

# PC 78

## Section 32

### South Precincts

#### Table of Contents

<b>I403 Beachlands 1 Precinct .....</b>	<b>1</b>
<b>I412 Flat Bush Precinct .....</b>	<b>7</b>
<b>I425 Manukau Precinct .....</b>	<b>16</b>
<b>I431 Pine Harbour Precinct .....</b>	<b>19</b>
<b>I433 Pukekohe Hill Precinct .....</b>	<b>24</b>
<b>I436 Rosella Road Precinct.....</b>	<b>29</b>
<b>I438 Takanini Precinct .....</b>	<b>33</b>
<b>I445 Gatland and Great South Road Precinct.....</b>	<b>39</b>
<b>I446 Gatland Road Precinct.....</b>	<b>45</b>
<b>I447 Waipupuke Precinct .....</b>	<b>51</b>
<b>I448 Drury 2 Precinct.....</b>	<b>54</b>
<b>I449 Hingaia 1 Precinct.....</b>	<b>58</b>

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I403. Beachlands 1 Precinct**

**I403. Beachlands 1 Precinct Analysis**

**Purpose:** The Beachlands 1 Precinct covers approximately 122ha of land. Its purpose is to provide for residential expansion to the south of the existing Beachlands village and to the west of the Pine Harbour marina development in a way that integrates with and maintains and enhances the key features of Beachlands village.

**Zoning:**

- Residential - Single House Zone
- Open Space - Informal Recreation Zone

**Changes to the precinct required by MDRS:** Rezone Residential - Single House Zone land to Residential – Mixed Housing Urban zone. No changes to Open-Space zone. Noted also that Auckland-wide provisions relating to transportation Qualifying Matters (QMs) are proposed and considered separately to this analysis – this has resulted in some additional QMs applying a Residential Low Density Residential Zone to sites within the Precinct. Additionally, Water and Transport QMs apply independently of the Precinct controls within the Precinct area.

**Changes to the precinct required by NPS-UD:** Outside of walkable catchment and no commercial zones.

Precinct provisions affected by MDRS or Policy 3	Outcome
I403.1. Precinct Description	Zone references updated <b>Amend</b>
I403.2. Objectives	Deleted Objective I403.2(2) as no longer of relevance on the basis of MDRS. <b>Amend</b>
I403.3. Policies	Delete: Policies I403.3(2), (5), (6) and (11) as no longer of relevant on the basis of IPI/MDRS and deletion of associated methods under I403.6.  Amend: Policy I403.3(7) to apply to vacant subdivision only. <b>Delete/ Amend</b>
I403.4. Activity table	Delete: Rule I406.4.1(A2) to (A5) as no longer of relevant on the basis of IPI/MDRS  Amend: Rule I406.4.1(A1) to update zone reference.  Retain Rule I403.4.1(A15) for QM <b>Delete/Amend</b>
I403.5. Notification	<b>Retain</b>
I403.6. Standards	<b>Retain</b>
I403.6.1 Building height	Controls only accessory buildings and no basis to retain under the MDRS. <b>Delete</b>
I403.6.2 Yards	Double up with MDRS requirements and no QMs that warrant retention. <b>Delete</b>
I403.6.3 Maximum impervious area	Conflicts with the 50% MDRS building coverage and no QMs. <b>Delete</b>
I403.6.4 Building coverage	Conflicts with the 50% MDRS building coverage and no QMs. <b>Delete</b>
I403.6.5 Water storage tank	Not required to be retained and conflicts with density requirements (Water for use and fire fighting now controlled by underlying zone rules) <b>Delete</b>
I403.6.6. Fences	QM required <b>Retain</b>
I403.6.7. Road network	No QM required <b>Retain</b>

<b>I403.6.8. Site area</b>	<b>Amend</b> Modification required as a result of IPI subdivision requirements under Schedule 3A of the RMA to apply only to vacant sites.
<b>I403.6.9. Site frontage</b>	<b>Amend</b> Modification required as a result of IPI subdivision requirements under Schedule 3A of the RMA to apply only to vacant sites.
<b>I403.6.10. Rear sites</b>	<b>Amend</b> Modification required as a result of IPI subdivision requirements under Schedule 3A of the RMA to apply only to vacant sites.
<b>I403.6.11. Site layout</b>	<b>Retain</b>
<b>I403.6.12. Stormwater management areas</b>	<b>Retain</b> QM for local planting of riparian margins
<b>I403.6.13. Street trees</b>	<b>Retain</b> No QM required
<b>I403.6.14. Landscape buffer area</b>	<b>Retain</b> No QM required
<b>I403.6.15. Planted hedge – Jack Lachlan Drive</b>	<b>Retain</b> No QM required
<b>I403.7.1 Assessment – controlled activities</b>	<b>Amend</b> Updates to activity table have resulted in there being new controlled activities as a result of controlled activities for subdivisions in light of IPI subdivision requirements under Schedule 3A of the RMA. Inserted controlled activity matters and assessment criteria.(used same wording from existing RDA matters/criteria)
<b>I403.8. Assessment – restricted discretionary activities</b>	<b>Retain</b>
<b>I403.8.1. Matters of discretion</b>	<b>Amend</b> Retained but consequential amendments required as a result of changes to standards.
<b>I403.8.2. Assessment criteria</b>	<b>Amend</b> Retained but consequential amendments required as a result of changes to standards.
<b>I403.9. Special information requirements</b>	<b>Retain</b>
<b>I403.10.1. Beachlands 1: Precinct plan 1</b>	<b>Retain</b> QM required
<b>I403.10.2. Beachlands 1: Precinct plan 2 – road network</b>	<b>Retain</b>
<b>Beachlands 1: Landscape buffer area planting plan and planting schedule</b>	<b>Retain</b>

I403.10.3. Beachlands 1: Figure 1	Retain
I403.10.3. Beachlands 1: Figure 2	Retain
I403.10.3. Beachlands 1: Figure 3	Retain
I403.10.3. Beachlands 1: Table 1	Retain
I403.11. Appendix	Retain
I403.11.1. Beachlands 1 Beachlands Village Design Guidelines	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 (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 I403 Beachlands 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 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 less than minor as there are no (a) to (i) matters

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 PC78, 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 retained provisions relate to the whole precinct but still allow significant increases in 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) Coastal character and local amenity	S77I(j) Stormwater management areas
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<b>Relevant precinct provisions supporting QMs</b>	Rule I403.4.1(A10) Rule I403.4.1(A11) I403.6.12. Stormwater management areas I403.10.1. Beachlands 1: Precinct plan 1	I403.4.1(A15) I403.6.12. Stormwater management areas I403.10.1. Beachlands 1: Precinct plan 1
<b>Effects managed</b>	Maintenance of coastal and local amenity values in a way that integrates with and maintains and enhances the key features of Beachlands village	Protect Stormwater management areas for the purposes of stormwater not development
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MHU and LDRZ	MHU and LDRZ
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	Land is provided for trees, landscaping and planted hedges	Land is reserved for Stormwater management
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	In order to maintain the character of the area small pieces of development land should be reserved for amenity	In order to manage stormwater land is inaccessible for development.
<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>	Loss of some development potential	Loss of some development potential
<b>Benefits</b>	Maintain some of the amenity created by trees, landscaping ect	Management of stormwater
<b>Conclusion</b>	See above	See above

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

### I412 Flat Bush Precinct

#### I412 Flat Bush Precinct Analysis

**Purpose:** The purpose of the precinct is to include ten sub-precincts that vary the subdivision and development controls of the respective underlying zones to reflect the specific environmental outcomes identified for each Sub-precinct.

**Zoning:** The zoning of land within the precinct is as below –

Sub-precincts	Zones	Overlays
Flat Bush Sub-precinct A (General)	Residential - Mixed Housing Urban Residential - Mixed Housing Suburban	Infrastructure: Aircraft Noise Overlay - Moderate aircraft noise area (MANA), Auckland Airport - moderate aircraft noise area
Flat Bush Sub-precinct B (Central)	Residential - Terrace Housing and Apartment Buildings	Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area
Flat Bush Sub-precinct D (Arterial)	Residential - Terrace Housing and Apartment Buildings Residential - Mixed Housing Suburban Business - Neighbourhood Centre Zone	Infrastructure: Aircraft Noise Overlay - Moderate aircraft noise area (MANA), Auckland Airport - moderate aircraft noise area
Flat Bush Sub-precinct E (Barry Curtis Edge)	Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing Urban	
Flat Bush Sub-precinct F (Local Centre)	Residential - Terrace Housing and Apartment Buildings	Infrastructure: Aircraft Noise Overlay - Moderate aircraft noise area (MANA), Auckland Airport - moderate aircraft noise area Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area
Flat Bush Sub-precinct G (Open Space)	Residential Mixed Housing Suburban Open Space – Informal Recreation	Natural Resources: Significant Ecological Areas Overlay - SEA_T_1197, Terrestrial  Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area
Flat Bush Sub-precinct H (Mixed Housing suburban)	Residential Mixed Housing Suburban	Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area
Flat Bush Sub-precinct I (Countryside Transition)	Residential - Large Lot Rural -Countryside Living	Natural Resources: Significant Ecological Areas Overlay - SEA_T_1198, Terrestrial  Natural Heritage: Ridgeline Protection Overlay - Modified  Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area



Flat Bush Sub-precinct J (Conservation and Stormwater Management)	Rural - Countryside Living	<p>Natural Resources: Significant Ecological Areas Overlay - SEA_T_1188, Terrestrial</p> <p>Natural Heritage: Ridgeline Protection Overlay - Modified</p> <p>Infrastructure: National Grid Corridor Overlay - National Grid Yard Uncompromised</p> <p>Infrastructure: National Grid Corridor Overlay - National Grid Subdivision Corridor</p> <p>Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area</p>
Flat Bush Sub-precinct K (Single House)	Residential - Single House	<p>Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area</p>

**Changes to the precinct required by MDRS:** Sub-precincts I and J (bolded above) do not cover a “relevant residential zone” so therefore there is no requirement to incorporate the MDRS into these sub-precincts. Provisions relating to Sub-precincts I and J are left unchanged. Zones that are not relevant residential zones have also been bolded in the above table as a note that provisions relating to these zones should also be unaltered.

The existing Single House Zone and Mixed Housing Suburban zones would become MHU(MDRS). While the general zoning for existing THAB and MHU zones would not change, the provisions would also be affected by MDRS.

**Changes to the precinct required by NPS-UD:** The precinct is not within a THAB Walkable Catchment but includes Business – Town Centre Zone.

The precinct is not affected by Policies 3(c) or (d) of the NPS-UD as it is not within a walkable catchment so Policy 3 requirements do not apply. No changes required.

Precinct provisions affected by MDRS	Outcome
<p><b>I142.1 Precinct description – Flat Bush Sub-precinct H (Mixed Housing Suburban)</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Reference to ‘Suburban’ replaced with ‘Urban’ as the MHS zone will become MHU.</p> <p>Reworded reference to ‘development controls to ensure a degree of spaciousness’. As provisions for greater minimum site size and width for vacant lot subdivision remain relevant to the sub-precinct, which could then contain three dwellings within each Lot as a PA with greater spaciousness in between, the rewording refers to ‘subdivision’ rather than ‘development’ and ‘encourage’ rather than ‘ensure’ a degree of spaciousness.</p>
<p><b>I142.1 Precinct description – Flat Bush Sub-precinct K (Single House)</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Natural hazard risk (potential land instability) but not a QM because it is not considered to be a significant natural hazard warranting different zoning or development controls.</p> <p>However, it is considered that the landscape and spacious qualities of the sub-precinct warrants retention as a qualifying matter under s771(j).</p> <p>Reference to ‘Single House’ replaced with ‘Mixed Housing Urban’ (unless there are qualifying matters identified as part of ‘zoning’ considerations for a different zone to be applied such as Low Density Residential or Large Lot). Rest of the wording is to be retained as is.</p>
<p><b>Table I412.1.1 - Zoning of land within this precinct</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Table updated to remove reference to SHZ and ‘MHS’ (and replaced with ‘MHU’ where appropriate).</p> <p>Note: Having reviewed the actual AUP mapping, the Table does not identify all the zones applicable to each sub-precinct.</p>
<p><b>I412.2.2(3) Objective for Flat Bush Sub-precincts A, B, D, E, F, G, H and K</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>Retain as is, including reference to ‘<i>along with a degree of spaciousness in this medium to low density residential sub-precinct</i>’ due to qualifying matter for Sub-precinct K and ‘medium density’ relevant for other sub-precincts.</p>
<p><b>I412.3.2. Policies for Flat Bush Sub-precincts A, B, D, E, F, G, H and K</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Policy (3)(b) deleted regarding ‘sufficient space between the rear of opposing dwellings’ as the associated rule has now been deleted as it modifies MDRS. It is not considered that this rule needed to be retained for qualifying matter reasons.</p> <p>The rest is retained as will remain relevant.</p>

<p><b>I412.4. Activity table</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Inserted rule to make clear that the precinct rules only apply to the zones mentioned in Table I412.1.1 'Zoning of land within this precinct' so that there is no effect on the Business and Open Space zones within the precinct (non-relevant residential zones that would not be subject to MDRS) that are not mentioned in the Table. It appears that this was the intent as the Business Neighbourhood Centre and Open Space zones were not identified in the zoning table at I412.1.1 and only the Residential and Rural zones have been listed. There are also likely other examples of unidentified other zones across the precinct area given its size.</p> <p>Inserted standard wording that is to be applied to all precincts clarifying relationship with rules in underlying zone for construction and use of up to 3 dwellings per site.</p> <p>Deletion of '<i>or any combination of these sections where relevant</i>' in terms of status of activity pursuant to s9(3) and 11 of the RMA, as there will be no activity in the table that is a s9(3) and 11 activity, as they will each be one or the other, also noting that there are specific separate subdivision requirements under the MDRS.</p>
<p style="text-align: center;"><b>Table I412.4.1 Activity status of land use, development and subdivision activities in the Flat Bush Precinct</b></p> <p style="text-align: center;"><b>Residential Activities</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>(A1) <i>One dwelling per site</i> retained due to the Permitted Activity (PA) for sub-precinct I needing to be retained as this is not a relevant residential zone sub-precinct and thus needs this activity to remain applicable. Also to be retained for sub-precinct K due to qualifying matters. Other sub-precincts either already have 'NA' applied for are amended from 'P' to 'NA' because new activities (A2A) and (A2B) would then become the relevant activities for consistency with MDRS.</p> <p>(A2) amended for consistent language and removing confusion. As per (A1), this activity is retained only for sub-precinct I purposes.</p> <p>(A2A) for 'up to three residential units per site' and (A2B) for 'four or more residential units per site' inserted with Blank activity status (excluding I and K where (A1) and (A2) apply, and G to maintain consistency) so that the status defaults to the status of the underlying residential zone that align with MDRS.</p>
<p style="text-align: center;"><b>Table I412.4.1 Activity status of land use, development and subdivision activities in the Flat Bush Precinct</b></p> <p style="text-align: center;"><b>Development Activities</b></p>	<p style="text-align: center;"><b>Retain</b></p> <p>(A3) Retained although it is a provision affected by MDRS (up to three dwellings including alterations and additions would otherwise be PA), due to QM - Nationally Significant Infrastructure - Auckland International Airport (Aircraft Noise Overlay).</p>

<p><b>Table I412.4.1 Activity status of land use, development and subdivision activities in the Flat Bush Precinct</b></p> <p><b>Subdivision Activities</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>The Note under 'Subdivision' header amended to insert "(unless the subdivision is exclusively for the purpose of the construction and use of residential units)" at the end of it, to make clear that the subdivision would not become a discretionary activity in all cases now given MDRS subdivision requirements.</p> <p>(A13A) inserted to provide for <i>Subdivision of land for the purpose of construction and use of residential units</i> as a Controlled Activity as required by CI 3 of Schedule 3A. Blank activity status provided so that the E38 rules would then apply.</p> <p>(A14) retained (with minor amendments for clarity purposes) and rule I412.6.2.1(1)(e) inserted to state "<i>Standard I412.6.2.1 does not apply to subdivision of land under rule I412.4.1(A13A), unless vacant sites are to be created, in which case the standard applies but only in relation to the proposed vacant sites.</i>" This therefore ensures that the Activity can be retained without modifying MDRS subdivision requirements.</p> <p>(A14A) inserted which is essentially I412.6.2.1(1)(d) which simply specified NC activity status for non-compliance with the site size standard. Insertion of this Activity assists to avoid confusion between the NC status and the RD status provided for under A14.</p> <p>(A14B) inserted which is essentially I412.6.2.2(3) which simply specified D activity status for non-compliance with min site dimensions standard. Insertion of this Activity assists to avoid confusion between the D status and the RD status provided for under A14 above.</p> <p>(A15) retained as Rule I412.6.2.1(e) will ensure consistency with CI 7 &amp; 8 of Schedule 3A.</p> <p>(A17) retained as I412.6.2.3 referenced in the Activity only applies to sub-precincts G and J. Sub-precinct J not a relevant residential zone so can retain D activity status. Sub-precinct G standards relate to vesting for public open space purposes, which is a QM in the Flat Bush area in terms of structure plan outcomes and for stormwater management.</p> <p>(A20) retained as sub-precinct G includes QM - open space purposes, so can retain as subdivision within the sub-precinct could potentially affect QM.</p>
<p style="text-align: center;"><b>I412.6. Standards</b></p> <p><b>I412.6.1. Permitted activity Use and Development standards</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>I412.6.1 reworded to 'Use and Development standards' rather than 'Permitted activity standards' as they aren't only for permitted activities, and the relationship text underneath brought above I412.6.1 to under 'I412.6 Standards' so that it is relevant to all use, development and subdivision standards.</p> <p>I412.6.1(b) and (c) deleted as these standards do not exist and also to ensure no modification of MDRS in any case.</p>
<p><b>Table I412.6.1.1.1 Density requirements</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>'Minimum density' requirements deleted except for sub-precinct K which has QM. While minimum density has the potential to enable the same or greater level of development, per s77G(7), it also has the potential to be more restrictive than MDRS as it does not allow for up to three dwellings to be constructed on a site of any size. For example, if there was a site slightly larger than the minimums specified that someone wanted to build a single dwelling on, they would not be able to. As such, the minimum density requirement here modifies the MDRS.</p> <p>'Maximum allowable density within the MANA' retained due to QM – Nationally Significant Infrastructure - Auckland International Airport (Aircraft Noise Overlay)</p> <p>'Maximum density' retained as only applies to sub-precinct I where the zoning is Large Lot and Countryside Living (not a 'relevant residential zones').</p>

<p><b>I412.6.1.2. Building height</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Retained maximum height rule for sub-precincts D and E because they are more permissive than MDRS (12m and 16m respectively).</p> <p>Retained for sub-precincts I and J which are not relevant residential zone areas.</p> <p>Retained for sub-precinct K for QM reasons.</p> <p>All others amended to 'blank' to defer to MDRS height standard. It is not considered that height is to be limited to a greater extent than the MDRS for QM reasons for sub-precinct G (open space), noting that a limit of 8m stated is the permitted limit of the underlying zones, and would be applied in any case, and therefore the permitted height of the underlying zone would still be appropriate.</p>
<p><b>I412.6.1.3. Height in Relation to Boundary</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Essentially deleted in full as would modify density standard, except for (1)(d)(iii) which states which side boundary of a corner lot is to have a minimum window sill level or be fitted with opaque glass. Not a density standard (relates to side boundary and not 'windows to streets'). Can be retained per s77G(7).</p> <p>The Standard heading is amended to reflect this remaining rule (windows to shortest side boundary on corner lots) rather than HIRTB.</p>
<p><b>I412.6.1.4. Yards</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Except for QM sub-precinct K and non 'relevant residential zone' sub-precincts (I and J), yard setback requirements are to be removed (marked blank) as MDRS will be more permissive (1.5m front, 1m side, 1m rear), except that the standards specifying 0m which are more permissive than MDRS so these are retained per s77G(7).</p> <p>Additional rear yard rule (2)(a) deleted. (2)(b) retained which is more enabling, and (2)(c) retained so that it applies to sub-precincts G and K for QM reasons.</p>
<p><b>I412.6.1.5. Building coverage</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Except for QM sub-precinct K and non 'relevant residential zone' sub-precincts (I and J), yard setback requirements are to be removed as MDRS will be more permissive or the same (50%).</p> <p>Sub-precinct G and J already states 'NA' for all rows, and Sub-precinct I states 'NA' for second and third rows in the table, so only the 15% for sub-precinct I and 30% for sub-precinct K retained for the first row.</p>
<p><b>I412.6.2. Subdivision</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Table I412.6.2.1.1 and Table I412.6.2.2.1 are retained as the average and minimum subdivision site sizes and widths will apply to subdivision that does <b>not</b> fall under I412.4.1(A13A) unless it is a vacant site. This is clarified with additional rules I412.6.2.1(1)(e) and I412.6.2.2(4).</p> <p>Other strikethroughs are not 'deleted' per se, but are shifted from within the standard to sit in the Activity Table in a more logical location.</p>

<p><b>I412.6.2.4. Movement Network</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>I412.6.2.4(2)(d) amended to include “(unless a block depth does not apply under parts (2) and (4) of the Standard)” to ensure that the exclusion clauses under Standard I412.6.2.2 apply here also for integrated land use/subdivision, or subdivision for the purposes of residential units.</p>
<p><b>I412.7. Assessment – controlled activities</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Relationship text proposed before the matters of control, principally to ensure that controlled activity matters in E38 apply to subdivision of land for the purpose of the construction and use of residential units.</p> <p>New matters of control inserted under I412.7.1(2), and associated assessment criteria inserted under I412.7.2(2), for the new Controlled activity A13A - ‘Subdivision of land for the purpose of the construction and use of residential units’.</p>
<p><b>I412.8. Assessment – restricted discretionary activities</b></p> <p><b>I412.8.1. Matters of discretion</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>I412.8.1(2) deleted as ‘two or more dwellings’ for sub-precinct A and B no longer a rule in the activity table.</p> <p>I412.8.1(3) deleted as there are no specific matters listed for infringements to the use/development standards under I412.6.1 - will default to C1.9(3) unless a different activity status is listed in the precinct activity status (such as is proposed at A4B) for density standards).</p>
<p><b>I412.9. Special information requirements</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Proposed amendment, to reflect Sub-precinct J's role in terms of stormwater/riparian management. Also repeats the subdivision requirement at I412.6.2.3(1)(b)(iv).</p> <p>Land modification does not require resource consent in this precinct. Would be nonsensical to require riparian planting plan for all development in precinct, even where a riparian is not present.</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 PCX 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 I412 Flat Bush 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 medium. The scale and significance of the issues is assessed to be medium as the QM matters reduce capacity in some areas of the precinct, noting that while the MANA overlay affects the majority of the Flat Bush Precinct, only sub-precincts A, D, E and F have additional controls for density.

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(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure (also see s32 report for AUP Chapter D24 QM and the s32 for Designations QM)</b>	<b>77I(f) open space provided for public use, but only in relation to land that is open space</b>
<b>Relevant precinct provisions supporting QMs</b>	Table I412.4.1(A3) Alterations and additions to existing dwellings involving habitable room(s) within the Moderate Aircraft Noise Area  Table I412.6.1.1.1 Density requirements - Maximum allowable density within the MANA Area (sqm per dwelling)	I412.4.1(A13A) – Sub-precinct G column  (A17) retained as I412.6.2.3 referenced in the Activity only applies to sub-precincts G and J. Sub-precinct J not a relevant residential zone so can retain D activity status. Sub-precinct G standards relate to vesting for public open space purposes, which is a QM in the Flat Bush area in terms of structure plan open space outcomes.  I412.6.1.4. Yards – (2)(c) rear site requirement of 3m minimum.
<b>Effects managed</b>	Aircraft Noise effects:  <ul style="list-style-type: none"> <li>• Protection of reverse sensitivity effects to Auckland International Airport from increased number of people in residential units affected by aircraft noise.</li> <li>• Protection of adverse effects of aircraft noise on residential and other activities sensitive to aircraft noise.</li> </ul>	Provision of public open space  <ul style="list-style-type: none"> <li>• The fundamental purpose of Sub- precinct G is to include land to be set aside as open space for passive informal recreation and leisure activities and to mitigate the adverse environmental effects created by urban development.</li> </ul> <p>Also serves a stormwater management purpose, which is regionally significant. The precinct generally includes all land that has been identified as also being suitable for stormwater management.</p>
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS	MDRS  Land in sub-precinct G to be vested (as part of subdivision) in Council as public open space will then default to Open Space – Informal Recreation zone provisions. Land not required to be vested will then default to MHU(MDRS) provisions.
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	Restrictions on adds/ alts to dwellings, maximum allowable dwelling density and average site size within the MANA will reduce development capacity and affect dwelling size in this area.	Development potential within this sub-precinct is removed in parts of land where Council determines is necessary to be vested for public open space / stormwater management purposes.  Yard setback slightly more restrictive than underlying residential zone.
<b>Conclusion</b>	Retain	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 minor. The scale and significance of the issues is assessed to be minor as there are limited rules relevant to supporting the qualifying matter, and these rules also do not have a significant impact on development capacity in my opinion.

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 landscape and spacious amenity qualities</b>
<b>Relevant precinct provisions supporting QMs</b>	Rule I412.4.1(A2)  I412.6.1.4.1 Yards  I412.6.1.5 Building coverage
<b>Effects managed</b>	Maintain and enhance the landscape quality, natural features and open space amenity values of this highly visible landscape in the mid to upper reaches of the Flat Bush basin along with a degree of spaciousness. This area relates to steeper land in the upper McQuoids Road / Flat Bush School Road area that transitions to the upper catchment area.
<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 high visibility and natural characteristics of this land (steeper land with water and soil resources, native forest (non-SEA), and wetlands) overall forms the transitional characteristic of this sub-precinct between the lower medium-high density residential areas to the upper rural catchment. The landscape and spacious amenities qualities of this transitional area are to be protected.
<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 level of development provided by the MDRS may result in density and built form that adversely affects the local landscape and spacious qualities of this transitional area.
<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>	RDA resource consent is required for two or more dwellings, as opposed to four or more. The built form standards relating to yard setbacks and building coverage are also more restrictive.  This could impact on development capacity and development yield. It however does not mean that more than two dwellings cannot be proposed, but rather that Council would have the discretion to ensure that the outcomes sought for the sub-precinct in terms of the landscape and amenity qualities are being satisfied.
<b>Benefits</b>	Protects the character and qualities of the transitional area.
<b>Conclusion</b>	Retain



**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I425. Manukau Precinct**

**I425. Manukau Precinct Analysis**

**Purpose:** Manukau Square is a focus of activity in the Manukau Metropolitan Centre and contributes to a high standard of amenity in the area. This precinct seeks to protect the admission of sunlight to Manukau Square during the daytime hours when it will be commonly used and will maintain both the amenity of this square and its function as a community focal point. To achieve this, development controls are placed on sites in close proximity to Manukau Square to ensure adequate sunlight for seated areas in the square

**Zoning:** Metropolitan Centre Zone.

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

**Changes to the precinct required by NPS-UD:** Metro Zone has a height of 72.5m which is as high as required by Policy 3(b) [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
I425.4.1 (A1)	Retain
I425.6.1. Sunlight admission	Retain
Figure I425.6.1.1 Sunlight admission	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 I425 Manukau 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 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) Sunlight
<b>Relevant precinct provisions supporting QMs</b>	I425.4.1 (A1) I425.6.1. Sunlight admission Figure I425.6.1.1 Sunlight admission
<b>Effects managed</b>	The protection of the admission of sunlight to Manukau Square during the daytime hours when it will be commonly used and will maintain both the amenity of this square and its function as a community focal point.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Policy 3(b) Metro Zone
<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 sunlight to the square
<b>Why inappropriate with level of development provided in light national significance of urban</b>	Shading and dominance over the square will reduce it's amenity and place as a community focal point

<b>development and the objectives of the NPS-UD</b>	
<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 the development potential by applying a reduced height for a small number of properties. These sites have been developed already. There is still development potential on the affected sites but the height is just restricted
<b>Benefits</b>	Protect the amenity of Manukau Square
<b>Conclusion</b>	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I431 Pine Harbour Precinct**

**I431 Pine Harbour Precinct Analysis**

**Purpose:** The purpose of the Pine Harbour Precinct is to implement the precinct plan and to ensure that the precinct creates high quality mixed use development which is integrated with the wider Beachlands settlement.

**Zoning:**

- Coastal – Marina Zone
- Residential – Mixed Housing Suburban Urban Zone (MHS)
- Residential – Terrace Housing and Apartment Buildings Zone.(THAB)

**Changes to the precinct required by MDRS:** Up-zone MHS to Residential – Mixed Housing Urban Zone (MHU) and remove conflicting standards via MDRS/IPI. Considered that there are no Qualifying Matters (QMs) which apply that would require retention of existing conflicting provisions.

**Changes to the precinct required by NPS-UD:** None. No walkable catchment present.

Precinct provisions affected by MDRS or Policy 3	Outcome
I431. Pine Harbour Precinct	<p style="text-align: center;"><b>Amend</b></p> Update text to reference updated zone and new surrounding zone context at Tui Brae
I431.2. Objectives	<p style="text-align: center;"><b>Retain</b></p>
I431.3. Policies	<p style="text-align: center;"><b>Retain</b></p>
I431.4. Activity table	<p style="text-align: center;"><b>Retain</b></p>
<b>Table I431.4.1 Activity table – Sub-precinct B and C</b>	<p style="text-align: center;"><b>Amend/Delete</b></p> Incorporate MDRS by inserting explanatory texting and: Delete: Rule I431.4.1(A3) for use of dwellings  Amend: Insert Rule I413.4.1(A3A), (A3B), for development of up to three dwellings
<b>Table I431.4.2 Activity Table – Sub-precinct D</b>	<p style="text-align: center;"><b>Amend/Delete</b></p> Incorporate MDRS by: Delete: Rule I431.4.1 (A16) for use of dwellings  Amend: Insert Rule I413.4.1 (A16A) and (A16B) for development of up to three dwellings
<b>Table I431.4.3 Activity Table – Sub-precincts F and G</b>	<p style="text-align: center;"><b>Retain</b></p>
I431.5. Notification	<p style="text-align: center;"><b>Retain</b></p>
I431.6. Standards	<p style="text-align: center;"><b>Amend/Retain</b></p> Amendments required to clarify relationship to standards and activity table.
I431.6.1. Development within the precinct	<p style="text-align: center;"><b>Retain</b></p>
I431.6.2. Number of floors	<p style="text-align: center;"><b>Amend</b></p> Remove restrictions on maximum number of storeys/floors as conflicts with MDRS heights – rather default to height restriction. Consequential changes to description text.
I431.6.3. Maximum height	<p style="text-align: center;"><b>Amend</b></p> Remove duplication of height limit – rather default to height restriction. Consequential changes to description text.

<p><b>I431.6.4. Threshold condition (ground floor above adjacent footpath)</b></p>	<p style="text-align: center;"><b>Delete</b></p> <p>The rule was imported from Manukau District Plan Rule 17.115.9.3.2. No explanation provided to rule, but likely for privacy for high intensity units at the intersection of the roads where these sub-precincts are located. No qualifying matter to retain for three or less dwellings and considered that there is no reason to retain the standard for four or more dwellings given the need for consent on design grounds anyway. It is considered that the minimum could influence height/compliance with HIRB etc. and could limit development potential and thus is recommended for deletion.</p>
<p><b>I431.6.5. Site width</b></p>	<p style="text-align: center;"><b>Delete</b></p> <p>The rule was imported from Manukau District Plan Rule 17.115.9.3.2. No qualifying matters to justify retention for three or less dwellings and considered that there is no reason to retain the standard for four or more dwellings given the need for consent on design grounds anyway</p>
<p><b>I431.6.6. Site depth</b></p>	<p style="text-align: center;"><b>Delete</b></p> <p>The rule was imported from Manukau District Plan Rule 17.115.9.3.2. No qualifying matters to suggest that this needs to be retained for sub-precincts B,C, D or E for three or less dwellings and no reason to retain the standard for four or more dwellings given the need for consent on design grounds anyway. Recommended deletion for all sub-precincts as well. It does not make sense to retain for sub-precincts G and F as the original wording was tailored for residential development.</p>
<p><b>I431.6.7. Yards</b></p>	<p style="text-align: center;"><b>Amend</b></p> <p>Modify to avoid duplication with MDRS/MHU and retain provisions that are more enabling.</p>
<p><b>I431.6.8. Maximum building coverage</b></p>	<p style="text-align: center;"><b>Retain/Amend</b></p> <p>Incorporate MDRS/MHU into standard.</p>
<p><b>I431.6.9. Maximum impermeable</b></p>	<p style="text-align: center;"><b>Retain</b></p>
<p><b>I431.6.10. Minimum permeable area</b></p>	<p style="text-align: center;"><b>Delete</b></p> <p>Double handling of provisions for 'landscape area' for units under MDRS/MHU and the limits on impermeable above. No definition of permeable in the AUP OP always controlled by maximum impervious for the zones. Also, each standard from I431.6.10.(1)-(4) refers to maximum impermeable area, which is already covered by Standard I431.6.9.</p>
<p><b>I431.6.11. Minimum private open space</b></p>	<p style="text-align: center;"><b>Amend/Delete</b></p> <p>Delete Standard I413.6.11(1-3). Double handling of MDRS/MHU provisions. No qualifying matters to suggest that this needs to be retained for three or less dwellings and considered that there is no reason to retain the standard for four or more dwellings given the need for consent on design grounds anyway.</p>
<p><b>I431.6.12. Building frontage</b></p>	<p style="text-align: center;"><b>Retain</b></p>
<p><b>I431.6.13. Driveway width</b></p>	<p style="text-align: center;"><b>Retain</b></p>
<p><b>I431.6.14. Minimum floor to ceiling height</b></p>	<p style="text-align: center;"><b>Delete</b></p> <p>Potentially more restrictive than MDRS given that this would likely impact building height. No qualifying matters to suggest that this needs to be retained for sub-precincts B, C, E or D for three or less dwellings and considered that there is no reason to retain the standard for four or more dwellings given the need for consent on design grounds anyway.</p>
<p><b>I431.6.15. Maximum fencing height in the front yard</b></p>	<p style="text-align: center;"><b>Retain</b></p>
<p><b>I431.6.16. Boat stacks within non-enclosed structures, travel lifts and boat haulage structures</b></p>	<p style="text-align: center;"><b>Retain</b></p>

<b>I431.6.17. Maritime passenger operations and facilities</b>	<b>Retain</b>
<b>I431.6.18. Marine service management plan</b>	<b>Retain</b>
<b>I431.6.19. Retail</b>	<b>Retain</b>
<b>I431.7. Assessment – controlled activities</b>	<b>Retain</b>
<b>I431.8. Assessment – restricted discretionary activities</b>	<b>Retain</b>
<b>I431.8.1. Matters of discretion</b>	<b>Retain</b>
<b>I431.8.2. Assessment criteria</b>	<b>Retain</b>
<b>I431.9. Special information requirements</b>	<b>Retain</b>
<b>I431.10. Precinct plans</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 (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 I431 Pine Harbour 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 PP78, 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 – though if QM were to be applied across the precinct then it could have a moderate impact on density and housing supply.

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>	77I(a) Coastal character – s6(a)
<b>Relevant precinct provisions supporting QMs</b>	Policy I431.3(4)(h), (5) Clause I431.8.1(1) Clause I431.8.2(1)(c)
<b>Effects managed</b>	Maintenance of coastal amenity values
<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>	Potential QM identified for coastal character/amenity reasons, though this is questioned as vast parts of Auckland outside the precinct will be up-zoned as part of MDRS/IPI. It is not considered that this particular coastal setting is arbitrarily more unique than any other coastal setting found throughout Auckland, noting also the extent of THAB zoning already enabled within the precinct. Additionally, the coastal environment at this location is highly modified due to existing marina activities and reclamations. To retain the existing provisions would have a moderate impact in the long term in terms of density and heights.
<b>Conclusion</b>	Delete/Amend existing provisions to incorporate MDRS.

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

In this case no ‘other’ qualifying matters have been identified.



**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I433 Pukekohe Hill Precinct**

**I433 Pukekohe Hill Precinct Analysis**

**Purpose:** The purpose of the Pukekohe Hill Precinct is to address groundwater recharge effects by limiting the amount of impervious surfaces, minimises stormwater runoff and requiring specified on-site stormwater detention and soakage systems, it also protects the heritage and amenity values of the summit and the amenity values of the upper slopes of Pukekohe Hill; the area bounded by Jellicoe Road, Upper Queen Street, Bayly Road and Hilltop Road (Sub-precincts C and D).

**Zoning:** The zoning of land within this precinct is a combination Residential and rural with some Special Purpose.

**Changes to the precinct required by MDRS:** The existing Residential - Single House Zone (Sub precinct A) would become Residential – Mixed Housing Urban (with MDRS incorporated) – except for a number of sites around Sunset Place/Wa Shing Place/Catherine McLean Road which will go to Residential – Low Density Residential Zone for Flooding QM reasons. All other zones in Sub Precinct B, C and D are non-residential zones. Sub Precinct B and C are Rural - Countryside Living Sub Precinct D is Rural – Rural Production.

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

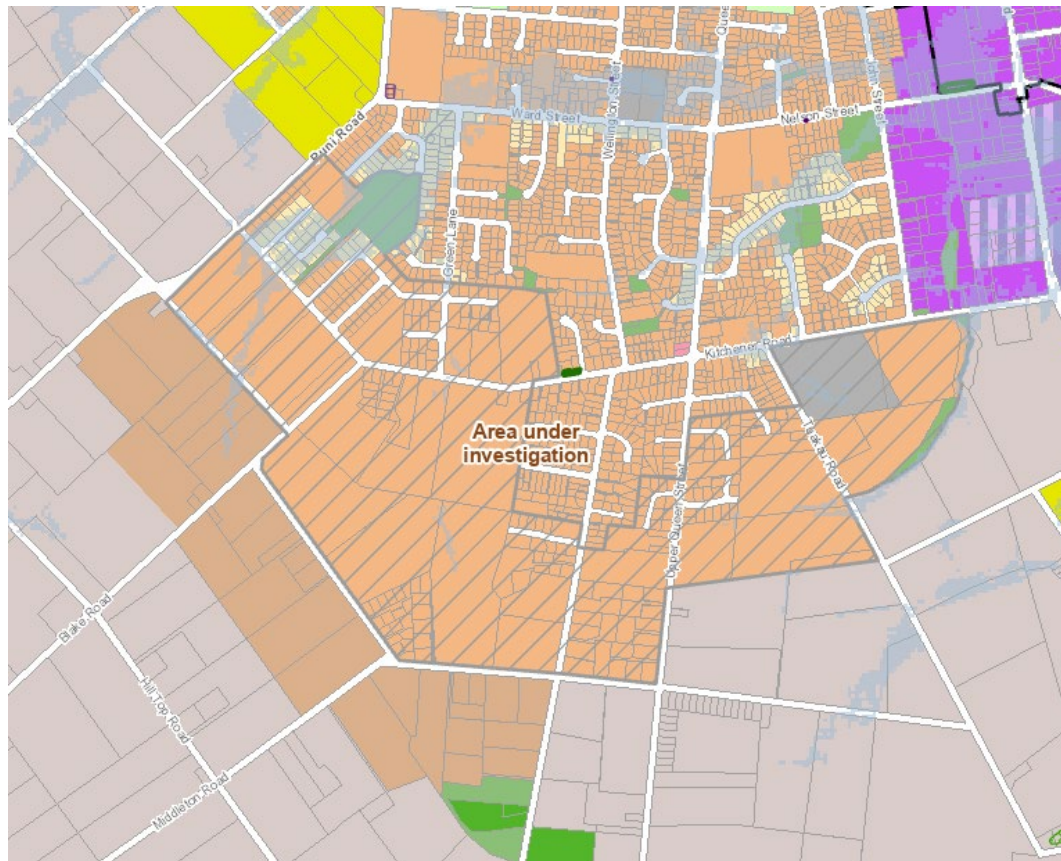


Figure 1: Proposed IPI zoning of Pukekohe Hill Precinct (July 2022)

Precinct provisions affected by MDRS or Policy 3	Outcome
Rule I433.4.1(A6) Buildings	Retain – does not apply to residential zones
Rule I433.4.1(A7) Buildings (including dwellings) are DA in Sub precinct A where they do not comply with Standards I433.6.2 to I433.6.6.	<p style="text-align: center;"><b>Retain</b></p> <p>Propose to retain DA status for new buildings not meeting the standards in Sub Precinct A – see QM Below</p> <p>Retain DA for new buildings not meeting the standards in Sub Precincts B, C and D as these are not relevant residential zones – no QM required.</p>
The subdivision rules (A8) to (A11) in the precinct do not modify MDRS	<p style="text-align: center;"><b>Retain</b></p> <p>Relies on underlying zone for Activity Status – non residential zones apply so no QM required.</p>
Subdivision rule I433.4.1 (A12) requires an RDA consent for subdivision in sub precinct A which do not comply with minimum site sizes and the precinct plan (is more onerous than the MDRS standards which provide for a CA.)	<p style="text-align: center;"><b>Retain</b></p> <p>Propose to retain RDA Subdivision status using QMs</p>
I433.6.1. Maximum dwelling density	Retain
I433.6.2. Site coverage and impervious surfaces	Retain
I433.6.3. Stormwater disposal - volume control	<p style="text-align: center;"><b>Retain</b></p> <p>(Does not affect height or density therefore no QM required)</p>
I433.6.4. Stormwater soakage	<p style="text-align: center;"><b>Retain</b></p> <p>(Does not affect height or density therefore no QM required)</p>
I433.6.5. Recharge mitigation	<p style="text-align: center;"><b>Retain</b></p> <p>(Does not affect height or density therefore no QM required)</p>
I433.6.6. Building colour	<p style="text-align: center;"><b>Retain</b></p> <p>(Does not affect height or density therefore no QM required)</p>
I433.6.7. Minimum site size	Retain

<b>I433.6.8. Precinct plan requirements</b>	<b>Retain</b>
<b>I433.10.1 Pukekohe Hill 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 I433 Pukekohe Hill 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 medium as the only (a) to (i) Qualifying Matter that affects the Precinct is Flooding and that is being dealt with through a zoning response.

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 large as the restriction on density to one dwelling per site combined with the minimum subdivision standard will result in a reduction in development capacity within Sub Precinct A (which is the only relevant residential zone) that would have otherwise allowed 3 dwellings as a permitted activity and had a significantly more enabling subdivision size.

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 Landscape</b>	<b>77I(j) Local views</b>	<b>77I(j) Quality Sensitive Aquifer Overlay and High Use Aquifer Management Area</b>
<b>Relevant precinct provisions supporting QMs</b>	Rule I433.4.1(A7) and (A12) I433.6.1. Maximum dwelling density I433.6.2. Site coverage and impervious surfaces I433.6.7. Minimum site size I433.6.8. Precinct plan requirements I433.10.1 Pukekohe Hill Precinct Plan 1	Rule I433.4.1(A7) and (A12) I433.6.1. Maximum dwelling density I433.6.2. Site coverage and impervious surfaces I433.6.7. Minimum site size I433.6.8. Precinct plan requirements I433.10.1 Pukekohe Hill Precinct Plan 1	Rule I433.4.1(A7) and (A12) I433.6.1. Maximum dwelling density I433.6.2. Site coverage and impervious surfaces I433.6.7. Minimum site size I433.6.8. Precinct plan requirements I433.10.1 Pukekohe Hill Precinct Plan 1
<b>Effects managed</b>	Minimise the effects of development on the heritage and amenity values of the summit and on the amenity values of the upper slopes of Pukekohe Hill with regard to design and appearance relative to Pukekohe Hill's form and shape, natural vegetation, pattern of rural land uses of that part of the hill and the position and appearance of the structures and roads on it; and the extent to which it would be visually incongruous with Pukekohe Hill or incompatible with other developments in the vicinity	Protect and, where possible, enhance views from the public reserves at the summit of Pukekohe Hill.	Land use, development and subdivision within the precinct is provided for in a manner which addresses groundwater recharge effects by limiting the amount of impervious surfaces, minimises stormwater runoff and requires specified on-site stormwater detention and soakage systems, this also affects density and is contributed to by controls on density.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Residential – Low Density Residential Zone and Residential – Mixed Housing Urban Zone	Residential – Low Density Residential Zone and Residential – Mixed Housing Urban Zone	Residential – Low Density Residential 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 protection of the local landscape	The protection of the local views	Stormwater runoff, flooding, soil erosion and siltation from the Pukekohe Hill Precinct are to be minimised which may reduce development capacity
			Retain
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Too much density of built form may have adverse effects on the local landscape	Blocking of local views or reducing their values by changing the character of the view	Additional development beyond what was calculated to be appropriate in the Precinct may have adverse effects on the Aquifers
<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 provision

<b>Costs of applying QM</b>	While the controls within Sub precinct B, C and D aim to control Pukekohe Hill and its slopes, and these areas are not relevant residential zones, the restrictions on site size and number of dwellings within Sub Precinct A (in order to protect the local landscape) will reduce development capacity Controls on the location of sites may affect maximum development capacity yield	Restrictions on site size and number will reduce development capacity Controls on the location of sites may affect maximum development capacity yield.	A reduced site coverage and impervious threshold will result in fewer dwellings being able to be built in the Precinct within the relevant residential zones.
<b>Benefits</b>	Protect the local landscape character	Protects local views	The Aquifer will continue to retain its values
<b>Conclusion</b>	Retain	Retain	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I436. Rosella Road Precinct**

**I436. Rosella Road Precinct Analysis**

**Purpose:** The Rosella Road Precinct seeks to protect the group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road, Māngere East. The precinct seeks to protect building spacing, orientation, setback, scale, height, roof forms and the extent of site coverage.

**Zoning:** Residential – Single House Zone.

**Changes to the precinct required by MDRS:** The underlying zone would be changed to MDRS under the IPI however I recommend the whole Precinct is zoned Low Density Residential Zone due to the Special Character QM in order to be consistent with the regional approach to SCAR.

**Changes to the precinct required by NPS-UD:** Part of the site is in a Policy 3 WC for Middlemore RTN. The existing Single house zone would change to THAB inside the Walkable Catchment under the IPI however I recommend it is zoned Low Density Residential Zone due to the Special Character QM in order to be consistent with the regional approach to SCAR.

Precinct provisions affected by MDRS or Policy 3	Outcome
I436.4.1 (A1) and (A2)	Retain
I436.4.1 (A3)	Retain
I436.4.1 (A4)	Retain
I436.6.1. Building height	Retain
I436.6.2. Yards (including Table I436.6.2.1)	Retain
I436.6.3. Subdivision	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 I436 Rosella 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 less than minor as there are no (a) to (i) qualifying matters that affect 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>None</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 large as the 52 sites within the Precinct do still have some development potential but it is reduced (compared with MDRS and Policy 3) due to the application of the Residential – Low Density Residential Zone and the building height and yard controls, and the demolition controls which seek to retain existing buildings. Many of the sites have more than one dwelling and there is potential for more dwellings on individual sites albeit of low heights.

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) Special Character: protection of the group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road, Māngere East
<b>Relevant precinct provisions supporting QMs</b>	I436.4.1 (A1) I436.4.1 (A2) I436.4.1 (A3) I436.4.1 (A4) I436.6.1. Building height I436.6.2. Yards I436.6.3. Subdivision
<b>Effects managed</b>	The unique and established built character of the group of

	Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road is protected.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	Single House Zone
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	the established built character of the group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road is incompatible with MDRS and Policy 3 intensification
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Additional height and density would potentially result in loss of the special character values of 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
<b>Costs of applying QM</b>	The 52 sites within the Precinct do still have some development potential but it is much reduced (compared with MDRS and Policy 3) due to the building height and yard controls, and the demolition controls which seek to retain existing buildings. Many of the sites have more than one dwelling and there is potential for more dwellings on individual sites albeit of low heights.
<b>Benefits</b>	Protection of the group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road
<b>Conclusion</b>	Retain



**Attachment 1: Findings Report – Rosella Rd**

## Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part I438 Takanini Precinct

### I438 Takanini Precinct Analysis

**Purpose:** To provide for housing supply whilst managing effects on the environment, address local infrastructure constraints, avoid impacts on the local army base and electrical substation, and to avoid reserve sensitivity effects.

#### Zoning:

- Sub-precinct A:
  - Open Space - Informal Recreation Zone
  - Business - Light Industry Zone
  - Residential – Single House Zone (SHZ)
  - Residential – Mixed Housing Suburban Zone (MHS)
- Sub-precinct B:
  - Business - Local Centre Zone
- Sub-precinct C:
  - Residential - Mixed Housing Suburban Zone (MHS)
  - Residential - Mixed Housing Urban Zone (MHU)

**Changes to the precinct required by MDRS:** Up-zone SHZ and MHS to MDRS/MHU. Potential QMs identified but do not preclude the conversion to MDRS with existing standards in place. Small pockets of land in sub-precinct C and D will go to Residential – Low Density Residential Zone (LDR) for Flooding QM reasons dealt with at an Auckland-wide scale.

**Changes to the precinct required by NPS-UD:** Sub-Precinct C is partly within a walkable catchment and therefore re-zone to Residential – Terraced Housing and Apartment Buildings Zone (THAB), except for areas subject to D26 National Grid Corridor Overlay QM which may be re-zoned to MHU as discussed below. A small pocket of land with sub-precinct C will go to LDR for Flooding QM reasons dealt with at an Auckland-wide level.

#### Qualifying matter discussion:

Notwithstanding any other Auckland-wide qualifying matters (QMs) for flooding, the following QMs were considered, but ultimately found to not justify the retention or modification of any particular provisions of the precinct:

- D26 National Grid Corridor Overlay – Overlay applies isolated areas of sub-precinct C. There are existing provisions and restrictions which apply under the overlay which will remain in place to protect these assets and the land up-zoned to MDRS/MHU. This approach was taken with other parts of the city. THAB zone may not be fully appropriate for the overlay areas under Policy 3 of the NPSUD.
- Designations – 623 Takanini Stormwater Conveyance Corridor. This applies to sub-Precinct C only and is for conveying stormwater. Existing standards regarding stormwater run-off can be retained.
- Airspace Restriction Designations - ID 200, Ardmore Airport - Height Restrictions, Ardmore Airport Ltd – aerospace restriction and not impacted by the zones given the high floor of the designation.
- D13 Notable Trees Overlay – There is a single Kauri tree located at 27 Sapwood Crescent. Only notable tree in the precinct. Tree protection methods under D13 would be in place in terms of its retention and works around it via the overlay. Not considered to be of concern in this case as tree can be integrated with urban development – such as the current situation (formerly farmland).
- D24 Aircraft Noise Overlay - Aircraft Noise Overlay - Ardmore Airport - outer control boundary (55dBA) – initial considered if this applied under Section 771(e) but Ardmore Airport is only regionally significant for Auckland. Regardless, reverse sensitivity effects are managed under D24 already.

- Designations - 9104, Pukekohe to East Tamaki Gas Pipeline – underground pipe and the designation partly impacting sub-precinct C. Designation is currently contained mainly within the road reserve and is an underground designation. The designation and its associated pipeline traverse the entire region (with other designations as well). Traverses rural, urban area and different zones and no reason to limit incorporation of MDRS in this case – safe and efficient operation not impacted.
- Geotechnical – s771(a) and s6(h). Existing hazards present within the area but urban development already substantially enabled and being constructed in the area. Already captured by existing natural hazard rules and assessment under E36.

Precinct provisions affected by MDRS or Policy 3	Outcome
<b>I438.1. Precinct Description</b>	<b>Amend</b> Update to remove references to SHZ and MHS zone to incorporate MDRS and LDR. Within clause I438.1.4. Sub-precinct D, remove reference to 'low-density' which would not be the case under MDRS.
<b>I438.2 Objectives</b>	<b>Amend</b> Update to Objective I438.2.4(1) in light of MDRS up-zone.
<b>I438.3. Policies</b>	<b>Amend</b> Update to Policy I438.3.45(1) in light of MDRS up-zone.
<b>I438.4. Activity table</b>	<b>Retain/Amend</b> Rule I438.4.1(A7) and (A8) retained due to geotechnical and designation QMs. Status of 'NA' retained for commercial zone. Retain Rule I438.8.1(A6) in relation to OLFP as the flow paths are statutory. New Rule I438.4.1(A5A) to incorporate MDRS/MHU.
<b>I438.5. Notification</b>	<b>Retain</b> Plan-wide review required.
<b>I438.6. Standards</b>	<b>Retain</b>
<b>I438.6.1. Standards for buildings and development</b>	<b>Retain</b>
<b>I438.6.1.1. Building height</b>	<b>Retain</b>
<b>I438.6.1.2. Papakura Military Camp Height Restriction Area</b>	<b>Retain</b> Subject to a QM in relation to a designation for army base. Applies only to a specified area. Incorporate MHU zone but retain existing restrictions via precinct.
<b>I438.6.1.3. Specific Upper Floor Design Controls Applicable to all Buildings Falling within the Papakura Military Camp Height Restriction Area</b>	<b>Retain</b> Subject to a QM in relation to a designation for army base. Applies only to a specified area. Incorporate MHU zone but retain existing restrictions via precinct.
<b>I438.6.1.4. Yards</b>	<b>Retain/Delete</b> Retain: Standard I438.6.1.4(1) – no impact of IPI as areas in sub-precinct A impacted are not in a relevant residential zone. Delete: Standard I438.6.1.4(2) remove conflict with MDRS/MHU yard requirements. No QM applies to justify retention.
<b>I438.6.1.5. Maximum Impervious Area</b>	<b>Retain</b> Outside of scope of IPI.
<b>I438.6.1.6. Stormwater</b>	<b>Retain</b> Not a density standard and does not conflict with other MDRS/MHU standards.

<b>I438.6.1.7. Fences</b>	<b>Retain</b> Not a density standard and does not conflict with other MDRS/MHU standards.
<b>I438.6.1.8. Landscaping and planting in Sub-precinct A</b>	<b>Retain</b> Not a density standard and does not conflict with other MDRS/MHU standards.
<b>I438.6.2. Noise</b>	<b>Retain</b> Subject to a QM in relation to a designation for electrical sub-station. Applies only to a specified area. Incorporate MDRS/MHU zone but retain existing restrictions via precinct.
<b>I438.6.3. Subdivision Standards</b>	<b>Retain</b> Subject to a QM in relation to a designation for army base. Applies only to a specified area. Incorporate MDRS zone but retain existing restrictions via precinct.
<b>I438.7. Assessment – controlled activities</b>	<b>Retain</b>
<b>I438.7. Assessment – controlled activities</b>	<b>Retain</b> Outside of scope of IPI
<b>I438.7.2. Assessment criteria</b>	<b>Retain</b> Outside of scope of IPI
<b>I438.8. Assessment – restricted discretionary activities</b>	<b>Retain</b>
<b>I438.8.1. Matters of discretion</b>	<b>Retain/Delete</b> Delete I438.8.1(5)(b) to remove assessment related to deleted Standard I438.6.1.4(2)
<b>I438.8.2. Assessment criteria</b>	<b>Retain/Delete</b> Delete I438.8.2(6) to remove assessment related to deleted Standard I438.6.1.4(2).
<b>I438.9. Special information requirements</b>	<b>Retain</b>
<b>I438.10. Precinct plans</b>	<b>Retain</b>
<b>I438.10.1. Takanini Precinct: Precinct plan 1</b>	<b>Retain</b>
<b>I438.10.2. Takanini Precinct: Precinct plan 2</b>	<b>Retain</b>

## section 32 and 77K / 77Q alternative process for existing qualifying matters / Section 32 and 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 I438 Takanini 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 77I 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 77I 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 MDRS can still be largely incorporated within the precinct, with only a small portion of the land within wider precinct impacted. The impact is also surficial as it enables greater density than before. Flooding QM being dealt with at an Auckland-wide scale – also only impacts a small portion of the precinct and is being dealt with via a zoning response.

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.

Qualifying matters in section 77I/O(a) to (i)	77I(g) Designation for NZ Defence Force	77I(g) Designation for electric sub-station	77I(g) Transpower transmission lines
<b>Relevant precinct provisions supporting QMs</b>	Clause I438.1. Precinct Description Rule I438.4. Activity table (A7) and (A8) Standard I438.6.1.2. Papakura Military Camp Height Restriction Area Standard I438.6.1.3. Specific Upper Floor Design Controls Applicable to all Buildings Falling within the Papakura Military Camp Height Restriction Area Standard I438.6.3. Subdivision Standards	Clause I438.1. Precinct Description Rule I438.4. Activity table (A7) and (A8) Standard I438.6.2. Noise	D26 National Grid Corridor Overlay
<b>Effects managed</b>	Safety and security of army base for national defence and training	Reverse sensitivity effects to noise associated with sub-station. Human health effects (noise exposure).	Reverse sensitivity to line falls. National grid security and associated economic and health effects.
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS	MDRS	NPSUD Policy 3 - Residential
<b>How qualifying matter changes level of development enabled by Policy 3 and / or MDRS</b>	MDRS zone can still be applied to the land but with additional design, bulk, location and subdivision requirements. Some loss in terms of development/density potential.	MDRS zone can still be applied to the land but with additional noise constraints. Acoustic performance standards only – additional cost for developers and therefore impacts housing affordability.	Land impacted by D26 in walkable catchment not up-zoned to THAB WC. Applies to small land are within the precinct on the outer area of the catchment. Some loss in terms of development/density potential.
<b>Conclusion</b>	Retain	Retain	Retain

<b>Qualifying matters in section 77I/O(a) to (i)</b>	77I(g) Natural hazards (flooding and geotechnical)
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<b>Relevant precinct provisions supporting QMs</b>	I438.1.1 Sub-precinct A description I438.1.3 Sub-precinct C description Objective I438.2(2) Policy I438.3(1) Rule I438.4. Activity table (A6) Rule I438.4. Activity table (A8)
<b>Effects managed</b>	Risks to people and property avoided
<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>	MDRS zone can be applied but with additional rules in place. Additional time and cost for developers. Low impact on development potential given MDRS zone can be applied.
<b>Conclusion</b>	Retain

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

In this case no ‘other’ qualifying matters have been identified.

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I445. Gatland and Great South Road Precinct**

**I445. Gatland and Great South Road Precinct Analysis**

**Purpose:** The purpose of this precinct is to manage adverse stormwater quality effects on the receiving environment by providing stormwater quality treatment to impervious surfaces, and to ensure that subdivision and development provides for the necessary transport infrastructure, including urban standard of frontages along Great South Road and Gatland Road, and connectivity through the precinct.

**Zoning:** Mixed Housing Urban zone.

**Changes to the precinct required by MDRS:** Underlying Residential – Mixed Housing Urban zoning will be retained. Other amendments per table below in terms of effects of MDRS on precinct provisions, namely related to subdivision provisions of Schedule 3A.

**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
I445.1. Precinct Description	Retain
I445.2. Objectives [rp/dp]	Retain
I445.3. Policies [rp/dp]	Retain
I445.4.1 Activity table	
(A1)	Retain
(A1A)	<p><b>Amend</b> Add an activity for subdivision of land for the purpose of the construction and use of residential units. Activity status to default to E38 Activity status.</p>
(A2)	<p><b>Amend</b> Amend to subdivision “not otherwise provided for above”.</p>
I445.5. Notification	Retain
I445.6.1. Building materials	<p><b>Retain</b> This standard does not affect height or density,</p>
I445.6.2. Building Setback along Great South Road	<p><b>Retain</b> Relates to qualifying matter, locally significant infrastructure.</p>
I445.7. Assessment – controlled activities	<p><b>Amend</b> Delete “there are no matters for control” to reflect new controlled activity subdivision.</p>

<b>I445.7.1. Matters of control</b>	<b>Amend</b> Add matters for control for subdivision (duplicate RD assessment criteria as controlled assessment criteria).
<b>I445.7.2. Assessment criteria</b>	<b>Amend</b> Add assessment criteria (duplicate RD assessment criteria as controlled assessment criteria).
<b>I445.8.1. Matters of discretion</b>	<b>Amend</b> (1) Delete “and development” activity table I445.4.1 does not have an RD activity for development. Erroneous reference here. Add “not otherwise provided for”.
<b>I445.8.2. Assessment criteria</b>	<b>Amend</b> (1) Delete “and development” activity table I445.4.1 does not have an RD activity for development. Erroneous reference here. Add “not otherwise provided for”.
<b>I445.9. Special information requirements</b>	<b>Retain</b>
<b>I445.11. Appendix</b>	<b>Retain</b> This does not relate to height or density.

**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 PCX 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 I445. Gatland and Great South 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 PP78, 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 QM relates to stormwater quality and does not limit development potential.

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) Stormwater Management and Flooding (s6(h))</b>
<b>Relevant precinct provisions supporting QMs</b>	Objective I445.2(1) Policy I445.3(1) Standard I445.6.1 Building materials
<b>Effects managed</b>	Stormwater quality is managed to avoid, minimise or mitigate adverse effects on the receiving environment.
<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>	None. Relates to quality of stormwater, not the volume of it. Stormwater management can be provided for on sites, no precinct limits on impervious areas.
<b>Conclusion</b>	Retain

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

For the purposes of PP78, 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 transport QM effects sites along the road front only however may reduce development capacity for these sites due to the requirement for space to remain undeveloped for road widening.

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) Locally significant infrastructure (transport)</b>
<b>Relevant precinct provisions supporting QMs</b>	Objective I445.2(2), Policy I445.3(2) I445.4.1 Activity table rule (A2) Standard I445.6.2 Building Setback along Great South Road

<b>Effects managed</b>	<p>Effects on the future widening of Great South Road and provisions for an urban standard of frontage to Great South Road and Gatland Road, including at a minimum, footpaths and pedestrian connectivity.</p> <p>Integration between land use and transport is required to support the establishment and/or increase in development provided for in this area. This development requires identified upgrades to the transport network being implemented. This will minimise effects on the safety and efficiency of the transport network by ensuring areas zoned for urbanisation are properly serviced for pedestrians, cyclists, public transport users, and vehicles</p>
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS
<b>Specific characteristics that make level of development provided by the MDRS or Policy 3 inappropriate</b>	<p>The safe and efficient operation of the transport network.</p> <p>Enabling the 'baseline' MDRS level of development requires network connections and/or upgrades to service any level of development.</p>
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	<p>Inappropriate subdivision and development may adversely affect future road widening along Great South Road and future provisions for an urban standard frontage.</p> <p>Inadequate provision of transport infrastructure to service development may adversely affect the network and reduce safe and efficient movement of pedestrians, cyclists, public transport and vehicles. It may also mean that the urban development is not able to function or be serviced.</p>
<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>	<p>Restrictions on site size and number will reduce development capacity.</p> <p>Controls on the location of sites may affect maximum development capacity yield.</p>
<b>Benefits</b>	<p>Ensures development integrates safely and efficiently with the transport network.</p> <p>Transport infrastructure and upgrades necessary to service any development within the Precinct are established in a coordinated and timely way; either prior to or at the same time as development.</p> <p>Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.</p>

	Supports reduction in transport emissions through the provision of active mode infrastructure and public transport, reducing vehicle kilometres travelled.
<b>Conclusion</b>	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part  
I446. Gatland Road Precinct**

**I446. Gatland Road Precinct Analysis**

**Purpose:** The purpose of the precinct is to provide for comprehensive and integrated development of the site, making efficient use of land resources and infrastructure, and increasing the supply of housing in the Papakura area.

**Zoning:** The precinct is mostly zoned Residential – Mixed Housing Urban, with a small pocket of Business – Neighbourhood Centre Zone

**Changes to the precinct required by MDRS:** No change to zoning; the existing zones as above will be retained. Some changes to rules required, see table that follows regarding precinct provisions affected by MDRS (new sub-precincts to be created to separate different zoning into separate sub-precincts).

**Changes to the precinct required by NPS-UD:** Not a walkable catchment, therefore no effect from NPS UD policy 3.

Precinct provisions affected by MDRS or Policy 3	Outcome
<p align="center"><b>I446.1. Precinct Description</b></p>	<p align="center"><b>Delete and Amend</b></p> <p>Delete reference to approximately 200 dwellings in precinct.</p> <p>Add in relationship text to explain the underlying zoning of proposed new sub-precincts. New sub-precincts are proposed to enable separation of provisions that affect the underlying residential zoning (affected by MDRS), and the underlying business zoning (not affected by MDRS, and not subject to any changes).</p>
<p align="center"><b>I446.2. Objectives [rp/dp]</b></p>	<p align="center"><b>Retain</b></p>
<p align="center"><b>I446.3. Policies [rp/dp]</b></p>	<p align="center"><b>Retain</b></p>
<p align="center"><b>I446.4.1 Activity table</b></p>	<p align="center"><b>Amend</b></p> <p>Add in a new column, splitting activity table into two sub-precincts. Sub-precinct A will apply to land that has an underlying business zoning (and the existing rules will continue to apply to that sub-precinct); Sub-precinct B will apply to land with underlying residential zoning (and rules will reflect requirements of MDRS).</p>
<p align="center"><b>(A1)</b></p>	<p align="center"><b>Amend</b></p> <p>Retain for both proposed sub-precincts, clarify through additional wording that the rule is for subdivision not under A1A. Also, removal of the words 'in accordance with the standards' as they are superfluous.</p>
<p align="center"><b>(A1A)</b></p>	<p align="center"><b>Amend</b></p> <p>Add an activity for subdivision of land for the purpose of the construction and use of residential units. Activity status is blank to default to E38 Activity status. Will not apply in Sub-precinct A as underlying zone is Business – Neighbourhood Centre.</p>
<p align="center"><b>(A2)</b></p>	<p align="center"><b>Amend</b></p> <p>Maintain for both proposed sub-precincts.</p>

<b>I446.5. Notification</b>	<b>Retain</b>
<b>I446.6.1.1 Building materials</b>	<b>Retain</b> No QM required because this standard does not affect height or density
<b>I446.6.1.2 Road Widening Setback along Great South Road</b>	<b>Retain</b> Relates to qualifying matter, locally significant infrastructure.
<b>I446.6.2.1 Rooding Construction Standards</b>	<b>Retain</b> Retain, does not affect height or density.
<b>I446.7. Assessment – controlled activities</b>	<b>Amend</b> Delete “there are no matters for control” to reflect new controlled activity subdivision.
<b>I446.7.1. Matters of control</b>	<b>Amend</b> Add matters for control for subdivision (duplicate RD assessment criteria as controlled assessment criteria).
<b>I446.7.2. Assessment criteria</b>	<b>Amend</b> Add assessment criteria (duplicate RD assessment criteria as controlled assessment criteria).
<b>I446.8.1. Matters of discretion</b>	<b>Amend</b> (1) Delete “and development” activity table I446.4.1 does not have an RD activity for development. Consequential change. Add “not otherwise provided for under rule I446.4.1(A1A)’ after subdivision, to relate to proposed change of wording of rule A1
<b>I446.8.2. Assessment criteria</b>	<b>Amend</b> (1) Delete “and development” activity table I446.4.1 does not have an RD activity for development. Consequential change.



<b>I446.9. Precinct plans</b>	<b>Amend</b> Shows 5m road-widening strip, which can be retained as a QM (locally significant infrastructure constraint).  Precinct plan to be updated to show new sub-precinct A and sub-precinct B.
<b>Appendix 1 Road Construction Standards</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 I446 Gatland 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 less than minor as the qualifying matter does not change the level of development intensity allowable within 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>77I(a) Stormwater Management and Flooding (s6(h))</b>
<b>Relevant precinct provisions supporting QMs</b>	Objective I446.2(4) Policies I446.3(4) – (7)
<b>Effects managed</b>	Stormwater quality is managed to avoid, minimise or mitigate adverse effects on the receiving environment. The precinct is within the Slippery Creek Catchment and stormwater discharges to

	the Drury Creek Significant Ecological Area so quality stormwater management is a key outcome of the precinct provisions
<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>	None. Relates to quality of stormwater, not the volume of it. Stormwater management can be provided for on sites, no precinct limits on impervious areas.
<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 qualifying matter will limit development in some parts of the site to enable future infrastructure to be provided for.

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) Transport</b>
<b>Relevant precinct provisions supporting QMs</b>	Objective I446.2(4) I446.4.1 Activity table (A3) I446.4.1 Activity table (A5) Standard I446.6.1.2 – Road Widening Setback along Great South Road
<b>Effects managed</b>	Integration between land use and transport is required to support the establishment and/or increase in development provided for in this area. This development requires identified upgrades to the transport network being implemented. This will minimise effects on the safety and efficiency of the transport network by ensuring areas zoned for urbanisation are properly serviced for pedestrians, cyclists, public transport users, and vehicles
<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 safe and efficient operation of the transport network.  Enabling the 'baseline' MDRS level of development requires network connections and/or upgrades to service any level of development.
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Inadequate provision of transport infrastructure to service development may adversely affect the network and reduce safe and efficient movement of pedestrians, cyclists, public transport and vehicles. It may also mean that the urban development is not able to function or be serviced.

<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>	Restrictions on site size and number will reduce development capacity. Controls on the location of sites may affect maximum development capacity yield.
<b>Benefits</b>	Ensures development integrates safely and efficiently with the transport network.  Transport infrastructure and upgrades necessary to service any development within the Precinct are established in a coordinated and timely way; either prior to or at the same time as development.  Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.  Supports reduction in transport emissions through the provision of active mode infrastructure and public transport, reducing vehicle kilometres travelled.
<b>Conclusion</b>	Retain

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

### I447. Waipupuke Precinct

#### I447. Waipupuke Precinct Analysis

**Purpose:** A key objective for this precinct is to revitalise the mauri in the waterways and to regenerate (as the mauri upholds creation) the land, through binding physical and spiritual elements of all things together.

**Zoning:** The zoning of the land within the Waipupuke Precinct is Business – Neighbourhood Centre, Open Space – Informal Recreation, Residential - Terrace Housing and Apartment Buildings and Residential – Mixed Housing Urban. Urbanisation of the land will provide for housing diversity and choice based around a neighbourhood centre. An east-west collector road between Jesmond Road and Oira Road will provide a key connection through the Precinct. The collector road network extends through the Precinct, enabling access for all transport modes, and provides a future connection to the adjacent land to the east. The Precinct provisions ensure the implementation of the roading pattern shown in Precinct Plan 3 and that associated infrastructure upgrades/measures are undertaken in a planned and coordinated manner to support development enabled within the Precinct and beyond. Acoustic attenuation provisions are proposed within the Precinct to protect activities sensitive to noise from adverse effects arising from the arterial road traffic noise associated with the operation of SH22 and Jesmond Road, but remain subject to appeal.

**Changes to the precinct required by MDRS:** The existing MHU and THAB will become the new IPI versions of those zones.

**Changes to the precinct required by NPS-UD:** Outside a walkable catchment.

Precinct provisions affected by MDRS or Policy 3	Outcome
Rules I447.4.1(A1)-(A2)	Retain (No QM required)
I447.4.1(A3)	Retain
I447.4.1(A4)	Retain (No QM required)
I447.4.1(A6)-(A8)	Retain (No QM required)
I447.6.1 Yards	Delete
I447.6.2. Compliance with Road Function and Required Design Elements and with Precinct Plan 3	Retain (No QM required)
I447.6.3. Protected Streams and Margins	Retain
I447.6.4. Arterial Road and State Highway Access	Retain (No QM required)
I447.6.5. High Contaminant Yielding Materials	Retain (No QM required)
I447.6.6. Development Staging & Transport Network Infrastructure Requirements	Retain
I447.6.7. [subject to appeal]	N/A

I447.6.8. Activities Sensitive To Noise – Interim Standard	Retain
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**Draft section 32 and sec77K / sec 77Q alternative process for existing qualifying matters / Section 32 and section 77J / 77L “other” qualifying matter  
EVALUATION REPORT**

This draft 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 draft report discusses the implications of applying qualifying matters within the I447. Waipupuke 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 less than minor as there are no (a) to (i) qualifying matters.

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 PC78, 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 permanent loss of development capacity in riparian areas.

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>S77I(j) Noise Amenity</b>	<b>S77I(j) Enhancement of streams</b>	<b>S77I(j) staging to meet infrastructure</b>
<b>Relevant precinct provisions supporting QMs</b>	I447.4.1(A3) I447.6.8. Activities Sensitive To Noise – Interim Standard	I447.6.3. Protected Streams and Margins	I447.6.6. Development Staging & Transport Network Infrastructure Requirements
<b>Effects managed</b>	Amenity of residents near a noisy road	Protect the riparian margins of streams and increase the health of streams and ecosystems and the mauri	Ensure adequate infrastructure is matched with the pace of development
<b>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</b>	MDRS	MDRS	MDRS and THAB
<b>Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate</b>	Reduced development capacity in the interim until this appeal is resolved	Development capacity is permanently reduced in the margins of streams.	Development capacity is not reduced but is staged
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Temporary restriction on development to ensure good quality living environments near to noise generator	Development is considered incompatible with the landscaping and riparian planting needed for stream health	Development should to be provided before the infrastructure to support it is.
<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	Retain, Remove or Amend	Retain, Remove or Amend
<b>Costs of applying QM</b>	Loss of development potential temporarily until the appeal is resolved.	No buildings or structures (other than stormwater control/management structures) shall be located within 10m either side (measured from the top of the stream bank) of the protected streams	Development capacity is not reduced but is staged
<b>Benefits</b>	Development is not built in the meantime that would result in residents with inappropriate noise effects	Increase health of the Oira and the Ngakaroa streams, the Drury Creek and then the Pahurehure Inlet which feeds into the Manukau Harbour.	Provides sufficient time for infrastructure to be provided for the development
<b>Conclusion</b>	Retain	Retain	Retain

**Proposed Plan Change78 (PC78) to the Auckland Unitary Plan Operative in Part  
I448 Drury 2 Precinct**

**I448 Drury 2 Precinct Analysis**

**Purpose:** To enable 33.65 hectare of urban zoning in West Drury.

**Zoning:** Residential – Terrace Housing and Apartment Buildings Zone, Residential – Mixed Housing Urban Zoning and Business – Town Centre Zone.

**Changes to the precinct required by MDRS:** Some of the rules relating to subdivision and transport infrastructure may be inconsistent with the MDRS because of the activity status category of non-complying activity. These are tagged with a qualifying matter under section 771(j) of the Act.

**Changes to the precinct required by NPS-UD:** No changes are required.

<b>Precinct provisions affected by MDRS</b>	<b>Outcome</b>
I448.4.1 (A1)	Retain (No QM required)
I448.4.1 (A2)	Retain (s77I(j))
I448.4.1 (A3)	Retain
I448.4.1 (A4)	Retain (No QM required)
I448.4.1 (A5)	Retain (s77I(j))
I448.4.1 (A6)	Retain (No QM required)
I448.4.1 (A7)	Retain (No QM required)
I448.4.1 (A8)	Retain (No QM required)
I448.4.1 (A9)	Retain (s77I(j))
I448.4.1 (A10)	Retain (No QM required)
I448.4.1 (A11)	Retain (No QM required)
I448.4.1 (A12)	Retain (s77I/O(j))
I448.6.1 Compliance with the Drury 2 Precinct Plan	Retain (No QM required)
I448.6.2 Transport Infrastructure Requirements	Retain (s77I/O(j))
I448.6.2A Connection with Drury 1 Precinct	Retain (No QM required)
I448.6.3 Riparian Planting	Retain (No QM required)
I448.6.4 Site Access	Retain (No QM required)
I448.6.5 Stormwater Management	Retain (No QM required)
I448.6.7 Gross Floor Area Cap on Commerce Activities in the Town Centre Zone	Retain (No QM required)
I448.10.1 Precinct Plan 1	Retain (s77I/O(j))

**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 I448 Drury 2 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the Act 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.

There are no (a) to (i) QMs for this Precinct.

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

For the purposes of PC78, 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 in the short term but minor in the long term as infrastructure is put in place.

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>	S77I/O(j) Transport. This applies to the residentially zoned properties in the precinct being 5, 15, 16A, 18, 20, 24 and 25 Burberry Road.
<b>Relevant precinct provisions supporting QMs</b>	Table I448.4.1 (A2), (A5), (A9) and (A12) I448.6.2 Transport Infrastructure Requirements I448.10.1 Precinct Plan 1
<b>Effects managed</b>	Integration between land use and transport is required to support the establishment and/or increase in development provided for in this area. This development requires identified upgrades to the transport network being implemented. This will minimise effects on the safety and efficiency of the transport network by ensuring areas zoned for urbanisation are properly serviced for pedestrians, cyclists, public transport users, and vehicles
<b>Applies to residential zones in relation to the MDRS</b>	Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Zoning
<b>Specific characteristics that makes the level of development provided by the MDRS inappropriate</b>	The safe and efficient operation of the transport network.  Enabling the 'baseline' MDRS level of development requires network connections and/or upgrades to service any level of development.
<b>Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD</b>	Inadequate provision of transport infrastructure to service development may adversely affect the network and reduce safe and efficient movement of pedestrians, cyclists, public transport and vehicles. It may also mean that the urban development is not able to function or be serviced.

<p><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></p>	<p>Retain, remove or amend the provisions</p>
<p><b>Costs of applying QM</b></p>	<p>Controls on the location of sites may affect maximum development capacity yield. Integration with transport upgrades will require staging of development</p>
<p><b>Benefits</b></p>	<p>Ensures development integrates safely and efficiently with the transport network. Transport infrastructure and upgrades necessary to service any development within the Precinct are established in a coordinated and timely way; either prior to or at the same time as development. Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles. Supports reduction in transport emissions through the provision of active mode infrastructure and public transport, reducing vehicle kilometres travelled.</p>
<p><b>Conclusion</b></p>	<p>See above</p>

**Proposed Plan Change78 (PC78) to the Unitary Plan Operative in part  
I449 Hingaia 1 Precinct**

**I449 Hingaia 1 Precinct Analysis**

**Purpose:** The purpose of the Hingaia 1 Precinct is to provide for comprehensive and integrated residential development on the Hingaia Peninsula, to increase the supply of housing, to facilitate the efficient use of land, and to co-ordinate the provision of infrastructure.

**Zoning:** Residential – Mixed Housing Urban, Business – Neighbourhood Centre Zone and Open Space – Informal Recreation Zone

**Changes to the precinct required by MDRS:** Extensive changes to the precinct rules for residential zones are required to comply with the MDRS and the deletion of the MHS Zone with that land to be rezoned

**Changes to the precinct required by NPS-UD:** No changes are required to comply with Policy 3 of the NPS-UD.

Precinct provisions affected by MDRS	Outcome
Table I449.4.1 Activity Table – Land use activities (A1)	Retain (No QM Required)
Table I449.4.1 Activity Table – Land use activities (A2)	Amended (consequential)
Table I449.4.1 Activity Table – Land use activities (A2A)	Deleted
Table I449.4.1 Activity Table – Land use activities (A3)	Deleted
Table I449.4.1 Activity Table – Land use activities (A4)	Deleted
Table I449.4.1 Activity Table – Land use activities (A4A)	Deleted
Table I449.4.1 Activity Table – Land use activities (A5)	Deleted
Table I449.4.1 Activity Table – Land use activities (A6)	Deleted
Table I449.4.1 Activity Table – Land use activities (A7)	Deleted
Table I449.4.1 Activity Table – Land use activities (A7A)	Amended (consequential)
Table I449.4.1 Activity Table – Land use activities (A8)	Deleted
Table I449.4.1 Activity Table – Land use activities (A9)	Amended (consequential)
Table I449.4.1 Activity Table – Land use activities (A10)	Retain (No QM required)
Table I449.4.1 Activity Table – Land use activities (A11)	Retain (No QM required)
Table I449.4.1 Activity Table – Land use activities (A12)	Retain (No QM required)
Table I449.4.1 Activity Table – Land use activities (A14)	Deleted
Table I449.4.1 Activity Table – Land use activities (A15)	Deleted

Table I449.4.1 Activity Table – Land use activities (A16)	Retain (No QM required)
Table I449.4.1 Activity Table – Land use activities (A17)	Deleted
Table I449.4.1 Activity Table – Land use activities (A18)	Deleted
Table I449.4.1 Activity Table – Land use activities (A19) –(A21A)	Retain (No QM required)
Table I449.4.2 Activity Table – Subdivision activities (A22) –(A24)	Retain (No QM required)
I449.5 Notification	Amended
I449.6.1.1. Maximum impervious areas for higher density development	Retain (No QM required)
I449.6.1.2. Building coverage for higher density development	Deleted
I449.6.1.3. Landscaped area for higher density development	Deleted
I449.6.1.4. Fences and walls adjoining public places other than roads	Retain (No QM required)
I449.6.1.5. Height in relation to boundary in the Residential – Mixed Housing Urban Zone	Deleted
I449.6.1.6. Show homes	Retain (No QM required)
I449.6.1.7. Vehicle access restrictions – Cycle facilities	Amended (consequential)
I449.6.2.1. Precinct Plan	Retain (No QM required)
I449.6.2.2. Vacant sites subdivision in residential zones	Retain (No QM required)
I449.6.2.3. Riparian Margins	Retain (No QM required)
I449.8.1. Matters of Discretion	Amend and delete (consequential)
I449.8.2. Assessment Criteria	Amend and delete (consequential)
I449.10. Precinct Plan	Retain (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 (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 I449 Hingaia 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 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 less than minor as there are no QMs applying to 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>None</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 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

There are no section 77I/O (j) matters applying to this Precinct.