

PC 78

Section 32

West Precincts

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**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part
I600 Babich Precinct**

I600 Babich Precinct Analysis

Purpose: The purpose of the Babich Precinct is to provide for existing wine making and associated activities and a mix of residential densities which recognise and enhance the ecological and amenity values of the Paremuka Stream and its tributaries through:

- subdivision controls which address infrastructure and land stability issues;
- providing a 50m wide esplanade reserve along the Paremuka Stream: and
- active restoration and revegetation of riparian margins.

Zoning: Residential – Single House Zone (Sub-precincts A and C) and Residential – Large Lot Zone (Sub-precincts A and B).

Changes to the precinct required by MDRS: The existing Residential - Single house zone would become MHU (MDRS) apart from an area subject to the flooding qualifying matter which is recommended to be rezoned to Residential – Low Density Residential Zone. Residential – Large Lot Zone is not a relevant residential zone in accordance with the definition in the NPS-UD.

Changes to the precinct required by NPS-UD: A portion of Sub-precinct A (adjacent to Metcalfe Road and including parts of Babich Road north and Platinum Rise) is within the Ranui Walkable Catchment – the existing Residential – Single House Zone would become Terrace Housing and Apartment Building Zone.

Precinct provisions affected by MDRS or Policy 3	Outcome
<p>Rule I600.4.1 (A5) Dwellings are RD</p> <p>Matters of discretion</p> <ul style="list-style-type: none"> • bulk and location • privacy of adjoining sites • residential amenity • visual impact • transport • open space • infrastructure • stormwater management • esplanade reserve along Paremuka Stream • landscaping • yard standard infringements • impervious surfaces standard infringements. 	<p>Remove</p> <p>Provision proposed to be replaced as per 80H of the RMA.</p> <p>There are other precinct standards that are recommended to be retained which manage land stability, infrastructure, stormwater management and protection/enhancement of the esplanade reserve along the Paremuka Stream. Development needs to be undertaken in a manner which protects and enhances the Paremuka Stream and its tributaries. And to manage reverse sensitivity effects on development from existing winery activity.</p>
<p>Rule I600.4.1 (A6) Dwellings with an underlying Residential – Single House Zone that do not comply with Standard 1600.6.1(1) are D</p> <p>Standard I600.6.1(1) Maximum density – (1) The number of dwellings on a site must not exceed the limits specified in Table I600.6.1.1 Sub-precinct A and in Residential Single House – one dwelling per 450m² net site area).</p>	<p>Amend and Retain</p> <p>Amendment required to replace Single House Zone with Residential – Low Density Residential Zone and Mixed Housing Urban Zone.</p> <p>Retain – qualifying matter rule as per s771(a) of the RMA – natural hazard (land stability).</p>
<p>Rule I600.4.1 (A8) to (A10) new buildings and alterations = RD</p> <p>New buildings/additions/alterations to buildings associated with an existing wine make activity on site in sub-precinct C</p> <p>New buildings/alterations/additions to buildings in Sub-precinct C not associated with an existing wine making activity on the site.</p> <p>New buildings/alterations/additions to buildings in Sub-precinct A not associated with existing wine making activity on the site.</p>	<p>Retain</p> <p>Proposed to be retained as QM in accordance with s771(a).</p> <p>Protection of the Paremuka Stream and its tributaries (and riparian margins) from inappropriate subdivision, use and development including any reverse sensitivity effects on the natural environment from wine making and associated activities provided for in sub-precinct C.</p>

<p>Rule I600.4.1(A13) Subdivision = RD</p>	<p>Retain</p> <p>Qualifying matter rule as per s771(a) of the RMA</p> <p>Manages land stability, infrastructure, stormwater management and protection/enhancement of the esplanade reserve along the Paremuka Stream.</p>
<p>Rule 1600.6.1 Maximum density</p> <p>Table 1600.6.1.1 Maximum density Sub-precincts A and C – Single House Zone – maximum density 450m²</p>	<p>Amend and retain</p> <p>Amendment required to replace Residential - Single House Zone with Residential – Low Density Residential Zone and Mixed Housing Urban Zone</p> <p>Retain standard as qualifying matter as per s771(a) – manages issues of land instability and flooding/stormwater</p>
<p>I600.6.2 Height in relation to boundary</p> <p>(1) The height in relation to boundary standards in the underlying residential zones do not apply to the road boundary of sites in sub-precincts A and C.</p>	<p>Remove</p> <p>Replaced by MDRS Height to relation boundary rule which also does not apply to a boundary with a road (Schedule 1, Part 2, clause 12(2)(a)).</p>
<p>I600.6.3 Yards</p> <p>Table I600.6.3.1 Yards minimum depth</p> <p>Front yard in sub-precinct A is 3m</p> <p>20m riparian margin as shown on I600.10.1 Babich: Precinct Plan 1</p>	<p>Amend and retain</p> <p>Amendment required to include MDRS front yard standard and to allow for 3m to apply to Residential – Low Density Residential Zone.</p> <p>Retain 20m riparian margin as qualifying matter rule as per s771(a) of the RMA (s6(a)).</p>
<p>Rule I600.6.4 – maximum impervious surfaces</p> <p>Sub-precinct A and C Single House – 15 per cent where there is no connection to a reticulated stormwater system; 60 per cent where there is a connection to a reticulated stormwater system.</p>	<p>Amend and retain</p> <p>Amendments required to replace Residential – Single House Zone with Residential – Low Density Residential Zone and Residential – Mixed Housing Urban Zone.</p> <p>Retain rule as qualifying matter as per s771(a) – stormwater/flooding</p>

<p>Rule I600.6.6.1.1 Subdivision minimum site size</p> <p>Table I600.6.6.1 Minimum site size</p> <p>Sub-precinct A and C - Residential – Single House Zone – 450m²</p>	<p style="text-align: center;">Amend and Retain</p> <p>Amendments required to replace Residential – Single House Zone with Residential – Low Density Residential Zone and Residential – Mixed Housing Urban Zone.</p> <p>Retain – Qualifying matter rule as per section 771(a) – natural hazard, (land instability/flooding), Significant Ecological Area, and protection/enhancement of the riparian margins.</p> <p>Sub-precinct A – range of issues must be addressed before subdivision can take place including:</p> <ul style="list-style-type: none"> • remediation of contaminated soils • geotechnical engineering to stabilise erosive and steep parcels of land • provision and connection to network infrastructure (power, gas, wastewater, water, telecommunications) • identification and protection of native ecosystems • provision of reserves, esplanade reserves and other open space features • protection and planting around the stream edge • detailed refinement of transport network inc. pedestrian and cycle links.
<p>Rule I600.6.6.1(2)Subdivision minimum site size</p> <p>Where more than 50 per cent of a proposed site is within a SEA or riparian margin then 1000m² in sub-precincts A and C with an underlying Residential – Single House Zone.</p>	<p style="text-align: center;">Amend and Retain</p> <p>Amendment required to replace Residential – Single House Zone with Residential – Low Density Residential Zone and Residential – Mixed Housing Urban Zone.</p> <p>Retain as Qualifying Matter rule as per 771(a) of the RMA.</p> <p>Only small portion of precinct in Sub-precinct C has SEA overlay. Sub-precinct B does have SEA but is zoned Residential – Large Lot.</p> <p>Rest of protection for stream is provided for through precinct (riparian margins as shown in Precinct Plan 1) (and/or AUP provisions).</p>

<p>Rule I600.6.7 Subdivision of site within two zones</p> <p>Auckland-wide rules apply except where proposed sites cover more than one zone, a site must not have a net site area greater than 1000m².</p>	<p>Retain</p>
<p>I600.10.1 Babich: Precinct Plan 1</p>	<p>Amend and Retain</p> <p>An amendment is required to update the zoning (and legend) as shown in the precinct plan to Residential – Mixed Housing Urban, Residential – Low Density Residential Zone, and Residential – Terrace Housing and Apartment Building zones.</p> <p>Precinct Plan 1 provides for protection of stream through riparian margins which are more restrictive than in yard provisions in zones. And identifies 'indicative roads', 'proposed stormwater management devices' and indicative location of a 'new pedestrian/bicycle footbridge'.</p>

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 I600 Babich 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 medium across the precinct. Sub-precinct A is affected to a greater extent than sub-precincts B and C as the qualifying matters mainly apply to that sub-precinct. The precinct rules manage the effects associated with the qualifying matter e.g. land instability, flooding/stormwater, and protection and enhancement of riparian margins of the Paremuka Stream and its tributaries.

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.

<p>Qualifying matters in section 77I/O(a) to (i)</p>	<p>77I(a) Matters of national importance – s6(a)</p> <p>Paremuka Stream and its tributaries - riparian margins</p> <p>(Preservation of natural character of ... rivers and their margins, and protection of them from inappropriate subdivision, use, and development (s6(a))</p>	<p>77I(a) Matters of national importance – s6(c)</p> <p>D9 Significant Ecological Areas (Sub-precincts A and B)</p>	<p>77I(a) Matters of national importance – s6(h)</p> <p>Significant natural hazards – controls for land instability and flooding/stormwater infrastructure.</p> <p>Precinct includes subdivision design controls which address infrastructure and land stability issues.</p>
<p>Relevant precinct provisions supporting QMs</p>	<p>Objective I600.2(2); Policy I600.3(3)</p> <ul style="list-style-type: none"> Rules 1600.4.1 (A8)-(A10) (unnumbered activity after A12) – new buildings that do not comply with the 20m riparian yard Rule I600.6.3.1 Yards minimum depth – 10m and 20m riparian margins as shown on I600.10.1 Babich: Precinct Plan 1 Rule I600.6.6.1(2) minimum site size – 1000m² where more than 50 per cent of proposed site is within SEA or riparian margin I600.101.1 Babich: Precinct plan 1 	<ul style="list-style-type: none"> Rule I600.6.6.1(2) minimum site size – 1000m² where more than 50 per cent of proposed site is within SEA or riparian margin. I600.101.1 Babich: Precinct plan 1 	<ul style="list-style-type: none"> Rule I600.4.1(A13) - subdivision Rule I600.6.4.1 Maximum impervious surfaces Rule I600.6.6.1.1 Minimum site size (Sub-precincts A and C) I600.101.1 Babich: Precinct plan 1
<p>Effects managed</p>	<p>Protection of the Paremuka Stream and its tributaries (and riparian margins) from inappropriate subdivision, use and development including any reverse sensitivity effects from the existing wine making and associated activities provided for in sub-precinct C.</p>	<p>Significant Ecological Areas in Sub-Precinct A and B are protected from the adverse effects of subdivision, use and development</p>	<p>The precinct manages issues of land stability and stormwater infrastructure by using maximum impervious surfaces, stormwater management devices, and site sizes.</p>
<p>Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS</p>	<p>Sub-precinct A:</p> <ul style="list-style-type: none"> Residential SHZ – MDRS and Policy 3 (small area within Ranui Walkable Catchment) Residential Large Lot (no affect) <p>Sub-precinct B: Residential – Large Lot (not a relevant residential zone) – no affect from MDRS/Policy 3.</p> <p>Sub-precinct C: SHZ – MDRS</p>	<p>Sub-Precinct A: Residential SHZ – MDRS and Policy 3 (small area within Ranui Walkable Catchment but not location covered by SEA).</p> <p>Sub-precinct B: Residential – Large Lot (not a relevant residential zone) – no affect from MDRS/Policy 3.</p>	<p>Sub-precinct A:</p> <ul style="list-style-type: none"> Residential SHZ – MDRS and Policy 3 (small area within Ranui Walkable Catchment) Residential Large Lot (no affect) <p>Sub-precinct B: Residential – Large Lot (not a relevant residential zone) – no affect from MDRS/Policy 3.</p> <p>Sub-precinct C: SHZ – MDRS</p>

How qualifying matter changes level of development enabled by Policy 3 and / or MDRS	Reduction in housing capacity by: <ul style="list-style-type: none"> • 20m within the riparian margin/yard setback • Minimum site size where 50 per cent of a proposed site is within the riparian margin. 	Small reduction in housing capacity due to SEA in sub-precinct A. The SEA only covers a relatively small area of the north-eastern boundary with the majority of the SEA being within the open space zoned Paremuka Esplanade (outside of the precinct boundary). No reduction in housing capacity in sub-precinct B as not within a relevant residential zone or walkable catchment.	Reduction in housing capacity by retention of subdivision and minimum site size rules. Reduction in housing capacity by retention of maximum impervious surfaces standard.
Conclusion	Retain	Retain	Retain

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 none.

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.

‘Other’ qualifying matters sections 77I/O(j) and sites affected	No QM under section 77I(j) applies to this precinct
Relevant precinct provisions supporting QMs	
Effects managed	
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	
Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate	
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	
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	
Costs of applying QM	
Benefits	
Conclusion	

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part
I605 Hobsonville Point Precinct**

I605 Hobsonville Point Precinct Analysis

Purpose: The purpose of the Hobsonville Point Precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. There are six sub-precincts:

- Sub-precinct A – Hobsonville Point Village
- Sub-precinct B – Buckley
- Sub-precinct C – Sunderland
- Sub-precinct D – Airfields
- Sub-precinct E – Catalina
- Sub-precinct F – Landing

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

The objectives and policies of the Hobsonville Point Precinct seek to provide for development which:

- provides a compatible mix of residential living, commerce and employment
- provides high-quality on-site amenity for residents and amenity of adjoining residential sites
- is sensitive to the historic cultural heritage, and natural ecological, open space and coastal values
- has an integrated transport network which supports pedestrian, cycle, and public transport use.

Zoning: Residential – Mixed Housing Urban Zone (Sub-precincts A, B, C, D and E) and Residential – Terrace Housing and Apartment Building Zone (Sub-precincts B, C and E), and Business – Mixed Use Zone (Sub-precinct F – The Landing). Other zones include Open Space – Community Zone, Informal Recreation Zone and Conservation Zone.

Changes to the precinct required by MDRS: The existing Residential – Mixed Housing Urban Zone would become MHU with the inclusion of MDRS unless specific precinct provisions apply. Residential – Terrace Housing and Apartment Zone would remain unchanged in location within the precinct but will include MDRS unless specific precinct provisions apply. The Business-Mixed Use Zone is not a relevant residential zone in accordance with the definition in the NPS-UD. However, there is a proposed amendment to the height standard in that zone that would not be applied in Sub-Precinct F.

Changes to the precinct required by NPS-UD: The Hobsonville Point Precinct is not located within a walkable catchment or have a centre zone so is not subject to Policy 3 of the NPS-UD.

Precinct provisions affected by MDRS or Policy 3	Outcome
<p>Rule I605.4.1. Activity Table – Sub-precincts A-E (Residential Zones) (A16) Three or more dwellings per site within the Residential – Mixed Housing Urban Zone are Permitted (P)</p> <p>Permitted activities in MHU and THAB zones need to comply with the following precinct provisions:</p> <ul style="list-style-type: none"> • I605.6.1 Minimum and Maximum Density • I605.6.4 <u>Residential – Mixed Housing Urban Zone and exceptions to MHU</u> (I605.6.4.1 HRB, I605.6.4.2 Yards, I605.6.4.3 Common walls, I605.6.4.4 Max impervious area, building coverage and landscaping, I605.6.4.5 Outdoor Living Space, I605.6.4.6 Fences, I605.6.4.6 Outlook space and building separation, I605.6.4.8 Jointly owned access sites, I605.6.4.9 Energy Efficiency and non-potable water supply, I605.4.9.10 Special height and frontage, I605.4.11 Garages, i605.6.4.12 Minimum Dwelling size). • I605.6.5 <u>Terrace Housing and Apartment Buildings Zone and exceptions to THAB</u> (I605.6.5.1 Building Height, I605.6.5.2 Yards, I605.6.5.3 Max impervious area, building coverage and landscaping, I605.6.5.4 Outlook space, I605.6.5.5 Building separation, I605.5.6 Fences, I605.6.5.7 Energy Efficiency and non-potable water supply, I605.6.5.8 Special height and frontage, I605.6.5.9, I605.6.5.10 Outdoor living space, I605.6.5.11 Garages, I605.6.5.12 Minimum dwelling size, I605.6.5.13 Daylight). 	<p style="text-align: center;">Retain</p> <p>More enabling than MDRS.</p> <p>The specific rules are in accordance with the approved Comprehensive Development Plans that formed the basis for the provisions in the former Waitākere City Council district plan and rolled over into the AUP as the Hobsonville Point Precinct.</p>
<p>Rule I605.4.1 Activity table – sub-precincts A-E (Residential Zones) (A21) and (29) and associated rules</p> <p><u>(A21) Subdivision</u> – blank (A blank table cell with no activity status specified means that the underlying zone provisions apply).</p> <p><u>(A29) Subdivision</u> – sub-precinct F (Business - Mixed Use) = RD</p> <p><u>I605.5.6.7 Subdivision</u> – Hobsonville Point Village (sub-precinct A), Buckley (sub-precinct B), Sunderland (sub-precinct C) and Airfields (sub-precinct D) – Auckland-wide rules apply except in THAB, minimum vacant net site area is 300m².</p> <p><u>I605.6.8 Subdivision</u> – Catalina sub-precinct (sub-precinct E) – Auckland-wide rules apply. In addition, the following standards apply:</p> <ul style="list-style-type: none"> • I605.6.8.1 Super site subdivision – information requirements • I605.6.8.2 Vacant lot subdivision – applications for a vacant lot subdivision with a site of less than 450m² must include a plan showing a building envelope that complies with the standards. <p><u>I605.6.9 Subdivision</u> – Landing Sub-precinct (sub-precinct F) – Business – Mixed use zones and Auckland-wide subdivision rules apply. In addition, the following standards apply:</p> <ul style="list-style-type: none"> • I605.6.9.1 Esplanade reserves 	<p style="text-align: center;">Retain</p> <p>The underlying zone provisions for Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Building apply in the Hobsonville Point Precinct.</p> <p>Specific rules apply to sub-precincts for super site subdivision and vacant lots which differ to some of the rules in E38 Subdivision. The specific rules are in accordance with the approved Comprehensive Development Plans which sought development to be undertaken ‘in a comprehensive and integrated way to provide for a compatible mix of residential living, commerce and employment in order to increase housing supply’.</p>

Rule 1605.6.1 Minimum and maximum density (Table 1605.6.1.1. Density)

Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA
Buckley Sub-precinct (Sub-precinct B)	1080	1200
Sunderland Sub-precinct (Sub-precinct C)	592	1175
Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D)	40 dwellings per hectare net*	150 dwellings per hectare net*
Catalina Sub-precinct (Sub-precinct E)	40 dwellings per hectare net*	150 dwellings per hectare net*

*excluding land used for public roads, public open space or any other land used for a non-residential activity.

Retain

Propose to retain - the specific rules are in accordance with the Comprehensive Development Plans that formed the basis for the provisions in the former Waitākere City Council district plan and rolled over into the AUP as the Hobsonville Point Precinct.

Proposed qualifying matters for this precinct include:

- section 771(a) - historic heritage
- section 771(b) - coastal values (access to the coast)

- section 771(j) - local on-site amenity and reasonable amenity of adjoining residential sites, stormwater (local infrastructure) and transport.

The precinct rules provide for:

- a mix of building types in each block to create variety, individuality and affordability
- houses facing the street to positively enforce the concept of community and place making
- reinforcement of the sites history through design
- pedestrian-friendly street network
- quality urban environment

Rules 1605.6.4 – Residential – Mixed Housing Urban Zone

- 1605.6.4.1 Height in relation to boundary – MHU provisions do not apply in sub-precincts A to E)
- 1605.6.4.2 Yards
- 1605.6.4.3 Common Walls
- 1605.6.4.4 Maximum impervious area, building coverage and landscaping – MHU provisions do not apply. Maximum and minimums as per Table 1605.6.4.4.1
- 1605.6.4.5 Outdoor Living Space
- 1605.6.4.6 Fences
- 1605.6.4.7 Outlook space and building separation – MHU outlook space provisions do not apply in sub-precincts A, C and E.
- 1605.6.4.8 Jointly owned access sites
- 1605.6.4.9 Energy efficiency and non-potable water supply
- 1605.6.4.10 Special height and frontage (Catalina sub-precinct E)
- 1605.6.4.11 Garages
- 1605.6.4.12 Minimum dwelling size

Retain

Recommend to retain - the specific rules are in accordance with the Comprehensive Development Plans that formed the basis for the provisions in the former Waitākere City Council district plan and rolled over into the AUP as the Hobsonville Point Precinct.

Proposed qualifying matters for this precinct include:

- section 771(a) - historic heritage
- section 771(b) - coastal values (access to the coast)
- section 771(j) - local on-site amenity and reasonable amenity of adjoining residential sites, stormwater (local infrastructure) and transport.

The precinct rules provide for:

- a mix of building types in each block to create variety, individuality and affordability
- houses facing the street to positively enforce the concept of community and place making
- reinforcement of the sites history through design
- pedestrian-friendly street network
- quality urban environment
- efficient use of private open space which capitalises on good solar orientation to the north and west and avoids overshadowing
- privacy for occupants by avoiding direct views for public realm into private open spaces and habitable room windows of adjacent dwellings
- occupied, active frontages to provide for passive surveillance
- urban sustainability for energy and water efficiency i.e. water tanks, solar collectors.

1605.6.4.1 Height in relation to boundary – amendment is required to remove reference to H5.6.6 in H5 Residential – Mixed Housing Urban Zone as this has been deleted in the proposed version of the zone.

Table 1605.6.4.2.1 Yards – front minimum depth (except for garages and carports) = 1m (less restrictive than MDRS), maximum depth = 6m; side yards minimum depth 1.2m (slightly more restrictive than MDRS) but only applies to one side.

Table 1605.6.4.4.1 – maximum impervious area and maximum building coverage are more lenient (and percentage depends on which sub-precinct and whether attached housing/detached housing; minimum landscape area more lenient in sub-precincts A, C, D, and E and for attached housing in sub-precinct A, more restrictive for attached housing in sub-precinct B.

	<p><u>Table I605.6.4.5.1 Outdoor living space</u> – some are more lenient and others more restrictive depending on sub-precinct and number of bedrooms.</p> <p><u>I605.6.4.7.1 Outlook space</u> – more lenient or same as MDRS - dependent on whether dwelling or small house. And whether primary outlook, secondary outlook or no outlook.</p> <p><u>I605.6.4.10 Special height and frontage</u> – height and frontage depends on frontage typology (Type A Urban Street – Formal, Type B Urban Street – Informal, Type C Suburban Street, Type D Open Space/Walkway). Controls:</p> <ul style="list-style-type: none"> • Number of floors – minimum/maximum • Thresholds – height difference between street level and ground floor level of unit • Boundary setbacks • Garages and carports • Continuous frontage • Solid/void relationship • Max. building length • Access • Landscape treatment. <ul style="list-style-type: none"> • I605.6.4.12 Minimum dwelling size – studio dwellings net internal floor area = 30m², one-bedroom dwellings = 40m².
<p>Rule I605.6.5 Terrace Housing and Apartment Building zone</p> <ul style="list-style-type: none"> • I605.6.5.1 Building Height – standards in THAB apply unless otherwise specified • I605.6.5.2 Yards • I605.6.5.3 Maximum impervious area, building coverage and landscaping • I605.6.5.4 Outlook space – THAB standard does not apply in Sunderland sub-precinct C and Catalina sub-precinct E • I605.6.5.5 Building separation • I605.6.5.6 Fences • I605.6.5.7 Energy efficiency and non-potable water supply • I605.6.5.8 Special height and frontage (Catalina sub-precinct E) • I605.6.5.9 Height in relation to boundary • I605.6.5.10 Outdoor living space • I605.6.5.11 Garages • I605.6.5.12 Minimum dwelling size • I605.6.5.13 Daylight. 	<p style="text-align: center;">Retain</p> <p>Recommend to retain the specific rules as these are in accordance with the Comprehensive Development Plans that formed the basis for the provisions in the former Waitākere City Council district plan and rolled over into the AUP as the Hobsonville Point Precinct.</p>

Proposed qualifying matters for this precinct include:

- section 771(a) - historic heritage
- section 771(b) - coastal values (access to the coast)

- section 771(j) - local on-site amenity and reasonable amenity of adjoining residential sites, stormwater (local infrastructure) and transport.

The precinct rules provide for:

- a mix of building types in each block to create variety, individuality and affordability
- houses facing the street to positively enforce the concept of community and place making
- reinforcement of the sites history through design
- pedestrian-friendly street network
- quality urban environment
- managing the amount of stormwater runoff
- efficient use of private open space which capitalises on good solar orientation to the north and west and avoids overshadowing
- privacy for occupants by avoiding direct views for public realm into private open spaces and habitable room windows of adjacent dwellings
- occupied, active frontages to provide for passive surveillance
- urban sustainability for construction materials, and energy and water efficiency mechanisms i.e. water tanks, solar collectors.

The majority of the rules are more lenient than THAB with some exceptions as noted below.

I605.6.5.1(2) Building Height – Catalina sub-precinct E must not exceed 20.5m in height – more lenient than THAB outside a walkable catchment

Table I605.6.5.2.1 Yards – front = 1m (more lenient than THAB), side yard = 1.2m on one side only for 1 to 2 storeys, and 3m on one side only for 3 or more storeys (more restrictive), rear (apartments only) = 6m for up to 2 storeys and 9m for 3 or more storeys – c.f. THAB side = 1m and rear = 1m.

Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping – more lenient than THAB

Table I605.6.5.1 – outlooks/setback distances – depends on whether defined as housing or small houses. And on whether primary outlook, secondary outlook or no outlook

Table I605.6.5.2 – outlooks/setback distances for apartments – depends on whether front to front or front to side outlook

I605.6.5.8 Special height and frontage – as above for MHU

I605.6.5.9 Height in relation to boundary – standard in THAB does not apply

I605.6.5.10 Outdoor living space – standard in THAB does not apply except that dwelling with principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m² which has no dimension less than 4.5m

I605.6.5.12 Minimum dwelling size – studio dwellings must have minimum net internal floor area of 30m² and one bedroom dwelling of 40m².

<p>Rule I605.6.6 Business – Mixed Use Zone – I605.6.6.1 Building Height</p> <p>Building heights in Sub-precinct F – standard in H13 Business – Mixed Use do not apply.</p> <p>Maximum height for any single building varies depending on area with Precinct Plans 6 and 7</p> <table border="1" data-bbox="350 464 1406 1020"> <thead> <tr> <th>Area (as shown on Precinct plans 6 and 7)</th> <th>Average height for all new buildings</th> <th>Maximum height for any single building</th> </tr> </thead> <tbody> <tr> <td>Development Area 4</td> <td>N/A</td> <td>27m</td> </tr> <tr> <td>Development Area 3</td> <td>N/A</td> <td>16.5m</td> </tr> <tr> <td>Development Areas 1 and 2</td> <td>8m</td> <td>13.5m</td> </tr> <tr> <td>Building A (Fabric Bay)</td> <td>N/A</td> <td>8m</td> </tr> <tr> <td>Building B (Seaplane Hangar)</td> <td>N/A</td> <td>11m</td> </tr> <tr> <td>Building C (Workshops)</td> <td>N/A</td> <td>8m</td> </tr> <tr> <td>Building D (Painting Bay)</td> <td>N/A</td> <td>8m</td> </tr> <tr> <td>Building E (GRP Building)</td> <td>N/A</td> <td>11m</td> </tr> <tr> <td>Building F (Sunderland Hangar)</td> <td>N/A</td> <td>13.5</td> </tr> </tbody> </table>	Area (as shown on Precinct plans 6 and 7)	Average height for all new buildings	Maximum height for any single building	Development Area 4	N/A	27m	Development Area 3	N/A	16.5m	Development Areas 1 and 2	8m	13.5m	Building A (Fabric Bay)	N/A	8m	Building B (Seaplane Hangar)	N/A	11m	Building C (Workshops)	N/A	8m	Building D (Painting Bay)	N/A	8m	Building E (GRP Building)	N/A	11m	Building F (Sunderland Hangar)	N/A	13.5	<p style="text-align: center;">Retain</p> <p>The specific provisions relate to ‘The Landing’ which contains existing buildings of heritage character which have not been scheduled in the AUP but are identified in the precinct provisions.</p> <p>‘The Landing’ is a hard area, located in the north-east of precinct, formed through reclamation during the time that the Ministry of Defence owned the land at Hobsonville Point.</p> <p>The sub-precinct provides for greater height within Development Area 4 than the proposed changes to height in the Business-Mixed Use Zone.</p> <p>Development Area 4 is located on the landward side of ‘The Landing’ and was determined through the AUP hearing process as being appropriate in that location as it is adjacent to a coastal vegetation escarpment and would not be visually dominant, or block reasonable sunlight and daylight access to public open space.</p>
Area (as shown on Precinct plans 6 and 7)	Average height for all new buildings	Maximum height for any single building																													
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<p>I605.10 Precinct Plans:</p> <ul style="list-style-type: none"> • I605.10.1 Hobsonville Point: Precinct Plan 1 – Hobsonville Point precinct plan • I605.10.2 Hobsonville Point: Precinct Plan 2 – Hobsonville Point features plan • I605.10.3 Hobsonville Point: Precinct Plan 3 – Catalina Sub-precinct E • I605.10.4 Hobsonville Point: Precinct Plan 4 – Catalina Sub-precinct E – building separation diagram • I605.10.5 Hobsonville Point: Precinct Plan 5 – Catalina Sub-precinct E special height and frontage • I605.10.6 Hobsonville Point: Precinct Plan 6 – Landing Sub-precinct F connections, movement and public spaces plan • I605.10.7 Hobsonville Point: Precinct Plan 7 – Landing Sub-precinct F buildings and view plan 	<p style="text-align: center;">Retain</p> <ul style="list-style-type: none"> • I605.10.3 Hobsonville Point: Precinct Plan 3 – Catalina Sub-precinct E – requires an amendment to the zoning shown. 																														

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 I605 Hobsonville Point Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

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

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

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

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

The scale and significance of the issues is assessed to be minor. Significant development has occurred within Hobsonville Point and the majority of the provisions in I605 Hobsonville Point Precinct are more enabling than the MDRS.

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.

<p>Qualifying matters in section 77I/O(a) to (i)</p>	<p>77I(a) Historic heritage features (s6(f))</p> <p>Historic Heritage and Special Character – Historic Overlay Extent of Place [rcp/dp]:</p> <p>Sub-precinct A – Schedule # 59 Three-unit house</p> <p>Sub-precinct C</p> <ul style="list-style-type: none"> - Schedule # 235 RNZAF Hobsonville Mill House/Base Commander’s House (former) - Schedule #2787 RNZAF Hobsonville HQ and Parade Ground (former) - Schedule #2803 RNZAF Institute Building (former) - Schedule 233 RNZAF Hobsonville Married Quarters (former) 	<p>77I(a) Matters of national importance – High Use Aquifer Management Areas6(h)</p>	<p>77I(e) Designations</p> <p>Designation 4365 – Minister of Education – Hobsonville Point Primary School</p> <p>Designation 4311 – Minister of Defence – protection of approach and departure paths.</p>	<p>77I(b) a matter to give effect to the NZ Coastal Policy Statement 2010 - Coastal access</p>
<p>Relevant precinct provisions supporting QMs</p>	<p><i>Objective 1605.2(5)</i> <i>Policies 1605.3(10)-(16), (19)</i></p> <p>1605.10.2 Hobsonville Point: Precinct plan 2 – Hobsonville Point features plan</p>	<p>Rule 1605.4.4 Maximum impervious area, building coverage and landscaping (MHU).</p> <p>Rule 1605.6.4.9 Energy efficiency and non-potable water supply (MHU)</p> <p>Rule 1605.5.3 Maximum impervious area, building coverage and landscaping (THAB)</p>	<ul style="list-style-type: none"> • Height (approach and departure path obstacle limitation surfaces) 	<p><i>Objective 1605.2(5)</i> <i>Policies 1605.3 (12),(17),(20)</i></p> <p>1605.10.2 Hobsonville Point: Precinct plan 2 – Hobsonville Point features plan</p>

		Rule I605.6.5.7 Energy efficiency and non-potable water supply (THAB) I605.10.2 Hobsonville Point: Precinct plan 2 – Hobsonville Point features plan (includes stormwater areas).		
Effects managed	Protection and enhancement of the precinct's historic heritage values from inappropriate subdivision and development. Historic heritage values are a significant feature of the precinct's development.	Manages amount of stormwater runoff generated by development. Minimise effects of off-site disposal of stormwater through use of sustainable infrastructure design.	Protection of the approach and departure path from NZDF's airbase at Whenuapai.	Protection/provision of public access to the coast.
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	MDRS	MDRS	MDRS	MDRS
How qualifying matter changes level of development enabled by Policy 3 and / or MDRS	May be slight reduction in development capacity. However, Hobsonville Precinct provisions are generally more enabling than both existing AUP provisions and MDRS.	May be slight reduction in development capacity. However, Hobsonville Precinct provisions also apply an integrated approach to stormwater mitigation with an emphasis being on water reuse and water sensitive design including on-site water tanks for non-potable water and water efficient fixtures.	Should not have effect on development capacity as greater effect on land adjacent to airbase and its runways. While not relevant here, construction methods, such as height of cranes etc. would need to be considered in regard to pilot safety.	Minor reduction in development capacity
Conclusion	Retain	Retain	Retain – designations can only be altered by the requiring authority.	Retain

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 minor.

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.

'Other' qualifying matters sections 77I/O(j) and sites affected	77I(j) local on-site amenity/amenity of adjoining residential sites	77I(j) Stormwater infrastructure (localised)
Relevant precinct provisions supporting QMs	<p><i>Objectives (2)-(8)</i></p> <p>Rule 1605.6.1 Minimum and maximum density (Table 1605.6.1.1. Density)</p> <p>Rules 1605.6.4 – Residential – Mixed Housing Urban Zone:</p> <ul style="list-style-type: none"> • 1605.6.4.1 Height in relation to boundary • 1605.6.4.2 Yards • 1605.6.4.3 Common Walls 	<p><i>Objectives (7)</i> <i>Policies (3)(9(g))(23)(24)</i></p> <p>Rule I605.4.4 Maximum impervious area, building coverage and landscaping (MHU).</p> <p>Rule I605.6.4.9 Energy efficiency and non-potable water supply (MHU)</p> <p>Rule I605.5.3 Maximum impervious area, building coverage and landscaping (THAB)</p>

	<ul style="list-style-type: none"> • I605.6.4.4 Maximum impervious area, building coverage and landscaping • I605.6.4.5 Outdoor Living Space • I605.6.4.6 Fences • I605.6.4.7 Outlook space and building separation • I605.6.4.8 Jointly owned access sites • I605.6.4.10 Special height and frontage • I605.6.4.11 Garages <p>Rule I605.6.5 Terrace Housing and Apartment Building zone:</p> <ul style="list-style-type: none"> • I605.6.5.1 Building Height • I605.6.5.2 Yards • I605.6.5.3 Maximum impervious area, building coverage and landscaping • I605.6.5.4 Outlook space • I605.6.5.5 Building separation • I605.6.5.6 Fences • I605.6.5.8 Special height and frontage • I605.6.5.9 Height in relation to boundary • I605.6.5.10 Outdoor living space • I605.6.5.11 Garages • I605.6.5.12 Minimum dwelling size • I605.6.5.13 Daylight. <p>I605.10 Precinct Plans:</p> <ul style="list-style-type: none"> • I605.10.4 Hobsonville Point: Precinct Plan 4 – Catalina Sub-precinct E – building separation diagram • I605.10.5 Hobsonville Point: Precinct Plan 5 – Catalina Sub-precinct E special height and frontage 	<p>Rule I605.6.5.7 Energy efficiency and non-potable water supply (THAB)</p> <p>I605.10.2 Hobsonville Point: Precinct plan 2 – Hobsonville Point features plan (includes stormwater areas).</p>
Effects managed	<p>On-site amenity/amenity on adjacent residential sites through:</p> <ul style="list-style-type: none"> • efficient use of private open space which capitalises on good solar orientation to the north and west and avoids overshadowing • privacy for occupants by avoiding direct views for public realm into private open spaces and habitable room windows of adjacent dwellings • occupied, active frontages to provide for passive surveillance 	<p>Manages amount of stormwater runoff generated by development. Minimise effects of off-site disposal of stormwater through use of sustainable infrastructure design.</p>
Applies to residential / non-residential zone in	<p>MDRS – MHU and THAB (Sub-precincts A-E)</p>	<p>MDRS</p>

relation to Policy 3 and / or MDRS		
Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate	<p>MDRS is appropriate given the development capacity provided by the Hobsonville Point Precinct which is generally more enabling.</p> <p>The specific precinct provisions ensure the development of a comprehensive and integrated quality built environment through 'maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity'.</p>	The precinct provisions are generally more enabling than the MDRS. Development within the precinct has been extensive.
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	MDRS is appropriate given the development capacity provided by the Hobsonville Point Precinct which is generally more enabling.	MDRS is appropriate given the development capacity provided by the Hobsonville Point Precinct which is generally more enabling.
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	Retain, remove or amend the provisions	Retain, remove or amend the provisions
Costs of applying QM	No significant cost of applying the QM. The precinct provisions are generally more enabling than MDRS.	No significant cost of applying QM. The precinct provisions are generally more enabling than MDRS.
Benefits	Ensures that development contributes to a quality urban environment through 'maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity'.	Encourages the provision of sustainable on-site stormwater infrastructure and reduces stormwater runoff.
Conclusion	Retain	Retain

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

I607 New Lynn Precinct

I607 New Lynn Precinct Analysis

Purpose: The purpose of the precinct is to enable the growth and development of the metropolitan centre, while providing for existing activities. Achieving this purpose requires:

- enabling development that supports public transport facilities;
- enabling intensive, high amenity retail, commercial and residential development;
- providing for existing industrial activities; and
- providing for the road network and new proposed roads.

Additional controls in addition to the underlying zones are required to achieve the expected outcomes, including quality urban design, mixed use developments and new connections, within and adjoining the metropolitan centre.

Sub-precincts are utilised to address unique outcomes specific to a particular site or group of sites. These include the urban form approach of particular developments, along with the extent of mixed use activities anticipated in parts of the Residential -Terrace Housing and Apartment Buildings Zone.

Zoning: The zoning of land within the precinct is Business - Metropolitan Centre Zone, Business - Mixed Use Zone, Open Space Zone, Residential - Terrace Housing and Apartment Buildings Zone, Open Space - Conservation Zone, Open Space - Informal Recreation Zone and Open Space - Civic Spaces Zone.

Changes to the precinct required by MDRS: No changes are required, as the provisions allow for development at a greater density than the proposed THAB provisions. The precinct is within a walkable catchment.

Changes to the precinct required by NPS-UD: The precinct is within a Metropolitan Centre and therefore under NPS-US Policy 3(b) the precinct must have “building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys”. The relevant precinct provisions allow for this, with a max height limit of 41m, and a minimum height limit of 16.5m only where development is when adjacent to, or having street frontage to, an existing or proposed open space. The precinct is also located within a walkable catchment so is also subject to Policy 3(c) of the NPS-UD.

Precinct provisions affected by MDRS or Policy 3	Outcome
I607.4 Activity table Rule (A3)	<p align="center">Retain</p> <p>Landmark sites are only located on land zoned Business - Metropolitan Centre or Open Space and therefore MDRS does not apply. In relation to policy 3(b) this rule does not limit height.</p>
I607.6 Standard I607.6.1	<p align="center">Retain</p> <p>The provisions for new roads and increased connectivity and permeability support the increased density in the precinct and Metro centre. These links are also mainly in areas with metro centre zoning. Connections support increased density enabled by the precinct and underlying zoning.</p>
I607.6.2	<p align="center">Retain</p> <p>These standards exceed (41m) the general THAB standards for building height within a WC, and the 16.5m minimum is not inconsistent in requiring a minimum of 16.5m building height when adjacent to, or having street frontage to an existing or proposed open space</p>
I607.6.3 and I607.6.4	<p align="center">Retain</p> <p>Standards are greater than or equal to the THAB standards</p>
I607.6.7	<p align="center">Retain</p> <p>These standards exceed (41m) the general THAB standards for building height within a WC, and the 16.5m minimum is not inconsistent in requiring a minimum of 16.5m building height when adjacent to, or having street frontage to an existing or proposed open space</p>
I607.6.8 and I607.6.9	<p align="center">Retain</p> <p>Standards are greater than or equal to the THAB standards</p>

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

EVALUATION REPORT

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

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

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

This report discusses the implications of applying qualifying matters within the I607 Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the NPS-UD.

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

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

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

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

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

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

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

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

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

The scale and significance of the issues are assessed to be medium as the qualifying matters only affect development capacity by way of a greater degree of assessment for the development of identified landmark sites, and by ensuring movement connections are achieved through the redevelopment of the precinct.

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

‘Other’ qualifying matters sections 77I/O(j) and sites affected	77I(j) Local Character
Relevant precinct provisions supporting QMs	I607.4 Activity table Rule (A3) – landmark sites I607.6.1 Precinct-wide - Roads, lanes, connections and open space on New Lynn: Precinct plan 1

Effects managed	Any development on a site identified as a landmark site on New Lynn: Precinct plan 1 is a restricted discretionary activity to ensure buildings and development reinforce the importance of their location within the precinct and contribute to legibility of the area. New buildings and development do not compromise the provision of new roads, connections and open space as shown on New Lynn: Precinct plan 1
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	Policy 3 and MDRS
Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate	This rule seeks a greater degree of assessment to be applied to the identified landmark sites in relation to development design, building interface with the public realm and the design of carparking, access and servicing. The precinct provisions seek to enable comprehensive high density redevelopment of the metro centre while enabling new roads (Precinct Plan 1) to provide for increased connectivity and permeability to support the increased density in the precinct and Metropolitan centre.
Why inappropriate with level of development provided in light of national significance of urban development and the objectives of the NPS-UD	The RDA status allows for the assessment of the design, interface and access as part of decision making, and deliver improved outcomes in terms of wayfinding, legibility and urban design outcomes. The transport link and connections are integral to the development of the precinct and support rather than detract from the layout and built form.
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	Retain, remove or amend the provisions.
Costs of applying QM	Any development on an identified landmark site will

	<p>remain as a RDA, rather than permitted. Limit development capacity marginally by requiring transport connections to increase accessibility, connectivity and permeability both within and beyond the precinct.</p>
Benefits	<p>The RDA status seeks to achieve improved outcomes in terms of wayfinding, legibility and urban design. In addition, opportunities to support a high quality public realm may be realised. The transport connections will support increased levels of accessibility, connectivity and permeability both within and beyond the precinct. In addition, opportunities to support a high quality public realm may be realised.</p>
Conclusion	<p>Retain</p>

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part
I609 Penihana North Precinct**

I609 Penihana North Precinct Analysis

Purpose: The purpose of the Penihana North Precinct is to: provide a transition from urban built character near the Swanson Railway Station to single house development on land adjacent to the rural landscapes of Waitakere Ranges Heritage Area, and to provide a framework for subdivision and development of the area.

Zoning: The zoning of land within this precinct is Residential – Mixed Housing Urban, Residential – Single House and Residential – Large Lot.

Changes to the precinct required by MDRS: The existing Single House and Mixed Housing Urban zones in Sub-Precincts B and C respectively would need to incorporate MDRS. The existing Large Lot zone in Sub-Precinct A would not be affected by MDRS as it is excluded from the definition of “relevant residential zone”.

Changes to the precinct required by NPS-UD: The entire precinct is within the walkable catchment of Swanson Railway Station and therefore would become THAB under Policy 3(c).

Precinct provisions affected by MDRS or Policy 3	Outcome
<p align="center">Table I609.4.1 (A1) Dwellings</p> <p align="center"><i>This will be replaced by MDRS</i></p>	Deleted
<p align="center">Table I609.4.1 (A2) Buildings complying with Standard I609.6.1</p> <p align="center"><i>This standard restricts maximum building height in Sub-precinct C, which conflicts with both MDRS and Policy 3</i></p>	Deleted
<p align="center">Table I609.4.1 (A3) Buildings fronting onto Christian Road complying with Standard I609.6.2</p> <p align="center"><i>This standard requires a minimum setback along Christian Road, which conflicts with MDRS</i></p>	Retain
<p align="center">Table I609.4.1 (A4) Buildings complying with standards I609.6.3 and I609.6.4</p> <p align="center"><i>These standards relate to maximum impervious areas and maximum building coverage in Sub-precinct A, the latter which conflicts with MDRS</i></p>	Deleted
<p align="center">Table I609.4.1 (A5) Subdivision creating sites with access onto Christian Road</p> <p align="center"><i>Subdivision creating sites with access to Christian Road is a restricted discretionary activity under this rule, which conflicts with MDRS</i></p>	Retain
<p align="center">Table I609.4.1 (A6) – (A9)</p> <p align="center"><i>Subdivision is either a restricted discretionary or non-complying activity under these rules, and conflicts with MDRS</i></p>	Deleted
<p align="center">Table I609.4.1 (A10) Subdivision not complying with Standard I609.6.5</p> <p align="center"><i>This standard relates to specific subdivision considerations, and inability to comply is a discretionary activity, which conflicts with MDRS</i></p>	Retain
<p align="center">Standard I609.6.1 Building height in Sub-precinct C</p>	Deleted

Standard I609.6.2 Minimum setback requirement to Christian Road	Deleted
Standard I609.6.3. Maximum impervious area in Sub-precinct A	Deleted <i>Consequential change</i>
Standard I609.6.4. Maximum building coverage in Sub-precinct A	Deleted
Standard I609.6.5. Subdivision	Amend

New proposed precinct provisions	Effect on MDRS or Policy 3
Table I609.4.1 (A4A) Buildings complying with Standards I609.6.6, I609.6.7 and I609.6.8 <i>Consequential addition due to the addition of Standards I609.6.6, I609.6.7 and I609.6.8</i>	These standards affect height and development capacity, which conflicts with Policy 3. This rule is proposed in relation to Waitakere Ranges Heritage Area Act 2008 as a QM
Table I609.4.1 (A5A) Subdivision complying with Standard I609.6.5 <i>Consequential addition due to removal of (A6) – (A9)</i>	Subdivision is a restricted discretionary activity under this rule, which conflicts with MDRS. This rule is proposed in relation to transport, local vegetation, and local open space network as QMs
Standard I609.6.6 Building height in Sub-precincts A and B	This standard restricts height, which conflicts with Policy 3. This rule is proposed in relation to Waitakere Ranges Heritage Area Act 2008 as a QM
Standard I609.6.7 Height in relation to boundary in Sub-precincts A and B	This standard restricts height, which conflicts with Policy 3. This rule is proposed in relation to Waitakere Ranges Heritage Area Act 2008 as a QM
Standard I609.6.8. Maximum impervious area in Sub-precincts A and B	This standard restricts development capacity, which conflicts with Policy 3. This rule is proposed in relation to Waitakere Ranges Heritage Area Act 2008 as a QM

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 X (PPCX) 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 I609 Penihana North 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 PPCX, 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 medium as the QM matter only affects the southern portion of the precinct and still enables development in this area that is consistent with that required under MDRS.

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(d) Waitakere Ranges Heritage Area Act 2008 Applies to sub-precincts A and B
Relevant precinct provisions supporting QMs	Objective I609.2(2) Policy I609.3(3) Policy I609.3(4) Rule I609.4.1(A3) Rule I609.4.1(A4A) Standard I609.6.2 Minimum setback requirement to Christian Road Standard I609.6.6 Building height in Sub-precincts A and B Standard I609.6.7 Height in relation to boundary in Sub-precincts A and B Standard I609.6.8 Maximum impervious area in Sub-precincts A and B

Effects managed	Effects of urban development on the adjoining Waitakere Ranges Heritage Area, particularly to provide a transition from intensive urban built form
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	Policy 3
How qualifying matter changes level of development enabled by Policy 3 and / or MDRS	Sub-precincts A and B will have reduced development capacity compared to that required under Policy 3 due to addition of maximum height, maximum building coverage and maximum impervious area standards. Sites along Christian Road will have reduced development capacity due to the retention of setback control.
Conclusion	Retain existing provisions and include new provisions

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 QMs matters affect all sites covered by the Precinct, but the reduction in potential development capacity only relates to that arising from subdivision, noting that subdivision in the majority of the Precinct has already occurred.

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.

'Other' qualifying matters sections 77I/O(j) and sites affected	77I(j) Transport	77I(j) Local vegetation	77I(j) Local open space network
	Applies to the entire precinct	Applies to identified vegetation in sub-precinct C, specifically at 4 Christian Road	Applies to the entire precinct
Relevant precinct provisions supporting QMs	Objective I609.2(3) Objective I609.2(5) Objective I609.2(6) Policy I609.2(2) Policy I609.2(7) Rule I609.4.1(A5) Rule I609.4.1(A5A) Rule I609.4.1(A10) Standard I609.6.5 Subdivision I609.10.1 Penihana North: Precinct plan 1 I609.10.2 Penihana North: Precinct plan 2 – Block size and lot type 1 I609.10.3 Penihana North: Precinct Plan 3 – block size and lot type 2 I609.10.4 Penihana North: Precinct Plan 4 – combined cycle and pedestrian route I609.10.5 Penihana North: Precinct plan 5 – Christian Road cross section adjacent to sub-precinct C	Objective I609.2(4) Objective I609.2(5) Policy I609.2(6) Rule I609.4.1(A5A) Rule I609.4.1(A10) Standard I609.6.5 Subdivision I609.10.1 Penihana North: Precinct plan 1	Objective I609.2(5) Policy I609.2(2) Rule I609.4.1(A5A) Rule I609.4.1(A10) Standard I609.6.5 Subdivision I609.10.1 Penihana North: Precinct plan 1

	I609.10.6 Penihana North: Precinct plan 6 – Christian Road cross section adjacent to sub-precinct B		
Effects managed	Development integrates with the safety and efficiency of the transport network of the surrounding area; facilitates transport choices by providing for pedestrians, cyclists, public transport, and vehicles; manages access and transport effects on rural roads; and provides suitable transport linkages to the Swanson Railway Station, the Swanson Local Centre and the open space network.	Manages effects on the identified regenerating native vegetation in the precinct	Manages the design and location of reserves to ensure a suitable open space network is established for the area
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	MDRS	MDRS	MDRS
Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate	The protection of the local transport network and linkages	The protection of local native vegetation	The protection of the local open space network
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	Transport infrastructure and access points in inappropriate locations and of inappropriate designs may adversely affect the network and reduce safe and efficient movement of pedestrians, cyclists, public transport and vehicles.	Intensification may result in the loss or degradation of this vegetation and their associated ecological and amenity values	Intensification may adversely impact on the quality and quantity of the open space in the area, which may affect the level of amenity provided for residents in the area
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	Retain, remove or amend the provisions	Retain, remove or amend the provisions	Retain, remove or amend the provisions
Costs of applying QM	Restrictions on subdivision layout and design, road design, and accessibility may reduce development capacity, noting that the anticipated road network has largely already been established	Restrictions on subdivision layout and design may reduce development capacity on this particular site	Restrictions on subdivision layout and design may reduce development capacity, noting that anticipated open space network has already been established
Benefits	Ensures the safe and efficient operation of the transport network, and supports the establishment of accessible transport links throughout the area	Protects the environmental, social and cultural values associated with the identified vegetation	Ensures that the local open space network can accommodate the social and cultural needs of the residents in the area and supports improved amenity and environmental outcomes.
Conclusion	Retain	Retain	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part
I610 Redhills Precinct**

I610 Redhills Precinct Analysis

Purpose: The purpose of the Redhills Precinct is to implement Precinct Plan 1 to ensure that the precinct creates high quality residential development with a local centre established centrally to provide a heart and focal point for the Redhills community. Arterial roading connections through the precinct will provide connectivity east-west between Fred Taylor Drive and Nelson Road, and north-south between Royal Road and Henwood Road. This will facilitate direct strategic roading connections between on/off ramps of the northwestern motorway to rural communities and future urban areas to the north and west of Redhills.

The Fred Taylor Drive interface is an important transition zone and gateway between the Redhills Precinct and the Massey North / Westgate Metropolitan Centre. The elevation of Fred Taylor Drive provides views eastwards to the Waitemata Harbour and is also within walking distance of the Massey North / Westgate Metropolitan Centre. These attributes, along with the appropriate treatment of Fred Taylor Drive, create a sense of place that potentially provides an attractive and suitable environment for intensive residential development.

Zoning: Residential – Single House Zone, Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban, Residential – Terrace Housing and Apartment Building and Business – Local Centre.

Changes to the precinct required by MDRS: The existing Residential - Single house zone and Residential – Mixed Housing Suburban would become Residential – Mixed Housing Urban with the inclusion of MDRS.

Changes to the precinct required by NPS-UD: Part of the Redhills Precinct is within the Westgate walkable catchment (area adjacent to west of Fred Taylor Drive). This is currently zoned Residential – Terrace Housing and Apartment Building. The area within the Westgate Walkable Catchment would become Terrace Housing and Apartment Building within a walkable catchment (and including MDRS).

Precinct provisions affected by MDRS or Policy 3			Outcome
Table I610.4.1 Activity Table – Subdivision and development (A11) to (A16)			<p align="center">Retain</p> <p>Propose to retain (A11) to (A13) as per s77I(j) ‘other’ qualifying matter.</p> <p>Watercare has requested the retention of the rules and associated standards as these are still applicable. The infrastructure completion/operational timeframes are as below:</p> <ul style="list-style-type: none"> Northern Interceptor – Boost Pumping RM (completion 2031) Northern Interceptor – Westgate to Concourse (completion 2035) Hobsonville to Rosedale RM Duplication (completion 2036) North Harbour 2 watermain (2029) <p>The Redhills area is limited by water supply. The existing network cannot supply more than the noted number of dwellings in Standard I610.6.5.1 until the North Harbour 2 watermain is constructed.</p> <p>Propose to retain (A14) and (A15) as per s77I(j) ‘other’ qualifying matter.</p> <p>Auckland Transport has requested the retention of the rules and associated standards as upgrades are required for existing roads in order to have a safe and efficient transport network.</p> <p>New roads are also required to be able to completely service the precinct as shown in I610.10.1 Redhills Precinct: Precinct Plan 1.</p> <p>Auckland Transport considers that (A16) is not in conflict with the MDRS.</p>
Subdivision and development			
(A1)	Subdivision and development that has a restricted discretionary activity status under the Auckland –wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development below, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity	RD	
(A2)	Subdivision and development that has a discretionary activity status under the Auckland–wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development below, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity	D	
(A3)	Subdivision and development that does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development, and does not provide an alternative measure to achieve required public wastewater and/or water supply capacity	NC	
(A14)	Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport but proposes alternative measures to achieve required transport access, capacity and safety	RD	
(A15)	Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport, and does not provide an alternative measure to achieve required road upgrades	NC	
(A16)	Subdivision and development which does not provide for the fixed intersections as indicated on Redhills Precinct: Precinct Plan 1 and Standard I610.6.4.2(1)(aa)	NC	

Standard I610.6.1 Infrastructure Upgrades and Timing of Development – Transport Table I610.6.1.1 Threshold for development Sets dwelling thresholds and infrastructure work required to exceed the dwelling thresholds.	<p align="center">Retain</p> Restricts number of dwellings to thresholds. Propose to retain as a s77I(j) ‘other’ qualifying matter.
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	<p>Auckland Transport has requested the retention of the standards as upgrades are required for existing roads in order to have a safe and efficient transport network.</p> <p>New roads are also required to be able to completely service the precinct as shown in I610.10.1 Redhills Precinct: Precinct Plan 1.</p>
<p>Standard I610.6.2 Infrastructure upgrades and location of transport</p> <p>Table I610.6.2.1 Trigger for development - transport</p> <p>Sets out triggers and infrastructure upgrade required.</p>	<p>Retain</p> <p>Propose to retain as a s771(j) 'other' qualifying matter.</p> <p>Auckland Transport has requested the retention of the standards as upgrades are required for existing roads in order to have a safe and efficient transport network.</p> <p>New roads are also required to be able to completely service the precinct as shown in I610.10.1 Redhills Precinct: Precinct Plan 1.</p>
<p>Standard I610.3 Standard for residential zones</p> <p>Max. height for buildings in THAB zone adjoining Fred Taylor Drive shall be 20.5m and Standard H6.6.5 Building height does not apply.</p>	<p>Amend</p> <p>Proposed amendment so that standard only applies to THAB north of Dunlop Road (outside of Westgate Walkable Catchment).</p>
<p>I610.6.4. Subdivision standards</p> <p>I610.6.4.1 Riparian margins</p> <p>must be planted either sides of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the bank or the stream where the bank cannot be physically identified by a ground survey.</p>	<p>Retain</p> <p>Proposed to retain as QM in accordance with s771(j).</p> <p>Linked to Precinct Plan 1 and requirement for landscape planting.</p>
<p>I601.6.3.3 On-site stormwater management – new impervious areas</p> <p>Manages stormwater runoff for all new dwellings and impervious surfaces within a site through on-site stormwater devices (from impervious areas > 50m²).</p>	<p>Retain</p>

<p>Standard I610.6.5 Wastewater and water supply standards</p> <p>I610.6.5.1 Infrastructure upgrades and timing of development</p> <ul style="list-style-type: none"> • Number of dwellings within the precinct may not exceed 5,400 dwellings until such time that: <ul style="list-style-type: none"> - Northern Interceptor Stage 2 (public wastewater infrastructure) has been constructed and is operational; and - North Harbour Water Main 2 (public water supply) has been constructed and is operational. 	<p style="text-align: center;">Retain</p> <p>Proposed to retain as QM in accordance with s771(j).</p> <p>Watercare has requested that the standards be retained as these are still applicable.</p> <p>Completion/operational timeframes of infrastructure listed in standard are below:</p> <ul style="list-style-type: none"> • Northern Interceptor – Boost Pumping RM (completion 2031) • Northern Interceptor – Westgate to Concourse (completion 2035) • Hobsonville to Rosedale RM Duplication (completion 2036) • North Harbour 2 watermain (2029). <p>Watercare has advised that Redhills area is limited by water supply. The existing network cannot supply more than the noted number of dwellings in Standard I610.6.5.1 until the North Harbour 2 watermain is constructed.</p> <p>The western part of precinct is subject to the proposed WSL and WW Constraints control – currently shown over area of THAB along Fred Taylor Drive from north of Kapia Road to Matakohe Road.</p>
<p>I610.10.1 Redhills Precinct Plan 1</p> <p>Shows the following elements:</p> <ul style="list-style-type: none"> • Recreation open space (indicative only) • Indicative arterial road: cycling route and potential bus route – vehicle access restriction 2 • Redhills central collector road: bus route – vehicle access restriction 1 • Collector road – potential bus and cycle route – vehicle access restriction 1 • Indicative Henwood Road alignment • Redhills Green Road – key cycling route – vehicle access restriction 2 (cycle side only) • Indicative local roads and Parkside Road/street • 20.5m height limit • Electricity transmission pylons and corridor (National Grid Corridor Overlay) • Fixed intersections. 	<p style="text-align: center;">Amend</p> <p>An amendment is required to show proposed change to area of THAB currently subject to maximum height standard of 20.5m.</p> <p>Amended notation in precinct plan is to apply to area of THAB north of Dunlop Road only.</p>

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

DRAFT 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 I610 Redhills Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the National Policy Statement on Urban Development 2020 – updated 2022 (NPS-UD).

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

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

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

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

The scale and significance of the issues is assessed to be minor as the rules do not directly affect height or density. The rules provide for the protection of riparian margins, the restoration of stream and terrestrial ecology and remnant vegetation (to recognise the location of the Northwest Wildlink, and for the management of stormwater.

This draft 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(a) Matters of national importance – s6(a)	77I(a) Matters of national importance – s6(c)	77I(a) Matters of national importance – s6(h)	77I(b) a matter required to give effect to a national policy statement; 77I(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure	77I(a) Matters of national importance – High Use Aquifer Management Area s6(h) Regional matter
Relevant precinct provisions supporting QMs	I610.6.4 Subdivision Standards - I610.6.4.1. Riparian Margins	Objective I610.2(9): the intrinsic character of the precinct and its location to the Northwest Wildlink is recognised and stream ecology and remnant vegetation is restored with	I610.6.3.3 On-site stormwater management – new impervious areas	I610.6.4.2 (1)(i) Movement Network I610.6.3.3(d) on-site stormwater management	I610.6.3.3 On-site stormwater management – new impervious areas

		opportunities created for natural wildlife corridors. Policy I610.3 (10): Provide for and encourage ecological corridors through the Redhills Precinct to enhance natural linkages throughout the wider landscape (i.e. Northwest Wildlink) including riparian planting.		I610.8.1(6)(j) Matters of discretion I610.10.1 Redhills Precinct: Precinct Plan 1 (indicated as 'electricity transmissions pylons and corridors').	
Effects managed	Protection of stream ecology (including within the Northwest Wildlink)	Protection of the SEA identified by the overlay, of remnant vegetation and the Northwest Wildlink.	Maintaining the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses.	Protection of the National Grid from inappropriate subdivision, development and use	Maintaining the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses.
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	MDRS Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment.	MDRS (Single House Zone, Residential – Mixed Housing Urban and Residential – Mixed Housing Suburban)	MDRS Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment.	MDRS	MDRS Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment.
How qualifying matter changes level of development enabled by Policy 3 and / or MDRS	Small reduction in housing capacity. However the riparian margin yard standard is the same as the underlying zonings which include the MDRS.	Small reduction in housing capacity. The SEA overlay is primarily located within the current Residential - Single House Zone, Residential – Mixed Housing Urban and Residential – Mixed Housing Suburban)	Standard does not restrict height/density in itself.	Small reduction in housing capacity within parts of the National Grid Corridor Overlay which limits development sensitive to the National Grid. The National Grid Corridor Overlay can only be removed without a plan change where Transpower has advised that it no longer requires it in that location. Or through a plan change to include new areas to be included within the overlay.	Standard does not restrict height/density in itself.
Conclusion	Retain	Retain	Retain	Retain	Retain

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 to large. The precinct rules and standards have thresholds for dwellings which requires subdivision and development to be co-ordinated with bulk infrastructure for public wastewater and water supply services, and transport infrastructure.

This draft 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.

<p>'Other' qualifying matters sections 77I/O(j) and sites affected</p>	<p>Local infrastructure constraint - Transport</p> <p>Proposed Infrastructure – Transport Control (No. 158) – currently shown over properties from corner of Sunnyvale Road, along Redhills Road, and to western half of Henwood Road.</p>	<p>Local infrastructure constraint – water supply/wastewater infrastructure</p> <p>Proposed WSL and WW Constraints control – currently shown over area of THAB along Fred Taylor Drive from north of Kapia Road to Matakohe Road.</p> <p>Watercare requests that the standards are retained as they are still applicable in regard to the listed infrastructure completion/operation timeframes):</p> <ul style="list-style-type: none"> • Northern Interceptor – Boost Pumping RM (completion 2031) • Northern Interceptor – Westgate to Concourse (completion 2035) • Hobsonville to Rosedale RM Duplication (completion 2036) • North Harbour 2 watermain (2029) <p>Watercare has advised that the Redhills area is limited by water supply. The existing network cannot supply more than the noted number of dwellings in Standard I610.6.5.1 until the North Harbour 2 watermain is constructed.</p>
<p>Relevant precinct provisions supporting QMs</p>	<p>Table I610.4.1 Activity Table – Subdivision and development (A14) and (A15).</p> <p>I610.6.1 Infrastructure upgrades and timing of development – transport</p> <p>I610.6.2. Infrastructure upgrades and location of development - transport</p>	<p>Table I610.4.1 Activity Table – Subdivision and development (A11) to (A13)</p> <p>I610.6.5. Wastewater and water supply standards – I610.6.5.1 Infrastructure upgrades and timing of development</p>
<p>Effects managed</p>	<p>To ensure that the timing of development occurs in accordance with sequenced transport network infrastructure</p>	<p>Managing subdivision and development so that it does not occur in advance of the availability</p>

	<p>upgrades to service development up to and not beyond the relevant thresholds.</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>	of reticulated public wastewater and water supply services
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	MDRS Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment	MDRS Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment
Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate	<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>	<p>Development is occurring in parts of the Redhills Precinct. However, the majority of the precinct is undeveloped.</p> <p>Planned infrastructure for this area is not yet operational. There are existing water supply constraints within the Redhills area.</p>
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	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>Development is occurring within parts of the Redhills Precinct. However, the majority of the precinct is undeveloped.</p> <p>There are existing water supply constraints within the Redhills precinct area.</p>
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	Retain, remove or amend the provisions	Retain, remove or amend the provisions
Costs of applying QM	There may be medium to large costs associated with applying the QM. The dwelling thresholds	There may be medium to large costs associated with applying the QM. The standard limits the

	are subject to triggers for infrastructure works required before the thresholds can be exceeded.	number of dwellings to 5,400 until such time as the wastewater and particularly water supply infrastructure is constructed and operational.
Benefits	<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> <p>Supports reduction in transport emissions through the provision of active mode infrastructure reducing vehicle kilometres travelled.</p>	<p>Ensures that subdivision is co-ordinated with the delivery of bulk infrastructure required to service the precinct and its effects on the wider wastewater and water supply networks.</p> <p>Ensures that subdivision and development does not occur in advance of the availability of reticulated public wastewater and water supply services.</p>
Conclusion	Retain	Retain

**Proposed Plan Change 78 (PC78) to the Unitary Plan Operative in part
I615 Westgate Precinct**

I615 Westgate Precinct Analysis

Purpose: The primary purpose of the precinct is to develop a new metropolitan centre in Sub-precinct A, integrated with the existing Westgate Centre in Sub-precinct E. There are seven sub-precincts (A to G). The precinct provides for an integrated employment and business area, comprising a retail core in Sub-precincts A and E, surrounded by a mix of large format retail, compact mixed use, residential and open space activities in the adjoining sub-precincts. The precinct includes community and public transport facilities around the town square and a new library in sub-precinct A.

Zoning: Business – Metropolitan Centre (Sub-precincts A and E), Open Space- Civic Zone (Sub-precinct A), Business – General Business Zone (Sub-precinct B), Business – Mixed Use (Sub-precinct C), Residential – Terrace Housing and Apartment Buildings (Sub-precinct D), Open Space – Informal Recreation (Sub-precinct F), Business – Light Industry Zone (Sub-precinct G).

Changes to the precinct required by MDRS: No zoning changes required.

Changes to the precinct required by NPS-UD: Sub-precinct D is already zoned Terrace Housing and Apartment Building Zone but will include the MDRS.

Precinct provisions affected by MDRS or Policy 3	Outcome
<p>Rule I615.4.2 Development – Sub-precincts A, B, C, D, E and F</p> <p>(A11) Buildings = Restricted Discretionary Activity (RD)</p> <p>Matters of discretion</p> <ul style="list-style-type: none"> • building interface with public realm, • design, location and scale • location, bulk and scale relative to development, including layout and design of roads, pedestrian linkages, open spaces, earthwork areas and land contours, and infrastructure location • subdivision – design, layout, location. • retail in sub-precinct E with GFA>44200m² • earthworks > 2500m² • public open space • stormwater management devices • vehicle access • roads and pedestrian linkages • subdivision in sub-precinct G 	<p style="text-align: center;">Amend</p> <p>Rule is proposed to be amended to 'Buildings <u>except in Sub-precinct D</u>' as the rules applies to:</p> <ul style="list-style-type: none"> • all 'buildings' and not just dwellings • all sub-precincts and not just Sub-precinct D (which is zoned Terrace Housing and Apartment Building) • underlying THAB rules/standards would then apply in Sub-precinct D unless otherwise specified in the precinct rules/standards.
<p style="text-align: center;">Rule I615.6.6.1 Height</p> <p>Residential – Terrace Housing and Apartment Building Zone = 32.5m (8 storeys)</p>	<p style="text-align: center;">Retain</p> <p>Height rule is greater than THAB within walkable catchment of 21m (total max. height) – no QM required.</p> <p>THAB is located within the Westgate Metropolitan Centre walkable catchment.</p>
<p>I615.6.4 Activity thresholds Sub-precinct D</p> <p>(1) At least 60 dwellings must be provided per ha (net) in Sub-precinct D</p> <p>(2) Development that does not comply with I615.6.4(1) is non-complying</p>	<p style="text-align: center;">Remove</p> <p>The development potential was based on economic and planning restrictions in 2007 as part of proposed plan change 15 to the Waitākere City District Plan.</p> <p>Note only: IHP recommendation¹ retained the standard with no associated reasoning but did state 'a minimum density is unusual in the Plan'.</p>

¹ Hearings Topics 016, 017 Changes to the Rural Urban Boundary; 080 and 081 Rezoning and Precincts – Annexure 5: Precincts West (July 2016).

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 I615 Westgate Precinct to the medium density residential standards (MDRS) of Schedule 3A of the RMA and/or the implementation of policy 3 of the National Policy Statement on Urban Development 2020 – updated 2022 (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 none. There are no provisions identified within the I615 Westgate Precinct that are less enabling of development, than that provided for through the MDRS and Policy 3, that requires an evaluation of a qualifying matter in order to retain those provisions.

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)	No qualifying matters apply
Relevant precinct provisions supporting QMs	
Effects managed	
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	
How qualifying matter changes level of development enabled by Policy 3 and / or MDRS	
Conclusion	

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 none. There are no provisions identified within the I615 Westgate Precinct that are less enabling of development, than that provided for through the MDRS and Policy 3, that requires an evaluation of a qualifying matter in order to retain those provisions.

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.

'Other' qualifying matters sections 77I/O(j) and sites affected	No 'other' qualifying matters apply
Relevant precinct provisions supporting QMs	
Effects managed	
Applies to residential / non-residential zone in relation to Policy 3 and / or MDRS	
Specific characteristics that makes level of development provided by the MDRS or Policy 3 inappropriate	
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	
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	
Costs of applying QM	
Benefits	
Conclusion	