

Appendix 1 Section 1.4 Matters to Identify, Investigate and Address	Comments
<i>1.4.1 Urban Growth</i>	
(1) The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet the sub-regional growth projections in the Auckland Plan adopted under the Local Government (Auckland Council) Act 2009.	These matters are addressed in detail in the economic cost benefit analysis report prepared by Urban Economics Limited. That work confirms that Waiuku has insufficient development capacity to meet the minimum requirements of the RPS and the NPS-UD.
(2) The phases and timing for the staged release of greenfield land or the staged conversion of land within the existing urban area to a more intensive activity for urban development or for comprehensive redevelopment, in coordination with infrastructure.	The PPC does not propose any particular staging for release of the land for residential purposes, given its relatively small area (approximately 33 hectares). As such, all of the land would effectively be available for release once the PPC is operative although in practice the new residential lots would be released over a period of several years as they are created through subdivision.
(3) The location, type and form of the urban edge, its appropriateness to the structure plan area and the surrounding area and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.	The PPC would create an urban boundary of approximately 1km in length, where it adjoins land that would remain in the Mixed Rural zone. An interface between residential zoning and the Mixed Rural zone would exist along that boundary, as it does for other areas in Waiuku and for the current boundary of the PPC land to the north-east. The precinct includes a number of proposed standards including a yard, minimum lot size and landscape buffer. This approach is supported by the landscape assessment by Simon Cocker Landscape Architecture.
(4) Linkages and integration with existing urban-zoned and/or rural-zoned land adjoining the structure plan area through careful edge or boundary treatment.	The indicative concept design proposes linkages to the existing urban area and to the adjacent recreation reserve land. Areas of open space are also indicated at the rural-urban boundary and as an addition to the existing reserve. This features and pulled through as relevant to the precinct plan.
(5) Opportunities to improve access to landlocked parcels, including Māori land.	There are no landlocked parcels or Māori land adjoining the PPC land.

1.4.2 Natural Resources	
(1) The protection, maintenance and enhancement of natural resources, particularly those that have been scheduled in the Unitary Plan in relation to Mana Whenua, natural resources, and the coastal environment.	The PPC land does not contain any significant natural resources, including any resources scheduled in the AUP.
(2) Demonstrate how proposed subdivision, use, and development will protect, maintain and enhance the values of the resources identified in 1.4.2(1) above.	N/A
(3) The integration of green networks (such as freshwater and coastal water systems, and ecological corridors) with open space and pedestrian and cycle networks, showing how they reflect the underlying natural character values and provide opportunities for environmental restoration and biodiversity.	The indicative urban design concept prepared by Common Ground Limited proposes a network of greenways. These features will provide opportunities for environmentally sensitive stormwater management, movement of pedestrians and cyclists, connections with existing areas of recreation reserve, and restoration of ecological values through replanting. This have been identified on the precinct plan as relevant.
(4) Measures to manage natural hazards and contamination.	Contamination issues are addressed in the Preliminary Site Investigation prepared by Fraser Thomas Limited. Natural hazards on the PPC land relate to areas of flood plain and overland flow paths and are not extensive. These natural hazards are discussed in the engineering report prepared by Fraser Thomas Limited and can be appropriately addressed through the land subdivision process.
(5) The location of mineral resources and how access to regionally significant extractable deposits is to be managed.	The PPC land does not contain any known mineral resources.
1.4.3 Natural and Built Heritage	
(1) The existence of natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	The PPC land does not contain any such scheduled natural or physical resources, other than a Quality-Sensitive Aquifer Management Areas Overlay. The aquifer is not expected to be impacted by the change of land use that is proposed.
1.4.4 Use and Activity	
(1) Contribution to a compact urban form and the efficient use of land in conjunction with existing urban areas to give effect to the regional policy statement.	The PPC land is located close to the Waiuku town centre. It completes a concentric form for the town, effectively filling in a gap on its western flank. Any other options for accommodating urban growth would be located more remotely from the town centre and would further distort the form of the town, leading to inefficient access to services and greater travel times.

<p>(2) The adoption of standard Unitary Plan methods and provisions where possible to ensure a consistent approach across the region by all of the following: (a) seeking to avoid the introduction of additional zones; (b) recognising the values of natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character through identification of sites or places to be scheduled and the use of existing overlays in the Plan; and (c) recognising specific place-based provisions through the use of precincts.</p>	<p>The PPC adopts a standard method as it simply seeks to apply an existing ‘off the shelf’ AUP zone to the land, with a simple precinct proposed to capture additional site-specific provisions. Development outcomes can be appropriately managed through the objectives, policies, rules and standards of both the precinct and the MHU zone.</p>
<p>(3) Establishment of new centres and the expansion of existing centres in ways that complement the hierarchy and network of existing centres. Centres should be located and designed to maximise access by walking, cycling and public transport.</p>	<p>The PPC does not establish a new centre or expand an existing centre.</p>
<p>(4) A mix of residential intensities sufficient to support the vitality of centres and communities and to provide housing and transport choice.</p>	<p>The MHU zone will provide sufficient flexibility to enable a range of lot sizes and housing formats across the PPC land. The size of the land, and the master-planned approach to its development, will allow an opportunity for establishment of a retirement village within the PPC area to meet significant local demand.</p>
<p>(5) A mix and distribution of land uses within the structure plan area to provide opportunities for business activities and employment, community facilities and open space close to where people live.</p>	<p>The PPC land is not so large as to justify zoning specific areas of it for business activity or community facilities. Those services are available in the Waiuku town centre, which is within walking distance of the land. In any event, small commercial and community facilities are provided for under the MHU zone although resource consent would be required in most instances. Some areas of open space will be created through the future subdivision process and these will augment and connect to the existing large recreation reserve that adjoins the PPC land to the north. Areas of indicative open space have been identified in the precinct plan.</p>
<p>(6) The location and protection of infrastructure and management of reverse sensitivity effects on infrastructure from subdivision, use and development.</p>	<p>The PPC does not raise any issues relating to protection of infrastructure from reverse sensitivity effects.</p>
<p>(7) The location and protection of use and development and management of reverse sensitivity effects on use and development.</p>	<p>The only potential reverse sensitivity issue raised by the PPC relates to the boundary of the new residential land with sites that remain in rural production. Only 41% of the PPC land boundary will directly adjoin a rural zone (the balance adjoins sites in the MHS zone, recreation reserve or road). The rural productivity assessment undertaken to support the PPC suggests that the rural land in this location is likely to be used only for grazing. That land use is not anticipated to create a significant reverse sensitivity issue when adjoining residential sites, and is a common boundary condition across the edge of the region’s urban area. The precinct includes a number of proposed standards including a yard, minimum lot size and landscape buffer. This approach is supported by the landscape assessment by Simon Cocker Landscape Architecture.</p>

1.4.5 Urban Development	
<p>(1) A desirable urban form at the neighbourhood scale including all of the following:</p> <ul style="list-style-type: none"> (a) a layout providing pedestrian connectivity with a network of streets and block sizes which allow for a choice of routes, particularly near centres and public transport facilities; (b) provision of a diversity of site sizes within blocks to enhance housing choice, accommodate local small-scale community facilities and where appropriate enable a range of business activity and mixed use; (c) provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs; (d) appropriate transitions within and at the edge of the structure plan area between different land use activities, intensities and densities; and (e) the application of an integrated stormwater management approach within developments to reduce impacts on the environment while enhancing urban amenity. 	<p>The specialist urban design input into the indicative development concept for the PPC land has resulted in a site layout that achieves a desirable urban form, including provision of a connected movement network, greenways, and appropriate recognition of the land's position as a 'gateway' to the town. The site layout acknowledges the substantial area of existing recreational open space adjacent to the north boundary of the PPC area, and enables the reserve land to be more effectively accessed and utilised. While specific lot sizes have not been confirmed, the size of the PPC land enables a range of lot sizes and provides for the establishment of a retirement village.</p>
1.4.6 Transport Networks	
<p>(1) Integration of land use and development with the local and strategic transport networks.</p>	<p>The indicative design concept for the PPC land, prepared by Common Ground Limited, provides for a connected movement network including access for motor vehicles, pedestrians and cyclists. The proximity of the land to the Waiuku town centre enables easy access to bus routes. Opportunities exist for the PPC land to create linkages between open space in and around Waiuku, including potential for a walking/cycling trail connecting the Manukau Harbour with Kariotahi Beach on the west coast. The precinct plan identifies these opportunities and provides for connections along the stream and to the existing open space on King Street.</p>
<p>(2) Layout of the transport network and facilities in a manner that is safe, attractive, efficient, and resilient to hazards, well connected to local facilities and integrated with land uses, the surrounding area and the wider transport network.</p>	<p>The design concept for the PPC land provides a connected movement network, with connections available to Constable Road and to the existing area of reserve adjoining the northern boundary of the land. An opportunity exists for the creation of a secondary vehicular access point to Waiuku College through the reserve land, which would ease congestion on Constable Road at commencement and finish of the school day. The precinct plan secures this opportunity if Council and the School wish to pursue it.</p>

(3) Support for transport and accessibility that is multi-modal and interconnected with an appropriate number and location of access points.	Extensive provision is made in the indicative design concept for movement of pedestrians and cyclists, in addition to motor vehicles. The proposed greenways provide a separated movement network clear of roads for transport modes other than motor vehicles.
(4) Transport effects on land uses and the management of these effects.	These issues are addressed in the integrated transport assessment prepared by Parlane and Associates.
1.4.7 Infrastructure	
(1) The location and protection of existing and planned infrastructure, including network infrastructure corridors.	The PPC land is not affected or constrained by any existing or planned infrastructure, including network infrastructure corridors.
(2) The location, scale and capacity of existing and new infrastructure to serve the structure plan area.	Existing wastewater, stormwater and potable water reticulated networks will be extended to serve the PPC land. The engineering report prepared by Fraser Thomas Limited confirms that there is sufficient capacity in this infrastructure to serve the additional residential land.
(3) The location, scale and function of stormwater management facilities based on the principles of an integrated stormwater management approach, including the retention of natural water systems and the primary use of onsite flow and quality controls (and related impervious area limits) to manage stormwater runoff from proposed sites and roads.	The indicative concept design for the PPC land, prepared by Common Ground Limited, provides for an integrated stormwater management approach that includes use of greenways for water quality treatment and maintenance of natural water systems.
(4) The location, scale, function and provision of community facilities, including educational, health, welfare and cultural facilities and open space to cater for the needs of communities in the structure plan area and neighbouring areas.	The PPC land is not identified as a location for the establishment of any new community facilities. However, the position of the land close to the Waiuku town centre provides future residents with ready access to a broad range of community facilities and services including health facilities (medical centre), community centres, and educational facilities (Waiuku College is adjacent to the PPC land). Sports clubs and reserve areas are also located within walking distance of the PPC land.
1.4.8 Feedback from Stakeholders	
(1) Feedback from landowners, infrastructure providers, council-controlled organisations and communities gained through consultation during the structure planning process.	Refer to the consultation summary table attached to the PPC request as Appendix Y .

Appendix 1 - 1.5 Specialist Documents to support the structure plan and plan changes process	
<i>1.5 (1) Land use</i>	
(a) evaluation of the identified role of and principal objectives for the structure plan area in terms of land uses and amenity values;	The PPC proposes specific objectives or policies for the land to be rezoned being drawn from the specialist reporting and structure plan work. This framework alongside the existing provisions of the AUP will guide future development. Assessment of the role of the additional residential land and its impacts is contained in the assessment of environmental effects report that accompanies the PPC request.
(b) assessment against any relevant sub-regional spatial plan; and	There is no relevant sub-regional spatial plan for Waiuku and the immediately surrounding area, though there has been significant work previously undertaken by the Franklin District Council which is outline in the PPC request report.
(c) analysis of anticipated land use supply and demand informing the spatial allocation of areas for different activities, intensities and densities	This matter is addressed in the economic cost benefit analysis report prepared by Urban Economics Limited.
<i>1.5(2) Infrastructure</i>	
(a) integrated catchment management plan - stormwater management plan, including network plans, updates to catchment or zone management plans and variations to existing or new network discharge consents, where relevant;	The existing Waiuku Integrated Catchment Management Plan has been reviewed by Fraser Thomas Limited in its engineering report and SMP. These reports address the impact of the PPC on stormwater management and flooding within the catchment and includes recommendations for addressing any issues that may arise. A number of provisions are drawn from the SMP and included in the proposed precinct.
(b) integrated transport assessment;	An integrated transport assessment has been prepared by Parlane and Associates.
(c) water and wastewater servicing plan; and	The engineering report prepared by Fraser Thomas Limited and Crang Civil includes details of how the PPC land will be served with reticulated potable water and wastewater infrastructure.
(d) other infrastructure plans.	N/A
<i>1.5(3) Impact on Natural and Cultural Values</i>	
(a) landscape assessment;	An assessment of the landscape issues is contained in the landscape assessment prepared by Simon Crocker Landscape Architecture.
(b) assessment of effects on the cultural well-being of people and communities who have relationships with the area,	A cultural values assessment has been prepared by Ngāti Te Ata Waiohua.

including where appropriate mapping of local history and whakapapa;	
(c) archaeological, historic heritage and special character assessment	An archaeological and historic heritage assessment has been undertaken by CFG Heritage Limited.
(d) natural heritage assessment; and	N/A
(e) freshwater and ecological assessment.	An ecological values assessment has been undertaken by Boffa Miskell Limited.
1.5(4) Environmental Risk	
(a) geotechnical assessment;	A geotechnical assessment has been undertaken by Fraser Thomas Limited.
(b) land contamination and remediation assessment; and	A Preliminary Site Investigation (PSI) has been undertaken by Fraser Thomas Limited.
(c) health impact assessment.	N/A
1.5 (5) Implementation	
(a) staging plan;	The potential staging is outlined in the Fraser Thomas reporting and within section 6 of the PPC request reporting.
(b) funding plan;	As above.
(c) affordability assessment;	This matter is addressed in the economic cost benefit assessment prepared by Urban Economics Limited.
(d) neighbourhood design statement; and	This matter is addressed in the urban design report prepared by Common Ground Limited.
(e) other documents depending on the characteristics of the land and water resources of the area.	N/A