Appendix 3B – ARPS Objectives and Policies Assessment

Auckland Regional Policy Statement

The Auckland Regional Policy Statement (**ARPS**) became operative in 2016. It is a mandatory document that provides an overview of resource management issues in the Auckland region, and the ways in which integrated management of the region's natural and physical resources will be achieved.

Plan Change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters

Auckland Council notified Plan Change 80 to the RPS on 18 August 2022 to incorporate the direction of the NPS-UD and the Resource Management Act Enabling Housing Supply Act 2021. Auckland Council explains these have *"introduced new concepts for "well-functioning urban environments" and "qualifying matters". The NPS-UD also includes specific direction on urban resilience to the effects of climate change. PC 80 integrates the concepts and terms, well-functioning urban environment, urban resilience to the effects of climate change and qualifying matters, into the objectives and policies in several chapters of the Regional Policy Statement (RPS)."* Hearings on PC80 were held in June 2023 and the decision to approve the plan change request was issued by the Independent Hearings Panel on 14 September 2023. Appeals closed on 27 October 2023; one appeal was received from Beachlands South Limited Partnership.

The following provides an assessment of the RPS without PC80, and separately, an assessment of the decisions version of PC80 as approved (identifying where the Beachlands appeal applies). The AEE explains that given the decision on PC80 was made almost 12 months ago and the provisions that have been appealed are confined to specific clauses with Chapter B2.2, PC80 is considered to have greater weighting than the operative ARPS and that those provisions which have not been appealed are deemed to be operative.

Table 1 provides an assessment of the following objectives and policies of the operative ARPS which are considered to be of relevance and are addressed in turn:

- B2.2 Urban growth and form
- B2.3 A quality built environment
- B2.4 Residential growth
- B2.7 Open space and recreational facilities

- B3.2 Infrastructure
- B3.3 Transport
- B6.2 Recognition of Te Tiriti o Waitangi partnerships and participation
- B6.3 Recognising Mana Whenua values
- B6.5. Protection of Mana Whenua cultural heritage
- B7.2 Indigenous biodiversity
- B7.3 Freshwater systems
- B7.4 Coastal water, freshwater and geothermal water
- B8.2 Natural character
- B8.3. Subdivision, use and development
- B8.4. Public access and open space
- B8.5. Managing the Hauraki Gulf/Te Moana Nui o Toi/Tīkapa Moana
- B10.2 Natural hazards and climate change
- B10.4 Land – contaminated

Table 2 provides an assessment of the decision version of PC80.

Table 1 – RPS Assessment (AUP (OIP) version)

ARPS provision	Response
B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form	
B2.2. Urban growth and form **B2.2.1. Objectives**	
(1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects.	The Plan Change seeks to deliver an integrated outcome, coordinating zoning, activities, infrastructure and managing environmental impact. Refer to comprehensive assessment provided within AEE.
(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).	The PCA is located outside of but immediately adjacent to the identified urban area in 2016, reflective of the site's Future Urban zoning.

ARPS provision	Response
	
(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.	The Economic Assessment at **Appendix 14** confirms the proposal will positively contribute to residential land supply, and the construction of residential dwellings thereafter which will deliver residential growth, which will in turn support the growth of commercial, industrial and social facilities in the wider community and north west Auckland.
(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.	The PCA is wholly located within the RUB.
(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.	The proposed precinct provisions require the delivery of roading upgrades and three waters infrastructure prior to subdivision and occupation of dwellings, ensuring the delivery of housing is integrated with appropriate infrastructure.
B2.2.2. Policies	
Development capacity and supply of land for urban development (1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of	The PCA is located within the RUB and therefore, the PPC will deliver on the anticipated urbanisation of that land.

ARPS provision	Response
residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.	
(2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: …	N/A the proposal does not seek to change the location of the RUB.
(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.	This is an enabling policy. The site is zoned Future Urban and there is an expectation that plan changes will be sought to urbanise land following a comprehensive structure plan process, as was undertaken in accordance with Appendix 1 for the preparation of the Whenuapai Structure Plan.
Quality compact urban form (4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.	As above, the PCA is located immediately adjacent to the urban area as of 2016. The PCA is located within the RUB and has undergone extensive Structure Planning. The PCA is zoned Future Urban indicating the land is suitable for urbanisation at a time when infrastructure delivery can be integrated with growth. The proposed precinct plan provides for that integration. It is therefore considered that the proposal will deliver appropriately located urban growth and intensification, despite being located outside (but immediately adjacent to) the 2016 delineation.
(5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities.	The PCA is located within 10-15min walk from the Hobsonville Town Centre, across the Clarks Lane Footbridge, which is zoned Local Centre and is located on an arterial corridor which comprises a range of social facilities, employment and public transport including to a range of employment opportunities within Westgate and the City Centre.

ARPS provision	Response
(6) Identify a hierarchy of centres that supports a quality compact urban form: (a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and (b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.	The PCA is located within walking distance of a Local Centre, which provides a range of activities to support and serve as a focal point for the new residential community. It also provides public transport routes into the City Centre and Westgate metropolitan centre which provide a range of commercial, cultural and social focal points for the sub-region of North West Auckland and the wider Auckland region.
(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure; and (d) follow the structure plan guidelines as set out in Appendix 1.	Indeed, the PCA is located within the RUB and is zoned Future Urban. The proposed zoning and precinct provisions will support a quality compact urban form as set out in respect of Objective 2.2.1(1) above, will provide a range of housing types and increased housing choice across the MHS and MHU zones, will delay subdivision and occupation of dwellings until roading upgrades and three waters infrastructure is in place, and deliver on the outcomes of the Whenuapai Structure Plan (which was developed in accordance with Appendix 1).
(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.	No subdivision, use or development is proposed within the PCA until after it has been rezoned via this plan change process.
(9) Apply a Rural Urban Boundary for Waiheke Island (identified in Appendix 1B) as a regional policy statement method.	Not applicable.
B2.3. A quality built environment **B2.3.1. Objectives**	

ARPS provision	Response
(1) A quality built environment where subdivision, use and development do all of the following: (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change.	The Neighbourhood Plan identifies the intrinsic qualities and physical characteristics of the site and area, in particular the coastal estuary setting, and the proposed precinct provisions, zoning layout and SMAF1 control specifically respond to these features and qualities. The delivery of residential dwellings within walking distance of the Hobsonville local centre and arterial road will reinforce and support the functions of these nearby facilities. The combination of MHS and MHU zoning will provide a mix of housing typologies, choice and opportunity for a range of family sizes, including first home buyers, in Whenuapai, which is largely dominated by large properties. This also demonstrates the adaptation to changing needs within Whenuapai, by providing housing stock that supports a wider range of family types to reside in the area. A range of infrastructure will be delivered by Cabra to enable urbanisation within the PCA, which will be delivered in an integrated manner including across and providing for growth on non-Cabra owned land within the PCA, thus maximising resource and efficiency of that infrastructure. Detailed analysis has been undertaken by SLR in respect of coastal hazards and by Capture in respect of flooding and overland flow. There are a range design features that can be incorporated to manage, adapt, and respond to the effects of climate change.
(2) Innovative design to address environmental effects is encouraged.	As above, detailed analysis has been undertaken by SLR in respect of coastal hazards and by Capture in respect of flooding and overland flow. There are a range design features that can be incorporated to promote the health and safety of residents within the PCA and wider peninsula, including innovative ways such as low impact design to address environmental effects.
(3) The health and safety of people and communities are promoted.	

ARPS provision	Response
B2.3.2. Policies	
(1) Manage the form and design of subdivision, use and development so that it does all of the following: (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use.	The precinct plans indicate a road layout that supports its planned future urban environment by providing sightlines and access to the coastal environment, open spaces, connectivity with future development on adjacent/adjoining land, and flexibility in respect of block sizes (to be determined at resource consent stage). These design principles will contribute to the safety of the road network within and external to the PCA and open spaces. In particular, pedestrian and cycle connections to the Clarks Land Footbridge will enable connectivity with a range of travel options. The transport upgrade requirements as described in the precinct plan will deliver a high level of amenity and safety for pedestrians and cyclists (include grade separated, illuminated public footpaths), having regard to the existing rural road formation. Esplanade reserves along the coastal edge and riparian margin will allow for the effects of climate change, flooding and coastal erosion over the long term, allowing for growth outside of these reserves as climate change occurs over time. The layout of the site therefore provides for and anticipates the effects of climate change. The PPC is wholly consistent with this policy.
(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following: (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and	The PPC wholly delivers the anticipated outcomes of this policy – ▪ The topography of the PCA falls slightly from the road toward the coastal edge, however the gradients are suitable to accommodate access for people of all ages and abilities. ▪ As discussed, the precinct requires the delivery of transport upgrades to urban road formation along the frontage of the PCA, paper roads and to connect with the Clarks Lane Footbridge, including grade separated illuminated footpaths which will provide

ARPS provision	Response
(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.	safe access for pedestrians and cyclists to the Footbridge and Hobsonville Town Centre and range of commercial and open space activities and public transport, minimising vehicle movements. Similarly, the provision of a variety of open spaces within the PCA (within a walkable catchment), including the esplanade reserves and open space at 17A Clarks Lane, will minimise vehicle movements to open space amenities. ▪ The Infrastructure Report confirms that a range of sediment and erosion measures will be employed during the earthworks and construction process to avoid the discharge of contaminants particularly to the coast. The Remedial Action Plans provide the necessary procedures for land decontamination to avoid further adversely affecting the environment. More detailed site investigations will be required prior to development of non-Cabra properties within the PCA.
(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.	The MHS and MHU zones are generally flexible and enabling of a range of built forms which will provide for housing choice and meet the needs of a range of family sizes.
(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.	The precinct plan requires the construction of grade separated footpaths within all road reserves including lighting and planting, encouraging pedestrians and vehicles to safely use the local road network.
(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.	Stormwater will be managed through a series of low impact design features including swales and dry basins. House design and plumbing features will be confirmed at resource consent.
B2.4. Residential growth **B2.4.1. Objectives**	
(1) Residential intensification supports a quality compact urban form.	The PPC largely comprises residential activity consistent with the WSP, which will support a quality compact urban form for the reasons set out at Policies B2.2.2.(4)-(7) above.

ARPS provision	Response
(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.	The underlying MHS and MHU zones will deliver these outcomes by virtue of the matters of discretion and assessment criteria set out in those zone chapters, against which development will be assessed at the time of resource consent. The precinct delivers the framework to enable attractive, healthy and safe, high quality outcomes in respect of pedestrian and cycle connectivity and access to open spaces.
(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.	The PPC will deliver this outcome. The PCA is located within walking distance of public open space, a local centre zone and public transport along an arterial corridor, which provides connections to Hobsonville and the ferry into the City Centre, and to the metropolitan centre zoned Westgate (including the express bus into the City Centre). The MHU zone is located across the majority of the site, noting that the zoning reduces in intensity further away from the Clarks Lane Footbridge, which is the further distance to walk/cycle to the centre and arterial transport corridor.
(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.	Two residential zones are proposed within the PCA consistent with the WSP, facilitating both housing choice and variety in terms of price point and size/design in order to suit a diverse mix of residents. The MHS zone anticipates two storey buildings in a standalone, duplex or short terrace arrangement, and the supplementary assessment criteria that will apply in addition to that set out in Chapter H4 will ensure design and typologies are cognisant of the natural and coastal environment against which the development is located. The MHU zone anticipates buildings up to three storeys in height in a mix of typologies including detached dwellings, terrace housing and low-rise apartments.

<table>
<tr><th>ARPS provision</th><th>Response</th></tr>
<tr><td>(5) Non-residential activities are provided in residential areas to support the needs of people and communities.</td><td>Not applicable, however residents from within the PCA will reside within a walkable catchment of a range of non-residential activities located within the Hobsonville Town Centre and arterial.</td></tr>
<tr><td>(6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:

Table B2.4.1: Minimum Dwelling Targets
<table><tr><th>Term</th><th>Short to Medium
1 - 10 years
(2016 – 2026)</th><th>Long
11 - 30 years
(2027 – 2046)</th><th>Total
1 – 30 years
(2016 – 2046)</th></tr><tr><td>Minimum Target
(number of dwellings)</td><td>189,800</td><td>218,500</td><td>408,300</td></tr></table>Source: Development Strategy, Assessing Demand, Auckland Plan 2050.</td><td>The Economic Assessment confirms the proposal will positively contribute to meeting Auckland's housing targets, and in particular will increase housing supply in Whenuapai.</td></tr>
<tr><td colspan="2">B2.4.2. Policies</td></tr>
<tr><td>(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.</td><td>Refer to objective B2.4.2(4) above.</td></tr>
<tr><td>(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.</td><td>Refer to objective B2.4.2(3) above.</td></tr>
<tr><td>(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.</td><td>As discussed, the MHU zone is proposed to provide a medium residential density across the majority of the PCA because the site is within a moderate 10-15min walking distance of all of these facilities.</td></tr>
<tr><td>(4) Provide for lower residential intensity in areas:</td><td>The PCA is close to a local centre and public transport.</td></tr>
</table>

ARPS provision	Response
(a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and (d) where there is a suburban area with an existing neighbourhood character.	While the CHA confirms that coastal inundation is limited to the toe of the embankment, and the 100 year forecast for coastal erosion is between 14-18m in depth (and therefore wholly contained within the 20m esplanade reserve), it is acknowledged that the coastal edge/environment presents a unique interface that is important to recognise when considering residential intensity. Further, while there are no scheduled natural or physical resources within the PCA, there are sites of cultural importance as identified through the Archaeological Assessment and in consultation with iwi. As such, the 20m esplanade reserve plays an import role in containing and protecting these features, limited works within the reserve to vegetation and the creation of public accessways. The underlying zoning pattern also recognises the importance to 'step down' or reduce building intensity and height along the coastal edge/natural environment, as reflected by applying the lower intensity MHS zone (and supplementary assessment criteria) along the coastal environment.
(5) Avoid intensification in areas: (a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or (b) that are subject to significant natural hazard risks; where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks.	The proposal is consistent with the anticipated outcomes of this policy for the reasons set out above.
(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.	The precinct plan requires the construction of roading upgrades and the delivery of three waters servicing *prior to* occupation of residential dwellings, to facilitate the proposed intensity of built form.

ARPS provision	Response
(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.	The surrounding environment is a mix of semi-rural and urban in character, and no surrounding lots are operating rural activities, and certainly none that would have the potential to be adversely affected by the presence of reverse sensitivity. The potential reverse sensitivity effects on the operation of the NZDF are discussed in further detail below.
Residential neighbourhood and character (8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.	The Neighbourhood Plan at **Appendix 4** sets out the local context and character of the surrounding environment, and demonstrates how future development might occur within the PCA having regard to the surrounding neighbourhood character.
(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.	The provisions under both the MHS and MHU zone chapters, together with the precinct plan, will deliver built form, design and development that reflect the identified local character and context, as set out in the Neighbourhood Plan.
(10) Require non-residential activities to be of a scale and form that are in keeping with the existing and planned built character of the area.	Not applicable.
Affordable housing (11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including: (a) households on low to moderate incomes; and (b) people with special housing requirements.	The Economic Assessment confirms that the increased supply of residential-zoned land in a mix of zones will enable the development of housing in a variety of typologies, consequently increasing housing supply.
B2.7. Open space and recreation facilities	

ARPS provision	Response
B2.7.1. Objectives	
(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.	A range of open spaces are provided for within the PPC, including publicly accessible esplanade reserves along the coast and stream, and a Neighbourhood Park, providing a variety of recreational activities including walking, cycling, and informal recreation. Residents are also within walking distance of more formal open space activities within the Hobsonville War Memorial Park, which includes sports fields, a playground and the Hobsonville Bowling Club.
(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.	The precinct requires the construction of a publicly accessible walkway within coastal and riparian esplanade reserves, the delivery of which is to be integrated with development of the respective lot. Physical access from each lot is to be provided to the esplanade walkway, providing public access to the coastline, stream and wetland where it currently is not provided.
(3) Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.	All residential dwellings are required to achieve minimum internal acoustic standards providing a high quality of amenity for residents, thus mitigating potential reverse sensitivity effects from users of the open spaces.
B2.7.2. Policies	
(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.	The precinct will enable and indeed facilitate the creation of a range of open space amenities which are not currently provided, as well as support existing open spaces facilities, namely those within Memorial Park across the Footbridge.
(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.	The precinct requires the provision of public access from within future development to the proposed open spaces, enabling residents to safely and efficiently access the local natural environment.

ARPS provision	Response
(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.	Refer above. The land is reasonably flat facilitating access to people and communities. Grade-separated footpaths will be provided to the esplanade reserve and neighbourhood park.
(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.	The precinct foreshadows residential intensification that requires local amenities and open spaces, thus requiring these features to be delivered in an integrated and masterplanned approach as development occurs.
(5) Enable the development and use of existing and new major recreation facilities.	No new major recreation facilities are proposed and nor are any located in the vicinity of the PCA. There are local reserves and open spaces, the use of which is enabled via the Footbridge.
(6) Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.	Not applicable.
(7) Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities. (8) Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.	The design of the interface between development and open space is important. Buildings that are designed to address the open space provide passive surveillance opportunities, while providing an attractive and spacious outlook for those residents. However, in addressing dwellings toward open space, treatment at the interface must also deliver a reasonable level of privacy and on-site amenity for residents. An appropriate balance can be delivered through a range of design features and gradients. The Urban Design Report at **Appendix 9** recommends managing fence height and visual transparency at the interface to avoid visual dominance effects on the adjacent open space, whilst providing for passive surveillance opportunities and on-site amenity. A fence height standard is proposed in the precinct accordingly, to be applied where dwellings interface with the esplanade reserves along the coast and stream, and at the boundary of 17A Clarks Lane.

ARPS provision	Response
	In terms of other potential effects, acoustic insulation standards are proposed to manage internal amenity.
(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.	The precinct provisions require the delivery of access to and along the coastal environment and indeed the stream and wetland. As well as pedestrian access points to be integrated along the north western extent of the PCA, the paper road will provide public vehicular access to the esplanade.
(10) Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.	Detailed site investigations undertaken by the geotechnical, coastal hazard and civil engineers has not indicated any need to restrict or limit public access to the coast, stream or wetland.
B2.8. Social facilities	No social facilities are proposed (other than open space as discussed above), however the proposed residential activity will support existing social facilities in the wider vicinity, including those within a walkable distance at Hobsonville Town Centre and via public transport along the arterial road (such as Westgate and Hobsonville Point).
Chapter B3 Infrastructure, Transport and Energy	
B3.2. Infrastructure **B3.2.1. Objectives**	
(1) Infrastructure is resilient, efficient and effective.	The Engineering Report and SMP sets out the proposed infrastructure arrangements in respect of three waters. No subdivision will occur (except for infrastructure and esplanades) and no dwellings will be occupied until the lot or dwelling is connected to all three networks.

ARPS provision	Response
	The TIA sets out the transport infrastructure upgrades that are proposed to occur prior construction. No dwellings will be occupied prior to completion of the road upgrades. This integrated approach to the delivery of infrastructure, such that it will unlock all development within the PCA, will ensure its design and delivery is efficient and effective. Finally, all infrastructure is located outside of the coastal hazard zone and other hazards such as overland flow paths, ensuring its design and location is resilient to natural hazards.
(2) The benefits of infrastructure are recognised, including: (a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland; (b) enabling economic growth; (c) contributing to the economy of Auckland and New Zealand; (d) providing for public health, safety and the well-being of people and communities; (e) protecting the quality of the natural environment; and (f) enabling interaction and communication, including national and international links for trade and tourism.	Residential growth and intensification cannot occur without the delivery of suitable infrastructure, and its benefits are inherent therefore. The PCA cannot be developed in an integrated and holistic manner without the integrated delivery of infrastructure, which in this case, is to be delivered via the precinct provisions prior to occupation of the respective / first dwelling. This will deliver residential dwellings that are serviced, will increase economic growth and housing supply, provide for the health, safety and wellbeing of future residents, and protect the quality of the natural environment from, for example, untreated discharge.
(3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on:	There are no such scheduled features or places within the PCA, however the proposed infrastructure will provide for the health and safety of future residents and their amenity

ARPS provision	Response
(a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; (b) the health and safety of communities and amenity values.	values through the provision of well serviced residential dwellings and an upgraded local road network with grade separated footpaths and street lighting.
(4) The functional and operational needs of infrastructure are recognised.	Plainly, stormwater outfalls are required to be located adjacent to coastal and stream edges to facilitate the discharge of treated stormwater from future development. The outfalls are functionally and operationally required to be located in these positions, as recognised by Objective 4.
(5) Infrastructure planning and land use planning are integrated to service growth efficiently.	Refer Objectives (1) and (2) above. Beyond local roading upgrades and the delivery of three waters and open spaces, the delivery of wider upgrades (including to the transport network) will be funded by development contributions, specifically the imminent Auckland Council Development Contribution Policy for north west Auckland.
(6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.	In this case, objective (6) relates to existing infrastructure in the surrounding environment, namely the Whenuapai Airbase. Reverse sensitivity effects are concerned with the potential for the proposed residential development (and its design) from affecting the NZDF's ability to maintain and operate its Base operations. A series of precinct provisions are proposed to manage reverse sensitivity on the Airbase as well as internal amenity of residential dwellings within the PCA, drafted in consultation with the RNZAF.
(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled.	Not applicable – the national grid is not located proximate to the PCA.

ARPS provision	Response
(8) The adverse effects of infrastructure are avoided, remedied or mitigated.	The precinct plan and supporting specialist input ensure that infrastructure will enable and facilitate development, without generating adverse effects on the environment.
B3.2.2. Policies	
Provision of infrastructure (1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.	Refer to B3.2.1.(1) above which confirms the integrated delivery and upgrades of infrastructure with development is the most efficient means to unlock greenfield development within the PCA.
(2) Recognise the value of investment in existing infrastructure.	Existing wastewater and water supply infrastructure within the road reserve is required to be upgraded to service the PPC, to be funded by Cabra. The value of these upgrades lies 'hand in hand' with the benefits of unlocking greenfield land.
(3) Provide for the locational requirements of infrastructure by recognising that it can have a functional or operational need to be located in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	Some infrastructure will have a functional need to be located in certain positions, however it is expected that at a minimum, three waters infrastructure can be designed and located to avoid where practicable cultural heritage sites as identified in the Archaeology Report, streams and wetlands. Stormwater outfalls are required proximate to the coastal environment in accordance with the standards set out in the AUP, SMP and precinct.
Reverse sensitivity (4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.	A series of precinct provisions are proposed to manage reverse sensitivity on the Airbase as well as internal amenity of residential dwellings within the PCA, drafted in consultation with the RNZAF. The proposal will therefore enable residential development within the PCA at the proposed intensity (as per the MHS and MHU zones) without adversely affecting or constraining the operational requirements of the Airbase.
(5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.	

ARPS provision	Response
Managing adverse effects (6) Enable the development, operation, maintenance and upgrading of infrastructure in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character while ensuring that the adverse effects on the values of such areas are avoided where practicable or otherwise remedied or mitigated.	There are no such scheduled sites or features within the PCA.
(7) Encourage the co-location of infrastructure and the shared use of existing infrastructure corridors where this is safe and satisfies operational and technical requirements.	Existing public networks will be upgraded where possible, however new networks are required to be constructed within the PCA to connect to those existing upgraded networks, particularly in respect of wastewater and water supply.
(8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.	Construction management plans associated with the upgrade and delivery of infrastructure will be required via resource consent conditions at that detailed design stage.
Natural hazards (9) Ensure where there is a functional or operational need for infrastructure to locate in areas subject to natural hazards: (a) that buildings accommodating people are located and/or designed to minimise risk from natural hazards; and (b) that risk that cannot be avoided by location or design should be mitigated to the extent practicable.	No buildings or infrastructure is proposed within a flood plain, coastal inundation or coastal hazard area except there is a functional and operational need for the stormwater outfalls to be located at the coastal edge (possibly within the coastal erosion zone). Specific provisions are proposed within the precinct to ensure the design of the outfalls and associated erosion protection structures avoid, remedy or mitigate the exacerbation of coastal erosion.
B3.3. Transport	

ARPS provision	Response
B3.3.1. Objectives	
(1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.	The precinct provisions require the delivery of transport upgrades within the local network prior to subdivision (except for infrastructure and esplanade reserves) and occupation of any dwelling. Once complete, the upgrade works will support the movement of people, goods and services for residents within the wider peninsula as well as within the PCA. The integrated delivery of transport infrastructure in this way will support a quality compact urban form and enable/unlock greenfield development. The upgrade works can be accommodated within the existing road reserve and will be constructed to an urban standard without adversely affecting the amenity of the residential environment. The provision of grade separated footpaths will specifically provide for the health and safety of people particularly within the peninsula. Except for a short length in front of Ockleston Landing, there are no footpaths and residents currently walk on the road to access the Footbridge. Enhancing access to the Footbridge will facilitate transport choice and enable access for all residents to the Hobsonville Town Centre and adjacent bus routes.
Integration of subdivision, use and development with transport (5) Improve the integration of land use and transport by: (a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;	It is not intended that Council will fund the required infrastructure upgrades. There are some limited instances where the footpath on the opposite side of the PCA or development site will be constructed by that adjacent developer, ensuring the design of the upgrade integrates with their future development plans accordingly. Turning to the funding of wider transport upgrade costs, the Auckland Council's (currently draft) Development Contributions Policy 2025 for north west Auckland will 'plug the gap' by requiring developers within the PCA to contribute a proportionate, fair and reasonable share towards wider network upgrades.

ARPS provision	Response
(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes; (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network; (e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and (f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.	The proximity of the PCA, and zoning pattern therefore has been well canvassed throughout the accompanying assessment and I do not repeat that here except to reinforce that the pedestrian and cycle connections to the Footbridge will encourage active modes to access the town centre and public transport, reducing reliability on the private vehicle. Further, some roads are designed to be upgraded to accommodate bus routes within the peninsula as further residential development occurs.
Managing effects related to transport infrastructure (6) Require activities sensitive to adverse effects from the operation of transport infrastructure to be located or designed to avoid, remedy or mitigate those potential adverse effects.	Residential activity is proposed in proximity to local roads; no reverse sensitivity effects are anticipated, particularly noting the internal amenity (acoustic) standards proposed in the precinct.
(7) Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety.	Construction management and construction traffic management plans will be required via conditions of resource consent to address these potential effects relative to the specific location and mitigation required.
B3.4. Energy Not applicable.	
B4. Te tiaki taonga tuku iho - Natural heritage	

ARPS provision	Response
B4.2. Outstanding natural features and landscapes	Not applicable – the PCA is not located within or adjacent to any Outstanding Natural Features or Landscapes as identified within the AUP.
B4.3. Viewshafts	Not applicable – the PCA is not located within or adjacent to viewshafts as identified within the AUP.
B4.4. Waitākere Ranges Heritage Area	Not applicable – the PCA is not located within the Waitakere Ranges Heritage Area as identified within the AUP.
B4.5. Notable trees	Nota applicable – there are no notable trees within the PCA as identified under the AUP, nor does the Arboricultural Assessment identify any existing trees that warrant notable status.
B5. Ngā rawa tuku iho me te āhua – Historic heritage and special character	
B5.2. Historic heritage **B5.2.1. Objectives**	
(1) Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.	While the PPC does not involve any works within the private properties that are subject to the Historic Heritage Extent of Place overlay on either side of Clarks Lane, the transport upgrade triggers required by the precinct require the construction of a grade separated footpath within the road reserve to connect the PCA with the Clarks Lane Footbridge. The footpath will traverse through a portion of the Extent of Place where it extends across the road corridor, and an appropriate design that recognises the heritage qualities of the site will be determined at resource consent stage, with heritage architect input.
(2) Significant historic heritage places are used appropriately and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.	
B5.2.2. Policies	

ARPS provision	Response
Protection of scheduled significant historic heritage places (6) Avoid significant adverse effects on the primary features of significant historic heritage places which have outstanding significance well beyond their immediate environs including: (a) the total or substantial demolition or destruction of any of the primary features of such places; (b) the relocation or removal of any of the primary features of such places away from their original site and context.	No demolition, destruction or removal of primary features is required to construct the footpath.
(7) Avoid where practicable significant adverse effects on significant historic heritage places. Where significant adverse effects cannot be avoided, they should be remedied or mitigated so that they no longer constitute a significant adverse effect.	The footpath will traverse through a portion of the Extent of Place where it extends across the road corridor, and an appropriate design that recognises the heritage qualities of the site will be determined at resource consent stage, with heritage architect input.
(8) Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.	
B5.3. Special character	Not applicable – there are no areas in the vicinity that located within the Special Character overlay as identified under the AUP.
B6. Mana Whenua **B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation** **B6.2.1. Objectives**	

ARPS provision	Response
(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.	Cabra has undertaken extensive consultation with mana whenua, firstly in respect of the previous Fast Track referral application process, and in respect of the subject PPC application.
(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.	
(3) The relationship of Mana Whenua with Treaty Settlement Land is provided for, recognising all of the following: …	The PCA is not Treaty Settlement Land.
(4) The development and use of Treaty Settlement Land …	
B6.2.2. Policies	
(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following: (a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga; (b) builds and maintains partnerships and relationships with iwi authorities; (c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans; (d) recognises the role of kaumātua and pūkenga;	The Applicant, led by their consultation representative Mr Mathew Glanfield, has undertaken extensive consultation with iwi over the past 18 months, commencing in respect of the Fast Track referral application, and more recently, in respect of the subject plan change request, as detailed in **Appendix 18**. This process has confirmed that Te Kawerau ā Maki has taken a lead role in engaging with the Applicant, and various on-site meetings, phone calls and emails have occurred between Mr Glanfield and both Edward Ashby and Ashleigh McDonald. This process has culminated in the provision of a CIA (**Appendix 19**) which demonstrates overarching support for the proposal, precinct provisions, and in particular, the special information requirement for applicants to consult with and demonstrate input from iwi, specifically Te Kawerau ā Maki in designing landscape plans within the coastal and riparian esplanade reserves.

ARPS provision	Response
(e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga; (f) acknowledges historical circumstances and impacts on resource needs; (g) recognises and provides for mātauranga and tikanga; and (h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.	This process will provide mana whenua with input on species selection and design, proximity and management of the known midden sites, and the design of the pedestrian walkway (and any artistic input that can be provided to this coastal environment to recognise and convey cultural heritage and history).
(2) Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation: (a) the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area; (b) any relevant memorandum of understanding between the Council and the claimant group; (c) any joint management and cogovernance arrangements established under Treaty settlement legislation; and (d) any other specific requirements of Treaty settlement legislation.	
(3) Where Mana Whenua propose an activity on Treaty Settlement Land, the benefits for the wider community and environment provided by any property specific protection	

ARPS provision	Response
mechanism, such as a covenant, shall be taken into account when considering the effects of the proposal.	
(4) Enable the subdivision, use and development of land acquired as commercial redress for social and economic development.	
(5) Enable Mana Whenua to access, manage, use and develop cultural redress lands and interests for cultural activities and accessory activities.	
B6.3. Recognising Mana Whenua values **B6.3.1. Objectives**	
(1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.	The Applicant has undertaken on-going consultation with mana whenua and in particular Te Kawerau ā Maki, which has resulted in the CIA attached at **Appendix 19**. This consultation process confirmed that the overall use of the land for residential purposes is suitable having regard to the outcomes that are intended to be delivered through the precinct plan. In particular, kaitiaki requested input to the detailed design of the restoration vegetation along the coast and riparian edge, and pedestrian walkway, providing opportunity for input to species selection, pavement design and storytelling. Further, this provides opportunity for iwi to review the management of and setback from three midden identified along the shoreline.
(2) The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.	
(3) The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.	
B6.3.2. Policies	
(1) Enable Mana Whenua to identify their values associated with all of the following: a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values;	The consultation process described above has enabled mana whenua to identify features within the PCA that are of cultural value, and to recognise these in drafting the proposed precinct provisions.

ARPS provision	Response
c) biodiversity; d) historic heritage places and areas; and e) air, geothermal and coastal resources.	
(2) Integrate Mana Whenua values, mātauranga and tikanga: a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including: (i) ancestral lands, water, sites, wāhi tapu and other taonga; (ii) biodiversity; and (iii) historic heritage places and areas. b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health; c) in the development of innovative solutions to remedy the long-term adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.	Further, the above consultation in advance of preparing the precinct provisions enabled cultural values to be integrated to the precinct, ensure urbanisation occurs in a way that manages the natural and physical resources listed at Policy (2), and ensure mana whenua continue to be engaged as the detailed design of coastal and riparian areas progresses.
(3) Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.	The AEE enclosed with this plan change application includes an appropriate assessment of mana whenua values, in addition to the assessment undertaken by mana whenua as enshrined in the CIA.
(4) Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following: (a) recognise the holistic nature of the Mana Whenua world view; (b) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and	This is achieved through the extensive consultation process, the provision of the CIA, and precinct provisions which deliver on the request of Te Kawerau ā Maki in terms of requiring further consultation at design stage.

ARPS provision	Response
(c) restore or enhance the mauri of freshwater and coastal ecosystems.	
(5) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following: (a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.	The SMP and precinct provisions confirm that all stormwater (except from roofs clad in inert materials) will be treated prior to discharge to the coast or riparian receiving environment, in accordance with the NPS-Freshwater Management. The integrated management of infrastructure and development is a key principle of the precinct provisions, and the SMP further details the integrated design of stormwater management, on a catchment basis, across the precinct.
(6) Require resource management decisions to have particular regard to potential impacts on all of the following: (a) the holistic nature of the Mana Whenua world view; (b) the exercise of kaitiakitanga; (c) mauri, particularly in relation to freshwater and coastal resources; (d) customary activities, including mahinga kai; (e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and (f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.	Refer Objectives B6.3.1 (1)-(3) above.
B6.5. Protection of Mana Whenua cultural heritage	

ARPS provision	Response
B6.5.1. Objectives	
(1) The tangible and intangible values of Mana Whenua cultural heritage are identified, protected and enhanced.	The cultural heritage of mana whenua in and around the PCA is recorded by way of the CIA, and the relationship of mana whenua with their cultural heritage is provided for through the consultation process, discussions regarding the precinct provisions and in particular, ensuring mana whenua will have the opportunity to be involved in the design of hard and soft landscaping along the coastal and riparian areas. This process will ensure the relationship is continued as the PCA is developed, and public access to the coastal interface is delivered. The CIA indicates this process will recognise, protect and enhance the association of mana whenua values with local history and whakapapa.
(2) The relationship of Mana Whenua with their cultural heritage is provided for.	
(3) The association of Mana Whenua cultural, spiritual and historical values with local history and whakapapa is recognised, protected and enhanced.	
(4) The knowledge base of Mana Whenua cultural heritage in Auckland continues to be developed, primarily through partnerships between Mana Whenua and the Auckland Council, giving priority to areas where there is a higher level of threat to the loss or degradation of Mana Whenua cultural heritage.	
(5) Mana Whenua cultural heritage and related sensitive information and resource management approaches are recognised and provided for in resource management processes.	The resource management process undertaken by the Applicant has included extensive consultation with mana whenua, recognising and providing for the cultural heritage of mana whenua.
B6.5.2. Policies	
(1) Protect Mana Whenua cultural and historic heritage sites and areas which are of significance to Mana Whenua.	There are no sites of cultural significance as identified in the AUP within the PCA. However, the Archaeological Assessment at **Appendix 8** confirms three midden are located along the coastline within the PCA. These features are wholly contained within the 20m esplanade reserve that will be required to be vested at the time of subdivision. As such, these features will be protected from subdivision, use and development.

ARPS provision	Response
(2) Identify and evaluate Mana Whenua cultural and historic heritage sites, places and areas considering the following factors: …	Neither the Archaeological Assessment, nor consultation with mana whenua, have identified any new sites that should be included in the AUP in respect of the D21 Sites and Places of Significance to Mana Whenua Overlay.
(3) Include cultural and historic heritage places and areas identified as significant to Mana Whenua in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule.	
(4) Protect the places and areas listed in Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from adverse effects of subdivision, use and development by avoiding all of the following: …	
(5) Protect places and areas in the Schedule 12 Sites and Places of Significance to Mana Whenua Schedule from the adverse effects of subdivision, use and development by all of the following: …	
(6) Protect Mana Whenua cultural heritage that is uncovered during subdivision, use and development by all of the following: (a) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) requiring appropriate measures to avoid, remedy or mitigate further adverse effects.	The earthworks and construction phase will be managed in this regard via the Accidental Discovery Protocol as per Chapters E11 and E12 of the AUP.
(7) Include a Māori cultural assessment in structure planning and plan change process to do all of the following: (a) identify Mana Whenua values associated with the landscape;	Refer CIA at **Appendix 19**.

ARPS provision	Response
(b) identify sites, places and areas that are appropriate for inclusion in the Schedule 12 Sites and Places of Significance to Mana Whenua Schedule for their Mana Whenua cultural heritage values as part of a future plan change; and (c) reflect Mana Whenua values.	
(8) Encourage appropriate design, materials and techniques for infrastructure in areas of known historic settlement and occupation by the tūpuna of Mana Whenua.	The precinct provisions require engagement with mana whenua at the design stage, providing opportunity for input to species selection, hardscape design, signage, storytelling and conveying of cultural heritage and values.
(9) Protect sensitive information about the values and associations of Mana Whenua in relation to their cultural heritage where disclosure of such information may put a site, place or area at risk of destruction or degradation.	Correspondence with mana whenua has not identified any such sensitive information pertaining to the PCA.
B7. Toitū te whenua, toitū te taiao – Natural resources	
B7.2 Indigenous biodiversity B7.2.1. Objectives	
(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.	The EIA confirms that the SEA-T overlay within the properties at 14 and 16 Sinton Road will be protected from the adverse effects of subdivision, use and development as the overlay will be contained within a future 20m esplanade reserve and vested to Council following riparian planting/restoration to protect, restore and enhance the ecological values within the overlay. Except for a public walkway within the esplanade, the SEA will be separated from development accordingly.
(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.	
B7.2.2. Policies	

ARPS provision	Response
(1) Identify and evaluate areas of indigenous vegetation and the habitats of indigenous fauna in terrestrial and freshwater environments considering the following factors in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule: (a) representativeness; (b) stepping stones, migration pathways and buffers; (c) threat status and rarity; (d) uniqueness or distinctiveness; and (e) diversity.	The coastal edge of 14 and 16 Sinton Road is located within the SEA overlay. The width of the overlay does not exceed 20m, and therefore will be wholly contained within the future esplanade reserve at the time of subdivision. The precinct encourages coastal vegetation enhancement via the requirement to prepare a riparian planting plan at the time of subdivision and/or development of the adjoining land. Any consenting requirements in respect of vegetation alteration pursuant to AUP Chapter E15 will be assessed at the time of future resource consent. The EIA confirms that no other areas of indigenous vegetation within the PCA, including along the coast, are of a quality that merits inclusion within the SEA overlay in respect of either Terrestrial or Marine environments.
(2) Include an area of indigenous vegetation or a habitat of indigenous fauna in terrestrial or freshwater environments in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule if the area or habitat is significant. …	
(3) Identify and evaluate areas of significant indigenous vegetation, and the significant habitats of indigenous fauna, in the coastal marine area considering the following factors in terms of the descriptors contained in Schedule 4 Significant Ecological Areas – Marine Schedule: …	
(4) Include an area of indigenous vegetation or a habitat of indigenous fauna in the coastal marine area in the Schedule 4 Significant Ecological Areas – Marine Schedule if the area or habitat is significant.	

ARPS provision	Response
(5) Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.	
B7.3 Freshwater systems **B7.3.1. Objectives**	
(1) Degraded freshwater systems are enhanced. (2) Loss of freshwater systems is minimised. (3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.	The precinct provisions deliver on these objectives in the following ways: ▪ There are two intermittent streams within the PCA and one permanent stream which also comprises a wetland. The precinct plans and provisions do not require the reclamation of any freshwater systems, including the wetland. ▪ Rather, the precinct provisions seekt to enhance the quality of these features via development setbacks and esplanade reserves as required by the AUP/RMA. ▪ Riparian planting along stream edges and within the wetland will enhance the quality of the freshwater system. ▪ The NES-F and NPS-FM along with the AUP will be assessed at the time of subdivision and development in respect of the management and assessment of wetland drainage, which can be avoided or minimised via the precinct plans enclosed. ▪ All stormwater except where collected from roofs (to be constructed in inert materials) will be treated prior to discharge to the stream or coastal receiving environments. ▪ Erosion and sediment control measures will be designed at the time of resource consent, with particular consideration of the adjacent receiving coastal and freshwater environments.
B7.3.2. Policies	

ARPS provision	Response
Integrated management of land use and freshwater systems (1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification; (b) ensuring catchment management plans form part of the structure planning process; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and (d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.	The precinct provisions require the integrated deliver of infrastructure with/prior to urban development, including bulk wastewater and water upgrades in coordination with Watercare, and three waters networks within the PCA itself. Stormwater will be managed via the precinct-wide SMP, integrating the management of stormwater across property boundaries relative to topographic contours within the precinct. The SMP sets out stormwater treatment requirements prior to discharge to avoid development that will significantly increase adverse effects on the receiving environment.
Management of freshwater systems (2) Identify degraded freshwater systems.	The EIA considers the permanent stream and wetland to be of low-moderate quality. The proposed riparian planting works and pest management will enhance the quality of the freshwater system, progressively reducing adverse effects as development occurs.
(3) Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects.	
(4) Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins, unless all of the following apply: …	The PPC does not anticipate nor enable the permanent loss and significant modification or diversion of the streams and wetland within the PCA. Precinct provisions seek to enhance the quality and amenity of these natural features by avoiding crossings over the stream and via the requirement for riparian planting.

ARPS provision	Response
(5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following: (a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas; (b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands; (c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and (d) maintain or where appropriate enhance: (i) freshwater systems not protected under Policy B7.3.2(5)(a); (ii) navigation along rivers and public access to and along lakes, rivers and streams; (iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and (iv) areas of significant indigenous biodiversity.	The precinct is not located within any of the management areas identified at (a). The precinct seeks to protect and enhance the wetland within the PCA; no physical works to the streams or wetland (other than vegetation enhancement works and stormwater outfalls) are enabled and structures/crossings are discouraged. The precinct requires the provision of public access to and along the stream and wetland. A riparian planting plan is required to be provided where development or subdivision is proposed adjacent to a freshwater feature, which will identify whether/how existing vegetation can be maintained or where appropriate, enhanced. The existing SEA will be identified on the riparian planting plan and require due consideration in respect of vegetation maintenance and enhancement, accordingly.
(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.	Indeed, the precinct provisions are intended to deliver the restoration and enhancement of the streams and wetland within the PCA, by requiring riparian and wetland planting (in accordance with a riparian planting plan) within the required esplanade reserve of 20m from the top of stream bank.

ARPS provision	Response
B7.4. Coastal water, freshwater and geothermal water **B7.4.1. Objectives**	
(1) Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.	No water takes are proposed to service future development within the PCA. The RPS identifies the Upper Waitemata as being degraded. The precinct requires all stormwater to be treated prior to discharge to the CMA via a stabilised outfall, therefore maintaining and/or enhancing the quality of the receiving coastal environment.
(2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.	
(3) Freshwater and geothermal water is allocated efficiently to provide for social, economic and cultural purposes.	
(4) The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.	The SMP sets out the detailed arrangement of stormwater management to be established as/when the land changes from semi-rural to residential use. The potential adverse effects are comprehensively addressed within the AEE, confirming that such effects have been appropriately considered, and managed via the proposed precinct plan and provisions, and/or under the AUP, ensuring the effects of residential intensification on coastal water and freshwater quality are avoided, remedied or mitigated.
(5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.	
(6) Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.	Consultation with mana whenua identified stormwater treatment as a key value to be delivered via the precinct, and indeed this is discussed in detail within Te Kawerau ā Maki's CIA attached at **Appendix 19**. The proposed treatment arrangements have been discussed with iwi, and no particular concerns have been raised in this regard.

ARPS provision	Response
B7.4.2. Policies	
Integrated management (1) Integrate the management of subdivision, use, development and coastal water and freshwater, by: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and (b) requiring catchment management planning as part of structure planning; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.	Future urban development within the PCA will not result in significant adverse effects on water as the precinct requires the delivery of water supply, stormwater and wastewater prior to occupation of the respective dwelling, including any upgrades required to the public network. Infrastructure is to be sized to service and enable connections to other development sites within the PCA, providing an integrated, catchment-based assessment of infrastructure demand and capacity. The Infrastructure Report confirms runoff arising during the construction process, and upon the completion of development will be diverted, treated and discharged in accordance with the SMP, GD01 and the AUP to avoid the degradation of the receiving water environment.
National Policy Statement for Freshwater Management (2) Give effect to the National Policy Statement for Freshwater Management 2014 by establishing all of the following: (a) freshwater objectives; (b) freshwater management units and, for each unit:	The planning framework set out in the precinct gives effect to the NPS-FM, and indeed the site specific SMP. With reference to the objective of the NPS-FM, the precinct requires development setbacks and the vesting of riparian esplanade reserves as required by the RMA and Chapter E38, and the delivery of riparian planting and the preparation of associated planting plans at the time of subdivision and development, prioritising the health and well-being of the water bodies and freshwater ecosystems. Drinking water will be serviced via (upgrades to) the existing public network in the road reserve, avoiding water takes from local freshwater bodies.

ARPS provision	Response
(i) values; (ii) water quality limits; (iii) environmental flows and/or levels; and (c) targets and implementation methods where freshwater units do not meet freshwater objectives.	Development will be integrated with the delivery of residential growth. Dwellings will not be occupied until they are serviced by public networks specifically designed to unlock greenfield development, which will in turn enable people and the community to provide for their social, economic and cultural well-being, now and in the future. The PPC therefore delivers on the freshwater objective as set out in the NPS-FM.
(3) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement for Freshwater Management 2014 in establishing all of the following: (a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) measures to improve the integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.	All stormwater except where collected from roofs (which will be constructed in inert materials) will be treated prior to discharge to the coast. The SMP sets out a range of treatment options available to mitigate adverse water quality effects from arising on the receiving coastal and freshwater receiving environments. This outcome is supported by mana whenua as per the CIA at **Appendix 19**.
Water quality (4) Identify areas of coastal water and freshwater bodies that have been degraded by human activities.	The RPS identifies that the Upper Waitemata Harbour has been degraded over time, the area of which two local mana whenua have statutory acknowledgement. The outcomes sought by mana whenua in respect of stormwater are set out in the SMP together with measures to ensure further degradation will not occur, and to maintain and enhance water quality as development occurs.
(5) Engage with Mana Whenua to:	

ARPS provision	Response
(a) identify areas of degraded coastal water where they have a particular interest; and (b) remedy or, where remediation is not practicable, mitigate adverse effects on these degraded areas and values.	
(6) Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges.	
(7) Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following: (a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water; (c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources; (d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and (e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.	All stormwater except where collected from roofs (which will be constructed in inert materials) will be treated prior to discharge to the coast. The SMP sets out a range of treatment options available to mitigate adverse water quality effects from arising on the receiving coastal and freshwater receiving environments. This outcome is supported by mana whenua as per the CIA at **Appendix 19**.
Sediment runoff	The SMP confirms that Auckland Council's GD05 standards will be achieved at the time of earthworks and construction, to be confirmed via subsequent resource consent applications required in respect of regional and district land disturbance. Further, owing

ARPS provision	Response
(8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by: (a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and (b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.	to the proximity of the coast and stream, additional sediment and erosion controls may be required to ensure that sediment is not discharged to adjacent waterbodies during earthworks.
Stormwater management (9) Manage stormwater by all of the following: (a) requiring subdivision, use and development to: (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; (b) adopting the best practicable option for every stormwater diversion and discharge; and (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.	The SMP sets out the proposed approach to stormwater management, confirming the treatment train approach to minimise adverse effects on freshwater and coastal water. The stormwater network will be designed integrally with the proposed development to ensure the network is designed with sufficient capacity, in accordance with the best practicable option. The site is not currently serviced by a public stormwater network; this will be established in accordance with the SMP at the time of resource consent.
Wastewater	The Infrastructure Report explains the existing wastewater network in the road reserve does not have capacity to accommodate the development enabled via the PPC.

ARPS provision	Response
(10) Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following: (a) ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development; (b) progressively reducing existing network overflows and associated adverse effects by all of the following: (i) making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority; (ii) adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes; (iii) ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges; (iv) ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur; (c) adopting the best practicable option for minimising the adverse effects of discharges from wastewater treatment plants; and (d) ensuring on-site wastewater systems avoid significant adverse effects on freshwater and coastal water.	Pre-application consultation with Watercare confirms there are multiple options available to service the proposed PCA, in respect of both water and wastewater capacity. Public upgrades will be required prior to occupation of the first residential dwelling in the PCA. New infrastructure internal to the PCA will be rolled out as development occurs. Any necessary operation and maintenance plans will be required at the Engineering Plan Approval stage. Together, the above approach reflects the best practicable option to service the development, prevent overflow and minimise adverse effects upon the receiving coastal and freshwater environments.

ARPS provision	Response
Freshwater and geothermal water quantity, allocation and use	Not applicable – the PPC does not propose to use freshwater or geothermal water.
B8. Toitū te taiwhenua - Coastal environment	
B8.2 Natural character B8.2.1. Objectives	
(1) Areas of the coastal environment with outstanding and high natural character are preserved and protected from inappropriate subdivision, use and development.	No areas within the PCA are identified as having outstanding or high natural character.
(2) Subdivision, use and development in the coastal environment are designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.	No works are proposed within the General Coastal Marine zone, nor are any changes proposed to the mapped extent of that zone, as where that zone is located within the site it will be wholly contained within the 20m esplanade reserve. The exception to this being that subject to final design, a stormwater outfall and erosion control measures may be located within the zone, however specific rules and assessment criteria are proposed to manage the location, design and mitigation of that structure to preserve the characteristics and qualities that contribute to the natural character of the coastal environment.
(3) Where practicable, in the coastal environment areas with degraded natural character are restored or rehabilitated and areas of high and outstanding natural character are enhanced.	Any part of the General Coastal Marine zone within the PCA will be subject to a riparian planting plan, ensuring that any areas in the coastal environment identified as being degraded, will be enhanced/restored via esplanade planting.
B8.2.2. Policies	

ARPS provision	Response
(1) Identify and evaluate areas of outstanding natural character or high natural character considering the following factors: (a) natural elements, processes and patterns; (b) biophysical, ecological, geological and geomorphological aspects; (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; (d) the natural movement of water and sediment; (e) the natural darkness of the night sky; (f) places or areas that are wild or scenic; and (g) experiential attributes, including the sounds and smell of the sea, and their context or setting.	There are identified areas of outstanding natural character or high natural character within the PCA, nor have any specialists indicated either overlay is merited having regard to the coastal and natural qualities within the PCA.
(2) Include an area in the coastal environment with outstanding or high natural character in Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Refer above.
(3) Preserve and protect areas of outstanding natural character and high natural character from inappropriate subdivision, use and development by:	There are no relevant overlays within the PCA.

ARPS provision	Response
(a) avoiding adverse effects of activities on natural character in areas of the coastal environment scheduled as outstanding natural character; and (b) avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment.	
(4) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character of the coastal environment not identified as outstanding natural character and high natural character from inappropriate subdivision, use and development.	The LVA at **Appendix 15** and other specialist reports confirm the precinct will avoid significant adverse effects, and indeed avoid, remedy or mitigate other adverse effects on the natural character of the coastal environment along the north western extent of the PCA. This will be achieved through a range of bespoke precinct provisions, and the arrangement of the underlying zoning, being MHU stepping down to MHS along the coastal edge, of which the first 20m from the MHWS will be vested to Council as esplanade reserve at the time of subdivision. Coastal vegetation will be enhanced at the time of subdivision and development. Additional assessment criteria are proposed to apply to the MHS to specifically manage the design of development at the coastal edge. The LVA and UDA reiterate the appropriateness of this built form outcome at the interface with the coastal environment. Together, the PPC will deliver an intensity, location and design of development that is appropriate at the interface with the natural and coastal environment.
(5) Enable land use practices and restoration projects that will restore, rehabilitate or enhance natural character in outstanding natural character and high natural character areas in the coastal environment.	There are no relevant overlays within the PCA.

ARPS provision	Response
(6) Provide for the use of transferable development rights to avoid inappropriate subdivision, use and development in or on land adjoining to areas of outstanding natural character and high natural character.	There are no relevant overlays within the PCA – transferable development rights are not proposed.
B8.3. Subdivision, use and development B8.3.1. Objectives	
(1) Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.	The precinct provisions and Precinct Plan 1 are wholly designed to ensure that subdivision, use and development occurs within the greenfield PCA in a location and design that is appropriate having regard to the range of coastal and stream environments, wholly delivering the outcomes anticipated at Objectives B8.3.1(1)-(3). The LVA and UDA further discuss the appropriateness of the anticipated development, use and subdivision within the PCA.
(2) The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.	
(3) The natural and physical resources of the coastal environment are used efficiently and activities that depend on the use of the natural and physical resources of the coastal environment are provided for in appropriate locations.	
(4) Rights to occupy parts of the coastal marine area are generally limited to activities that have a functional need to locate in the coastal marine area, or an operational need making the occupation of the coastal marine area more appropriate than land outside of the coastal marine area.	Not applicable – the PPC does not enable or envisage occupation of the CMA.

ARPS provision	Response
(5) Uses and developments that have a need to locate on land above and below the mean high water springs are provided for in an integrated manner.	The first 20m of land above the MHWS will be vested to Auckland Council as esplanade reserve. All use and development beyond this will be delivered in a way that integrates with the esplanade reserve so as to provide access, and a safe and attractive interface with the open space.
(6) Conflicts between activities including reverse sensitivity effects are avoided, remedied or mitigated.	Refer to below assessment of reverse sensitivity effects in respect of the RNZAF.
(7) In areas potentially affected by coastal hazards, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.	As above, the CHA prepared by SLR confirms the 100 year forecast for coastal erosion is wholly located within the esplanade reserve, within which no development is proposed. The exception to this is stormwater outfalls and associated erosion control structures, the design for which requires specific consideration in the precinct framework. The proposal avoids increasing the risk of social, environmental and economic harm accordingly.
B8.3.2. Policies	
Use and development (1) Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.	It is not proposed to use or develop the coastal environment, however it may be required to locate and construct a stabilised stormwater outfall within the General Coastal Marine zone subject to final design and gradients within each development site. This will be avoided except where functionally required in order to unlock development within the site to contribute to the social, economic and cultural well-being of people and communities.
(2) Avoid or mitigate sprawling or sporadic patterns of subdivision, use and development in the coastal environment by all of the following:	The PPC wholly achieves the anticipated outcomes of Policy 2 through the agglomeration of development within the PCA, ensuring development is considered at

ARPS provision	Response
(a) concentrating subdivision, use and development within areas already characterised by development and where natural character values are already compromised; (b) avoiding urban activities in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character; and (c) ensuring that subdivision, use or development involving land above and below the mean high water springs can provide for any associated facilities or infrastructure in an integrated manner.	a precinct-wide level in a comprehensive and integrated manner. The proposed precinct provisions are intended to deliver an area of concentrated subdivision, use and development that is proximate to existing urban areas of development, including Ockleston Landing directly to the south east. There are no scheduled areas within the PCA. No works are proposed or anticipated below the MHWS, however the proposed public walkway will integrate and provide connectivity for residents and the community to access and enjoy the coastal environment in an integrated manner. Likewise, stormwater outfalls and stabilisation can similarly be designed to integrate with the coastal environment, including new and existing vegetation.
(3) Provide for use and development in the coastal marine area that: …	Not applicable – no works are proposed within the CMA.
(4) Require subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment.	No works are proposed below the MHWS, including infrastructure such that stormwater outfalls will be located on the landward side of MWHS. Regardless, the detailed design of the outfall and requires stabilisation will be prepared at resource consent stage and designed and located to mitigate adverse effects of discharge and erosion on the coastal receiving environment. Further, this includes water quality effects to be managed via stormwater treatment prior to discharge.
(5) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown or little understood, but could be significantly adverse.	Particular assessment criteria in the precinct are proposed to give effect to policy 5, having regard to the potential adverse effects that may arise on the coastal environment if these structures are not appropriately located and design. This additional layer of analysis inherently reflects a precautionary approach in this regard.

ARPS provision	Response
(6) Consider the purposes for which land or water in the coastal environment is held or managed under any enactment for conservation or protection purposes and: (a) avoid adverse effects that are significant in relation to those purposes; and (b) avoid, remedy or mitigate other adverse effects in relation to those purposes.	Any works within the coastal environment are limited to stormwater outfalls and erosion protection structures, for which the precinct requires specific design and location considerations in order to give effect to the outcomes sought by this policy.
(7) Set back development from the coastal marine area, where practicable, to protect the natural character and amenity values of the coastal environment.	As above, all development will be setback from the CMA by virtue of the 20m coastal esplanade requirement at the time of subdivision, except that stormwater outfalls and erosion protection structures may be located near the CMA. Particular assessment criteria in the precinct are proposed to give effect to policy 7, i.e. to protect the natural character and amenity values of the coastal environment.
B8.4. Public access and open space B8.4.1. Objectives	
(1) Public access to and along the coastal marine area is maintained and enhanced, except where it is appropriate to restrict that access, in a manner that is sensitive to the use and values of an area.	Currently, there is no public access to the CMA, expect via an unformed paper road. Future subdivision will require the creation of a 20m esplanade reserve measured from the MWHS. The precinct requires the enhancement of vegetation and creation of a public footpath within the esplanade as development occurs along the coastal edge. A riparian planting plan is required to ensure these works are sensitively designed to the use and values of the area, including ecological and mana whenua values.
(2) Public access is restricted only where necessary to ensure health or safety, for security reasons, for the efficient and safe operation of activities, or to protect the value of areas that are sensitive to disturbance.	At this stage, it is not expected that public access will be restricted for any reason, however further investigation will be required in respect of the design and location of the proposed walkway at resource consent stage.

ARPS provision	Response
(3) The open space, recreation and amenity values of the coastal environment are maintained or enhanced, including through the provision of public facilities in appropriate locations.	Open space, recreation and amenity values of the CMA will be maintained and enhanced through the proposed riparian planting works to enhance the ecological amenity of the coastal edge, whilst delivering a walkway that unlocks public access to the coast.
B8.4.2. Policies	
(1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following: (a) maintain and where possible enhance public access to and along the coastal marine area, including through the provision of esplanade reserves and strips; (b) be designed and located to minimise impacts on public use of and access to and along the coastal marine area; (c) be set back from the coastal marine area to protect public open space values and access; and (d) take into account the likely impact of coastal processes and climate change, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.	The above confirms the precinct, and underlying requirements of s230 of the RMA, will deliver 20m wide esplanade reserves from the MWHS and top of bank along each side of the stream between 15 and 17/17A Clarks Lane. All development will be located outside of the esplanade reserve except for stabilised stormwater outfalls and the public walkway providing access to and along the coast. The CHA at **Appendix 7** confirms the 100 year erosion yard measures 14m – 18m from the MHWS, such that this is wholly located within the 20 esplanade reserve and the public accessway can also be situated outside of the coastal erosion area, except where this is not practicable due to topographical constraints. The proposal is consistent with these policies and will give effect to the corresponding objectives above.
(2) Provide for a range of open space and recreational use of the coastal environment by doing all of the following:	The PPC will provide a range of open space and recreational use, namely in two forms: a) Public access to and along the CMA and stream environments as set out above (whereby the vested esplanade reserve land will be rezoned to Open Space following subdivision as is standard practice); and

ARPS provision	Response
(a) identifying areas for recreational use, including land-based facilities for those uses, where this ensures the efficient use of the coastal environment; (b) enabling the provision of facilities in appropriate locations that enhance public access and amenity values; (c) enabling Māori cultural activities and customary use; and (d) managing uses to avoid conflicts and mitigate risks.	b) Rezoning the site at 17A Clarks Lane to Open Space – Informal Recreation to provide a neighbourhood park for residents within the peninsula to enjoy, consistent with the WSP. Mana whenua will be invited to input to the required riparian planting plans and design of accessways. The CHA confirms the walkway can be located outside the erosion hazard area, where practicable. Other risks such as overland flow paths can be addressed at the time of resource consent, noting the development areas are outside of a flood plain.
(3) Restrict public access to and along the coastal marine area, particularly walking access, only where it is necessary to do any of the following: …	Refer above.
B8.5. Managing the Hauraki Gulf/Te Moana Nui o Toi/Tīkapa Moana **B8.5.1. Objectives**	
(1) The management of the Hauraki Gulf gives effect to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.	The PCA is located adjacent to the Waiarohia Inlet, which is situated at the upper reaches of the Hauraki Gulf. All stormwater will be treated by a series of swales prior to discharge via stabilised outfalls to the Waiarohia Inlet (the CMA). Further, erosion and sediment control measures will be required to be in place prior to commencement of earthworks, the design of which will be supplied at resource consent stage. Chapters E11 and E12 will require specific silt and sediment protection measures to maintain and enhance the CMA.

ARPS provision	Response
(2) Use and development supports the social and economic well-being of the resident communities of Waiheke and Great Barrier islands, while maintaining or, where appropriate, enhancing the natural and physical resources of the islands.	Not applicable – the site is not located on Waiheke or Great Barrier.
(3) Economic well-being is enabled from the use of the Hauraki Gulf's natural and physical resources without resulting in further degradation of environmental quality or adversely affecting the life-supporting capacity of marine ecosystems.	Not applicable – the PPC does not seek to enable economic well-being from the use of the Gulf's natural and physical resources.
B10. Ngā tūpono ki te taiao - Environmental risk	
B10.2. Natural hazards and climate change **B10.2.1. Objectives**	
(1) Communities are more resilient to natural hazards and the effects of climate change.	The CHA and Infrastructure Report confirm these natural hazards have been accounted for, ensuring that new subdivision, use and development will avoid the creation of new risks to people, property and infrastructure. All land use and development will be located outside of coastal hazard and inundation areas, flood plains and overland flow paths, thus delivering a community that is resilient to natura hazards and the effects of climate change.
(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.	
(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.	
(4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.	

ARPS provision	Response
(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.	There are no flood plains within the PCA, except within the stream at the boundary of 15 and 17/17A Clarks Lane, which will be retained in situ as part of the stream and wetland environment. The function of this natural system will be protected from inappropriate subdivision, use and development through the creation of 20m esplanade reserves correspondingly setting back land use and development at the time of subdivision, and the preparation of riparian planting plans at resource consent stage. Buildings will be designed to achieve required freeboard levels relative to overland flow paths at the time of resource consent. Together, the proposal will protect the function of the natural systems in this location.
(6) The conveyance function of overland flow paths is maintained.	The Infrastructure Report at **Appendix 10** confirms the conveyance of overland flow paths will be maintained, and redirected within the site into roads and COALs where required to remove flow paths from residential lots.
B10.2.2. Policies	
Identification and risk assessment (1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment.	All potential hazards have been identified and assessed within the CHA and Infrastructure Report, providing a site specific analysis to that provided in the broader WSP.
(2) Undertake natural hazard identification and risk assessments as part of structure planning.	
(3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.	These reports have undertaken site specific analysis accounting for a 100 year forecast/outlook respectively.

ARPS provision	Response
(4) Assess natural hazard risks: (a) using the best available and up-to-date hazard information; and (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards.	
(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following: (a) the type and severity of potential events, including the occurrence natural hazard events in combination; (b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.	The CHA confirms there are no coastal hazards within the future development of the PCA, noting the erosion hazard area (when forecast to 100 years) will be contained within the 20m esplanade reserve. Future development will not be affected by coastal inundation nor tsunami risk. Further, the Infrastructure Report confirms the 1% AEP flood plain is contained within the stream and wetland environment, also within the 20m esplanade reserve ensuring development will be located outside of these natural hazard areas. Overland flow paths can be contained within future roads, and/or channels outside private properties and dwellings. In this regard, the SMP confirms 3.8 degrees has been assessed to account for climate change in the 1% AEP events. This approach provides a precautionary approach to natural hazard risk assessment and management.
(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events; or	

ARPS provision	Response
(b) the level of information on the probability and/or impacts of the hazard is limited.	
Management approaches (7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.	Development can be located outside of areas susceptible to natural hazards, including the coastal erosion area and flood plain, as these hazards are located in discrete areas within the PCA. The Geotechnical Investigation Reports at **Appendix 5** confirm the land is suitable for residential use and development, identifying one area at 10 Sinton Road that will require a bespoke approach to prepare the land and design for residential dwellings.
(8) Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.	
(9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following: (a) protecting and restoring natural landforms and vegetation; (b) managing retreat by relocation, removal or abandonment of structures; (c) replacing or modifying existing development to reduce risk without using hard protection structures; (d) designing for relocatable or recoverable structures; or (e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management.	The setbacks from coastal hazards and flood plains, and the proposed management of overland flow paths, will ensure the proposed activities within the PCA reduce, or do not increase, the risks posed by natural hazards, in respect of all matters listed at a) – e).

ARPS provision	Response
(10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following: (a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or (c) change of use to a less vulnerable activity.	Land use and development will be located outside of the coastal erosion hazard area (contained within the 20m esplanade reserve) and flood plain (contained within the stream). Overland flow paths will continue to enter and exit the site but will be diverted around buildings (which will be designed to meet freeboard requirements) to increase the resiliency of the proposed residential activity.
Role of natural systems (11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.	Riparian planting plans are required to be provided at the time of resource consent, accounting for specific design requirements and ecological features of the CMA, SEA, stream and wetland features. Improving riparian planting will strengthen the natural systems in these locations.
Infrastructure (12) Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by: (a) assessing the risks from a range of natural hazard events including low probability but high potential impact events such as tsunami, earthquake and volcanic eruptions; (b) utilising design, location and network diversification to minimise the adverse effects on infrastructure and to minimise the adverse effects on the community from the failure of that infrastructure.	Infrastructure will be located outside of the coastal erosion area except for stabilised stormwater outfalls, the installation of which requires resource consent under the precinct to ensure the location and design of the outfall and stabilisation works minimise the adverse effects on the environment and community were it to fail.

ARPS provision	Response
Coastal hazards (13) Require areas potentially affected by coastal hazards over the next 100 years to do all of the following: (a) avoid changes in land use that would increase the risk of adverse effects from coastal hazards; (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan; (c) in the event of redevelopment, minimise natural hazard risks through the location and design of development; and (d) where it is impracticable to locate infrastructure outside of coastal hazard areas, then ensure coastal hazard risks are mitigated.	Refer above. Stabilising stormwater outfalls located within the coastal erosion hazard area cannot be avoided, and therefore the precinct provides a specific planning framework to ensure outfalls are appropriately designed and constructed to mitigate coastal hazard risks.
B10.4. Land – contaminated **B10.4.1. Objective**	
(1) Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.	The Detailed Site Investigations at **Appendix 6** identifies former activities that have occurred on the land which are listed on the HAIL and provides Remedial Action Plans to manage and remediate contaminated land. These reports confirm that resource consent will be required, which will be sought coincident with future development of each site respectively.
B10.3.2. Policies	

ARPS provision	Response
(1) Identify land that is or may be contaminated based on: (a) sites known to have supported contaminating land use activities in the past; (b) sites with a significant potential risk to human health; or (c) sites having significant adverse effects on the environment.	The DSI at **Appendix 6** identifies land that is or may be contaminated, requiring remediation as set out in the Remedial Action Plans (**RAP**) provided. Further analysis of non-Cabra owned land will be required at the time of future development. ENGEO has undertaken desk-top analysis only in respect of non-Cabra owned land, and confirms overall at section 5 of the enclosed covering letter: *"ENGEO did not identify activities which would be likely to preclude future conversion of this area to residential land use from a contamination perspective, provided that the relevant provisions of the NESCS and the Auckland Unitary Plan are followed when the change in land use occurs."*
(2) Land which may be contaminated due to having supported contaminating land use activities in the past but has not been investigated will be identified as being potentially contaminated.	To properties within the PCA have not been investigated at this stage – preliminary and/or detailed site investigations will be required at the time of resource consent. The initial findings of ENGEO confirm that any contamination present within these properties can be suitably managed via a RAP at the time of consent.
(3) Manage or remediate land that is contaminated where: (a) the level of contamination renders the land unsuitable for its existing or proposed use; or (b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or (c) development or subdivision of land is proposed.	The RAPs attached at **Appendix 6** set out the proposed management and remediation for the Cabra-owned properties, and subsequent site specific analysis will be required to confirm the need for any mitigation at the time of consent to develop non-Cabra owned properties.

Table 2 – RPS Assessment (Plan Change 80 decisions version)

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form		
B2.2. Urban growth and form B2.2.1. Objectives		
B2.2.1. Objectives (1A) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. (1) A well-functioning urban environment with a quality compact urban form that enables all of the following: … (d) good accessibility for all people, including by improved and more ~~effective~~ efficient public or active transport; … (f) better maintenance of rural character and rural productivity; ~~and~~ (g) reduced adverse environmental effects~~.~~; and (h) improved resilience to the effects of climate change.	Section 6.2.2 of the AEE sets out a comprehensive assessment of the NPS-UD. In this regard, the PPC meets the criteria for a 'well-functioning urban environment' as defined in Policy 1 of the NPS, and will therefore meet Objective (1A). The PCA has good access for all people to public transport and active transport routes, including via the Clarks Lane Footbridge, and will require the delivery of urban roads with a separate shared path for walking and cycling to provide a safe active mode of transport between the PCA and the Footbridge. The CHA confirms that all urban development will be located outside of the 100 year forecast for coastal erosion, inundation and tsunami risk areas. The Infrastructure Report confirms development can be undertaken outside of the flood plain and existing overland flow paths will be provided for, and contained within roads and/or outside of private lots. The PPC will achieve the objectives as amended by PC80.	Objectives (1) and (A) are not under appeal. Appeal received in respect of Objective (3) as follows: B2.2.1 Urban Growth and Form Objectives (3) At least ~~s~~Sufficient development capacity ~~and land supply~~ is provided to ~~accommodate~~ meet residential, commercial, industrial demand ~~growth~~ and social facilities to support growth. While the proposed amendment does not have legal weighting, the proposal will indeed give effect to the outcome sought, should the appeal be successful.

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages: (a) Is ~~is~~ integrated with the provision of appropriate infrastructure~~.~~; and (b) Improves resilience to the effects of climate change.	The PCA is located within the RUB, and the PPC would enable development that is resilient to the effects of climate change having regard to the expert analysis set out in the CHA and Infrastructure Reports, which confirm development will be located outside of 100 year forecasted erosion risk and 1% AEP flood plains and overland flow paths.	
B2.2.2. Policies		
B2.2.2. Policies … (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that contribute to a well-functioning urban environment and that: (a) promote the achievement of a quality compact urban form; … (e) provide choices that meet the needs of people and communities for a range of housing types and working environments; ~~and~~ (ee) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and … (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and … (n) Limits or avoids urbanisation where a "qualifying matter" justifies that limitation or avoidance of urbanisation.	N/A – the PPC does not involve any change to the RUB.	The following changes to Policy B2.2.2 are sought via appeal: B2.2.2 Urban Growth and Form Policies (1) At all times, ~~i~~include at least sufficient development capacity ~~land~~ within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of ~~seven~~ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, ~~after allowing for any constraints on subdivision, use and development of land.~~ (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that contribute to a well-functioning urban environment and that: … (g) is responsive to developments that would contribute significantly to development capacity (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies. (8) For the purpose of Policy B2.2.2(2)(g) and Policy B2.2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) efficiently supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure. While the proposed amendment does not have legal weighting, the proposal will indeed give effect to the outcome sought, should the appeal be successful. The plan change will contribute significantly to residential development capacity in

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
		Whenuapai, as outlined in the Economic Assessment.
(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, in a way that contributes to a well-functioning urban environment and avoid urbanisation outside these areas.	As above – the AEE confirms the PPC will contribute to a well-functioning urban environment, and therefore the plan change promotes urban growth and intensification within the PCA.	
(6) Identify a hierarchy of centres that contributes to a well-functioning urban environment which supports a quality compact urban form: …	N/A – the PCA is not located within a centre zone, but is located within a walkable distance to the Local Centre-zoned Hobsonville town centre (via the Clarks Lane Footbridge).	
(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well- functioning urban environment and that do all of the following: … (c) integrate with the provision of infrastructure; ~~and~~ (caa) provide good accessibility, including by way of efficient and effective public or active transport. (ca) incorporate improved resilience to the effects of climate change; (d) follow the structure plan guidelines as set out in Appendix 1~~.~~; and (e) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.	The amendments to Policy 7 are relevant to the PPC. The land is zoned Future Urban and is indeed located within the RUB, and the AEE confirms the plan change will enable the delivery of a well-functioning urban environment that: ▪ Is located with good accessibility via a combination of efficient and effective active modes and public transport, including the accessible Clarks Lane Footbridge and the frequent bus routes along Hobsonville Road (which connects to other frequent ferry and express bus services, and to Hobsonville Point and Westgate metropolitan centre). ▪ Incorporates improved resilience to the effects of climate change by locating urban development outside of coastal hazard and flood affected areas within the PCA.	

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
	▪ Supports the competitive supply of land and development by increasing the area of live-zoned land in Whenuapai, as set out in the Economic Assessment.	
B2.3 A quality built environment B2.3.1. Objectives		
(1) A well-functioning urban environment with a quality built environment where subdivision, use and development do all of the following: … (f) ~~respond and adapt~~ has improved resilience to the effects of climate change. …	Refer above in respect of the location and design of development relative to the effects of climate change.	
B2.3.2. Policies		
(1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following: … (e) meets the functional, and operational needs of the intended use; ~~and~~ (f) allows for change and enables innovative design and adaptive re-use~~.~~; and (g) improves resilience to the effects of climate change. …	Refer above.	
B2.4. Residential growth B2.4.1. Objectives		

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
(1) Residential intensification contributes to a well-functioning urban environment and supports a quality compact urban form. (1A) Residential intensification is limited in some areas to the extent necessary to give effect to identified qualifying matters. (2) Residential areas are attractive, healthy, ~~and~~ safe and have improved resilience to the effects of climate change with quality development that is in keeping with the planned built character of the area. …	The PPC will enable residential intensification that is a) significantly greater than what is currently enabled in the Future Urban zone, and b) that will contribute to a well-functioning urban environment for the reasons set out in the AEE. Residential intensity is excluded from the 20m esplanade reserve as required by the RMA (and therefore development is located outside of coastal hazard risk areas) and flood areas. The Infrastructure Report confirms overland flow paths will be contained to new roads and swales for conveyance.	Objectives (1), (1A) and (2) are not under appeal. Appeal received in respect of Objective B2.3.1(6) as follows: B2.4.1 Residential Growth Objectives (6) At least ~~s~~Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below: …
B2.4.2. Policies		
Residential intensification … (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, which contribute to a well-functioning urban environment.	As above and as stated in the AEE regarding the contribution the plan change will have to a well-functioning urban environment.	
… (4) Provide for lower residential intensity in areas: … (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; ~~and~~ (d) where there is a suburban area with an existing neighbourhood character~~.~~; and (e) where, there are other qualifying matters listed in Chapter A that justify that limitation.	A qualifying matter (spatially illustrated by the lower-density MHS zone) is applied along the coastal environment in order to manage locations of cultural value (middens), coastal hazards, and to give effect to the NZCPS.	

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
(5) Avoid intensification in areas: (a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or (b) that are subject to significant natural hazard risks~~,~~ including where the frequency and extent of the natural hazards are being affected by climate change; or (c) where there are other qualifying matters listed in Chapter A which justify avoidance of intensification; where such intensification is inconsistent with the protection of the scheduled natural or physical resources or with the avoidance or mitigation of the natural hazard risks or is necessary to give effect to identified qualifying matters.	The LVA and UDA confirm that MDRS-density and form would deliver an inappropriate outcome in the coastal environment.	
(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification, including, as a qualifying matter, limiting intensification prior to upgrade of capacity in areas of known water and wastewater infrastructure constraints.	The Infrastructure Report confirms development in the PCA can be serviced, including when regard is had to potential increase in yield owing to the MDRS. Wastewater and water supply will be upgraded to service greenfield development.	
(10) ~~Require~~ Provide for non-residential activities and require them to be of a scale and form that are in keeping with the existing and planned built character of the area. …	Non-residential activities are provided to the extent that the proposed underlying zones (MHS and MHU) anticipate them (to a small scale).	
(11) Enable a sufficient supply and diverse range of dwelling types, ~~and~~ sizes and locations, that meet the housing needs of people and communities, including: (a) households on low to moderate incomes; and (b) people with special housing requirements.	The PPC will provide housing supply in a diverse range of dwelling types and sizes by virtue of the anticipated outcomes in the MHS (as proposed to be varied but the precinct) and the MHU, as assessed in detail within the Economic Assessment. Introducing live-zoning within the PCA will enable housing supply in a new/diverse location that meets the housing needs of people and communities, including those at a) and b).	
B2.5. Commercial and industrial growth Not relevant to the proposed plan change.		

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
B2.6. Rural and coastal towns and villages Not relevant to the proposed plan change.		
B2.7. Open space and recreation facilities **B2.7.1. Objectives**		
(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities which contribute to a well-functioning urban environment. … (4) Open space and recreation facilities are resilient to the effects of climate change.	The PPC requires the delivery of open spaces in the form of coastal and riparian esplanades comprising the construction of a publicly accessible pedestrian walkway which will be located outside of the 100 year forecast for coastal hazards. The property at 17A Clarks Lane which is proposed to be rezoned to Open Space – Informal Recreation is wholly located outside of coastal hazard risks, flood plains and overland flow paths providing resilience to the effects of climate change. Precinct provisions require planting for a width of 10m within esplanade and riparian esplanades, including weed management, providing for improved biodiversity management.	
B2.7.2. Policies		
(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions and which contribute to a well-functioning urban environment. … (11) Provide for improved resilience to the effects of climate change in open space and associated recreation and biodiversity management.	Refer above.	
B2.8. Social facilities Not relevant to the proposed plan change.		
B2.9. Explanation and principal reasons for adoption		

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
[Paragraph 1] A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. ~~The objective of a quality compact urban form is supported by a primary policy approach of focussing residential intensification in and around commercial centres and transport nodes and along major transport corridors.~~ The National Policy Statement on Urban Development 2020 (NPSUD) includes objectives and policies on a well-functioning urban environment; and sets out matters that are to be addressed, as a minimum, to achieve this. Achieving a well-functioning urban environment is reflected by a wide range of objectives and policies across the entire Regional Policy Statement (RPS). A well-functioning urban environment is a high-level concept and is an overarching objective of the RPS. The objectives of a well-functioning urban environment and a quality compact urban form are supported by a primary policy approach of focusing the greatest levels of residential intensification in areas with good accessibility, including by public or active transport, and around commercial centres and transport nodes and along major transport corridors. …	No assessment required.	

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
[Paragraph 4] A well-functioning urban environment and compact urban form can deliver a range of benefits for current and future generations by: • … • limiting or avoiding intensification where there are qualifying matters that justify that limitation or avoidance of intensification; • promoting an integrated approach to land use and transport; ~~and~~ • providing investment certainty about use and development strategies; and • improving resilience to the effects of climate change. … [Paragraph 6] In addressing the effects of growth, and contributing to a well-functioning urban environment, a key factor is enabling sufficient development capacity in the urban area and sufficient land for new housing and businesses over the next 30 years. It is also important to ensure that urban environments have improved resilience to the effects of climate change. … [Paragraph 7] Housing affordability is a significant issue in Auckland. These objectives and policies, as one component of the many things that need to be done to address this issue, seek to enable urban growth, improve development capacity and encourage a variety of housing types, ~~and~~ sizes and locations as resource management methods to improve housing affordability.		
B7. Toitū te whenua, toitū te taiao – Natural resources		
B7.2.2 Policies … (5A) Improve the resilience of areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and of Schedule 4 Significant Ecological Areas – Marine Schedule to the effects of climate change.	No changes are sought to the extent of the SEA-T within 14 and 16 Sinton Road, and further vegetation and management is required via the riparian planting plans in this area at the time of subdivision consent. This process (via the Special Information Requirement of the precinct plan) will improve the resilience of the SEA-T.	
B7.3.2 Policies … (5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following: (a) … (aa) improve resilience to the effects of climate change;	The permanent stream within the PCA is also subject to a flood plain, and therefore discharge to the stream will consider the effects of flooding at the time of resource consent. Further, the SMAF-1	

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
B7.4.2 Policies … (9) Manage stormwater by all of the following: (a) requiring subdivision, use and development to (i) minimise the generation and discharge of contaminants; ~~and~~ (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; and (iii) improve resilience to the effects of climate change;	control is proposed across the PCA to manage detention and retention prior to discharge to streams. The stream erosion analysis prepared by Engeo confirms that the long-term forecast of erosion within the stream will not jeopardise future development on either 15 or 17 Clarks Lane, as set out in the SMP.	
B7.7 Explanation and principal reasons for adoption [Paragraph 3] Areas containing threatened ecosystems and species require effective management to protect them, and enhance their resilience which is important for the long-term viability of indigenous biodiversity and to help respond to the ~~potential~~ effects of climate change. Effectively addressing these issues requires a combination of regulatory and voluntary efforts.	No assessment required.	
B8. Toitū te taiwhenua - Coastal environment		
B8.2.2 Policies (4A) Provide for the natural systems that support natural character to respond in a resilient way to the effects of climate change including sea level rise over at least 100 years. …	The CHA and Infrastructure Report confirm respectively that the proposed use, development and subdivision enabled by the plan change are outside of the coastal inundation level, forecasted extent of coastal erosion, and the 1% AEP flood plain, including when climate change is accounted for.	
B8.3.1. Objectives … (7) In areas potentially affected by coastal hazards, including sea level rise over at least 100 years, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.		

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
B8.4.2 Policies (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following: ... (d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.		
B10. Ngā tūpono ki te taiao - Environmental risk		
B10.2. Natural hazards and climate change B10.2.1. Objectives		
... (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.	Refer above.	
B10.2.2. Policies (1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years. ... (4) Assess natural hazard risks: ... (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating	Refer above.	

ARPS provision – Plan Change 80 decisions version	Response	Appeal status
(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or ... 12) Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by: (a) assessing the risks from a range of natural hazard events including sea level rise, and low probability but high potential impact events such as tsunami, earthquake and volcanic eruptions	Refer above.	
(13) Require areas potentially affected by coastal hazards over the next 100 years to ~~do all of the following~~: (a) avoid changes in land use that would increase the risk of adverse effects from coastal hazards; (b) ~~do~~ not increase, or reduce, the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan; (c) in the event of redevelopment, minimise natural hazard risks through the location and design of development; or ~~and~~ (d) where it is impracticable to locate infrastructure outside of coastal hazard areas, then ensure coastal hazard risks are mitigated.	Refer above.	
B10.3.2. Policies ... (2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards, including sea level rise over at least 100 years;	Refer above.	