

Appendix 3C – AUP Objectives and Policies

The following provides an assessment of the relevant objectives and policies contained within the AUP:

- Table 1 - Chapter D Overlays
- Table 2 - Chapter E Auckland-wide
- Table 3 – Chapter F Coastal
- Table 4 – Chapter H Zones.

Table 1 – Assessment of objectives and policies in Chapter D Overlays

Chapter D Overlay provisions	Response
Natural Resources	
D1 High-use Aquifer Management Areas Overlay	This overlay currently applies to the PCA, and the provisions of Chapter D1 will apply at the time of resource consent in the event that groundwater take or use is required. The Infrastructure Report at Appendix 10 confirms sufficient water supply will be available in the public network, avoiding the need for groundwater to service the development. Appendix 10 also confirms that earthworks are not expected to exceed 1m in depth to create developable lots and roads, and the Geotechnical Assessment at Appendix 5 confirms standing groundwater sits at around 1.8m – 3m below ground level, such that no adverse effects on the aquifer are anticipated to arise from the development sought to be enabled by proposed plan change.
D2 Quality-sensitive Aquifer Management Areas Overlay	None of these management areas apply to the site, nor do the enclosed specialist reports identify the need for any such overlay to apply within the PCA.
D3 High-use Stream Management Areas Overlay	
D4 Natural Stream Management Areas Overlay	

Chapter D Overlay provisions	Response
D5 Natural Lake Management Areas Overlay D6 Urban Lake Management Areas Overlay D7 Water Supply Management Areas Overlay D8 Wetland Management Areas Overlay	
D9 Significant Ecological Areas overlay <i>(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.</i> <i>(2) Indigenous biodiversity values of significant ecological areas are enhanced.</i> <i>(3) The relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for.</i>	The AUP maps identify the presence of an SEA (terrestrial) overlay at 14 and 16 Sinton Road. The EIA at Appendix 13 confirms this to be the case, and the application does not seek to remove the overlay from the site, nor does it identify any other areas within the PCA where it should also apply or extend. The SEA is located wholly within 20m from the MHWS and therefore will be contained within the esplanade reserve vested to Council, ensuring development is located outside of and setback from the SEA. Native vegetation within the esplanade will be enhanced as required by the precinct standards, and the landscape plan will be developed in consultation with mana whenua as required by the special information requirement of the precinct, which can include the provision of cultural practices if desired. The proposal is consistent with Policies D9.3(1) – (4) and (6) accordingly. While the SEA is a terrestrial overlay, rather than in the coastal environment, it is noted that the overlay is located adjacent to and forms part of the wider coastal interface, and the EIA confirms that matters relating to indigenous species, biodiversity and bird life as it relates to the coastal environment, consistent with Policies D9.3(9)-(10). The proposed plan change will enable development that is consistent with Chapter D9.
Natural Heritage	
D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay D11 Outstanding Natural Character and High Natural Character Overlay D12 Waitākere Ranges Heritage Area Overlay	No such overlays apply to the PCA, and nor do the accompanying expert reports identify the need for such an overlay to apply.

Chapter D Overlay provisions	Response
D13 Notable Trees Overlay	The AUP maps do not identify any existing notable trees within the PCA, and the Arboricultural Assessment at Appendix 16 confirms there are no existing trees worthy of scheduling.
D14 Volcanic Viewshafts and Height Sensitive Areas Overlay	No such overlays apply to the PCA, and nor do the accompanying expert reports identify the need for such an overlay to apply.
D15 Ridgeline Protection Overlay	
D16 Local Public Views Overlay	
Historic Heritage and Special Character	
D17 Historic Heritage Overlay	Overlay D17 does not apply to the PCA, however it is proposed to construct a pedestrian footpath alongside the scheduled extent of place for the former workers’ cottages on Clarks Lane. If delivered on the eastern side of Clarks Lane, the footpath may intersect the extent of place and trees in the berm at 9 Clarks Lane where the overlay extends across the berm, noting the Arboricultural Assessment confirms the trees in the berm are pest species up to 5m in height or are unlikely to be viable in the long term. Further heritage input will be sought at the time of resource consent, and if not found suitable from a heritage perspective (albeit the works are limited to a footpath in the road reserve berm), the footpath can be located on the western side of Clarks Lane, avoiding the D17 overlay.
D18 Special Character Areas Overlay - Residential and Business	No such overlays apply to the PCA, and nor do the accompanying expert reports identify the need for such an overlay to apply.
D19 Auckland War Memorial Museum Viewshaft Overlay	
D20A Stockade Hill Viewshaft Overlay	
Mana Whenua	

Chapter D Overlay provisions	Response
D21 Sites and Places of Significance to Mana Whenua Overlay	This overlay does not currently apply to the PCA, and nor does the CIA at Appendix 19 identify that it is warranted. The Archaeological Assessment at Appendix 8 , the CIA and precinct provisions recognise the presence of three midden sites along the coastal edge of the PCA, and future vegetation in these areas will be managed with mana whenua input, as required by the special information requirement of the precinct.
Built Environment	
D22 Identified Growth Corridor Overlay	Not applicable.
Infrastructure	
D23 Airport Approach Surface Overlay	The overlay does not apply at the NZDF Auckland Airbase.
D24 Aircraft Noise Overlay	The PCA is located outside of the noise control area overlay. Notwithstanding, the precinct provisions include acoustic standards for internal amenity, following pre-application consultation with the Defence Force.
D25 City Centre Port Noise Overlay D26 National Grid Corridor Overlay D27 Quarry Buffer Area Overlay	No such overlays apply to the PCA, and nor do the accompanying expert reports identify the need for such an overlay to apply.

Table 2 – Assessment of relevant Auckland-wide objectives and policies

Chapter E Auckland-wide provisions	Response
Natural Resources	
E1 Water Quality and integrated management	
<i>E1.2 (1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.</i>	The Infrastructure Report and SMP, and the assessment of the NES-Freshwater Management, together confirm that the holistic approach to stormwater management, treatment and discharge to the coastal/stream environments via stabilised outfall structures is consistent with the overarching intent of the relevant policies of E1.3. Further, the analysis of the NPS-FM confirms the quality of the wetland will be maintained and enhanced through landscape design, recharge and treatment. All stormwater (except from roofs clad in inert materials) will be treated prior to discharge via stabilised outfalls designed to reduce sediment erosion to the coastal and stream environments, consistent with policies (40)-(6). In addition to the SMP at Appendix 11, the proposed precinct provisions will ensure that development of the greenfield will avoid as far as practicable, or otherwise minimise or mitigate, adverse stormwater runoff effects on the freshwater systems. This will be achieved by implementing the SMAF-1 control to manage the discharge of stormwater to the two intermittent and one permanent stream within the PCA in terms of rate and volume of flow, and by ensuring all stormwater (except for roofs) is treated prior to discharge. The precinct provisions requiring the removal of weed species and new native vegetation/restoration planting of the streams will further enhance stormwater quality and bank stability. The SMP includes a range of measures to give effect to the stormwater management outcomes anticipated by policies (1)-(14).
<i>E1.2 (2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.</i>	The CIA and SMP set out a range of measures to ensure that future development will maintain the mauri of freshwater as the greenfield land is urbanised. The CIA confirms the proposed management and treatment of stormwater will achieve the stated objective.
<i>E1.2 (3) Stormwater and wastewater networks are managed to protect public health and safety and to</i>	Refer above in respect of stormwater management. Wastewater from all sites will be connected to the public network within SH18, which Watercare has confirmed has capacity to accommodate additional flows from the subject site, ensuring future development will avoid discharge to the

Chapter E Auckland-wide provisions	Response
<i>prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.</i>	coastal marine area consistent with Policy E1.3(17). Turning to wastewater network overflow discharges, the proposal is consistent with Policies (19) – (22) by identifying the two potential locations for future pump stations within the PCA, which will be designed to Watercare standards and specifications at resource consent and EPA stage. A range of systems and emergency protocols can be incorporated to the design and operation of the station to prevent overflow, and avoid effects on the surrounding environment, such as ensuring the proper design and sizing of the network to expected flow rates, undertaking regular maintenance and flow monitoring, incorporating backup systems, retention basins and emergency response plans, as considered suitable and necessary at the time of detailed design.
E3 Lakes, rivers, streams and wetlands	
<i>(1) Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.</i>	Firstly, it is noted that there are no existing management overlays pursuant to Chapters D4, D5, D6 or D8 of the AUP, nor does the project team advise any such overlay is required to be applied as part of the plan change application. Chapter D9 Significant Ecological Areas is addressed in the preceding assessment, which confirms the overlay is wholly contained within 20m from the MHWS and therefore will be situated within the future esplanade reserve, with restoration planting as required by the precinct, consistent therefore with Policy E3.3(1) and (3), noting the same restoration planting is proposed along the CMA and streams/wetland. The required esplanade reserves will ensure development is setback from the stream and wetland, managing the effects of activities on the natural environment consistent with Policy E3.3(2). The assessment in respect of Chapter E1 confirms the CIA considers the management of stormwater will suitably avoid, remedy and mitigate adverse effects on the quality and mauri of water and the three identified midden within the PCA and that earthworks can be undertaken (with details confirmed at resource consent stage) to manage accidental discovery protocols, and in accordance with mātauranga and tikanga Māori (consistent with Policies E3.3(5) and (6)). Chapter E3 enables the planting of vegetation in, on or under the bed of the stream and wetlands within the PCA. The precinct provisions require native planting along the coastal and stream esplanades to maintain, restore and enhance the amenity values, flood and erosion protection, stormwater runoff control and to enhance water quality and biodiversity. The precinct requires input from mana whenua when designing the planting plan. The proposal is wholly consistent with Policies E3.3(10) – (12) and (15). Esplanade reserves are required along the CMA and stream in accordance with the RMA, and the precinct goes a step further by requiring native planting and the delivery of a publicly accessible
<i>(2) Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.</i>	

Chapter E Auckland-wide provisions	Response
	walkway within the esplanade reserves, protecting this land for public access, and enhancing water quality, ecology and the landscape consistent with Policy E3.3(16). The Infrastructure Report and EIA at Appendices 10 and 13 identify the presence of an inland wetland within the stream in the eastern part of the PCA. The proposal will not result in the loss its extent, and rather will enhance its quality through native restorative planting as required by the precinct standards, consistent with Policy E3.3(17). Overall, the proposed plan change is consistent with, and will give effect to, the anticipated outcomes set out in Chapter E3.
<i>(3) Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.</i>	It is expected that significant adverse effects on the streams and wetlands within the PCA can be avoided, remedied or mitigated, and therefore the need for offsetting of effects is not considered to be required.
<i>(4) Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.</i>	No structures are proposed in, on, under or over the bed of the streams or wetland within the PCA.
<i>(5) Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.</i>	No activities are proposed in, on, under or over the bed of the streams or wetland within the PCA.
<i>(6) Reclamation and drainage of the bed of a lake, river, stream and wetland is avoided, unless there is no practicable alternative.</i>	No reclamation or drainage is required to implement the proposed plan change.
<i>(7) The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to</i>	No new instream structures are anticipated, except for the construction of stabilised stormwater outfalls on the outer edge of the stream, which will not impair the passage of fish and which will be subject to future consenting, if required.

Chapter E Auckland-wide provisions	Response
<i>prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.</i>	
E7 Taking, using, damming and diversion of water and drilling	
Refer to Chapters E1 and E2 above which confirms the proposal is consistent with the relevant stormwater objectives and policies.	
E8 Stormwater - Discharge and diversion	
Refer to Chapters E1 and E2 above which confirms the proposal is consistent with the relevant stormwater objectives and policies.	
E9 Stormwater quality - High contaminant generating car parks and high use roads	
Refer to Chapter E1 above which confirms the proposal is consistent with the relevant stormwater objectives and policies.	
E10 Stormwater management area - Flow 1 and Flow 2	
<i>(1) High value rivers, streams and aquatic biodiversity in identified urbanised catchments are protected from further adverse effects of stormwater runoff associated with urban development and where possible enhanced.</i>	The proposed plan change includes the incorporation of the SMAF-1 control area across the PCA in order to protect the streams within stormwater catchments in the PCA from adverse effects of stormwater runoff associated with urban development. As set out in the Infrastructure Report and SMP at Appendices 10 and 11 , it is proposed that stormwater from the new urban environment will be discharged to the streams (via stabilised outfalls) within the site, being two intermittent and one permanent stream, which are distributed along the length of the PCA. It is appropriate therefore to apply the SMAF-1 control to ensure stormwater from future impervious areas is appropriately managed to minimise adverse effects on the streams, and retain, and where possible enhance stream naturalness, biodiversity, bank stability and other values of the streams (Policy E10.3(1) and (2)). The infrastructure Report confirms the future internal road layout will be utilised, as well as swales, to channel overland flow to appropriate discharge points, avoiding uncontrolled runoff to the streams. The assessment of the stream bank stability undertaken by Engeo (enclosed in the SMP) identifies a minor area of erosion, further reinforcing the need for well managed stormwater runoff and hydrology mitigation.

Chapter E Auckland-wide provisions	Response
	The application of the overlay will ensure these outcomes are achieved in respect of all three streams along the length of the PCA, consistent with the objective and policies of Chapter E10.
E11 Land disturbance - Regional	
<i>(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.</i>	The Infrastructure Report at Appendix 10 confirms that earthworks are reasonably limited to creating suitably flat sites and roads with maximum cuts and fills expected to be generally less than 1m. Sections 4 and 5 of that Report sets out a range of mitigation measures that can be employed to prevent sediment laden runoff, particularly to the coastal or stream environments. The appropriate measures will be determined at resource consent stage relative to the nature of the specific earthworks pursuant to each application. Further, mana whenua has reviewed these measures and confirm their suitability in the enclosed CIA.
<i>(2) Sediment generation from land disturbance is minimised.</i>	
<i>(3) Land disturbance is controlled to achieve soil conservation.</i>	
E12 Land disturbance - District	
<i>E11.2(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.</i>	Confirmation these measures can and will be adopted at consent stage confirms the proposed plan change is consistent with Chapters E11 and E12 (including the respective policies), at both a regional and district consents level.
<i>E11.2(2) Sediment generation from land disturbance is minimised.</i>	
<i>E11.2(3) Land disturbance is controlled to achieve soil conservation.</i>	
<i>E12.2(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.</i>	

Chapter E Auckland-wide provisions	Response
E15 Vegetation management and biodiversity	
<i>(1) Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.</i> <i>(2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.</i>	The precinct will give effect to the policies pertaining to objective (1) as the EIA at Appendix 13 confirms that the esplanade reserves along the CMA and streams will protect and enhance areas of contiguous indigenous vegetation cover in these sensitive environments, particularly as these areas are prone to natural hazards such as flooding and erosion (Policy E15.2(1)). The setback delivered by the esplanade reserves and proposed restorative planting will manage the effects of activities to avoid significant adverse effects on biodiversity values, and minimise effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards (Policy E15.2(2)). Offsetting is not expected to be required given the setbacks required by the esplanades (Policy E15.2(3)). Stormwater outfalls and riprap will be located where effects on indigenous biodiversity can be managed, recognising their locations are also informed by topographical requirements within the respective stormwater catchment, as per Policy E15.2(7). The Arboricultural Assessment identifies kauri at 16 Sinton Road and 17 Clarks Lane, confirming that Kauri dieback disease hygiene management practices must be in place, which can be imposed by conditions of consent at resource consent stage, such that the proposal is consistent with (Policy E15.2(8)). No works in the coastal marine environment to deliver the proposed plan change, such that Policies E15.2(9) and (10) are not relevant. The proposal is wholly consistent with the anticipated outcomes of Chapter E15 as it will protect and enhance native vegetation and biodiversity within the PCA.
E16 Trees in open space zones	
<i>(1) Trees in open space zones that contribute to cultural, amenity, landscape and ecological values are protected.</i>	There are no trees within the property at 17A Clarks Lane, which is proposed to be rezoned Open Space – Informal Recreation. As the neighbourhood park is developed in time, the planting of new trees will give effect to Chapter E16. As

Chapter E Auckland-wide provisions	Response
<i>(2) There is an increase in the quality and extent of tree cover in open space zones, particularly within areas identified for intensified living.</i>	per the Arboricultural Assessment at Appendix 16, Auckland Council Asset Owner Approval will be required for any works to trees, including the planting of new trees, in the Open Space zones. Vegetation restoration within the esplanade reserves will likely occur prior to the land being zoned Open Space (which will occur following subdivision), however in the event the land is rezoned prior to tree planting, the proposal to remove weeds and plant native vegetation in open spaces is wholly consistent with the anticipated outcomes of Chapter E16. Following rezoning, resource consent will be required pursuant to the rules and standards within the chapter, managing the qualities and extent of trees in open space zones.
E17 Trees in roads	
<i>(1) Trees in roads that contribute to cultural, amenity, landscape and ecological values are protected.</i>	Section 2.15 of the Arboricultural Assessment identifies the street trees adjacent to or in proximity of the PCA, mostly being exotics. Resource consent will be required for the removal of any trees that meet the size / girth requirements, with mitigation planting being proposed at that stage. Clarks Lane and Sinton Road will be upgraded to urban standard including the planting of new trees, as well as trees to be provided within a series of new roads internal to the precinct, demonstrating ample locations to mitigate the potential adverse effects of street tree removal. Auckland Council approval will also be required as the asset owner, to be obtained at resource consent stage. The plan change can be implemented in a manner that achieves the anticipated outcomes of Chapter E17 therefore.
<i>(2) There is an increase in the quality and extent of tree cover in roads, particularly within areas identified for intensified living.</i>	
<i>(3) The safe and efficient development, maintenance, operation and upgrading of the transport system and utilities is enabled while ensuring that the overall ecological and amenity values provided by trees in roads are maintained.</i>	
E18 Natural character of the coastal environment	
<i>These objectives and policies give effect to Policy 13(1)(b) of the New Zealand Coastal Policy Statement 2010, and Regional Policy Statement Objective B8.2.1.(2) and Policy B8.2.2.(4).</i>	

Chapter E Auckland-wide provisions	Response
<i>These provisions apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Character and High Natural Character Overlay but that require resource consent.</i>	
<i>(1) The natural characteristics and qualities that contribute to the natural character of the coastal environment are maintained while providing for subdivision, use and development.</i>	The natural characteristics and qualities that contribute to the character of the coastal environment along the northwestern edge of the PCA are detailed in the LVA, UDA and EIA (Appendices 15, 9 and 13 respectively). These characteristics and qualities are intended to be maintained while providing for appropriate subdivision, use and development where it interfaces with the coastal environment. The lower density MHS zone along the coastal edge is intended to achieve both aspects of this policy, confirming the suitability of the qualifying matter in this spatial extent.
<i>(2) Where practical the natural character values of the coastal environment are restored or rehabilitated.</i>	While the PCA is not located adjacent to a scheduled ONF or high natural character area, Policy E18.3(3) seeks to manage the effects of subdivision, use and development to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to natural character values, taking into account a range of features and characteristics of the environment. In this case, if not appropriately managed, the location, scale and design of the subdivision, use or development has the potential to result in significant adverse effects on the characteristics and qualities that contribute to the natural character values within the coastal environment. Together, the proposed zoning arrangement and precinct provisions are intended to restore and rehabilitate the coastal environment, specifically through the establishment of native restoration planting including weed management within the esplanade reserves, rehabilitating the natural character values of the estuary. This is intended to create a vegetated buffer along the coastal edge, with residential use, subdivision and development beyond, setback from the coast. The precinct provisions are designed to ensure the urban built form appropriately responds to and interacts with the narrow estuarine environment by reducing building density and height along the coast, and minimising building footprints and lengths that can adapt to changing landform, topography and shape of the coastal edge, and promote regular sightlines between buildings to the coast. By way of comparison, the landscape visual and urban design assessments advise that three storey development as enabled by the MDRS would result in an inappropriate development outcome giving rise to significant adverse effects on the characteristics and qualities of the adjacent coastal environment. The precinct provisions will ensure the location, scale and design the proposed development avoids significant adverse effects on the characteristics and qualities that contribute to the natural character values in this location.

Chapter E Auckland-wide provisions	Response
	Policy (4) seeks to promote land use practices and restoration activities that will restore or rehabilitate natural character values; the proposed plan change is inherently consistent with this outcome, and it is considered that the zoning arrangement and precinct provisions will indeed promote such an outcome. The proposed zoning arrangement and precinct provisions are consistent with and will give effect to Chapter E18.
E19 Natural features and natural landscapes in the coastal environment <i>These objectives and policies give effect to Policy 15(b) of the New Zealand Coastal Policy Statement 2010 and Regional Policy Statement Objectives B4.2.1 and the policies in B4.2.2.</i> <i>These provisions apply to activities in the coastal environment that are proposed in areas that are not scheduled in the Outstanding Natural Features Overlay or the Outstanding Natural Landscapes Overlay but that require resource consent.</i>	
<i>(1) The characteristics and qualities of natural landscapes and natural features which have particular values, provide a sense of place or identity, or have high amenity value, are maintained while providing for subdivision, use and development in the coastal environment.</i>	While the PCA does not adjoin scheduled outstanding natural landscapes or outstanding natural features, Policy (2) seeks to avoid significant adverse effects from subdivision, use and development on the characteristics and qualities that contribute to natural character values, taking into account a range of factors. Refer above assessment regarding the appropriateness of the precinct provisions which, it is considered, will provide a sense of place and identity within the greenfield development, acknowledging the particular values of the characteristics and qualities of the coastal environment in this location.
Mana Whenua – N/A the plan change area is not on Māori land nor on Treaty Settlement Land	
Built Environment	
The provisions contained at Chapters E23 Signs, E24 Lighting, E25 Noise and Vibration relate to the future development of the PCA which can and will be assessed in detail at resource consent stage, and are not entirely pertinent at plan change stage.	
Infrastructure	
E26 Infrastructure	

Chapter E Auckland-wide provisions	Response
<i>(1) The benefits of infrastructure are recognised.</i> <i>(2) The value of investment in infrastructure is recognised.</i> <i>(3) Safe, efficient and secure infrastructure is enabled, to service the needs of existing and authorised proposed subdivision, use and development.</i> <i>(4) Development, operation, maintenance, repair, replacement, renewal, upgrading and removal of infrastructure is enabled.</i> <i>(5) The resilience of infrastructure is improved and continuity of service is enabled.</i> <i>(6) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.</i> <i>(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance, repairs, upgrading and removal is enabled.</i> <i>(8) The use and development of renewable electricity generation is enabled.</i> <i>(9) The adverse effects of infrastructure are avoided, remedied or mitigated.</i>	The Infrastructure Report at Appendix 10 sets out the infrastructure that is required to unlock the urbanisation of the greenfield area within the PCA. The indicative location of key stormwater and wastewater infrastructure is illustrated on the proposed precinct plan, illustrating the integrated catchment approach taken to the delivery of infrastructure. Further, all lots are also required to be connected to the water supply network prior to occupation. Other telecommunication and fibre services will be supplied at the time of subdivision, as is standard practice. The proposal therefore recognises the social, economic, cultural and environmental benefits that infrastructure will provide for the future community that will reside within the PCA, enabling the enhancement of quality of life and living standards, public health and safety, economic growth, protecting and enhancing the environment, and interaction and communication, consistent with Policy E26.2.2(1). All public infrastructure and associated land will be vested to Council, with necessary easements in place to provide for the maintenance, repair and upgrade of infrastructure, consistent with Policy E26.2.2(2). The comprehensive layout and design of the precinct, and the precinct provision standards, will ensure that infrastructure is developed coincidentally and integrated with the roll out of development across the PCA, such that it is located, designed and constructed in a manner that will avoid, remedy and mitigate adverse effects on the adjacent residential activities (Policy E26.2.2(4)). At the same time, adverse effects of residential use, development and subdivision on infrastructure are also required to be avoided, remedied and mitigated, and in this regard the precinct provisions specifically manage reverse sensitivity effects on the NZDF Auckland Airbase to ensure it can continue to operate unimpeded by residential growth in its vicinity (Policy E26.2.2(3)). The precinct plan indicates the possible locations of stormwater outfalls, which are generally dictated by topography and stream locations, however these locations do not align with the location of cultural heritage features (middens) identified along the coastal edge of the PCA, avoiding conflict between infrastructure requirements and cultural heritage consistent with (Policy E26.2.2(6)). While Policy E26.2.2(7) enables the use and operation of existing infrastructure in the coastal environment (amongst other locations), and the minor upgrading of existing infrastructure, the Infrastructure Report explains coastal outfalls are necessary (and standard practice) in coastal locations to reduce adding additional stormwater to existing public networks (which are typically undersized) and to avoid complex stormwater pump stations to pump water up to the public line in the road reserve. The proposal reflects the best practicable option in this regard, and the outfalls will be designed with

Chapter E Auckland-wide provisions	Response
	riprap and vegetation to buffer the appearance of the structure in the coastal environment, mitigating the potential effects of instability and visual amenity. Overall, the proposed plan change will enable and require the integrated delivery of infrastructure coincident with residential growth, mitigating the potential effects on that residential use, and on existing and future infrastructure itself consistent with the anticipated outcomes of Chapter E26.
E27 Transport	
<i>(1) Land use and all modes of transport are integrated in a manner that enables:</i> <i>(a) the benefits of an integrated transport network to be realised; and</i> <i>(b) the adverse effects of traffic generation on the transport network to be managed.</i> <i>(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.</i> <i>(3) Parking and loading is managed to support urban growth and the quality compact urban form.</i> <i>(4) Parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.</i> <i>(5) Pedestrian safety and amenity along public footpaths is prioritised.</i>	As confirmed in the ITA at Appendix 12, the precinct provisions require the integrated delivery of a range of transport upgrades (as detailed in the precinct) prior to subdivision or construction of the first dwelling within the PCA, therefore ensuring development and transport upgrades are delivered integrally and comprehensively, and will appropriately manage the adverse effects of traffic generation on the transport network. This outcome is wholly consistent with Objective E27.2(1). These upgrades are designed to integrate with each other, to deliver an integrated transport network within the peninsula that provides for pedestrian and cycle connectivity with public transport options to reduce reliance on and generation of private vehicle movements (by reducing VKT), as well as for private vehicles, consistent with Objective E27.2(2) and Policy (14). For example, separated footpaths will be provided along site frontage of the PCA and along Clarks Lane to connect with the Clarks Sinton Footbridge to provide a safe, dedicated footpath for all residents within the peninsula (rather than residents walking on the road as they currently do), giving effect to Objective E27.2(5). Parking and loading will be provided for and designed at the time of resource consent, relative to the typology of housing proposed, consistent with the standards / design set out in Chapter E27, achieving the anticipated outcomes of Objectives E27.2(3) and (4). In terms of access arrangements, the Vehicle Access Restrictions at Chapter E27 will appropriately manage the location of vehicle crossings relative to nearby intersections to ensure access is safely designed and located for future residents, as per Policies (20) and (21). Shared access arrangements such as COALs will be used to reduce vehicle crossings, where necessary.

Chapter E Auckland-wide provisions	Response
	The precinct is wholly designed to integrate the delivery of road, footpath and cycle amenities coincident with urban growth within the PCA, and to maintain and enhance pedestrian and cycle safety and amenity, consistent with the overarching intent of Chapter E27.
Environmental Risk	
E30 Contaminated land	
<i>(1) The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.</i>	The analysis of Engeo within the DSI at Appendix 6 confirms that contaminated soil is present, and can be removed prior to development in accordance with best practice to avoid adverse effects of contamination on the environment. Remedial Action Plans for the Cabra-owned properties has been supplied, and the same can be prepared in respect of the other landholdings at the time of resource consent.
E36 Natural hazards and flooding	
<i>(1) Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.</i> <i>(2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where</i>	Expert analysis as set out in the Infrastructure Report, SMP, CHA and Geotechnical Assessment confirms that the proposed location of residential development is outside of the location of natural hazards and flooding. While flooding, 1 in 100 year coastal erosion, and stream bank instability are identified within the PCA, these hazards are located within the coastal and riparian esplanade reserves, outside the location of future development. Overland flow paths also exist, however these are clearly defined and can be integrated into the layout of future development, specifically swales and road reserves, therefore avoiding the residential development. Finally, the Geotechnical Analysis identified one isolated area of land instability owing to a historic slip, however this can be resolved through particular foundation design and does not preclude the land from being used for residential activity. The plan change application identifies the land that may be subject to natural hazards and considers the extent to which other natural hazards give rise to risk to people, property or the environment, integrating measures to manage these effects through the application, such as the zoning and precinct plan arrangements, consistent with Policies E36.3(1) -

Chapter E Auckland-wide provisions	Response
<i>practicable are reduced, taking into account the likely long term effects of climate change.</i> (3) N/A (4) <i>Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.</i> (5) <i>Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.</i> (6) <i>Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.</i>	(3). Risk assessments are contained within the respective specialist reports, and Hazard Risk Assessments will be provided at resource consent stage, as required by the special information requirements at E36.9. The CHA at Appendix 7 and Stream Instability Assessment (enclosed with the SMP at Appendix 11) confirms that all coastal and stream hazards will be contained within the future 20m esplanade reserves, outside of the area of land that is intended to be used, subdivided and developed for residential activity, thus minimising the need for hard protection structures, consistent with the anticipated outcomes set out in Policies E36.3(6) – (7). The exact location of stormwater outfalls will be determined at resource consent stage, however the indicative locations illustrated on the proposed precinct plan are outside of the 100-year extent of coastal erosion, consistent with E36.3(8). No habitable development will be located on land subject to coastal storm inundation (including an additional 1m sea level rise), as per Policy E36.3(9). With reference to Policies E36.3(10) – (12), no defences against coastal hazards are expected to be required, as all development is located outside of the 100-year extent of coastal erosion. Flooding is limited to the location of the permanent stream at the eastern end of the PCA, and the 1% AEP flood maps illustrates that flooding is contained within the stream channel and wholly outside of future development, having regard to the requirement for a 20m esplanade reserve on each side of the stream. Except for land disturbance associated with riparian planting and enhancement works, no earthworks are required in the flood plain. The proposal is wholly consistent with Policies E36.3(17) – (21) in respect of floodplains in greenfield areas, and Policy E36.3(24) in respect of planting and retention of vegetation cover in floodplains. The Infrastructure Report at Appendix 10 confirms that existing overland flow paths will be maintained to safely convey stormwater runoff to the receiving environment (stream and coast), and the site layout can be designed to retain the capacity of flowpaths (within roads and swales) without causing damage to property or the environment, consistent with Policies E36.3(29) and (30). The geotechnical analysis at Appendix 5 and stream stability analysis at Appendix 11 (enclosed with the SMP) identifies land that may be subject to instability given the adjoining coastal environment, stream, and an area of former instability at the eastern end of the PCA. The enclosed analysis contains respective risk analysis and measures to mitigate potential adverse effects on future subdivision, use and development, ultimately confirming that that PCA is suitable for residential use as enabled by the proposed zoning and precinct provisions, consistent with Policies E36.3(31) – (33) accordingly.

Chapter E Auckland-wide provisions	Response
	There are no natural hazards preventing the PCA from being used for residential purposes, subject to the adoption of recommendations from the supporting technical reports, consistent with Chapter E36.
Subdivision	
E38 Subdivision – Urban	
<i>(1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.</i> <i>(6) Subdivision has a layout which is safe, efficient, convenient and accessible.</i>	The underlying zoning and proposed precinct provisions wholly deliver Policy E38.3(1) as together, the proposal will provide for and enable subdivision which supports the policies of the Plan for residential zones, open space zones, coastal zones (to the extent relevant), relevant overlays and Auckland-wide provisions, as comprehensively assessed in Appendix 3 to this application. Further, policies relating subdivision in respect of or around development can be suitably managed at resource consent stage (with reference to Policies E38.3(6) – (9)). With reference to Policy E38.3(10), the proposed zoning arrangement and precinct plan enables future subdivision that will deliver street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood, including – ▪ Road upgrades that deliver the width and design requirements supported by Auckland Transport, which will provide separated pedestrian footpaths internally within the plan change area, and on surrounding roads. For example, a separated footpath will be provided from the PCA and the wider peninsula to the Clarks Lane Footbridge, which provides connections with the immediate neighbourhood, public transport, shops, schools, employment, open spaces and other amenities. ▪ The vehicle crossings and associated access will be designed in accordance with Chapter E27 and will be located to provide for the safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network. The separated footpaths and cycle lanes in the adjoining road reserve give rise to this. The proposed zoning arrangement will deliver a series a north and north west facing lots along the coastal edge within the MHS zone, with the balance of the site to be zoned MHU which will be masterplanned at resource consent stage to

Chapter E Auckland-wide provisions	Response
	deliver a high level of amenity and efficiency for residents by aligning the road network to optimise sunlight access and provide for buildings to front the road at a density that is anticipated by the MHU zone (including when MDRS is considered), and in doing so, limiting the extent to which rear sites are required, except where topography and existing site boundaries and natural features prevent this, consistent with Policies E38.3(11) – (13), (15) and (16)). For example, due to the shape and topography of the stream. Where rear sites are required, they can be designed at masterplan stage to utilise shared vehicle access to minimise the effects of the proliferation of vehicle crossings.
<i>(2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.</i>	The CHA confirms the 100 year extent of coastal erosion will be contained within the 20m esplanade reserve which will be subdivided from the balance lot which will contain therefore, safe and stable building platforms and vehicle access, consistent with Policy E38.3(2). Further, the Infrastructure Report confirms that the riparian esplanade reserve will also contain the flood plain, and road reserves and swales will contain overland flow paths, enabling residential development to occur outside of natural hazard areas, providing for the long-term needs of the community and minimising the effects of future development on the environment.
<i>(3) Land is vested to provide for esplanades reserves, roads, stormwater, infrastructure and other purposes.</i>	At the time of subdivision, 20m esplanade reserves are required to be provided along the CMA and riparian edge, and the precinct provisions require 10m of the esplanade to be planted in native vegetation, with a publicly accessible walkway provided within the balance 20m, in a design, width and location suitable to the context of each lot. The full length of the coastline within the PCA is yet to be surveyed, and therefore it is expected that the survey at resource consent stage will confirm the width and location of the esplanade reserve, and resource consent will be sought accordingly (including in respect of any reductions in width, if required and where appropriate relative to Policy E38.3(26)). The proposal is wholly consistent with Policies E38.3(24) – (26) therefore. In addition, the existing site at 17A Clarks Lane has been subdivided to provide for the recreation and amenity needs of the community, in a location that is visually prominent and accessible from two road frontages, meets the required size for a neighbourhood park (3,000m²) and can be accessed by foot and bicycle, as per Policy E38.3(18). It is proposed to rezone this site to Open Space – Informal Recreation. The Infrastructure Report confirms that land will be vested to accommodate and provide for the maintenance of wastewater and stormwater infrastructure, and for the internal road network. Road reserves will be designed to

Chapter E Auckland-wide provisions	Response
	accommodate the suite of functions including different transport modes, stormwater networks, network utilities, and lighting and furniture, as per Policy E38.3(17). Further, the requirement to subdivide land to create esplanade reserves will inherently incorporate and enhance landforms, natural features and indigenous trees and vegetation in the coastal and riparian environments as per Policy E38.3(14).
<i>(4) Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner and provided for to be in place at the time of the subdivision or development.</i> <i>(5) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.</i> <i>(10) Subdivision:</i> <i>(a) within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards;</i> <i>(b) avoids, where possible, and otherwise mitigates, adverse effects associated with subdivision for infrastructure or existing urban land uses; and</i> <i>(c) maintains the function of flood plains and overland flow paths to safely convey flood waters, while taking into account the likely long term effects of climate change.</i>	The precinct provisions are wholly consistent with Policies E38.3(19) – (23), as the standards require the integrated delivery of infrastructure upgrades, including roading, wastewater and water supply to be in place prior to residential subdivision and occupation. These upgrades require the upgrade and extension of existing infrastructure to service future development within the PCA. The precinct also requires all lots to be connected with this infrastructure, as well as stormwater, electricity and telecommunications, prior to occupation. The Infrastructure Report and SMP at Appendices 10 and 11 explain that stormwater will be attenuated in communal devices which will be vested to Council, the location, size and design to be detailed at masterplan and resource consent stage in accordance with the SMP that is sought to be approved coincident with this plan change application process. The proposed management of stormwater includes treatment and SMAF-1 control compliance (owing to the proposed introduction of the overlay to the PCA). In terms of reverse sensitivity effects of the proposal on existing infrastructure, this is canvassed in detail within the AEE, which confirms that the proposed precinct provisions are supported by the NZDF Auckland Base and the enabled development will not therefore compromise the operation and capacity of the Airbase (Policy E38.3(23)).

Chapter E Auckland-wide provisions	Response
<i>(7) Subdivision manages adverse effects on historic heritage or Maori cultural heritage.</i>	While there are no historic heritage overlays within the site (as referenced in Policy E38.3(4), the Archaeological Assessment at Appendix 8 and the CIA at Appendix 19 identifies the presence of three midden sites along the coastal edge of the PCA. These sites are located within the 20m esplanade reserve and will be separated from residential use, development and subdivision accordingly. The esplanade is however intended to be planted with native vegetation as per the precinct provisions, and therefore consultation with mana whenua is required as part of the landscape design phase, as per the special information requirement of the precinct. This will enable mana whenua to input to the design, location and proximity of planting to the location of cultural heritage, managing these potential adverse effects accordingly.
<i>(8) Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.</i>	The LVA at Appendix 15 confirms that the proposed zoning pattern and precinct provisions will enable and deliver a subdivision layout that maintains and enhances the natural features and landscapes that contribute to the character and amenity values of the area, namely the coastal environment and natural stream environments. This is primarily delivered by the requirement to provide 20m esplanade reserves (via subdivision) along the CMA and stream, and by applying a lower intensity zoning along the coastal edge that will inherently create larger lots fronting the coastal environment, and deliver an appropriate built environment along the coastal edge. Applying a more intensive zone across the balance of the site will inherently deliver smaller lots at the time of subdivision, which the LVA considers appropriate, and together this arrangement will encourage design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation consistent with Policy E38.3(14). There are no identified or dominant ridgelines within the PCA. The Infrastructure Report at Appendix 10 confirms that owing to the gentle slopes across the PCA, cut and fill is limited to no greater than 1m in height / depth including in respect of the design and location of roads, access and infrastructure, minimising earthworks by designing the masterplan to follow land contours, as per Policy E38.3(8).
<i>(9) Subdivision to protect indigenous vegetation or wetlands is provided for in the residential zones.</i>	The AUP maps and EIA at Appendix 13 confirms the presence of a SEA overlay at the south western end of the PCA. The extent of the overlay is wholly contained within the future 20m esplanade reserve, and therefore the only works occurring within it are riparian enhancement and planting works, the detail of which will be designed at resource consent stage.

Chapter E Auckland-wide provisions	Response
	Importantly, the proposal does not envisage residential development, use or subdivision within the overlay, consistent with the anticipated outcomes of Policy E38.3(9).

Table 3 – Assessment of relevant objectives and policies of Chapter F Coastal

Chapter F Coastal provisions	Response
Natural Resources	
F2 Coastal - General Coastal Marine Zone Narrow slivers of land within the PCA are located within the GCM zone, where the site adjoins the estuary environment. The proposed plan change does not seek to change the extent of the GCM zone within the PCA, nor to remove the zoning altogether. Works in the GCM zone, being the coastal edge or outskirt of each site, is limited to vegetation works only. All infrastructure such as stormwater outfalls will be located within the FUZ (proposed residential zoned).	
F2.2 Drainage, reclamation and declamation	Not applicable.
F2.3 Depositing and disposal of material	Not applicable.
F2.4 Dredging	Not applicable.
F2.5 Disturbance of the foreshore and seabed	Not applicable.
F2.6 Mineral extraction	Not applicable.
F2.7 Vegetation: Mangrove management	No mangroves are proposed or required to be managed or altered to deliver the development sought to be enabled by the plan change. If required at a later stage, separate resource consent will sought accordingly and the effects assessed at that time.
F2.8 Vegetation: removal of exotic species and Pacific oyster shell	As stated above, the only works that may occur in the GCM relate to vegetation enhancement, native planting and weed removal. Exotic vegetation removal in the GCM zone is a permitted activity, therefore consistent with the anticipated outcome of the zone, and specifically Objective F2.8.2(1) – (2) and Policy F2.8.3(1).
F2.9 Vegetation: planting in the coastal marine area	As above, the precinct requires planting within the esplanade reserve which may include the GCM zone. The detailed design of the species will be prepared via a landscape plan at the time of resource consent, as required by the special

Chapter F Coastal provisions	Response
	information requirements of the precinct. Native species can be selected at that time which are suitable in the coastal environment, and from the same ecological district where possible, consistent with Objective F2.9.2(1) and Policies F2.9.3 (1) – 4).
F2.10 Taking, use and damming or diverting of coastal waters	Not applicable.
F2.11 Discharges <i>(1) Water and sediment quality in the coastal marine area is maintained where it is excellent or good and progressively improved over time in degraded areas.</i> <i>(2) The life-supporting capacity and resources of the Hauraki Gulf are protected and, where appropriate, enhanced. Stormwater and wastewater networks protect public health and safety by preventing or minimising the adverse effects of contaminants on the coastal water quality.</i>	The proposal involves the future discharge of treated stormwater to the CMA. All infrastructure will be located within the FUZ / proposed residential zone, rather than within the GCM zone. Notwithstanding, the Infrastructure Report at Appendix 10 explains that the treatment process prior to discharge will ensure the proposal avoids significant modification of, or damage to any areas identified as having significant values, noting the proposed approach is the best practicable option having regard to the topography and contour of the site which falls downhill towards the coast (noting Council's preference to avoid publicly vested stormwater pumps), away from the road. Additional vegetation is proposed along the coastal edge, as is stabilising structures such as riprap to avoid erosion and instability effects, and maintain ecological and biological values in the coastal environment. The proposal is consistent with Policies F2.11.3(1) – (7) therefore. Turning to Policy F2.11.3(8), the applicant has considered alternatives, undertaken extensive consultation with mana whenua and the local community (refer Appendices 18 and 19), and the Infrastructure Report confirms the potential adverse effects arising from inadequately treated stormwater on the coastal environment will be avoided or mitigated. The proposal is consistent with the objectives at F2.11.2(1)-(2).
F2.12 Untreated sewage discharge from vessels	Not applicable.
F2.13 Discharges from bio-fouling and vessel maintenance	Not applicable.
F2.14 Use, development and occupation in the coastal marine area	Not proposed (except vegetation enhancement as discussed above).

Chapter F Coastal provisions	Response
F2.15 Aquaculture	Not applicable.
F2.16 Structures	None proposed, noting infrastructure will be located in the FUZ / proposed residential zoned land and no hard protection structures are required.
F2.17 Local water transport facilities	Not applicable.
F2.18 Underwater noise	Not applicable.

Table 4 – Assessment of relevant objectives and policies of Chapter H Zones

The following table identifies and provides an assessment of the relevant objectives and policies of the Auckland Unitary Plan (AUP).

- H4 Residential - Mixed Housing Suburban Zone
- H5 Residential - Mixed Housing Urban Zone
- H7 Open Space zones

AUP provision	Response
H4 Residential - Mixed Housing Suburban Zone <i>The following provisions apply in addition to the objectives and policies contained in the proposed precinct.</i>	
H4.2. Objectives	
(1) Housing capacity, intensity and choice in the zone is increased.	The proposed zoning arrangement is wholly consistent with this objective, as the plan change (as proposed to be modified by the precinct provisions) will deliver up to two dwellings per site in the MHS zone as a permitted activity. This will provide for standalone and duplex development along the coastal edge, increasing capacity, intensity and choice in this area, albeit at two-storeys in height and at a density and form that provides an appropriate interface at the coastal edge. The proposed precinct provisions enable development to achieve these objectives, as well as Policies H4.3(1)-(5). The precinct introduces more generous side and rear yard setbacks (increasing the setbacks compared to the underlying zone) to respond to the character and amenity of the coastal environment, whilst enabling useable and accessible outdoor living spaces as per Policy H4.3(6) and the management of impervious surface areas as per Policy H4.3(7). Larger sites will continue to provide for integrated residential development as per Policy H4.3(8) and recognise the functional and operational requirements of the activities (Policy H4.3(10)).
(2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).	
(3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.	
(4) Non-residential activities provide for the community's social, economic and cultural well-being,	Non-residential activities are not anticipated within the PCA, however the plan provides for them to the extent enabled by Policy H4.3(9).

AUP provision	Response
while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.	
H5 Residential - Mixed Housing Urban Zone <i>The following provisions apply in addition to the objectives and policies contained in the proposed precinct.</i>	
H5.2. Objectives	
(1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.	The site is located approximately 15 minute walk to the public transport network located at Hobsonville Road, which connects passengers to the Westgate Metropolitan Centre located some 3km to the west, and the Hobsonville ferry terminal some 2km to the east. It is efficient therefore to zone the majority of the site for higher density residential living, as this will increase housing capacity and choice in a location that can be accessed via public transport. Further, the FDS identifies the construction of a rapid transit station on the northern side of SH18 to be delivered at a later date, further signalling the appropriateness of residential intensification within the PCA. This outcome is ‘enhanced’ by the additional precinct provisions delivering MDRS in the MHU zone, which are consistent with and will further deliver on Policies H5.3(1) – (6). No changes are sought in respect of impervious surface area, and future development will be assessed accordingly at the time of resource consent (having regard to Policy H5.3(7)), as will integrated residential development, if proposed, and the functional and operational requirements of activities (Policies H5.3(6) and (10)).
(2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.	
(3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.	
(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of	Non-residential activities are not anticipated within the PCA, however the plan provides for them to the extent enabled by Policy H5.3(8).

AUP provision	Response
development anticipated by the zone so as to contribute to the amenity of the neighbourhood.	
H7 Open Space Zones	
H7.2. Objectives	
(1) Recreational needs are met through the provision of a range of quality open space areas that provide for both passive and active activities.	The proposed plan change includes the rezoning of the neighbourhood park at 17A Clarks Lane to Open Space – Informal Recreation, and the future esplanade reserves are required to contain a public accessway, delivering a combination of passive and active activities within the PCA. The nature of each open space is different, the former being for intended to provide a small playground or equipment (at a future date and to be provided by Council), and the later for walking and cycling. The precinct provisions require the detailed design of the walkway to be supplied at resource consent stage, to ensure the design responds to the context and topography of the location, as the walkway follows the coastline. The design is required to incorporate feedback received during engagement with mana whenua (as per the proposed Special Information Requirement), in order to incorporate cultural heritage, design and storytelling. The proposed plan change gives effect to, and is consistent with the anticipated outcomes at Objectives H7.2 and Policies at H7.3 therefore.
(2) The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied or mitigated.	
H7.5. Open Space – Informal Recreation Zone	
H7.5.2. Objectives	
(1) The open and spacious character, amenity values and any historic, Mana Whenua, and natural values of the zone are maintained.	Refer above regarding proposed rezoning of 17A Clarks Lane from FUZ to Open Space – Informal Recreation. Consultation with Auckland Council Parks team confirms their agreement that this zoning is appropriate, and that Council will deliver the upgrade/amenities in the Park at a later date. The proposed rezoning enables Council to deliver the open space amenity, without it being required to undertake the rezoning process. The proposed zone is consistent the Council’s Open Space
(2) Informal recreation activities are the predominant use of the zone.	

AUP provision	Response
(3) Buildings and exclusive-use activities are limited to maintain public use and open space for informal recreation.	Policy and WSP, and enables Council to deliver this amenity in a manner that is consistent with Objectives H7.5.2 and Policies H7.5.3.
(4) Small-scale, informal land-based water-related recreational facilities are provided for while maintaining and enhancing public access to and along the coast.	