



Proposed Plan Change 120: Housing Intensification and Resilience (PC120)

to the Auckland Unitary Plan (Operative in part)

**Section 32 of the Resource Management Act 1991 Analysis for Chapter I
Precincts South:**

**I421 MANGERE 2 PRECINCT, I436 ROSELLA ROAD PRECINCT, I438 TAKANINI
PRECINCT, I449 HINGAIA 1 PRECINCT, I457 Highbrook Precinct**

SECTION 32 ANALYSIS

Proposed Plan Change 120: Housing Intensification and Resilience (PC120) to the Auckland Unitary Plan (Operative in part)

I421 Mangere 2 Precinct

I421 Mangere 2 Precinct Analysis

Purpose: The Māngere 2 precinct seeks to protect one of the first examples of cluster housing in New Zealand in Teo and Tioro lanes. This state housing was built in 1978 and is significant because it represents a change in the government’s housing policies relating to architectural and subdivision design.

Zoning: Mixed Housing Suburban.

Changes to the precinct required by National Policy Statement on Urban Development 2020 (NPS-UD) and Schedule 3C of the Resource Management Act 1991 (the Act):

The Mangere 2 Precinct is affected by Policy3 (d) of the NPS-UD – the Mangere 2 precinct is within the Mangere Town Centre walkable catchment; however the Policy 3(d) requirements do not apply as the precinct area is managed as a Qualifying Matter under RMA Schedule 3C Clause 8 (1) (A) -Section (6)(f) Issues of National Importance.

Identify whether precinct is affected by specific intensification requirements applying to walkable catchments of the Maungawhau (Mount Eden), Kingsland, and Morningside Stations in clause 4(1)(b) of Schedule 3C of the RMA and the intensification requirements applying to walkable catchments of the Baldwin Avenue and Mount Albert Stations in clause 4(1)(c) of Schedule 3C of the RMA.]

Precinct provisions affected by Policy 3 and/or Schedule 3C	Outcome
I421.4. Activity table (A1) Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint, (whichever is the greater)	Retain
(A2) External additions or alterations to buildings	Retain
(A3) Construction of new buildings or relocation of buildings onto the site	Retain
I421.6. Standards I421.6.1. Yards (1) A building or parts of a building must be set back from the side boundary by a minimum depth of 3 metres.	Retain

Section 32 and Schedule 3C qualifying matter

EVALUATION REPORT

This report is prepared as part of the evaluation required by Section 32 and Schedule 3C of the Act for proposed **Plan Change 120 (PC120)** to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PPC120 are discussed in the overview report, as is the purpose and required content of section 32 and Schedule 3C evaluations:

Under clause 8(1) of Schedule 3C of the Act, Auckland Council may modify the requirements of clause 4(1)(b) and (c) of Schedule 3C [specific requirements for intensification within at least a walkable catchment of Maungawhau (Mount Eden), Kingsland, and Morningside Stations, and Baldwin Avenue and Mount Albert Stations] and policy 3 in any zone in an urban environment to be less enabling of development than provided in that clause or policy only to the extent necessary to accommodate 1 or more qualifying matters that are present.

Under clause 8(2) of Schedule 3C of the Act a qualifying matter evaluation report concerning a matter specified in section 77I(a) to (i) and "any other matter" that makes higher density, as specified by clause 4(1)(b) or (c) of Schedule 3C or policy 3, inappropriate in an area, must:

(a) demonstrate why Auckland Council considers—

(i) that the area is subject to a qualifying matter; and

(ii) that the qualifying matter is incompatible with the level of development provided by clause 4(1)(b) or (c) or policy 3 for that area; and

(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and

(c) assess the costs and broader impacts of imposing those limits.

In addition, under clause 8(4) of Schedule 3C of the Act, the evaluation report must, in relation to a proposed amendment to accommodate a qualifying matter under clause 8(1)(b) of Schedule 3C [which is any "other" qualifying matter not listed in section 77I(a) to (i) that makes higher density inappropriate in an area], also:

(a) identify the specific characteristic that makes the level of development specified by clause 4(1)(b) or (c) or policy 3 inappropriate in the area; and

(b) justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and

(c) include a site-specific analysis that—

(i) identifies the site to which the matter relates; and

(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and

(iii) evaluates an appropriate range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) or policy 3 while managing the specific characteristics.

Under clause 8(5) of Schedule 3C of the Act, Auckland Council may when considering existing qualifying matters (a qualifying matter specified in section 77I(a) to (i) that is operative in the AUP when PPCX [the Auckland housing planning instrument] is notified), instead of undertaking the above evaluation process, do all of the following things:

(a) identify by location (for example, by mapping) where an existing qualifying matter applies:

(b) specify the alternative heights or densities (as relevant) proposed for those areas identified:

(c) identify in the evaluation report why the Council considers that 1 or more existing qualifying matters apply to those areas identified:

(d) describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by clause 4(1)(b) or (c) or policy 3:

(e) notify the existing qualifying matters in the Auckland housing planning instrument.

This report discusses the implications of applying qualifying matters within the I421 Mangere 2 Precinct to clause 4(1)(b) or (c) of Schedule 3C of the Act and/or the implementation of policy 3 of the NPS-UD.

Integrated evaluation for existing qualifying matters

For the purposes of **PC120**, the evaluation of existing qualifying matters has been undertaken in an integrated way that combines section 32 and Schedule 3C requirements.

The scale and significance of the issues is assessed to be minor

This section 32/Schedule 3C 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.

Existing qualifying matters	The Qualifying Matter relates, Section (6) (f) Issues of National Importance, Historic Heritage which seeks to protection from inappropriate subdivision, use and development and aligns with the purpose of the precinct. This would be incompatible level of development <u>provided by clause 4(1)(b) of Schedule 3C or policy 3(d) for that area]</u> Policy-3d - Upzoning around Town and Local Centre Zones (i)y
Relevant precinct provisions supporting existing qualifying matters	I421.2. Objectives (1) The unique and established character of Teo and Tioro lanes is protected The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above. I421.3. Policies (1) Manage the demolition of buildings to ensure that the established built character of Teo and Tioro lanes is protected. (2) Restrict new development and alterations so that they do not detract from the established built and landscape character of Teo and Tioro lanes. I421.4. Activity table (A1) Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint, (whichever is the greater) (A2) External additions or alterations to buildings (A3) Construction of new buildings or relocation of buildings onto the site I421.6. Standards I421.6.1.Yards (1) A building or parts of a building must be set back from the side boundary by a minimum depth of 3 metres. I421.8.1. Matters of discretion 3 (a) Architectural design (b) streetscape
Effects managed	The Qualifying Matter Section (6) (f) Historic Heritage seeks to protect one of the first examples of cluster housing in New Zealand. The effects manage relate to inappropriate subdivision, use and development and includes effects involving: • Demolition • Additions and alterations

	• Construction of new buildings • Architectural design and streetscape • Yards
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	Residential – Mixed House Suburban (QM does not relate to Policy 3)
<u>Assess impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C</u>	The I421 Mangere 2 Precinct covers a relatively small area within Mangere Walkable Catchment. This covers 10 properties, a section of Bader Drive and Teo and Tioro lanes. It is anticipated that the QM provisions will have limited impact future development capacity.
Assess costs/broader impacts of imposing those limits	The cost is the potential loss of zoning intensification within the Mangere Town Centre walkable catchment.
Conclusion	The I421 Mangere 2 - Precinct to be Residential – Mixed House Suburban base on the Section 6 (f) Historic Heritage QM. The zoning meets the requirements of the NPS-UD and the requirements of the precinct.

Integrated evaluation for (a) to (i) qualifying matters that are not operative in the AUP when the Auckland housing planning instrument (PPC120) is notified

For the purposes of PPC120, the evaluation of qualifying matters referred to in section 77I (a) to (i) of the Act that are not operative in the AUP when the Auckland housing planning instrument (PPC120) is notified has been undertaken in an integrated way that combines sections 32 and Schedule 3C requirements.

The scale and significance of the issues is assessed to be minor

This section 32/Schedule 3C 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(a) to (i)	Qualifying matters referred to in section 77I (a) to (i) of the Act that are operative in the AUP when the Auckland housing planning instrument (PPC120) is notified
Relevant precinct provisions supporting QMs	Not applicable
Effects managed	Not applicable
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	Not applicable
<u>Assess impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C</u>	Not applicable
Assess costs/broader impacts of imposing those limits	Not applicable
Conclusion	Qualifying matters referred to in section 77I (a) to (i) of the Act that are operative in the AUP when the Auckland housing planning instrument (PPC120) is notified

Integrated evaluation for ‘other’ qualifying matters

For the purposes of PPC120, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and clause 8(2) and (4) Schedule 3C requirements, including a site-specific analysis.

The scale and significance of the issues is assessed to be minor

This section 32/ Schedule 3C 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 and sites affected	There are no other qualifying matters applying to this precinct
Relevant precinct provisions supporting QMs	There are no other qualifying matters applying to this precinct
Effects managed	Not applicable
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	Not applicable
Specific characteristics that makes level of development provided by clause 4(1)(b) or (c) Schedule 3C or Policy 3 inappropriate	Not applicable
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	Not applicable
Range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) Schedule 3C or by Policy 3 while managing specific characteristics	Not applicable
<u>Assess impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C</u>	Not applicable
Costs of applying QM	Not applicable
Benefits	Not applicable
Conclusion	There are no other qualifying matters applying to this precinct

Proposed Plan Change 120: Housing Intensification and Resilience (PC120) to the Auckland Unitary Plan (Operative in part)

I436 Rosella Road Precinct

I436 Rosella Road Precinct Analysis

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

Zoning: Residential – Single House Zone.

Changes to the precinct required by National Policy Statement on Urban Development 2020 (NPS-UD) and Schedule 3C of the Resource Management Act 1991 (the Act): The Rosella Road Precinct is affected in part by Policy 3 (c) of the NPS-UD as part of the precinct is within the Walkable Catchment for the Middlemore Rapid Transit Station. The existing Residential - Single House zone would change to Residential – Terrace Housing and Apartment Buildings inside the Walkable Catchment under the proposed Draft Proposed Plan Change. I recommend the precinct retains its Residential – Single House zoning and the operative controls in the precinct provisions through a Qualifying Matter recognising neighbourhood character under RMA 77I (j).

Precinct provisions affected by Policy 3 and/or Schedule 3C	Outcome
I436.4.1 (A1)	Retain
I436.4.1 (A2)	Retain
I436.4.1 (A3)	Retain
I436.4.1 (A4)	Retain
I436.6.1 - Building Heights	Retain
I436.6.2 Yards (including Table I436.6.2.1)	Retain
I436.463 – Subdivision	Retain

Section 32 and Schedule 3C qualifying matter

EVALUATION REPORT

This report is prepared as part of the evaluation required by Section 32 and Schedule 3C of the Act for proposed Plan Change (PC120) to the Auckland Unitary Plan (Operative in Part) (AUP).

The background to and objectives of PC120 are discussed in the overview report, as is the purpose and required content of section 32 and Schedule 3C evaluations:

Under clause 8(1) of Schedule 3C of the Act, Auckland Council may modify the requirements of clause 4(1)(b) and (c) of Schedule 3C [specific requirements for intensification within at least a walkable catchment of Maungawhau (Mount Eden), Kingsland, and Morningside Stations, and Baldwin Avenue and Mount Albert Stations] and policy 3 in any zone in an urban environment to be less enabling of development than provided in that clause or policy only to the extent necessary to accommodate 1 or more qualifying matters that are present.

Under clause 8(2) of Schedule 3C of the Act a qualifying matter evaluation report concerning a matter specified in section 771(a) to (i) and "any other matter" that makes higher density, as specified by clause 4(1)(b) or (c) of Schedule 3C or policy 3, inappropriate in an area, must:

(a) demonstrate why Auckland Council considers—

(i) that the area is subject to a qualifying matter; and

(ii) that the qualifying matter is incompatible with the level of development provided by clause 4(1)(b) or (c) or policy 3 for that area; and

(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and

(c) assess the costs and broader impacts of imposing those limits.

In addition, under clause 8(4) of Schedule 3C of the Act, the evaluation report must, in relation to a proposed amendment to accommodate a qualifying matter under clause 8(1)(b) of Schedule 3C [which is any "other" qualifying matter not listed in section 771(a) to (i) that makes higher density inappropriate in an area], also:

(a) identify the specific characteristic that makes the level of development specified by clause 4(1)(b) or (c) or policy 3 inappropriate in the area; and

(b) justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and

(c) include a site-specific analysis that—

(i) identifies the site to which the matter relates; and

(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and

(iii) evaluates an appropriate range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) or policy 3 while managing the specific characteristics.

Under clause 8(5) of Schedule 3C of the Act, Auckland Council may when considering existing qualifying matters (a qualifying matter specified in section 771(a) to (i) that is operative in the AUP when PPCX [the Auckland housing planning instrument] is notified), instead of undertaking the above evaluation process, do all of the following things:

(a) identify by location (for example, by mapping) where an existing qualifying matter applies;

(b) specify the alternative heights or densities (as relevant) proposed for those areas identified;

(c) identify in the evaluation report why the Council considers that 1 or more existing qualifying matters apply to those areas identified;

(d) describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by clause 4(1)(b) or (c) or policy 3;

(e) notify the existing qualifying matters in the Auckland housing planning instrument.

This report discusses the implications of applying qualifying matters within the I436 Rosella Road Precinct Precinct to clause 4(1)(b) or (c) of Schedule 3C of the Act and/or the implementation of policy 3 of the NPS-UD.

Integrated evaluation for ‘other’ qualifying matters

For the purposes of PC120 the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and clause 8(2) and (4) Schedule 3C requirements, including a site-specific analysis.

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

This section 32/ Schedule 3C 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 and sites affected	An ‘other’ qualifying matter under schedule 3C clause 8 (1) (b) applies to recognise the precinct’s purpose in the protection of neighbourhood character from inappropriate subdivision, use and development. The protection of neighbourhood character is incompatible with the level of development provided for by policy 3 in the WC of the Middlemore RTN. The neighbourhood character of Rosella Road is dependent on the built character, form and relationship of the existing residential buildings recognised by the precinct provisions. Rosella Road Precinct is partially within the WC of Middlemore RTN. The qualifying matter is required to protect the following affected sites: - 1 Thompson Street - 35 Rosella Road - 37 Rosella Road - 46 Rosella Road - 2/48 Rosella Road - 48 Rosella Road - 50 Rosella Road - 52 Rosella Road - 54 Rosella Road - 56 Rosella Road - 58 Rosella Road - 60 Rosella Road - 62 Rosella Road
Relevant precinct provisions supporting QMs	The protection of the neighbourhood character established by the built environment from inappropriate subdivision, use and development is recognised and supported in the precinct provisions. I436.2. Objective (1) <i>The unique and established built character of Rosella Road is protected.</i> I436.3. Policies (1) <i>Discourage the removal, demolition or substantial demolition of buildings so that the established built character of Rosella Road is protected.</i> (2) <i>Restrict new development and external alterations and additions so that they do not detract from the established built and landscape character of Rosella Road.</i> I436.4 Activity table • A1 – <i>Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint (whichever is the greater)</i> • A2 – <i>External alterations and additions to buildings</i> • A3 – <i>Construction of new buildings and relocation of buildings onto the site</i> • A4 – <i>Subdivision</i> I436.6.1 Building height I436.6.2 Yards I436.6.3 Subdivision

	I436.8 Assessment – restricted discretionary activities
Effects managed	The effects managed by the Rosella Road Precinct relate to inappropriate subdivision, use and development which would impact the built character of the area and includes the following effects: • Demolition • Additions and alterations • Construction of new buildings • Subdivision • Building Height • Yards.
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	Residential - Single House Zone. The QM relates to Policy 3 requirements generated by the WC of the Middlemore RTN.
Specific characteristics that makes level of development provided by clause 4(1)(b) or (c) Schedule 3C or Policy 3 inappropriate	The I436 Rosella Road Precinct recognises several matters of the established built character of a group of Californian bungalows cottages, English cottages and English cottage revival houses built around the 1920s and 1930s on Rosella Road, Mangere East which would make higher density as provided for by Policy 3, inappropriate in the area. The precinct provisions discourage the removal or demolition of buildings and restrict new development or external alterations and additions. The matters of discretion require an assessment of any activity for its consistency with the existing built form, so it does not detract from the established built and landscape character of Rosella Road. The effects on character would not be managed through the THAB zone Policy 3 enables. See site specific analysis in Attachment 1.
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	Additional height and density would potentially result in a loss of the unique and established neighbourhood character of the neighbourhood recognised in the precinct provisions. The I436 Rosella Road Precinct covers a relatively compact area within Mangere East. It is anticipated that the QM provisions will have limited impact on future development capacity. 13 properties are included within the WC of the Middlemore RTN.
Range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) Schedule 3C or by Policy 3 while managing specific characteristics	Precinct provisions manage height, built form, density, and addition and alterations. Retention of existing structures and restriction of new structures are matters managed by the precinct provisions to protect the unique and established character of Rosella Road. The design and relationship of the built form managed by the precinct would not be consistent with amendments to the precinct provisions which enable a different urban form and redevelopment.
Assess impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	The QM affects 13 properties within the WC of Middlemore RTN which would otherwise be intensified from Residential – Single House Zoning to THAB. All 13 properties already have established residences. The impact on development is limited to the increases in height, density and capacity which would otherwise be enabled through the application of THAB zoning to the 13 properties.
Costs of applying QM	The cost of applying a QM to is the loss of zoning intensification and housing availability within the WC of the Middlemore RTN. Intensification of properties within the WC of Middlemore RTN has the potential to create a difference in built form between the Rosella Road precinct and surrounding zones.
Benefits	The benefit of applying a QM to Rosella Road precinct is the protection of the neighbourhood and historic character of the Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road. The neighbourhood is one of the earliest residential developments in Mangere. The site-specific analysis included as Attachment 1 notes that, using the methodology for the survey of the Special Character Area overlay, Rosella road precinct has 70% of individual properties scoring either 5 (character - supporting) or 6 (character - defining).
Conclusion	The Rosella Road Precinct to remain Residential - Single House Zone and retain controls protecting the built environment from inappropriate subdivision, use, and development

Attachment 1 Site Specific Analysis – Rosella Road Precinct

SUMMARY OF AREA FINDINGS

PRECINCTS

Area details

Name	Rosella Road
Precinct	Rosella Road Precinct
Survey Area Number(s)	N/A
NPS-UD priority^{TBC}	Walkable catchment – RTN - Middlemore Train Station ¹ All Other Areas
AUP (OIP) Zone(s)	Single House
Area Description	The Rosella Road Precinct contains two historic residential subdivisions dating to 1912 (DP 7494, which includes the area from Massey Road to Thompson Street) and 1925 (DP 19404, which includes the remainder of the precinct area). The area was developed following the subdivision of the Thompson Farm and is one of the earliest residential developments in Mangere. This development is representative of the increasing suburbanisation of South Auckland resulting from improvements in transport links to the city, in particular the rail network. Rosella Road extends perpendicularly from Massey Road, making use of the grid roading pattern, before turning and running generally parallel to the rail line, and then turning again to connect to Gray Avenue. Rod Place, May Road, Chaplin Street and Thompson Street are all no-exit roads that extend perpendicularly from Rosella Road. Lot shapes are generally rectilinear, with some variation due to the bends in the roading pattern and proximity to the rail line. Lots are generally regular in size at around 800-1000m². The original subdivision pattern is intact with only a few instances of subsequent subdivision and/or amalgamation. The spacing of houses is generally consistent and most houses are positioned toward the street, though a few more modern buildings have larger setbacks. The most prevalent architectural style in the area is California bungalows and English Cottages (1920s-1930s), though there are examples of earlier types, including villas and transitional villas. Housing from the period of significance tends to retain a high degree of physical integrity, and there are a few examples of modern infill or replacement housing. Most houses in the area are visible behind low timber fences or taller hedges. Streets are lined in concrete kerbing, footpaths, grass verges and street trees. Individual sections are generally well-vegetated with mature trees and hedges. Off-street car-parking, including garaging and carports, is located to the side or rear of houses and is not a dominant feature of the streetscape. Overall, the area retains a strong suburban character.

¹ 24% of properties are within this walkable catchment.
Rosella Road Precinct: Summary of Area Findings | May 2022



Key survey data

Survey date(s)	19 May 2022		
Level of survey	Field survey	NA	
	Desk top survey	100% ²	
Number of properties	58		
Individual property scores	Score	Number of properties	Percentage ³
	6	25	50%
	5	10	20%
	4	5	10%
	3	3	6%
	2	5	10%
	1	1	2%
	0	1	2%
	Rear/vacant	8	NA



Overall findings	The Rosella Road Precinct has retained its unique and established built character.⁴ It is noted, using the methodology for the survey of the Special Character Area overlay this area has 70% of individual properties scoring either 5 or 6.
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² Places subject to desk-top survey were surveyed using Google Street View images dated February 2021. They do not have a photographic record and the data has not been verified.

³ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

⁴ AUP Objective I436.2

Rosella Road Precinct: Summary of Area Findings | May 2022

Appendix 1: Index map

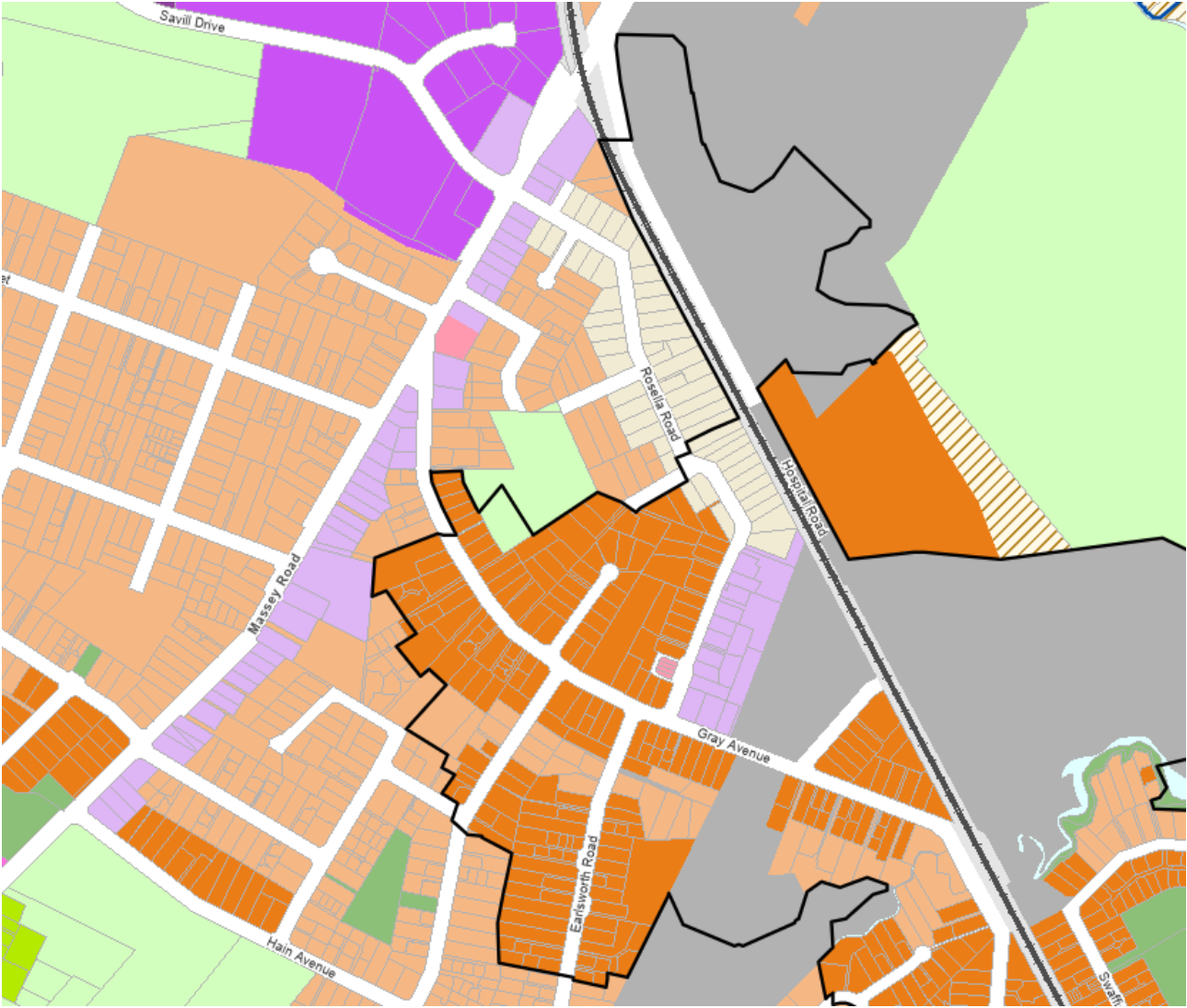


Figure 1: The black line is the walkable catchment of the Middlemore Train Station.

Proposed Plan Change 120: Housing Intensification and Resilience (PC120) to the Auckland Unitary Plan (Operative in part)

I438 Takanini Precinct

I438 Takanini Precinct Analysis

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

Zoning:

Sub-precinct A: Open Space - Informal Recreation Zone

Business - Light Industry Zone

Residential – Mixed Housing Urban Zone

Residential – Terrace Housing and Apartment Building Zone

Residential – Mixed Housing Suburban Zone

Sub-precinct B: Business: Local Centre Zone

Sub-precinct C: Residential - Mixed Housing Suburban Zone

Residential - Mixed Housing Urban Zone

Residential – Single Housing Zone

Residential – Terrace Housing and Apartment

Sub-precinct D: Residential – Single House Zone

Residential – Mixed Housing Suburban Zone

Changes to the precinct required by National Policy Statement on Urban Development 2020 (NPS-UD) and Schedule 3C of the Resource Management Act 1991 (the Act):

This precinct is partially within the walkable catchment of the Takanini Train Station and is therefore partially affected by Policy 3(c), which requires provision for buildings of at least six storeys (22 metres), unless modified by a qualifying matter. The Takanini Precinct is not located within the walkable catchments of the Maungawhau (Mount Eden), Kingsland, and Morningside Stations in clause 4(1)(b) of Schedule 3C of the RMA and the intensification requirements applying to walkable catchments of the Baldwin Avenue and Mount Albert Stations in clause 4(1)(c) of Schedule 3C of the RMA.

Summary of Changes:

- Amendments to zoning references within the precinct description to reflect upzoning and downzoning.
- Amendments to the precinct description to reflect downzoning resulting from qualifying matters, specifically the Flood Plain and Transpower Transmission Lines overlays.

Precinct provisions affected by Policy 3 and/or Schedule 3C	Outcome
I438.1. Precinct Description	Amend • Sub-Precinct A: Remove references to Residential – Single House Zone. Add references to Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Building Zone. • Sub-Precinct C: Add references to Residential – Single House Zone and Residential – Terrace Housing and Apartment Building Zone. • Sub-Precinct D: Add reference to Residential – Mixed Housing Suburban Zone.
I438.1.1. Sub-precinct A	Amend Remove references to Residential – Single House Zone. Add references to Residential – Mixed Housing Urban Zone and Residential – Terrace
I438.1.3. Sub-precinct C	Amend Add references to Residential – Single House Zone and Residential – Terrace Housing and Apartment Building Zone. Retain reference to Residential – Mixed Housing Urban Zone within the walkable catchment due to Qualifying Matters.
I438.1.4. Sub-precinct D	Amend Add reference to Residential – Mixed Housing Suburban Zone.

Section 32 and Schedule 3C qualifying matter EVALUATION REPORT

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The background to and objectives of PC120 are discussed in the overview report, as is the purpose and required content of section 32 and Schedule 3C evaluations:

Under clause 8(1) of Schedule 3C of the Act, Auckland Council may modify the requirements of clause 4(1)(b) and (c) of Schedule 3C [specific requirements for intensification within at least a walkable catchment of Maungawhau (Mount Eden), Kingsland, and Morningside Stations, and Baldwin Avenue and Mount Albert Stations] and policy 3 in any zone in an urban environment to be less enabling of development than provided in that clause or policy only to the extent necessary to accommodate 1 or more qualifying matters that are present.

Under clause 8(2) of Schedule 3C of the Act a qualifying matter evaluation report concerning a matter specified in section 77I(a) to (i) and "any other matter" that makes higher density, as specified by clause 4(1)(b) or (c) of Schedule 3C or policy 3, inappropriate in an area, must:

(a) demonstrate why Auckland Council considers—

(i) that the area is subject to a qualifying matter; and

(ii) that the qualifying matter is incompatible with the level of development provided by clause 4(1)(b) or (c) or policy 3 for that area; and

(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and

(c) assess the costs and broader impacts of imposing those limits.

In addition, under clause 8(4) of Schedule 3C of the Act, the evaluation report must, in relation to a proposed amendment to accommodate a qualifying matter under clause 8(1)(b) of Schedule 3C [which is any "other" qualifying matter not listed in section 77I(a) to (i) that makes higher density inappropriate in an area], also:

(a) identify the specific characteristic that makes the level of development specified by clause 4(1)(b) or (c) or policy 3 inappropriate in the area; and

(b) justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and

(c) include a site-specific analysis that—

(i) identifies the site to which the matter relates; and

(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and

(iii) evaluates an appropriate range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) or policy 3 while managing the specific characteristics.

Under clause 8(5) of Schedule 3C of the Act, Auckland Council may when considering existing qualifying matters (a qualifying matter specified in section 77I(a) to (i) that is operative in the AUP when PPC120 [the Auckland housing planning instrument] is notified), instead of undertaking the above evaluation process, do all of the following things:

(a) identify by location (for example, by mapping) where an existing qualifying matter applies;

(b) specify the alternative heights or densities (as relevant) proposed for those areas identified;

(c) identify in the evaluation report why the Council considers that 1 or more existing qualifying matters apply to those areas identified;

(d) describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by clause 4(1)(b) or (c) or policy 3;

(e) notify the existing qualifying matters in the Auckland housing planning instrument.

This report discusses the implications of applying qualifying matters within the I438 Takanini Precinct to clause 4(1)(b) or (c) of Schedule 3C of the Act and/or the implementation of policy 3 of the NPS-UD.

Integrated evaluation for existing qualifying matters

For the purposes of PPC120, the evaluation of existing qualifying matters has been undertaken in an integrated way that combines section 32 and Schedule 3C requirements.

The scale and significance of the issues are assessed to be minor. Policy 3 requirements will still be largely incorporated within the precinct's walkable catchments, with only a small portion of land within the walkable precinct affected. The impact is further reduced by the fact that the proposed changes enable greater development density than previously allowed.

The flooding qualifying matter is being addressed at an Auckland-wide scale and affects only a small part of the precinct, located within and outside the walkable catchment. This matter is being managed through a zoning response, which further minimises its effect on development potential.

This section 32/Schedule 3C 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.

Existing qualifying matters	77I(e) National Grid (Transpower transmission lines) A portion of land (approximately 20 parcels) within the walkable catchment of Sub-precinct C is affected by the National Grid Overlay (Transpower transmission lines) and, as such, has not been upzoned to the Terrace Housing and Apartment Building Zone.	77I(a) Significant Natural Hazards (Flooding) Four parcels within the walkable catchment of Sub-Precinct C are affected by the highest flooding hazard level (4–5) and, as such, have not been upzoned to the Terrace Housing and Apartment Building Zone.
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Relevant precinct provisions supporting existing qualifying matters	The description of Sub-precinct C in I438.1 refers to Residential – Mixed Housing Urban Zone within the walkable catchment.	The description of Sub-precinct C in I438.1 refers to Residential – Mixed Housing Urban Zone within the walkable catchment.
Effects managed	Reverse sensitivity to transmission lines can undermine the safe and efficient operation of the national grid, posing risks to grid security, economic resilience, and public health and safety. To mitigate these risks, it is appropriate to apply less intensive zoning near sensitive transmission infrastructure. In this context, the use of the MHU Zone plays a critical role in protecting public wellbeing and preserving the integrity of essential infrastructure.	By applying lower-density zones such as Residential – Mixed Housing Urban Zone within the walkable catchment - development intensity is limited, which helps manage the following effects: • Flood risk reduction ◦ Lower-density development results in fewer impervious surfaces, enhancing stormwater infiltration and reducing runoff. • Protection of People and Property ◦ Restricting intensive land use in flood-prone areas reduces the risk of harm to people and damage to property. • Manages adverse economic effects ◦ Reduces long term public cost on emergency management ◦ Fewer properties within flood prone areas reduces cost in property damage
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	The National Grid Corridor Overlay applies to parts of Takanini Sub-Precinct C that fall within the walkable catchment. This area is zoned Residential – Mixed Housing Urban Zone. These provisions are directly relevant to Policy 3(c) of the NPS-UD, which requires building heights of at least six storeys within walkable catchments of: 1. Existing and planned rapid transit stops, 2. The edge of city centre zones, and 3. The edge of metropolitan centre zones. As Takanini Sub-Precinct C is partially located within a walkable catchment for an existing rapid transit stop, it is subject to Policy 3(c), which requires provision for buildings of at least six storeys.	The highest flooding hazard level (4–5), which results in zoning of Residential – Mixed Housing Urban Zone, applies to parts of Takanini Sub-Precincts C that are located within the walkable catchment area. These provisions are directly relevant to Policy 3(c) of the NPS-UD, which requires building heights of at least six storeys within walkable catchments of: 1. Existing and planned rapid transit stops, 2. The edge of city centre zones, and 3. The edge of metropolitan centre zones As Takanini Sub-Precinct C is partially located within a walkable catchment for an existing rapid transit stop, it is subject to Policy 3(c), which requires provision for buildings of at least six storeys.
Assess impact that limiting development capacity, building height, or density (as	The presence of Transpower transmission lines within the walkable catchment has constrained	The downzoning of the Residential – Single House Zone has occurred within the walkable catchment

relevant) will have on the provision of development capacity enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	development potential by necessitating the application of the MHU Zone, rather than the THAB Zone. This zoning response is required to manage reverse sensitivity effects and ensure the safe and efficient operation of the national grid, given the health, safety, and infrastructure risks associated with intensive residential development in close proximity to high-voltage transmission infrastructure. While the overlay applies to a relatively small portion of the catchment affecting approximately 20 parcel and the qualifying matter materially limits the building height and density that would otherwise be enabled under Policy 3(c) of the NPS-UD. Nonetheless, the MHU zoning still enables a moderate level of intensification beyond the operative zoning, thereby partially meeting the intent of Policy 3 and contributing to the overall development capacity.	of Sub-Precinct C that are zoned Residential – Mixed Housing Urban Zone, the flooding hazard QM affects only four parcels. In this case, the qualifying matter limits the building height and density that would otherwise be enabled under Policy 3(c) of the NPS-UD. Given the effects managed by this qualifying matter, the relatively small number of affected parcels, and the fact that the MHU zoning still allows for a moderate level of intensification beyond the operative zoning, the intent of Policy 3 is partially met, contributing to the overall development capacity.
Assess costs/broader impacts of imposing those limits	Although the qualifying matter may slightly reduce development potential in a small part of the precinct, it plays a vital role in safeguarding infrastructure integrity, public health, and safety. The imposition of zoning limits such as the application of the MHU Zone instead of the THAB Zone results in a modest reduction in housing yield and may marginally affect the overall efficiency of land use within the walkable catchment. This could have downstream impacts on housing affordability and the ability to fully realise urban intensification objectives under the NPS-UD. However, retaining the overlay provisions and applying appropriate zoning provides a balanced approach that mitigates reverse sensitivity risks while still enabling a moderate level of development capacity. This approach supports long-term infrastructure resilience and public wellbeing, while minimising adverse effects on urban form and growth outcomes.	While the qualifying matter has resulted in downzoning in flood-prone areas, which reduces development capacity, the broader effects are mixed. On one hand, it avoids significant risks to people and property, reduces long-term public costs related to emergency response and infrastructure damage, and supports environmental resilience. On the other hand, it may constrain housing supply and shift development pressure to other areas. Given the relatively small number of affected parcels and the managed effects, it is appropriate to implement downzoning through the qualifying matter. While Policy 3(c)'s capacity potential is restricted, further development capacity is still enabled than before and this QM safeguards communities from natural hazards.
Conclusion	Retain	Retain

Integrated evaluation for (a) to (i) qualifying matters that are not operative in the AUP when the Auckland housing planning instrument (PPC120) is notified

For the purposes of PPC120, the evaluation of qualifying matters referred to in section 77I (a) to (i) of the Act that are not operative in the AUP when the Auckland housing planning instrument (PPC120) is notified has been undertaken in an integrated way that combines sections 32 and Schedule 3C requirements.

The scale and significance of the issues is assessed to be not relevant.

This section 32/Schedule 3C 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(a) to (i)	None
Relevant precinct provisions supporting QMs	N/A
Effects managed	N/A
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	N/A
Assess impact <u>that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity</u> enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	N/A
Assess costs/broader impacts of imposing those limits	N/A
Conclusion	N/A

Integrated evaluation for ‘other’ qualifying matters

For the purposes of PPC120, the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and clause 8(2) and (4) Schedule 3C requirements, including a site-specific analysis.

The scale and significance of the issues is assessed to be not relevant.

This section 32/ Schedule 3C 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 and sites affected	None
Relevant precinct provisions supporting QMs	N/A
Effects managed	N/A
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	N/A
Specific characteristics that makes level of development provided by clause 4(1)(b) or (c) Schedule 3C or Policy 3 inappropriate	N/A
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	N/A
Range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) Schedule 3C or by Policy 3 while managing specific characteristics	N/A
Assess impact <u>that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity</u> enabled by Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	N/A
Costs of applying QM	N/A
Benefits	N/A
Conclusion	N/A

Proposed Plan Change 120: Housing Intensification and Resilience (PC120) to the Auckland Unitary Plan (Operative in part)

I449 Hingaia 1 Precinct

I I449 Hingaia 1 Precinct Analysis

Purpose: To provide for comprehensive and integrated residential development on the Hingaia Peninsula, to increase the supply of housing, to facilitate the efficient use of land, and to coordinate the provision of infrastructure

Zoning: Residential - Single House Zone

- Residential – Mixed Housing Suburban Zone
- Residential – Mixed Housing Urban Zone
- Business – Neighbourhood Centre Zone
- Open Space – Informal Recreation Zone

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct?	Yes A small portion of the area subject to Coastal Erosion and Coastal Inundation is downzoned from Residential - Mixed Housing Urban Zone to Residential Single House Zone.
If the zoning is changed, how does this affect the precinct?	Applying Residential – Single House Zone limits development intensity in areas with coastal hazards, thereby managing potential adverse effects. The downing zoning does not have material changes to the precinct.
Identify precinct provisions affected by the zoning change or other zoning principles change.	Changes necessitate an update to the precinct description, and the Standard of Height in relation to boundary in the Residential – Mixed Housing Urban Zone under I449.6.1.5 (6) to ensure that this standard applies for any boundary adjoining any site in the Residential – Single House Zone.

Proposed Plan Change 120: Housing Intensification and Resilience (PC120) to the Auckland Unitary Plan (Operative in part)

I457 Highbrook Precinct

I457 Highbrook Precinct Analysis

Purpose: To enable the establishment of high-density residential development in proximity to an important employment hub in Highbrook.

Zoning: Residential - Terrace Housing and Apartment Buildings

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct.	No
If the zoning is changed, how does this affect the precinct?	N/A
Identify precinct provisions affected by the zoning change or other zoning principles change.	Single change to the precinct’s permitted building height standard which is proposed to change from 16m to 22m for the purpose of according with the applicable zoning principle of permitting a 22m building height in the Residential - Terrace Housing and Apartment Buildings Zone