

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 Special Housing Areas:**

**CLARKS BEACH, FRANKLIN 2, HINGAIA 2, HINGAIA 3, HUAPAI TRIANGLE,
OPAHEKE 1, WHENUAPAI 1**

SECTION 32 ANALYSIS

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

Clarks Beach Precinct

Clarks Beach Precinct - Precinct Analysis

Purpose: The Clarks Beach precinct provides for the integrated development of the Clarks Beach Special Housing Area comprised of approximately 50ha of land at Clarks Beach. The precinct provides for a residential environment with Area B having larger minimum lot sizes of 600m² that will provide for a spacious transition to the adjoining Rural Coastal and Mixed Coastal Rural zones to the east and south of the Clarks Beach precinct and Area A with a higher residential density Mixed Housing Suburban form closer to the road network.

Zoning: Residential Mixed Housing Suburban, Residential Single House Zone, Business Neighbourhood Centre, 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
If the zoning is changed, how does this affect the precinct?	The only reason for the introduction of the SHZ into the precinct is to respond to the Natural Hazards workstream where down-zoning on three sites within this precinct is recommended. The RMA reasons for the precinct remain and just under half the precinct still remains undeveloped
Identify precinct provisions affected by the zoning change or other zoning principles change – Precinct Description and I450.2 preamble to objectives	The only proposed change to this precinct in the PC120 is to alter the precinct description to include the Single House Zone, that will apply to a small area that has already been developed. The preamble to the objectives in I450.2 includes the Single House Zone

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Franklin 2 Precinct

Franklin 2 Precinct Analysis

Purpose: The precinct is designed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange, that achieves high quality environmental outcomes and that offers its residents access to quality connected open space, water sensitive stormwater design, a local commercial centre that will provide for the community as well as meeting their local service needs. The Franklin 2 Residential A sub-precinct is applied to most of the land in the precinct. The provisions are based on the Residential Mixed Housing Urban Zone. The Franklin 2 Residential B sub-precinct is applied to the central part of the precinct, adjoining the local centre, central park and the higher ground where Sim Road intersects with the railway line. This sub-precinct provides for a higher density of residential development.

Zoning: Residential Mixed Housing Urban, Business Local Centre, Residential Terrace Housing and Apartment Building

Changes to the precinct required by NPS-UD and Schedule 3C of the RMA (the Act): The precinct is within a Policy 3(c) area. The precinct is affected by specific intensification requirements applying to walkable catchments of the Paerata Station in clause 4(1)(d) of Schedule 3C of the Resource Management (Consenting and Other System Changes) Amendment 2025

Precinct provisions affected by Policy 3 and/or Schedule 3C	Outcome
Precinct Description	The precinct description is being amended to include the Residential Terrace Housing and Apartment Building Zone around the Paerata railway station. It is also being amended to refer to the Residential Single House Zone as a result of the Council's response to the natural hazards management.
Area A -Development Controls 4.2 Height	The purpose statement and height table have been amended to enable height of up to 22m within the walkable catchment of the Paerata train Station on land zoned THAB
Area B – Development Controls 3.3 Building Height	3. Development controls altered to apply the THAB Zone controls to that zone in this sub-precinct 3.3 Building Height- Purpose statement amended to refer to THAB around Paerata station and 22m height limit.

Note –This precinct is proposed to be retained and amended to incorporate Policy 3 but height and density is limited by the following qualifying matters- National Grid Corridor, flooding, riparian yard controls of 10m and a rural setback of 5m in specific locations. There is a historic heritage building (church) and notable trees on-site too. These controls (historic heritage and notable trees) are not changing through this plan change

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 Resource Management Act 1991 ('the Act') for proposed Plan Change 120 (PPC120) 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 and policy 3 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 of 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 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 subclause 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 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 Franklin 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 (a) to (i) qualifying matters

For the purposes of PPC120, the evaluation of qualifying matters referred to in section 77 I (a) to (i) 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)	National Grid Corridor Overlay -generally incompatible with level of development provided by clause 4(1)(b) of Schedule 3C or policy 3 for that area]	Flooding/stormwater management and why incompatible with level of development provided by clause 4(1)(b) of Schedule 3C or policy 3 for that area]
Relevant precinct provisions supporting QMs	Objective 8 Subdivision and development in the precinct will not adversely impact on the safe and efficient	Objective 10

	operation of the adjoining state highway network of the National Grid line (GLN-DEV A) Policy 2 Require the framework plan to demonstrate the interrelationship and future integration with other land features in the precinct, including the National Grid Corridor. Subdivision Policy 28 Require subdivision to be consistent with the Electricity Transmission overlay provisions.	Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles. Objective 12 Subdivision of the precinct will facilitate restoration of riparian margins. Policies 18-21 18. Apply a Water Sensitive Design (WSD) approach that promotes at-source stormwater management to avoid as far as practicable the adverse effects of stormwater runoff on the ecological values and the ecological functions of receiving environments. 19. Apply specific stormwater measures to protect the different receiving environments of the identified Stormwater Management Areas in the precinct as shown on precinct plan 3. 20. Enable the use of ephemeral stream gullies, restored wetlands, and constructed watercourses for the detention and attenuation of stormwater runoff in locations that suit existing topography and in a manner that will enhance the landscape amenity and ecology of the precinct. 21 Avoid adverse effects of flood risk by keeping the floodplain for the 1 percent Annual Exceedance Probability (AEP) event free of development and using flood attenuation to avoid more than minor effects of flooding downstream. Policy 29 Subdivision design should respond to the natural landscapes by...c enhancing the riparian margins of the stream network within the precinct. 9. Stormwater Mitigation & Related Activity Table 3. Development Controls- Stormwater management 3.6 Riparian Enhancement Stormwater Development controls in 5.3.1 Yard rules- 10m for Riparian, 5m rural boundary, E36 Auckland-wide rules
Effects managed	Reverse sensitivity effects on the National Grid	Stormwater and flooding
Applies to residential / non-residential zone in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	Applies to Business Local Centre, Residential MHU and Residential THAB zone. The National Grid overlay adjoins the Policy 3 area restricts height (normally to 2-3 storeys) under a matter specified in s77I(e) RMA-National Grid.	Applies to Business Local Centre, Residential MHU and Residential THAB zone. There are internal streams within the site and low-lying land south of the Paerata train station subject to flooding but still within the precinct. Flood-prone areas are likely to be less developed or may be subject to future earthworks/remediation. Depending on their

		treatment, this is likely to result in a significant reduction of residential capacity to better match the known risk of flooding. Flooding/risk of natural hazards is a matter specified in s771(a) RMA- a matter of national importance (significant risk of natural hazards).
Assess impact <u>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 National Grid Overlay provides a 12m setback either side of the transmission line's centreline or 10m for single pole lines and a 12m radius from the edge of support structures. Within this yard, development is restricted, especially for buildings and sensitive uses to ensure public safety and grid's integrity in accordance with D26 of AUP:OP.	The stormwater and flooding controls contained within the precinct and the Auckland-wide rules (E-36) are likely to reduce achievable densities by around 15-20% across the walkable catchment. This is a rough estimate only and it may be less if engineering solutions are applied to manage flooding/inundation. This may include re-contouring the land 'cut and fill' additional drainage or setting aside retention and detention areas/ponds/landscaped areas that absorb water.
Assess costs/broader impacts of imposing those limits	The costs and broader impacts of imposing those limits will result in reduced achievable yield, height and densities within the National Grid corridor/overlay. The National Grid line runs approximately 1.7km diagonally through the site.	It is difficult to attribute a cost of imposing natural hazard and riparian yard rules. There will be costs attributed to lost yield but equally costs in favour of restricting development in locations that are at risk of flooding i.e. not exposing people and property to significant natural hazard risks.
Conclusion	The National Grid overlay is mandatory and reducing height and density within the corridor must be adhered to.	Responding to significant natural hazard risk is a matter of national importance under s6(a) RMA.

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(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	Transport- access to State Highway 22	Infrastructure- water and wastewater network
Relevant precinct provisions supporting QMs	Objective 7- Subdivision and development is integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail. Activity Table 1 -Framework plans- RDA 3.2 framework plans 4. Vehicle Access to State Highway 22 5 Access upgrades and timing of development (with transport triggers) This QM only applies to the area zoned THAB around the Paerata train station where additional growth opportunities over and above the operative zoning have	Objective 11. Subdivision and development of the precinct depends on provision of adequate water and wastewater infrastructure. Activity Table 1 -Framework plans- RDA 4.18 Water and Wastewater- At the framework plan stage, the applicant must demonstrate to Council that there is an available connection to the water supply and wastewater networks. 3.5 Water and Wastewater- Subdivision proposals must demonstrate that the sites to be created can be serviced for water and wastewater purposes and that there is sufficient capacity available in the respective networks. This QM only applies to the area zoned THAB around the Paerata train station where additional growth opportunities over and above the operative zoning have been applied. This is

	been applied. This is because the original ITA and zoning pattern was for Residential MHU and Business Local Centre Zone. The amount of development now enabled has increased the height and density.	because the original zoning pattern was for Residential MHU and Business Local Centre Zone. The amount of development now enabled has increased the height and density, thus potentially creating more load on infrastructure.
Effects managed	Transport effects on the State Highway(SH22) network.	Infrastructure (water and wastewater)
Applies to residential / non-residential zone in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C	Applies to all land within the precinct, for policy 3- specifically land in the walkable catchment of the Paerata station. The provisions limit the number of roundabouts/access points connecting onto SH22.	Applies to all land within the precinct, for policy 3 specifically land in the walkable catchment of the Paerata Station. The provisions link development to the provision of infrastructure.
Specific characteristics that makes level of development provided by clause 4(1)(b) or (c)Schedule 3C or Policy 3 inappropriate	Vehicle access to State Highway 22, Paerata Road and Karaka Road form part of SH22 and are limited access roads. The maximum number of direct vehicle access/egress point from the precinct to SH22 is limited to four and these will be located generally at the points shown on the Precinct Plan. NZTA should be consulted, as an affected party, on the final location and design of these intersections.	The objectives, policies and rules for the precinct and in the wider AUP enable development where connections to services can be achieved. The developer entered into agreements with Watercare Services to extend services to its site as part of the original development. Further upgrades to the network are likely to be required over the course of site development. These are non-statutory agreements that sit outside of the Plan.
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	The proposed upzoning within the walkable catchment is not inappropriate but represents a re-distribution of growth potential within the site. Much of the Residential MHU land already developed has been at a SHZ densities. There is scope to re-distribute the growth within the precinct.	Precinct-specific rules restrict growth to where servicing can be supplied.
Range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) Schedule 3Cor by Policy 3 while managing specific characteristics	The Franklin 2 Precinct was predicated on providing for 4,500 to 5,000 dwellings. The provisions controlling transport do not limit density or height but relate to controlling the effects on the network. Access to the train station and developing a rapid transit network in this location was always sought by the developer.	The former Wesley SHA is controlled by a single developer (excluding the developed portions of the site that have been on-sold to third parties). This means that servicing can be sequenced in a logical order and water and wastewater provided to those parts of the site that have been and are being developed for urban densities.
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 is likely to require some specific on-site management transport techniques to be used that will optimise the roading network and ensure that the effects on the wider network are acceptable.	The QM is unlikely to negatively impact on development capacity, it is simply a qualifying matter that needs to be satisfied as part of the infrastructure design of the development i.e. sufficient water and wastewater capacity will need to be constructed alongside subdivision design.
Costs of applying QM	Compliance costs are met by the developer. These relate to the design and location of the access points, any related transport modelling/transport impacts and consultation with NZTA, AT and Auckland Council.	Compliance costs are met by the developer. The developer must pay to extend servicing to their site, undertake modelling to the satisfaction of WSL and then pay infrastructure growth charges and vest the local assets in WSL at the time of development.
Benefits	The benefits of providing for this QM is that the adverse effects of private motor vehicles on SH22 can be effectively managed. Safe and efficient access will be maintained for all road users.	The benefits of providing for this QM is that all land developed for urban growth purposes will be serviced at the time it is subdivided and built. This means that the private sector can buy land and buildings here knowing it is connected to the network.
Conclusion	Provide for THAB zoning within the walkable catchment, annotate transport upgrade table to show QMs related to upgrades at 1,200 dwellings and beyond.	All developed urban land is serviced.

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Hingaia 2 Precinct

Hingaia 2 Precinct - Precinct Analysis

Purpose: The Hingaia 2 precinct provides for the integrated development of the Hingaia 2 Special Housing Area comprised of approximately 57ha of land located in the western portion of the Hingaia Peninsula, to the west of the existing “Karaka Lakes” and “Karaka Harbourside” residential developments, and to the east of the established residential development at Bottle Top Bay.

Zoning: Residential Mixed Housing Suburban, Residential Single House Zone, Business Neighbourhood Centre, Green Infrastructure Corridor Zone.

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct?	Yes
If the zoning is changed, how does this affect the precinct?	The SHZ has been introduced into the precinct to respond to the Natural Hazards workstream where down-zoning on various sites on Hayfield Way and six sites on Fort Lincoln Loop within this precinct is recommended. The RMA reasons for the precinct remaining is that most of precinct still remains undeveloped.
Identify precinct provisions affected by the zoning change or other zoning principles change – Precinct Description and Hingaia 2 preamble to objectives	The proposed changes to this precinct in the PC120 is to alter the precinct description to include the Single House Zone, that will apply to a small area that has already been developed. The preamble to the objectives in Hingaia 2 includes the Single House Zone.

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Hingaia 3 Precinct

Hingaia 3 Precinct - Precinct Analysis

Purpose: The Hingaia 3 precinct comprises approximately 202ha of relatively flat land that provides for new greenfields development opportunities. The precinct provides for the comprehensive development of land within this area, future pedestrian and cycle linkages, street planting, and a range of housing development opportunities and housing choice.

Zoning: Residential Large Lot, Residential Single House Zone, Mixed Housing Suburban, Residential Terrace Housing and Apartment Building Zone, Business Neighbourhood Centre, Open Space- Sport and Recreation Zones.

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct?	Yes
If the zoning is changed, how does this affect the precinct?	The SHZ has been introduced into the precinct to respond to the Natural Hazards workstream where downzoning on three sites on Fjord Way is recommended. The RMA reasons for the precinct remaining is that most of precinct still remains undeveloped.
Identify precinct provisions affected by the zoning change or other zoning principles change – Precinct Description and Hingaia 3 preamble to objectives and policies	The proposed changes to this precinct in the PC120 is to alter the precinct description to include the Single House Zone, that will apply to a small area that has already been developed. The preamble to the objectives and policies in Hingaia 3 includes the Single House Zone. There are no other changes proposed to the precinct.

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Huapai Triangle Precinct

Huapai Triangle Precinct - Precinct Analysis

Purpose: The Huapai Triangle precinct contains approximately 65ha of land located east of Station Road, north of Nobilo Road, west of Huapai Stream and south of the main trunk railway line at Huapai. The precinct provides for residential densities intended to provide for a mix of housing choice and opportunity to cater to residential demands to reflect the capacity of existing services. Upgrades to transport infrastructure will occur alongside development.

Zoning: Residential Mixed Housing Suburban, Residential Single House Zone, Business Neighbourhood Centre, Green Infrastructure Corridor Zone.

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct?	Yes
If the zoning is changed, how does this affect the precinct?	The only reason for the introduction of the Single House Zone into the precinct is to respond to the Natural Hazards workstream where downzoning on one site on Vinistra Road within this precinct is recommended. The RMA reasons for the precinct remain and around 15% of the land area still remains undeveloped.
Identify precinct provisions affected by the zoning change or other zoning principles change – Precinct Description and preamble to objectives	The only proposed changes to this precinct in the PC120 are to alter the precinct description to include the Single House Zone, that will apply to a one site that has already been developed. The precinct description and preamble to the objectives includes the Single House Zone.

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I454 Opaheke 1 Precinct

I454 Opaheke 1 - Precinct Analysis

Purpose: The Opaheke 1 precinct comprises 27ha of land between Bellfield Road and Opaheke Park, approximately 1.5km south of the Papakura Metropolitan Centre. The purpose of the precinct is to provide for the comprehensive and integrated development of this land to increase the supply of land for housing in Papakura and to encourage the efficient use of land and infrastructure provision.

Zoning: Residential Mixed Housing Urban, Residential Single House Zone (SHZ), Business Neighbourhood Centre and Open Space- Conservation Zone.

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct?	Yes
If the zoning is changed, how does this affect the precinct?	The SHZ has been introduced into the precinct to respond to the Natural Hazards workstream where downzoning on several sites within this precinct is recommended. The RMA reasons for the precinct remaining is that around one third of the precinct is still to be developed.
Identify precinct provisions affected by the zoning change or other zoning principles change – Precinct Description and Opaheke 1 preamble to objectives	The proposed changes to this precinct have altered the precinct description to include the Single House Zone, that will apply to an area of approximately 24 sites that has already been developed. The zone description now includes the Single House Zone. There are no other changes proposed to the

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Whenuapai 1 Precinct

Whenuapai 1 Precinct - Precinct Analysis

Purpose: The Whenuapai 1 precinct comprises 31.4ha of land bounded by Dale Road to the north, Totara Road to the east and Brigham Creek Road to the South. The purpose of the precinct is to provide for the comprehensive and integrated development of this land to increase the supply of land for housing and to encourage the efficient use of land and infrastructure provision.

Zoning: Residential Mixed Housing Urban, Residential Single House Zone (SHZ), and 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
If the zoning is changed, how does this affect the precinct?	The SHZ has been introduced into the precinct to respond to the Natural Hazards workstream where downzoning on approximately 23 sites within this precinct is recommended. The RMA reasons for the precinct remaining is that any future development must have a 'no complaints' covenant registered in favour of NZDF given the proximity to the Whenuapai Airbase and there are restrictions on lighting. There is a second change to the zoning to refer to the Open Space-Informal Recreation Zone where local parks have been created.
Identify precinct provisions affected by the zoning change or other zoning principles change – Precinct Description and Whenuapai 1 preamble to objectives	The proposed changes to this precinct have altered the precinct description to include the Single House Zone, that will apply to an area of approximately 23 sites that has already been developed. The zone description now includes the Single House Zone. The other change relates to referencing the Open Space – Informal Recreation Zone to reflect the zoning applied to local parks