</b> This standard is consistent with the allowable height limit under MDRS.
I331.6.2. Yards	<b>Delete</b> This standard is more restrictive than MDRS and does not relate to a QM.



<p><b>I331.6.3. Height in relation to boundary</b></p>	<p style="text-align: center;"><b>Delete</b></p> <p>The only adjoining residential zone is 180 St Johns Road, Meadowbank, which is zoned MHU. That site currently has a more enabling HIRB standard than applies on the subject site (which is MHS), hence the reason for this standard.</p> <p>It is assumed that the underlying zone for this site will change and the underlying HIRB standard will become the same as that which already applies to the adjacent site.</p> <p>As such, this standard is no longer necessary and should be deleted.</p>
<p style="text-align: center;"><b>I331.6.4. Screening</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>This standard is not restrictive to height or density.</p>
<p style="text-align: center;"><b>I331.6.5. Student accommodation</b></p>	<p style="text-align: center;"><b>Retain</b></p>
<p style="text-align: center;"><b>I331.8.1. Matters of discretion</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Add wording “in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions”, noting this wording is used under I331.8.2 below.</p> <p>(1) Delete “structures”. This wording is not contained within rule (A20), and not used at I331.8.2(1).</p> <p>(2) Delete “within the site and” add “from and located”, minor change proposed to make consistent with wording of rule at (A19), and criteria at I331.8.2(2).</p> <p>(3) Add missing word “standard”, delete “Height in relation to boundary” as this will no longer be a specified standard within the precinct.</p> <p>(4) Delete “yards” as this will no longer be a specified standard within the precinct.</p>

<p><b>I331.8.2. Assessment criteria</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>(2) Delete “within the site” and “zone”. Minor changes to make consistent with wording of rule at (A19) and matters at I331.8.1(2).</p> <p>(4) Add “standard”, delete “height in relation to boundary” as this will no longer be a specified standard within the precinct.</p> <p>(5) Delete “Yards” and (a) and (b) as yards will no longer be a specified standard within the precinct. Add reference back to policy I331.3(3) as the assessment criteria make little sense in the context of an infringement to a screening standard for waste/servicing areas.</p>
<p><b>I331.9. Special information requirements</b></p>	<p style="text-align: center;"><b>Retain</b></p>

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the 1331 St Johns Theological College Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).]

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

**Integrated evaluation for (a) to (i) qualifying matters**

For the purposes of PC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be minor as there are no QMs which affect MDRS development standards.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	<b>77I(a) Historic heritage feature (s6(f))</b>
<b>Relevant precinct provisions supporting QMs</b>	Policy (5) There are no development standards relating directly to this QM.
<b>Effects managed</b>	Protect the heritage values of the area.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	Inappropriate development may adversely affect any adjacent existing heritage places on the site and provides a high standard of amenity
<b>Conclusion</b>	Retain

**Integrated evaluation for section 77J and 77L ‘other’ qualifying matters**

There are no “other” qualifying matters within the precinct and there is therefore no need to carry out a s32 evaluation.

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I332. Tāmaki Precinct**

**I332. Tāmaki Precinct Analysis**

**Purpose:** The Tāmaki Precinct applies to land located at 231 and 261 Morrin Road, Glen Innes. The site is over 12 hectares in area. It was owned by the University of Auckland who have now mostly exited the site, except for a date centre. The purpose of the precinct is to enable the land to be used for other uses than those provided for in the Business - Mixed Use Zone along with on-going use for a range of teaching, research and associated activities. In addition to development of the site for future uses, possible changes to the existing buildings are provided for which allows flexibility for on-going tertiary education activities until such time as the precinct is comprehensively redeveloped.

**Zoning:** Mixed Use Zone.

**Changes to the precinct required by MDRS:** None – not a relevant residential zone

**Changes to the precinct required by NPS-UD:** The Precinct is entirely within the WC of the Glen Innes railway station and therefore is affected by Policy 3(c) and must provide for 6 storeys (21m) or have a modifying QM. Underlying Mixed Use Zone has a height of 21m which is as high as required by Policy 3(c) [building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys]. The precinct enables a greater level of height than the underlying zone, at 24m, as prescribed at standard I332.6.1, and no further changes to height are required. Rule I332.4.1(A1) is proposed to be deleted, as it prescribes a non-complying activity status to activities not provided for. This rule has the potential to be confusing and undermine the outcomes required by Policy 3(c) for the site, noting that it duplicates the underlying Mixed Use Zone rule for activities not provided for.

Precinct provisions affected by MDRS or Policy 3	Outcome
I332.4.1 (A1)	Deleted
I332.6.1. Maximum Building Height	Retain

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I332 Tamaki Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be less than minor as there are no (a) to (i) qualifying matters that affect the Policy 3(c) building height requirements for the Precinct.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	<b>There are no (a) to (i) QMs that apply in this Precinct</b>
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be less than minor as there are no ‘other’ qualifying matters that affect this Precinct.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	N/A
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	N/A
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by</b>	N/A

<b>Policy 3 while managing specific characteristics</b>	
<b>Costs of applying QM</b>	N/A
<b>Benefits</b>	N/A
<b>Conclusion</b>	N/A

## Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part

### I333 Three Kings Precinct

#### I333 Three Kings Precinct Analysis

**Purpose:** The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

**Zoning:** Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space - Informal Recreation Zone and Open Space - Sport and Active Recreation Zone.

**Changes to the precinct required by MDRS:** The precinct currently has THAB zoning and is not located in a walkable catchment. The precinct provisions were confirmed by Environment Court Consent Order following PC372 to the Auckland District Plan (Isthmus Section).

The precinct provisions enable a greater level of development than the MDRS and so do not need to be amended or removed from the AUP(OP).

**Changes to the precinct required by NPS-UD:** The precinct is outside of a walkable catchment and adjacent to the Three Kings town centre. This means the existing provisions have been compared to the Medium Density Residential Standards within the Residential - Mixed Housing Urban Zone. These standards require buildings to not exceed 11 metres in height (3 storeys) and meet height in relation to boundary, setback, building coverage outdoor living space, outlook space and landscaping standards. The precinct contains THAB zoning, and a set of provisions to ensure the comprehensive redevelopment of the former quarry. The precinct provides for high quality urban form outcomes that support a compact city and enable a greater level development than the MDRS.

Policy 3(d) requires district plans to enable building heights and density of urban form commensurate with the greater of:

- (i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- (ii) relative demand for housing and business use in that location.

In this case, the precinct responds to the demand for housing and business uses in this location, as evidenced by the master planning exercise and subsequent plan change and supported by the Three Kings Area Plan: Te Tātua o Riu-ki-uta, August 2014.



Precinct provisions affected by MDRS or Policy 3	Outcome
I333.4 Activity Table Rule (A1) Dwellings	<p align="center"><b>Retain</b></p> <p>Controlled activity status allows for the comprehensive development to be in accordance with the precinct plans and specific standards. The precinct will enable housing at higher densities than the required MDRS.</p>
I333.4 Activity Table Rule (A1A) Residential activity that does not comply with Standard I333.6.1 (2) (more than 1500 dwellings in precinct)	<p align="center"><b>Retain</b></p> <p>Non-complying activity status to remain to ensure a reasonable development cap in line with the master planning exercise related to this precinct. The precinct will enable housing at higher densities than the required MDRS.</p>
I333.4 Activity Table Rule (A1B) Alterations and additions to dwellings built after 30th September 2013	<p align="center"><b>Retain</b></p> <p>Controlled activity status allows for the comprehensive development to be in accordance with the precinct plans and specific standards. The precinct will enable housing at higher densities than the required MDRS.</p>
I333.4 Activity Table Rule (A1C) Residential activity that does not comply with Standard I333.6.1 (3) (Additional density control area - not to exceed 400 dwellings)	<p align="center"><b>Retain</b></p> <p>Discretionary activity status to remain to ensure a reasonable development cap in line with the master planning exercise and subsequent plan change related to this precinct. The precinct will enable housing at higher densities than the required MDRS.</p>
I333.4 Activity Table Rule (A5) Additions/alterations/or relocation of existing buildings or construction of any new building	<p align="center"><b>Retain</b></p> <p>Controlled activity status allows for the comprehensive development to be in accordance with the precinct plans and specific standards. The precinct will enable housing at higher densities than the required MDRS.</p>
I333.4 Activity Table Rule (A7) Dwellings within the area identified as 'Plaza (with residential above and below)	<p align="center"><b>Retain</b></p> <p>Discretionary status allows for the comprehensive development to be in accordance with the precinct plans and specific standards (active frontages). The precinct will enable housing at higher densities than the required MDRS.</p>
I333.4 Activity Table Rule (A7A) Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6) (height exceedance)	<p align="center"><b>Retain</b></p> <p>Restricted Discretionary status ensures cascading apartment typology is built in accordance with the precinct plans and specific standards. The precinct will enable housing at higher densities than the required MDRS.</p>

<p><b>I333.4 Activity Table Rule (A7B) Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6) (height exceedance)</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>Non-complying status to enable comprehensive redevelopment and protect remnant volcanic features as a qualifying matter. The precinct will enable housing at higher densities than the required MDRS.</p>
<p><b>I333.4 Activity Table Rule (A7C) Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8. (Te Tātua o Riu-ki-uta sightlines)</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>Non-complying activity status ensures protection of local sightlines and views as a qualifying matter.</p>
<p><b>I333.4 Activity Table Rule (A7D) Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>Non-complying activity status ensures protection of remnant volcanic features as a qualifying matter.</p>
<p><b>I333.4 Activity Table Rule (A16) Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>Restricted discretionary activity status allows for the comprehensive development to be in accordance with the precinct plans and specific standards. The precinct will enable housing at higher densities than the required MDRS.</p>
<p><b>I333.6 Standards I333.6.1 (2) The total number of dwellings within the precinct must not exceed 1500</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>This standard seeks to ensure a reasonable development cap in line with the master planning exercise related to this precinct. The precinct will enable housing at higher densities than the required MDRS.</p>
<p><b>I333.6 Standards I333.6.1 (3) The total number of dwellings in the 'Area subject to additional density control' must not exceed 400</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>This standard seeks to ensure a reasonable development cap in line with the master planning exercise and subsequent plan change related to this precinct. The precinct will enable housing at higher densities than the required MDRS.</p>
<p><b>I333.6.2 Maximum Building Height</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>This standard seeks to ensure the development will proceed in line with the precinct plan and work to enable a comprehensive high density development. The precinct will enable housing at higher densities than the required MDRS.</p>
<p><b>I333.6.2B (3) and (4) Building Setbacks: Cascading Apartments</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>These setbacks vary from the MDRS as they allow for the particular built form of cascading apartments that are a feature of the precinct and respond to the physical form of the precinct (quarry) and allow for a podium level. Ensures protection of remnant volcanic features as a qualifying matter.</p>

<b>I333.6.4 Maximum impervious area, maximum building coverage, minimum landscaped area</b>	<b>Retain</b> (1), (2), and (3) allow for higher levels of intensification and a higher landscaping requirement than the MDRS within the precinct - retain to allow for comprehensive redevelopment. (6) Recognises the particular built form of the cascading apartments
<b>I333.6.5 Yards</b>	<b>Retain</b> These standards for yards vary from the MDRS as they allow for the particular built form and respond to the physical form of the precinct (riu).
<b>I333.6.6 Outdoor living space</b>	<b>(a) Remove</b> Removes the 'convenient' aspect from the living room part. Removing this means THAB rules would apply, less confusion between ground floor and above ground floor and allows for smaller balconies for studios and no balconies for 35m <sup>2</sup> studios and 50m <sup>2</sup> dwellings.  <b>(b) Retain</b> More lenient than MDRS (THAB).
<b>I333.6.8 Te Tātua o Riu-ki-uta sightlines</b>	<b>Retain</b> Qualifying matter - local views
<b>I333.6.10 Minimum dwelling size</b>	<b>Retain</b> Allows for site specific controls

Note: The existing precinct provisions respond to the demand for housing and business uses in this location, as evidenced by the master planning exercise and subsequent plan change and supported by the Three Kings Area Plan: Te Tātua o Riu-ki-uta, August 2014. I consider there should be no, or very few changes, other than cross-references to new numbering in THAB provisions, made to the specific provisions.

### **section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

## **EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 ('the Act') for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I333 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be not applicable – no QMs under s77I(a) to (i).

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be medium due to the qualifying matters not affecting the overall density enabled by the precinct as part of a comprehensive redevelopment of the area. The precinct will enable housing at higher densities than required by the MDRS.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	<b>77I(j) Local Character and urban design</b>	<b>77I(j) Local Views</b>	<b>77I(j) Remnant volcanic features</b>
<b>Relevant precinct provisions supporting QMs</b>	<b>Table I333.4.1 (Rule A1)</b> <b>Table I333.4.1 (Rule A1A)</b> <b>Table I333.4.1 (Rule A1B)</b> <b>Table I333.4.1 (Rule A1C)</b> <b>Table I333.4.1 (Rule A5)</b> <b>Table I333.4.1 (Rule A7)</b>  <b>I333.4 Activity Table Rule (A16)</b> Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards  <b>I333.6 Standards I333.6.1 (2)</b> <b>I333.6 Standards I333.6.1 (3)</b>	<b>I333.4 Activity Table Rule (A7C)</b> Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8. (Te Tātua o Riu-ki-uta sightlines)  <b>I333.6.8 Te Tātua o Riu-ki-uta sightlines</b>	<b>I333.4 Activity Table Rule (A7A)</b> Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6) (height exceedance)  <b>I333.4 Activity Table Rule (A7B)</b> Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6) (height exceedance)

	<p><b>I333.6.2</b> Maximum Building Height</p> <p><b>I333.6.4</b> Maximum impervious area, maximum building coverage, minimum landscaped area</p> <p><b>I333.6.5</b> Yards</p> <p><b>I333.6.6</b> Outdoor living space</p> <p><b>I333.6.10</b> Minimum dwelling size</p>		<p><b>I333.4 Activity Table Rule (A7D)</b> Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A</p> <p><b>I333.6.2B (3) and (4)</b> Building Setbacks: Cascading Apartments</p>
<b>Effects managed</b>	The above rules and standards seek to achieve the integrated and comprehensive redevelopment of key sites within the precinct by ensuring high quality outcomes that support a compact city. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.	Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.	Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS	MDRS	MDRS
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	The precinct provisions seek to enable comprehensive high-density development of the site, while allowing for local character to be acknowledged and urban design principles to followed. Overall, the precinct will deliver density in excess of the MDRS while responding to the unique landform and setting.	The precinct provisions seek to enable a comprehensive high-density development of the site, while allowing for key sightlines to be created and maintained. Overall, the precinct will deliver density in excess of the MDRS while responding to the unique landform and setting.	The precinct provisions seek to enable comprehensive high-density development of the site, while allowing for key remnant features of the volcanic landform to be retained and enhanced. Overall, the precinct will deliver density in excess of the MDRS while responding to the unique landform and setting.
<b>Why inappropriate with level of development provided in light of national significance of urban development and the objectives of the NPS-UD</b>	The precinct provisions allow for the comprehensive redevelopment of the precinct, while responding to the unique landform and setting. The precinct will enable housing at higher densities than the required MDRS.	The precinct provisions allow for the comprehensive redevelopment of the precinct, while responding to the unique landform and setting.	The precinct provisions allow for the comprehensive redevelopment of the precinct, while responding to the unique landform and setting.
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Retain, remove or amend the provisions.	Retain, remove or amend the provisions.	Retain, remove or amend the provisions.

<b>Costs of applying QM</b>	Limit development capacity marginally by requiring local character and urban design principles to be followed to enable comprehensive planned development of the precinct.	Limit development capacity marginally by requiring local sightlines to be created and maintained.	Limit development capacity marginally by retaining and enhancing remnant volcanic landforms.
<b>Benefits</b>	Overall, the precinct will deliver density in excess of the MDRS while responding to the unique landform and setting.	Overall, the precinct will deliver density in excess of the MDRS while responding to the unique landform and setting.	Overall, the precinct will deliver density in excess of the MDRS while responding to the unique landform and setting.
<b>Conclusion</b>	Retain	Retain	Retain

## Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part

### I334 Wairaka Precinct

#### I334 Wairaka Precinct Analysis

**Purpose:** The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment. The Wairaka Precinct provides for an urban community within which there is a high-quality tertiary education institution.

**Zoning:** Residential - Terrace Housing and Apartment Buildings Zone, Residential - Mixed Housing Urban Zone, Business - Mixed Use Zone, Open Space - Conservation Zone, Special Purpose - Healthcare Facility and Hospital Zone and Special Purpose - Tertiary Education Zone.

**Changes to the precinct required by MDRS:** The precinct currently a mix of the above zoning, with a small part of the south-east of the site (Special Purpose - Tertiary Education Zone only) located within in a walkable catchment. Most of the precinct is not located within a walkable catchment and it does not affect the residential or business zones within the precinct.

**Changes to the precinct required by NPS-UD:** Most of the precinct is outside of a walkable catchment. This means the existing provisions have been compared to the Medium Density Residential Standards within the Residential - Mixed Housing Urban Zone. These standards require buildings to not exceed 11 metres in height (3 storeys) and meet height in relation to boundary, setback, building coverage outdoor living space, outlook space and landscaping standards. The precinct also contains THAB zoning allowing a higher level of development.

Policy 3(d) requires district plans to enable building heights and density of urban form commensurate with the greater of:

- (i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- (ii) relative demand for housing and business use in that location.

In this case, the precinct responds to the demand for housing and business uses in this location, with a mix of THAB and MHU zoning to support the precinct outcomes along with Business - Mixed Use and the Special Purpose zones.

Precinct provisions affected by MDRS or Policy 3	Outcome
I334.3 Policy 27	<p><b>Remove</b> (a) this setback is not consistent with the MDRS and not required.</p> <p><b>Retain</b> (b) 10m setback from Oakley Creek - Qualifying matter (SEA)</p> <p><b>Retain</b> (c) to enable the graduated building heights from the Carrington Road boundary. Does not affect height as minimum height reflects underlying zone height of 21m</p>
I334.6.4 Height (1)	<p>(1) first line: <b>Retain</b> Outside of walkable catchment, no requirement to increase height in Business - Mixed Use zone and Special Purpose - Tertiary Education zone</p> <p>Second line: <b>Retain</b> allows for greater intensity than MDRS</p> <p>Third line: <b>Retain</b> applies appropriate zoning heights, no change</p> <p>Fourth line: <b>Remove</b> No longer relevant, as zoning to the south of the precinct has changed to MHU and third line specifies the correct zone height</p>
I334.6.5 Landscaping	<p><b>Retain</b> allows for the same or lesser requirement</p>
I334.6.6 Precinct boundary set back	<p>(1) <b>Remove</b> to allow for regular zone interface between mixed housing zone properties in the precinct and mixed housing zone properties outside of the precinct</p> <p>(2) <b>Retain</b> 10m setback from Oakley Creek - Qualifying matter (SEA)</p> <p>(3) <b>Retain</b> location specific setback designed to enable a more functional road reserve.</p>
I334.6.7 Tree protection	<p><b>Retain</b> Qualifying matter - locally protected trees</p>
I334.8.1 Restricted Discretionary Activities Matters of discretion (5)(d)(iv)(v)(vi)	<p><b>Retain</b> relative to rules so no change required</p>



**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the I334 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

**Integrated evaluation for (a) to (i) qualifying matters**

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues are assessed to be medium - the extent of the SEA extends into the precinct in a number of locations, the setback provides a consistent response within the precinct to manage potential adverse amenity effects from buildings at the precinct boundary.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	<b>77I(a) Significant Ecological Area and Historic Heritage feature</b>  SEA T 6008 Terrestrial  Historic Heritage Overlay Extent of Place - 1583, Oakley Creek historic landscape
<b>Relevant precinct provisions supporting QMs</b>	Policy 27 (b)  I334.6.6 (2) Precinct boundary set back
<b>Effects managed</b>	Protect the ecological and heritage values associated with Oakley Creek
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS

<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	Inappropriate development within the setback may adversely affect the existing SEA and heritage places adjacent to the site and the QM provides a high standard of amenity
<b>Conclusion</b>	Retain

### Integrated evaluation for section 77J and 77L 'other' qualifying matters

For the purposes of PPC78, the evaluation of 'other' qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be medium.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>'Other' qualifying matters sections 77I/O(j) and sites affected</b>	<b>77I(j) Local Character (all sites with identified trees)</b>
<b>Relevant precinct provisions supporting QMs</b>	Tree protection and Table I334.6.7.1 - Identified Trees
<b>Effects managed</b>	Identified heritage values are retained including through the retention of identified trees; and the contribution they make to the precinct's character and landscape are recognised, protected and enhanced in the precinct.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	The protection of identified trees that contribute to the character of the precinct.
<b>Why inappropriate with level of development provided in light of national significance of urban development and the objectives of the NPS-UD</b>	Potential removal of identified trees may have adverse effects on local character and landscape.
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	Retain, remove or amend the provisions.
<b>Costs of applying QM</b>	Limit development capacity by requiring retention of identified trees.
<b>Benefits</b>	Protects identified trees while allowing for development.
<b>Conclusion</b>	Retain



**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I337 Riddell Road Precinct**

**I337 Riddell Road Precinct Analysis**

**Purpose:** The purpose of the Riddell Road precinct is to provide for development with additional building height and, as a consequence, a greater intensity of development within a suburban location. The provisions are designed to reflect the existing development and to enable the future development opportunity that the site represents.

**Zoning:** Residential – Mixed Housing Suburban zone.

**Changes to the precinct required by MDRS:** the MHS will change to MDRS

**Changes to the precinct required by NPS-UD:** Outside of WC so Policy 3 does not apply.

<b>Precinct provisions affected by MDRS or Policy 3</b>	<b>Outcome</b>
I337.1 Precinct Description	Delete
I337.2 Objective	Delete
I337.3 Policy	Delete
Table I337.4.1 (A1)	Delete
I337.5. Notification	Delete
I337.6. Standards	Delete
I337.7 Controlled Activities	Delete
I337.8 Restricted Discretionary Activities	Delete
I337.9 Special information requirements	Delete
I337.10 Precinct Plans	Delete

**It is proposed that the whole Precinct is deleted.**

**section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter**

**EVALUATION REPORT**

This report is prepared as part of the evaluation required by Section 32 and Sections 77K / 77Q and Sections 77J and 77L of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change 78 (PPC78) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q and 77J / L and 77P/R evaluations:

- Sec 77I / 77J/L relates to evaluation steps for relevant residential zones
- Sec 77O / 77P/R relates to evaluation steps for urban non-residential zones.

This report discusses the implications of applying qualifying matters within the 1337 Riddell Road Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77 I or 77O (a) to (i) that is operative in the relevant district plan when the IPI is notified. There may also be “other” qualifying matter, in terms of sec 77I(j) that are not covered by the qualifying matters listed in 77I (a) to (i) (or 77O for non-residential zones).

The Council may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

### Integrated evaluation for (a) to (i) qualifying matters

For the purposes of PPC78, the evaluation of qualifying matters referred to in section 77 I or 77O (a) to (i) has been undertaken in an integrated way that combines sections 32 and 77K / 77Q requirements.

The scale and significance of the issues is assessed to be non-existent. The whole Precinct is proposed to be deleted to accommodate the NPS UD. No Qualifying Matters apply to limit development.

This section 32/77K/Q evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>Qualifying matters in section 77I/O(a) to (i)</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	N/A
<b>Conclusion</b>	N/A

### Integrated evaluation for section 77J and 77L ‘other’ qualifying matters

For the purposes of PPC78, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and 77J / 77L requirements.

The scale and significance of the issues is assessed to be non-existent. The whole Precinct is proposed to be deleted to accommodate the NPS UD. No Qualifying Matters apply to limit development.

This section 32/ 77J and L evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

<b>‘Other’ qualifying matters sections 77I/O(j) and sites affected</b>	None
<b>Relevant precinct provisions supporting QMs</b>	N/A
<b>Effects managed</b>	N/A
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	N/A
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	N/A

<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	N/A
<b>Range of options to achieve the greatest heights and densities permitted by the MDRS or as provided for by Policy 3 while managing specific characteristics</b>	N/A
<b>Costs of applying QM</b>	N/A
<b>Benefits</b>	N/A
<b>Conclusion</b>	N/A