



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 West:**

**I600 BABICH PRECINCT, I605 HOBSONVILLE POINT PRECINCT, I609
PENIHANA NORTH PRECINCT, I610 REDHILLS PRECINCT, I615 WESTGATE
PRECINCT**

SECTION 32 ANALYSIS

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

I600 Babich Precinct

I600 Babich Precinct Analysis

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

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

Zoning: Sub – precinct A – Mixed Housing Suburban Zone and Residential – Large Lot Zone

Sub - precinct B – Residential – Large Lot Zone

Sub - precinct C – 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): Babich precinct is not within a walkable catchment so Policy 3(c) requirements do not apply. Babich precinct is not 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.]

The precinct is affected by the Notable Trees Overlay and Significant Ecological Area overlay. However these planning constraints have not impacted the sites zoning in terms of downzoning.

No sites are within a walkable catchment identified for the purposes of upzoning under NPS UD Policy 3(C), and no sites are within an area adjoining a local centre identified for the purposes of upzoning under NPS UD Policy 3(d).

Precinct boundary has been reduced to remove sites zoned Residential – Terrace Housing and Apartment Building and sites included within the Ranui Train Station walkable catchment area. Additionally, sites currently zoned Residential - Single House Zone are proposed to be upzoned to Residential - Mixed Housing Suburban, requiring zone references in the precinct provisions to be updated to reflect this change. The Babich precinct now measures 81.89 HA.

Analysis

To accommodate the proposed rezoning from Single House Zoning and Large Lot Zone to Mixed Housing Suburban and Large Lot Zone based on the residual residential principles updated references to the new zones are required throughout. This will change the character and density of development provided for on these sites.

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct.	Yes The zoning has changed within the Babich precinct from Residential – Single House and Residential – Large Lot Zone to Mixed Housing Suburban and Residential – Large Lot zone. The Terrace Housing and Apartment Buildings zone has been removed from the Babich Precinct, as the provisions within this zone and intensification conflicts with Babich precinct provisions. The revised zoning better aligns with the precinct’s intended character and standard provisions now apply under the new zoning.
If the zoning is changed, how does this affect the precinct?	The precinct boundary has been reduced to remove sites zoned Residential – Terrace Housing and Apartment Building and sites included within the Ranui Train Station walkable catchment area. Additionally, sites currently zoned Residential - Single House Zone are proposed to be upzoned to Residential - Mixed Housing Suburban, requiring zone references in the precinct provisions to be updated to reflect this change. The Babich precinct now measures 81.89 HA. The precinct is affected by the Notable Trees Overlay and Significant Ecological Area overlay. However these qualifying matters have not impacted the sites zoning in terms of downzoning.

Identify precinct provisions affected by the zoning change or other zoning principles change.	Description Amended The area of Babich precinct has been reduced to 81.89 HA due to the Precinct boundary changing to remove sites zoned Residential – Terrace Housing and Apartment Building and sites included within the Ranui Train Station walkable catchment area. The zoning of the land within this precinct is Residential – Mixed Housing Suburban Zone and Residential – Large lot zone. 1600.2 Objectives Retain 1600.3 Policies Retain 1600.4 Activity Table Amended Rule 1600.4.1(A5) Dwellings are RD Retain Rule 1600.4.1 (A6) Dwellings with an underlying Residential – Single House Zone that do not comply with Standard 1600.6.1(1) are D Standard 1600.6.1(1) Maximum density – (1) The number of dwellings on a site must not exceed the limits specified in Table 1600.6.1.1 Sub-precinct A and in Residential – Mixed Housing Suburban Zone– one dwelling per 450m2 net site area). Amendment required to replace underlying Residential – Single House Zone with <u>Residential – Mixed Housing Suburban Zone</u> that do not comply with Standard 1600.6.1(1) Retain –in order to recognise natural hazard (land stability). Rule 1600.4.1 (A8) to (A10) new buildings and alterations = RD Retain Rule 1600.4.1(A13) Subdivision = RD Retain Rule 1600.6.1 Maximum density Amend and retain Sub precinct A has been replaced Single House Zone with Mixed Housing Suburban Zone Sub precinct B has been replaced Single House Zone with Mixed Housing Suburban Zone. Rule 1600.6.2 Height in relation to boundary Retain 1600.6.3 Yards Retain Rule 1600.6.4 Maximum impervious surfaces
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	Amend and retain Sub precinct A - Amendments required to replace Single House Zone with Mixed Housing Suburban Zone. Sub precinct C – Amendments required to replace Single House Zone with Mixed Housing Suburban Zone. Retain rule in order to recognise planning constraint – stormwater/flooding Rule 1600.6.5.1 Building coverage Amend and retain Include reference to sub precinct B Rule 1600.6.6.1.1 Subdivision minimum site size Table 1600.6.6.1 Minimum site size Sub-precinct A and C - Residential – Mixed Housing Suburban Zone Amend and Retain Amendments required to replace Residential – Single House Zone with Residential Mixed Housing Suburban Zone Retain –in order to recognise planning constraint – natural hazard, (land instability/flooding), Significant Ecological Area, and protection/enhancement of the riparian margins. Sub-precinct A – range of issues must be addressed before subdivision can take place including: • remediation of contaminated soils • geotechnical engineering to stabilise erosive and steep parcels of land • provision and connection to network infrastructure (power, gas, wastewater, water, telecommunications) • identification and protection of native ecosystems • provision of reserves, esplanade reserves and other open space features • protection and planting around the stream edge • detailed refinement of transport network inc. pedestrian and cycle links. Rule 1600.6.6.1(2)Subdivision minimum site size Where more than 50 per cent of a proposed site is within a SEA or riparian margin then 1000m² in sub-precincts A and C with an underlying Residential – Single House Zone. Amend and Retain Amendments required to replace Residential – Single House Zone with Residential Mixed Housing Suburban Zone Retain in order to recognise planning constraint Only small portion of precinct in Sub-precinct C has SEA overlay. Sub-precinct B does have SEA but is zoned Residential – Large Lot. Rest of protection for stream is provided for through precinct (riparian margins as shown in Precinct Plan 1) (and/or AUP provisions). Rule 1600.6.7 Subdivision of site within two zones Auckland-wide rules apply except where proposed sites cover more than one zone, a site must not have a net site area greater than 1000m². Retain 1600.7 Assessment – controlled activities No changes 1600.7.2 Assessment criteria No changes 1600.8 Assessment – restricted discretionary activities No changes
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	1600.8.2 Assessment criteria No changes 1600.9 Special information requirements No changes 1600.10.1 Babich: Precinct Plan 1 Amend and Retain An amendment is required to update the zoning (and legend) as shown in the precinct plan to Residential – Single House Zone to Residential Mixed Housing Suburban Zone. Precinct plan has been amended to reflect the new northern boundary line which excludes area within walkable catchment and terrace housing and apartment zoning. Precinct Plan 1 provides for protection of stream through riparian margins which are more restrictive than in yard provisions in zones. And identifies ‘indicative roads’, ‘proposed stormwater management devices’ and indicative location of a ‘new pedestrian/bicycle footbridge’.
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Proposed Plan Change 120: Housing Intensification and Resilience (PC120) to the Unitary Plan (Operative in part)

I605. Hobsonville Point Precinct

I605. Hobsonville Point Precinct Analysis

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

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

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

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

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

Zoning: The zoning of the land within the Hobsonville Point Precinct is Residential – Single House (Sub-precincts B to E), Residential - Mixed Housing Urban (Sub-precincts A to E), Residential - Terrace Housing and Apartment Buildings (Sub-precincts A to E), Business - Mixed Use (Sub-precinct F), Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Māori Purpose zones.

Changes to the precinct required by NPS-UD and Schedule 3C of the Resource Management Act 1991 (the Act): The Hobsonville Point Precinct is within the walkable catchment (**WC**) of the Hobsonville Point Local Centre, and therefore the Precinct is affected by Policy 3(d) and must provide for at least 6 storeys (22m) or be subject to a modifying qualifying matter (**QM**) to allow a departure from this expectation. The Hobsonville Point Precinct is **not** within a WC of the Maungawhau (Mount Eden), Kingsland, or Morningside Stations and therefore is not subject to specific intensification requirements as per clause 4(1)(b) of Schedule 3C of the Act. To reflect the requirements of Policy 3(d), the Residential – Terrace Housing and Apartment Building zone is proposed to be introduced across Sub-precinct A – Hobsonville Point Village.

Broader changes are proposed to the precinct to respond to the application of the zoning principles to manage constraints – such as, natural hazards (e.g. floodplains, coastal erosion and coastal inundation), Significant Ecological Areas – Terrestrial, and the Historic Heritage overlay. These constraints have subsequently prompted the rezoning of sites from higher intensity residential zones (e.g. Residential – Terrace Housing and Apartment Building (**THAB**) zone and the Residential – Mixed Housing Urban (**MHU**) zone) to the Residential – Single House zone (**SHZ**). But none of these changes posed by constraints affect Sub-precinct A – Hobsonville Point Village identified within a walkable catchment of the Hobsonville Point Local Centre (the Policy 3(d) area). In this respect, the constraints are not assessed as being qualifying matters requiring an integrated evaluation to assess their impact on the requirements of Policy 3.

Precinct provisions	Outcome
Is the precinct affected by the zoning principles resulting in a change to the zone beneath the precinct.	Yes Sub-precinct A is proposed to include Residential – Terrace Housing and Apartment Building zoning in response to Policy 3(d). Residential – Mixed Housing Urban will be retained in the remaining part of this Sub-precinct. For Sub-precincts B to E, Residential – Single House zoning has been introduced to respond to the constraints of natural hazards (e.g. floodplains, coastal erosion and coastal inundation), Significant Ecological Areas – Terrestrial (SEA-T), and the Historic Heritage overlay. No changes are proposed to the Business – Mixed Use zoning in Sub-precinct F.

If the zoning is changed, how does this affect the precinct?	The zoning in Sub-precincts A to E have changed to respond to either Policy 3(d) or a constraint (e.g. floodplains, SEA-T and so on). These changes require general amendments to the precinct. Exceptions to this, however, relate to the following provisions: • I605.2 Objectives (1) to (8): No changes are required to any of the objectives to respond to the introduction of the Residential - Single House zone and changes to the standards. These precinct objectives do not influence or compromise possible development heights and densities. • I605.2 Policies (1) to (25): No changes are required to any of the policies to respond to the introduction of the Residential - Single House zone and changes to the standards. These precinct objectives do not influence or compromise possible development heights and densities. • I605.4.1 Activity Table – Sub-precincts A-E (Residential Zones) - Rule I605.4.1(A16) – Three or more dwellings per site within the Residential – Mixed Housing Urban Zone – permitted across all of the sub-precincts: No amendments are required to this rule – as it is no less enabling than what is otherwise provided in the Residential – Mixed Housing Urban zone. • I605.6.2 Retail, I605.6.3 Stormwater management, I605.6.4.3 Common walls, I605.6.4.7 Outlook space and building separation, I605.6.4.8 Jointly owned access sites, I605.6.4.9 Energy efficiency and non-potable water supply, I605.6.4.11 Garages, I605.6.4.12 Minimum dwelling size: These standards do not affect height or density of residential development in the precinct. A few of these standards are to fulfil a specific purpose in achieving a well-functioning urban environment (e.g. stormwater management, energy efficiency and non-potable water supply). • I605.6.4.10 Special height and frontage: The provisions in this standard do not restrict building heights to thresholds less than the underlying zone – and set a minimum building height. In this respect, they are no less enabling than the zone and can be retained without amendment. This standard also responds to the purpose of the precinct in integrating land-use outcomes with the transport network (e.g. purpose of this standard is to ensure quality interfaces along key street edges). • I605.6.5 Terrace Housing and Apartment Buildings zone: Refers to the standards in the Residential - Terrace Housing and Apartment Building zone to apply in the Buckley, Sunderland and Catalina sub-precincts except where otherwise specified in the precinct. Reliance on the Residential - Terrace Housing and Apartment Building zone standards means that the precinct should not have to be amended to reflect changes. • I605.6.5.3 Maximum impervious area, building coverage and landscaping: These provisions are more enabling than the corresponding maximum impervious area, building coverage and minimum landscape areas standards for the Residential – Terrace Housing and Apartment Buildings zone. • I605.6.5.4 Outlook space, I605.6.5.5 Building separation, I605.6.5.6 Fences, I605.6.5.7 Energy efficiency and non-potable water supply, I605.6.5.10 Outdoor living space, I605.6.5.11 Garages, I605.6.5.12 Minimum dwelling size and I605.6.5.13 Daylight: These standards do not affect height or density of residential development in the precinct. A few of these standards are to fulfil a specific purpose in achieving a well-functioning urban environment (e.g. outdoor living space, energy efficiency and non-potable water supply). • I605.6.5.8 Special height and frontage: The provisions in this standard do not restrict building heights to thresholds less than the underlying zone – and set a minimum building height. In this respect, they are no less enabling than the zone and can be retained without amendment. This standard also responds to the purpose of the precinct in integrating land-use outcomes with the transport network (e.g. purpose of this standard is to ensure quality interfaces along key street edges). • I605.6.5.9 Height in relation to boundary: This provision sets out that the Residential – Terrace Housing and Apartment Buildings Standard H6.6.8 Height in relation to boundary does not apply. In this respect, retaining this standard provides a more enabling outcome for development in the Hobsonville Point Precinct than what would otherwise be provided by the Residential – Terrace Housing and Apartment Buildings zone. • I605.6.6. Business – Mixed Use Zone: This provision does not affect height or density of residential development in the precinct and does not restrict development to thresholds less than what would otherwise be enabled by the underlying zone. • I605.6.6.1 Building height: The building heights enabled reflect a bespoke response to the context – which in some instances are more enabling and, in other instances, less enabling than what is provided for in the underlying Business – Mixed Use zone. The specific building provisions relate to ‘The Landing’ which contains existing buildings of heritage character which have not been scheduled in the AUP but are identified in the precinct provisions. ‘The Landing’ is a hard area, located in the north-east of precinct, formed through reclamation during the time that the Ministry of Defence owned the land at Hobsonville Point. The sub-precinct provides for greater height within Development Area 4 than the proposed changes to height in the Business-Mixed Use Zone. Development Area 4 is located on the landward side of ‘The Landing’ and was determined through the AUP hearing process as being appropriate in that location as it is adjacent to a coastal vegetation escarpment and would not be visually dominant or block reasonable sunlight and daylight access to public open space. This area of the precinct (sub-precinct F) is also subject to a few constraints, such as, coastal inundation, Significant Ecological Areas – Terrestrial, and floodplains. The presence of constraints in this sub-precinct also serve to justify the bespoke response for building height. • I605.6.6.2 Yards: These provisions reflect a bespoke response to development within the coastal protection yard. • I605.6.6.3 Landscaping: This provision clarifies that Standard H13.6.6 in the Business – Mixed Use zone does not apply and in this respect, is more permissive than what would otherwise be provided by the underlying zone. • I605.6.6.5 Energy efficiency and non-potable water supply: This standard does not affect height or density of residential development in the precinct. This standard fulfils a specific purpose in achieving a well-functioning urban environment in the precinct. • I605.6.7 Subdivision – Hobsonville Point Village, Buckley, Sunderland and Airfields: This subdivision standard provides an outcome that is more permissive than that enabled in the zone – setting a minimum vacant net site area of 300m² in the Residential – Terrace Housing and
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	Apartment Buildings zone, which is smaller than that enabled by Standard E38.8.2.3.1, which requires a minimum net site area of 1,200m² for a vacant proposed lot in the Residential – Terrace Housing and Apartment Buildings zone. • I605.6.8 Subdivision – Catalina Sub-precinct (Sub-precinct E): This subdivision standard sets out the requirements for super lot subdivision and vacant lot and should not affect the development potential with respect to height and density. • I605.6.9 Subdivision – Landing Sub-precinct (Sub-precinct F): This subdivision standard sets out the requirements for esplanade reserves in the Landing Sub-precinct (Sub-precinct F). • I605.7 Assessment criteria – controlled activities: No assessment criteria provided that could otherwise influence or impact possible development heights and densities. • I605.8.1 Assessment criteria – restricted discretionary activities – Matters of discretion: No amendments required to respond to the introduction of the Residential - Single House zone and changes to the standards. The assessment criteria are broad enough to capture the proposed amendments without compromising the overarching purpose of the precinct and the corresponding sub-precincts. • I605.8.2 Assessment criteria: No amendments required to respond to the introduction of the Residential - Single House zone and changes to the standards. The assessment criteria are broad enough to capture the proposed amendments without compromising the overarching purpose of the precinct and the corresponding sub-precincts. • I605.9 Special information requirements: There are no special information requirements that could influence or compromise possible development heights and densities. • I605.10.1 Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan, I605.10.2 Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan, I605.10.4 Hobsonville Point: Precinct plan 4 - Catalina Sub-precinct E - building separation diagram, I605.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage, I605.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan, and I605.10.7 Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan: No amendments required to respond to the introduction of the Residential - Single House zone and changes to the standards. These precinct plans do not influence or compromise possible development heights and densities. • I605. Hobsonville Point Precinct Appendix: No amendments required to the Hobsonville Point Precinct Appendix (Design Guidelines) to respond to the introduction of the Residential - Single House zone and changes to the standards. The design guidelines are suitably broad to capture changes in zoning and standards.
Identify precinct provisions affected by the zoning change or other zoning principles change.	The precinct provisions affected by the zoning changes include: • I605.1 Precinct Description: The precinct description requires changes to reflect the introduction of the Residential -Single House zone in the precinct to respond to the constraints posed by natural hazards (e.g. floodplains, coastal erosion and coastal inundation), Significant Ecological Areas – Terrestrial, and the Historic Heritage overlay. • I605.6.1 Minimum and maximum density: Changes to this standard are to reflect the inclusion of the Residential – Single House zone. Densities generally align with or enable more capacity than would otherwise be enabled by the underlying zone. In this respect, no amendments to the maximum density figures are considered necessary across the different sub-precincts. • I605.6.4 Residential – Mixed Housing Urban Zone: Changes to this standard are to clarify the application of standards in the Residential – Mixed Housing Urban zone (except where otherwise stated in the precinct), including to those sites zoned Residential – Single House zone. • I605.6.4.1 Height in relation to boundary: Changes to this standard are to clarify that the height in relation to boundary standard in the Residential – Single House zone does not apply. • I605.4.2 Yards: Changes to this standard are to clarify that the yards standard in the Residential – Single House zone does not apply. • I605.6.4.4. Maximum impervious area, building coverage and landscaping: Changes to this standard are to clarify that the maximum impervious area, building coverage and landscaping standards in the Residential – Single House zone do not apply. • I605.4.5 Outdoor living space: Changes to this standard are to clarify the application of outdoor living space standard in the Residential – Mixed Housing Urban zone (except where otherwise stated in the precinct), including to those sites zoned Residential – Single House zone. • I605.6.4.6 Fences: Changes to this standard are to clarify that the fence standard in the Residential – Single House zone does not apply. • I605.6.5.2 Yards: Change to correct the reference from ‘rule’ to ‘standard’ H6.6.9(1) in H6 Residential – Terrace Housing and Apartment Buildings zone. • I605.10.3 Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E: This precinct plan needs to be updated to illustrate the pockets of Residential – Single House zone that have been introduced across the Catalina Sub-precinct E as a response to natural hazard constraints.

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

I609 Penihana North Precinct Analysis

Purpose: The purpose of the Penihana North Precinct is to: provide a transition from urban built character near the Swanson Railway Station to Terrace House Apartment style development.

Zoning: The zoning of land within this precinct is Residential –Terrace House and Apartment Build (THAB) and Residential –a pocket of Mixed Housing Urban in the far south eastern corner of the precinct on David Rogers Lane.

Precinct provisions affected by PC120 or Policy 3	Outcome
Table I609.4.1 (A1) Dwellings <i>This will be replaced by PC120</i>	Deleted
Table I609.4.1 (A2) Buildings complying with Standard I609.6.1 <i>This standard restricts maximum building height in Sub-precinct C, which conflicts with both PC120 and Policy 3</i>	Deleted
Table I609.4.1 (A3) Buildings fronting onto Christian Road complying with Standard I609.6.2 <i>This standard requires a minimum setback along Christian Road, which conflicts with PC120</i>	Deleted
Table I609.4.1 (A4) Buildings complying with standards I609.6.3 and I609.6.4 <i>These standards relate to maximum impervious areas and maximum building coverage in Sub-precinct A, the latter which conflicts with PC120</i>	Deleted
Table I609.4.1 (A5) Subdivision creating sites with access onto Christian Road <i>Subdivision creating sites with access to Christian Road is a restricted discretionary activity under this rule, which conflicts with PC120</i>	Retain
Table I609.4.1 (A6) – (A9) <i>Subdivision is either a restricted discretionary or non-complying activity under these rules, and conflicts with PC120</i>	Deleted
Table I609.4.1 (A10) Subdivision not complying with Standard I609.6.5 <i>This standard relates to specific subdivision considerations, and inability to comply is a discretionary activity, which conflicts with PC120</i>	Retain
Standard I609.6.1 Building height in Sub-precinct C	Deleted
Standard I609.6.2 Minimum setback requirement to Christian Road	Deleted
Standard I609.6.3. Maximum impervious area in Sub-precinct A	Deleted Consequential change
Standard I609.6.4. Maximum building coverage in Sub-precinct A	Deleted

Standard I609.6.5. Subdivision	Amend
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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 existing Mixed Housing Urban zones in Sub-Precincts B and C respectively are becoming THAB. The existing Large Lot zone in Sub-Precinct A would not be affected by *PC120* as it is excluded from the definition of “relevant residential zone”.

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 (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 [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 I609 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 the 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 is assessed to be medium as the QM matter only affects the southern portion of the precinct and still enables development in this area that is consistent with that required under PC120.

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/O(a) to (i)	77I(d) Waitakere Ranges Heritage Area Act 2008 Applies to sub-precincts A and B
Relevant precinct provisions supporting QMs	Objective I609.2(2) Policy I609.3(3) Policy I609.3(4) Rule I609.4.1(A3)
Effects managed	Effects of urban development on the adjoining Waitakere Ranges Heritage Area, particularly to provide a transition from intensive urban built form
Applies to residential / non-residential zone in relation to Policy 3 and / or PC120	Policy 3
How qualifying matter changes level of development enabled by Policy 3 and / or PC120	Sites along Christian Road will have reduced development capacity due to the retention of setback control.
Conclusion	Retain existing provisions and include new provisions

Integrated evaluation for (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 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.

Qualifying matters in section 77I(a) to (i)	Schedule 3C Clause 8(1) (b). Local vegetation Applies to identified vegetation in sub-precinct C, specifically at 4 Christian Road	Schedule 3C Clause 8(1) (b). Local open space network Applies to the entire precinct
Relevant precinct provisions supporting QMs	Objective I609.2(4) Objective I609.2(5) Policy I609.2(6) Rule I609.4.1(A5A) Rule I609.4.1(A10) Standard I609.6.5 Subdivision I609.10.1 Penihana North: Precinct plan 1	Objective I609.2(5) Policy I609.2(2) Rule I609.4.1(A5A) Rule I609.4.1(A10) Standard I609.6.5 Subdivision I609.10.1 Penihana North: Precinct plan 1
Effects managed	Manages effects on the identified regenerating native vegetation in the precinct	Manages the design and location of reserves to ensure a suitable open space network is established for the area
Applies to residential / non-residential zone in relation to Policy 3 and / or clause 4(1)(b) Schedule 3C	PC120	PC120
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) Schedule 3C	Intensification may result in the loss or degradation of this vegetation and their associated ecological and amenity values	Intensification may adversely impact on the quality and quantity of the open space in the area, which may affect the level of amenity provided for residents in the area
Assess costs/broader impacts of imposing those limits	Restrictions on subdivision layout and design may reduce development capacity on this particular site	Restrictions on subdivision layout and design may reduce development capacity, noting that anticipated open space network has already been established
Conclusion	Retain	Retain

Integrated evaluation for ‘other’ qualifying matters

For the purposes of the PC120 the evaluation of ‘other’ qualifying matters has been undertaken in an integrated way that combines sections 32 and Schedule 3C clause 8(1) (b) and clause 8 (4) requirements.

The scale and significance of the issues is assessed to be medium as the QMs matters affect all sites covered by the Precinct, but the reduction in potential development capacity only relates to that arising from subdivision, noting that subdivision in the majority of the Precinct has already occurred.

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

‘Other’ matters under Schedule 3C Clause 8(1) (b) and sites affected	Transport Applies to the entire precinct
Relevant precinct provisions supporting QMs	Objective I609.2(3) Objective I609.2(5) Objective I609.2(6) Policy I609.2(2) Policy I609.2(7) Rule I609.4.1(A5) Rule I609.4.1(A5A) Rule I609.4.1(A10) Standard I609.6.5 Subdivision I609.10.1 Penihana North: Precinct plan 1 I609.10.2 Penihana North: Precinct plan 2 – Block size and lot type 1 I609.10.3 Penihana North: Precinct Plan 3 – block size and lot type 2 I609.10.4 Penihana North: Precinct Plan 4 – combined cycle and pedestrian route I609.10.5 Penihana North: Precinct plan 5 – Christian Road cross section adjacent to sub- precinct C I609.10.6 Penihana North: Precinct plan 6 – Christian Road cross section adjacent to sub-precinct B
Effects managed	Development integrates with the safety and efficiency of the transport network of the surrounding area; facilitates transport choices by providing for pedestrians, cyclists, public transport, and vehicles; manages access and transport effects on rural roads; and provides suitable transport linkages to the Swanson Railway Station, the Swanson Local Centre and the open space network.
Applies to residential / non-residential zone in relation to Policy 3 and / or PC120	PC120
Specific characteristics that makes level of development provided by the PC120 or Policy 3 inappropriate	The protection of the local transport network and linkages
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD	Transport infrastructure and access points in inappropriate locations and of inappropriate designs may adversely affect the network and reduce safe and efficient movement of pedestrians, cyclists, public transport and vehicles.
Range of options to achieve the greatest heights and densities permitted by the PC120 or as provided for by Policy 3 while managing specific characteristics	Retain, remove or amend the provisions
Costs of applying QM	Restrictions on subdivision layout and design, road design, and accessibility may reduce development capacity, noting that the anticipated road network has largely already been established
Benefits	Ensures the safe and efficient operation of the transport network, and supports the establishment of accessible transport links throughout the area
Conclusion	Retain

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

I610 Redhills Precinct

I610 Redhills Precinct Analysis

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

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

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

Changes to the precinct required by National Policy Statement on Urban Development 2020 (NPS-UD) and Schedule 3C of the Resource Management Act 1991 (the Act): Part of the Redhills Precinct is within the Westgate walkable catchment (area adjacent to west of Fred Taylor Drive). This is currently zoned Residential – Terrace Housing and Apartment Building. The area within the Westgate Walkable Catchment would become Terrace Housing and Apartment Building within a walkable catchment (and including PC120).

Precinct provisions affected by Policy 3 and/or Schedule 3C			Outcome
Table I610.4.1 Activity Table – Subdivision and development (A11) to (A16)			Retain Propose to retain (A11) to (A13) as per Schedule 3C Clause 8(1) (b) ‘other’ matter. Watercare has requested the retention of the rules and associated standards as these are still applicable. The infrastructure completion/operational timeframes are as below: - Northern Interceptor – Boost Pumping RM (completion 2031) - Northern Interceptor – Westgate to Concourse (completion 2035) - Hobsonville to Rosedale RM Duplication (completion 2036) - North Harbour 2 watermain (2029)
Subdivision and development			
(A1)	Subdivision and development that has a restricted discretionary activity status under the Auckland –wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development below, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity	RD	
(A2)	Subdivision and development that has a discretionary activity status under the Auckland–wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development below, but proposes an alternative measure	D	

		to achieve required public wastewater and/or water supply capacity		The Redhills area is limited by water supply. The existing network cannot supply more than the noted number of dwellings in Standard I610.6.5.1 until the North Harbour 2 watermain is constructed. Propose to retain (A14) and (A15) as per Schedule 3C Clause 8 (1) (b) 'other' matter. Auckland Transport has requested the retention of the rules and associated standards as upgrades are required for existing roads in order to have a safe and efficient transport network. New roads are also required to be able to completely service the precinct as shown in I610.10.1 Redhills Precinct: Precinct Plan 1. Auckland Transport considers that (A16) is not in conflict with the PC120.
(A3)		Subdivision and development that does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development, and does not provide an alternative measure to achieve required public wastewater and/or water supply capacity	NC	
(A14)		Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport but proposes alternative measures to achieve required transport access, capacity and safety	RD	
(A15)		Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport, and does not provide an alternative measure to achieve required road upgrades	NC	
(A16)		Subdivision and development which does not provide for the fixed intersections as indicated on Redhills Precinct: Precinct Plan 1 and Standard I610.6.4.2(1)(aa)	NC	

Standard I610.6.1 Infrastructure Upgrades and Timing of Development – Transport Table I610.6.1.1 Threshold for development Sets dwelling thresholds and infrastructure work required to exceed the dwelling thresholds.	Retain Restricts number of dwellings to thresholds. Propose to retain as a Schedule 3C Clause 8(1) (b) 'other' matter. Auckland Transport has requested the retention of the standards as upgrades are required for existing roads in order to have a safe and efficient transport network.
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	New roads are also required to be able to completely service the precinct as shown in I610.10.1 Redhills Precinct: Precinct Plan 1.
Standard I610.6.2 Infrastructure upgrades and location of transport Table I610.6.2.1 Trigger for development - transport Sets out triggers and infrastructure upgrade required.	Retain Propose to retain as a Schedule 3C Clause 8(1) (b) 'other' matter. Auckland Transport has requested the retention of the standards as upgrades are required for existing roads in order to have a safe and efficient transport network. New roads are also required to be able to completely service the precinct as shown in I610.10.1 Redhills Precinct: Precinct Plan 1.
Standard I610.3 Standard for residential zones Max. height for buildings in THAB zone adjoining Fred Taylor Drive and Don Buck Road shall be 20.5m34.5m and Standard H6.6.5 Building height does not apply.	Amend Proposed amendment so that standard only applies to THAB north of Dunlop Road (outside of Westgate Walkable Catchment).
I610.6.4. Subdivision standards I610.6.4.1 Riparian margins must be planted either sides of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the bank or the stream where the bank cannot be physically identified by a ground survey.	Retain Proposed to retain in accordance with Schedule 3C Clause 8(1) (b). Linked to Precinct Plan 1 and requirement for landscape planting.
I601.6.3.3 On-site stormwater management – new impervious areas Manages stormwater runoff for all new dwellings and impervious surfaces within a site through on-site stormwater devices (from impervious areas > 50m ²).	Retain
Standard I610.6.5 Wastewater and water supply standards I610.6.5.1 Infrastructure upgrades and timing of development	Retain Proposed to retain in accordance with Schedule 3C Clause 8(1) (b).

• Number of dwellings within the precinct may not exceed 5,400 dwellings until such time that: - Northern Interceptor Stage 2 (public wastewater infrastructure) has been constructed and is operational; and - North Harbour Water Main 2 (public water supply) has been constructed and is operational.	Watercare has requested that the standards be retained as these are still applicable. Completion/operational timeframes of infrastructure listed in standard are below: • Northern Interceptor – Boost Pumping RM (completion 2031) • Northern Interceptor – Westgate to Concourse (completion 2035) • Hobsonville to Rosedale RM Duplication (completion 2036) • North Harbour 2 watermain (2029). Watercare has advised that Redhills area is limited by water supply. The existing network cannot supply more than the noted number of dwellings in Standard I610.6.5.1 until the North Harbour 2 watermain is constructed. The western part of precinct is subject to the proposed WSL and WW Constraints control – currently shown over area of THAB along Fred Taylor Drive from north of Kapia Road to Matakohe Road.
I610.10.1 Redhills Precinct Plan 1 Shows the following elements: • Recreation open space (indicative only) • Indicative arterial road: cycling route and potential bus route – vehicle access restriction 2 • Redhills central collector road: bus route – vehicle access restriction 1 • Collector road – potential bus and cycle route – vehicle access restriction 1 • Indicative Henwood Road alignment • Redhills Green Road – key cycling route – vehicle access restriction 2 (cycle side only) • Indicative local roads and Parkside Road/street • 34.5m height limit	Amend An amendment is required to show proposed change to area of THAB currently subject to maximum height standard of 34.5m. Amended notation in precinct plan is to apply to area of THAB north of Dunlop Road only.

• Electricity transmission pylons and corridor (National Grid Corridor Overlay) • Fixed intersections.	
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[Note – where a precinct provision is subject to Policy 3 or specific requirements in Schedule 3C of the RMA and is proposed to be retained or amended due to a QM the evaluation report below needs to be completed]

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 (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 [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 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 I 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 is assessed to be [minor/medium/large].

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/O(a) to (i)	77I(a) Matters of national importance – s6(a) Protection of the Ngongetepara Stream and its tributaries and its riparian margins. (Preservation of natural character of ... rivers and their margins, and protection of them from inappropriate subdivision, use, and development (s6(a))	77I(a) Matters of national importance – s6(c) D9 Significant Ecological Areas	77I(a) Matters of national importance – s6(h) Significant natural hazards – controls for flooding/stormwater infrastructure.	77I(b) a matter required to give effect to a national policy statement; 77I(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure D26 National Grid Overlay	77I(a) Matters of national importance – High Use Aquifer Management Area s6(h) Regional matter
Relevant precinct provisions supporting QMs	I610.6.4 Subdivision Standards - I610.6.4.1. Riparian Margins	Objective I610.2(9): the intrinsic character of the precinct and its location to the Northwest Wildlink is recognised and stream ecology and remnant vegetation is restored with opportunities created for natural wildlife corridors.	I610.6.3.3 On-site stormwater management – new impervious areas	I610.6.4.2 (1)(i) Movement Network I610.6.3.3(d) on-site stormwater management I610.8.1(6)(j) Matters of discretion	I610.6.3.3 On-site stormwater management – new impervious areas

		Policy I610.3 (10): Provide for and encourage ecological corridors through the Redhills Precinct to enhance natural linkages throughout the wider landscape (i.e. Northwest Wildlink) including riparian planting.		I610.10.1 Redhills Precinct: Precinct Plan 1 (indicated as 'electricity transmissions pylons and corridors'.	
Effects managed	Protection of stream ecology (including within the Northwest Wildlink)	Protection of the SEA identified by the overlay, of remnant vegetation and the Northwest Wildlink.	Maintaining the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses.	Protection of the National Grid from inappropriate subdivision, development and use	Maintaining the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses.
Applies to residential / non-residential zone in relation to Policy 3 and / or PC120	PC120 Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment.	PC120 (Single House Zone, Residential – Mixed Housing Urban and Residential – Mixed Housing Suburban)	PC120 Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment.	PC120	PC120 Policy 3 – area of THAB along Fred Taylor Drive is within Westgate Walkable Catchment.
How qualifying matter changes level of development enabled by Policy 3 and / or PC120	Small reduction in housing capacity. However the riparian margin yard standard is the same as the underlying zonings which include the PC120.	Small reduction in housing capacity. The SEA overlay is primarily located within the current Residential - Single House Zone, Residential – Mixed Housing Urban and Residential – Mixed Housing Suburban)	Standard does not restrict height/density in itself.	Small reduction in housing capacity within parts of the National Grid Corridor Overlay which limits development sensitive to the National Grid. The National Grid Corridor Overlay can only be removed without a plan change where Transpower has advised that it no longer requires it in that location. Or through a plan change to include new areas to be included within the overlay.	Standard does not restrict height/density in itself.
Conclusion	Retain	Retain	Retain	Retain	Retain

Integrated evaluation for (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/medium/large].

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)	No qualifying matters		
Relevant precinct provisions supporting QMs			
Effects managed			
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C			
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			
Assess costs/broader impacts of imposing those limits			
Conclusion			

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/medium/large].

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	No qualifying matters		
Relevant precinct provisions supporting QMs			
Effects managed			
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C			
Specific characteristics that makes level of development provided by clause 4(1)(b) or (c) Schedule 3C or Policy 3 inappropriate			
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD			
Range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) Schedule 3C or by Policy 3 while managing specific characteristics			
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			
Costs of applying QM			
Benefits			
Conclusion			

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

I615 Westgate Precinct Analysis

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

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

Changes to the precinct required by National Policy Statement on Urban Development 2020 (NPS-UD) and Schedule 3C of the Resource Management Act 1991 (the Act): Sub-precinct D is already zoned Terrace Housing and Apartment Building Zone but will include PC120.

Precinct provisions affected by Policy 3 and/or Schedule 3C	Outcome
Rule I615.4.2 Development – Sub-precincts A, B, C, D, E and F (A11) Buildings = Restricted Discretionary Activity (RD) Matters of discretion • building interface with public realm, • design, location and scale • location, bulk and scale relative to development, including layout and design of roads, pedestrian linkages, open spaces, earthwork areas and land contours, and infrastructure location • subdivision – design, layout, location. • retail in sub-precinct E with GFA>44200m² • earthworks > 2500m² • public open space • stormwater management devices • vehicle access • roads and pedestrian linkages • subdivision in sub-precinct G	Amend Rule is proposed to be amended to 'Buildings <u>except in Sub-precinct D</u>' as the rules applies to: • all 'buildings' and not just dwellings • all sub-precincts and not just Sub-precinct D (which is zoned Terrace Housing and Apartment Building) • underlying THAB rules/standards would then apply in Sub-precinct D unless otherwise specified in the precinct rules/standards.
Rule I615.6.6.1 Height Residential – Terrace Housing and Apartment Building Zone = 34.5m	Retain Height rule is same as that in THAB within walkable catchment of 34.5m (total max. height) – no QM required. THAB is located within the Westgate Metropolitan Centre walkable catchment.
I615.6.4 Activity thresholds Sub-precinct D (1) At least 60 dwellings must be provided per ha (net) in Sub-precinct D Development that does not comply with I615.6.4(1) is non-complying	Remove The development potential was based on economic and planning restrictions in 2007 as part of proposed plan change 15 to the Waitākere City District Plan.

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 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 [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.

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

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 PC120 [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 I615 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 is assessed to be none.

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	No qualifying matters apply		
Relevant precinct provisions supporting existing qualifying matters			
Effects managed			
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C			
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			
Assess costs/broader impacts of imposing those limits			
Conclusion			

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

This section 32/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)	No qualifying matters apply		
Relevant precinct provisions supporting QMs			
Effects managed			
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C			
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			
Assess costs/broader impacts of imposing those limits			
Conclusion			

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 none.

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	No “other” qualifying matters		
Relevant precinct provisions supporting QMs			
Effects managed			
Applies to any zone in an urban environment in relation to Policy 3 and / or clause 4(1)(b) or (c) Schedule 3C			
Specific characteristics that makes level of development provided by clause 4(1)(b) or (c) Schedule 3C or Policy 3 inappropriate			
Why inappropriate with level of development provided in light national significance of urban development and the objectives of the NPS-UD			
Range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) Schedule 3C or by Policy 3 while managing specific characteristics			
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			
Costs of applying QM			
Benefits			
Conclusion			