I hereby give notice that an ordinary meeting of the Planning Committee will be held on:

**Date:** Tuesday, 2 October 2018  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

**Komiti Whakarite Mahere / Planning Committee**

**OPEN AGENDA**

**MEMBERSHIP**

<table>
<thead>
<tr>
<th>Chairperson</th>
<th>Cr Chris Darby</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deputy Chairperson</td>
<td>Cr Richard Hills</td>
</tr>
<tr>
<td>Members</td>
<td>Cr Josephine Bartley</td>
</tr>
<tr>
<td></td>
<td>Cr Dr Cathy Casey</td>
</tr>
<tr>
<td></td>
<td>Deputy Mayor Cr Bill Cashmore</td>
</tr>
<tr>
<td></td>
<td>Cr Ross Clow</td>
</tr>
<tr>
<td></td>
<td>Cr Fa’anana Efeso Collins</td>
</tr>
<tr>
<td></td>
<td>Cr Linda Cooper, JP</td>
</tr>
<tr>
<td></td>
<td>Cr Alf Filipaina</td>
</tr>
<tr>
<td></td>
<td>Cr Hon Christine Fletcher, QSO</td>
</tr>
<tr>
<td></td>
<td>Mayor Hon Phil Goff, CNZM, JP</td>
</tr>
<tr>
<td></td>
<td>IMSB Member Hon Tau Henare</td>
</tr>
<tr>
<td></td>
<td>Cr Penny Hulse</td>
</tr>
<tr>
<td></td>
<td>Cr Mike Lee</td>
</tr>
<tr>
<td></td>
<td>Cr Daniel Newman, JP</td>
</tr>
<tr>
<td></td>
<td>IMSB Member Liane Ngamane</td>
</tr>
<tr>
<td></td>
<td>Cr Greg Sayers</td>
</tr>
<tr>
<td></td>
<td>Cr Desley Simpson, JP</td>
</tr>
<tr>
<td></td>
<td>Cr Sharon Stewart, QSM</td>
</tr>
<tr>
<td></td>
<td>Cr Sir John Walker, KNZM, CBE</td>
</tr>
<tr>
<td></td>
<td>Cr Wayne Walker</td>
</tr>
<tr>
<td></td>
<td>Cr John Watson</td>
</tr>
<tr>
<td></td>
<td>Cr Paul Young</td>
</tr>
</tbody>
</table>

(Quorum 11 members)

Suad Allie  
Governance Advisor

26 September 2018

Contact Telephone: (09) 977 6953  
Email: suad.allie@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Terms of Reference

Responsibilities

This committee guides the physical development and growth of Auckland through a focus on land use planning, housing and the appropriate provision of infrastructure and strategic projects associated with these activities. Key responsibilities include:

- Relevant regional strategy and policy
- Infrastructure strategy and policy
- Unitary Plan
- Spatial plans
- Plan changes to operative plans
- Housing policy and projects
- Special Housing Areas
- City centre development
- Tamaki regeneration
- Built heritage
- Urban design
- Environmental matters relating to the committee’s responsibilities
- Acquisition of property relating to the committee’s responsibilities and within approved annual budgets
- Initiatives of the following CCOs that have a significant impact upon the implementation of the Auckland Plan and other relevant plans, policies and strategies:
  - Panuku Development Auckland
  - Auckland Transport
  - Watercare Services Limited
  - Regional Facilities Auckland (stadia)

Powers

(i) All powers necessary to perform the committee’s responsibilities, including:
   (a) approval of a submission to an external body
   (b) establishment of working parties or steering groups.
(ii) The committee has the powers to perform the responsibilities of another committee, where it is necessary to make a decision prior to the next meeting of that other committee.
(iii) The committee does not have:
   (a) the power to establish subcommittees
   (b) powers that the Governing Body cannot delegate or has retained to itself (section 2).
Exclusion of the public – who needs to leave the meeting

Members of the public

All members of the public must leave the meeting when the public are excluded unless a resolution is passed permitting a person to remain because their knowledge will assist the meeting.

Those who are not members of the public

General principles

- Access to confidential information is managed on a “need to know” basis where access to the information is required in order for a person to perform their role.
- Those who are not members of the meeting (see list below) must leave unless it is necessary for them to remain and hear the debate in order to perform their role.
- Those who need to be present for one confidential item can remain only for that item and must leave the room for any other confidential items.
- In any case of doubt, the ruling of the chairperson is final.

Members of the meeting

- The members of the meeting remain (all Governing Body members if the meeting is a Governing Body meeting; all members of the committee if the meeting is a committee meeting).
- However, standing orders require that a councillor who has a pecuniary conflict of interest leave the room.
- All councillors have the right to attend any meeting of a committee and councillors who are not members of a committee may remain, subject to any limitations in standing orders.

Independent Māori Statutory Board

- Members of the Independent Māori Statutory Board who are appointed members of the committee remain.
- Independent Māori Statutory Board members and staff remain if this is necessary in order for them to perform their role.

Staff

- All staff supporting the meeting (administrative, senior management) remain.
- Other staff who need to because of their role may remain.

Local Board members

- Local Board members who need to hear the matter being discussed in order to perform their role may remain. This will usually be if the matter affects, or is relevant to, a particular Local Board area.

Council Controlled Organisations

- Representatives of a Council Controlled Organisation can remain only if required to for discussion of a matter relevant to the Council Controlled Organisation.
<table>
<thead>
<tr>
<th>ITEM</th>
<th>TABLE OF CONTENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Apologies</td>
<td>9</td>
</tr>
<tr>
<td>2</td>
<td>Declaration of Interest</td>
<td>9</td>
</tr>
<tr>
<td>3</td>
<td>Confirmation of Minutes</td>
<td>9</td>
</tr>
<tr>
<td>4</td>
<td>Petitions</td>
<td>9</td>
</tr>
<tr>
<td>5</td>
<td>Public Input</td>
<td>9</td>
</tr>
<tr>
<td>6</td>
<td>Local Board Input</td>
<td>9</td>
</tr>
<tr>
<td>7</td>
<td>Extraordinary Business</td>
<td>9</td>
</tr>
<tr>
<td>8</td>
<td>Auckland Transport: Intelligent Transport Systems - key projects and initiatives</td>
<td>10</td>
</tr>
<tr>
<td>9</td>
<td>AMETI Eastern Busway update</td>
<td>11</td>
</tr>
<tr>
<td>10</td>
<td>Auckland Unitary Plan – Proposed Plan Change – Rural Activities</td>
<td>19</td>
</tr>
<tr>
<td>11</td>
<td>Request to make operative Plan Change 11 to the Auckland Unitary Plan (Operative in part)</td>
<td>23</td>
</tr>
<tr>
<td>12</td>
<td>Auckland Council submission on the proposed Waikato District Plan</td>
<td>67</td>
</tr>
<tr>
<td>13</td>
<td>Scope of policy work on affordable housing</td>
<td>69</td>
</tr>
<tr>
<td>14</td>
<td>Summary of Planning Committee information memos and briefings - 2 October 2018</td>
<td>89</td>
</tr>
<tr>
<td>15</td>
<td>Consideration of Extraordinary Items</td>
<td>95</td>
</tr>
</tbody>
</table>
1 Apologies

An apology from Cr D Newman has been received.

2 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3 Confirmation of Minutes

That the Planning Committee:

a) confirm the ordinary minutes of its meeting, held on Tuesday, 4 September 2018, as a true and correct record.

4 Petitions

At the close of the agenda no requests to present petitions had been received.

5 Public Input

Standing Order 7.7 provides for Public Input. Applications to speak must be made to the Governance Advisor, in writing, no later than one (1) clear working day prior to the meeting and must include the subject matter. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders. A maximum of thirty (30) minutes is allocated to the period for public input with five (5) minutes speaking time for each speaker.

At the close of the agenda no requests for public input had been received.

6 Local Board Input

Standing Order 6.2 provides for Local Board Input. The Chairperson (or nominee of that Chairperson) is entitled to speak for up to five (5) minutes during this time. The Chairperson of the Local Board (or nominee of that Chairperson) shall wherever practical, give one (1) day's notice of their wish to speak. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders.

This right is in addition to the right under Standing Order 6.1 to speak to matters on the agenda.

At the close of the agenda no requests for local board input had been received.
7 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

(a) The local authority by resolution so decides; and

(b) The presiding member explains at the meeting, at a time when it is open to the public,-

(i) The reason why the item is not on the agenda; and

(ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

(a) That item may be discussed at that meeting if-

(i) That item is a minor matter relating to the general business of the local authority; and

(ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”
Auckland Transport: Intelligent Transport Systems - key projects and initiatives

File No.: CP2018/14996

Te take mō te pūrongo / Purpose of the report

1. To provide the Planning Committee with visibility on the key Intelligent Transport Systems (ITS) projects and initiatives that are underway or planned for delivery in 2018/19 by Auckland Transport.

Whakarāpopototanga matua / Executive summary

2. Auckland Transport’s ITS vision statement is ‘to elevate safety, customer experience and transport services through a connected, intelligent transport ecosystem’. The projects and initiatives that AT have highlighted in this document (and accompanying presentation) fall under three key themes:
   - safety initiatives,
   - customer experience, and
   - transport services.

Ngā tūtohunga / Recommendation/s

That the Planning Committee:

a) receive the report on Auckland Transport’s key Intelligent Transport Systems projects and initiatives that are underway or planned for delivery in 2018/19.

Horopaki / Context

3. Auckland Transport has a wide-ranging programme of business technology projects either planned or underway.

4. The capital programme for 2018/19 contains several Intelligent Transport Systems related projects and initiatives with the core drivers for determining prioritisation including those with the most external customer benefit. Auckland Transport’s focus on safety is also heavily reflected in the initiatives across the entire capital programme, including the Intelligent Transport Systems programme of work.

5. Objectives to be achieved in all projects are:
   - target safe outcomes for our customers.
   - aspire for excellent experience across all customer touchpoints.
   - deliver effective transport options.

Tātaritanga me ngā tohutohu / Analysis and advice

6. The opportunities for using CCTV and video analytics to improve safety on the road and passenger network have been captured across the region. Most often pilots are undertaken in localised areas and solutions found are highly scalable and transferable elsewhere.

7. Across many Intelligent Transport Systems solutions, Auckland Transport’s approach is to:
   - run a pilot that might resolve a significant customer problem
   - analyse the success of the solution trialled
• on success, implement any changes, and release a minimum viable product that addresses the issue

• release the solution across a subset of locations with the same / a similar problem

• repeat steps 3 and 4 (where possible / viable) to address the customer problem region-wide.

8. Auckland Transport is following an agile product development methodology to deliver solutions that add value to customers quickly.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

9. Many of the ITS initiatives listed in this report are region-wide, so are and/or will be of benefit to all local areas. As mentioned above, in some cases, technology solutions are being trialled in smaller suburban areas initially.

Tauākī whakaaweawe Māori / Māori impact statement

10. Auckland Transport is committed to and has a statutory obligation to engage meaningfully with iwi/mana whenua across all of its capital and operational programmes.

Ngā ritenga ā-pūtea / Financial implications

11. As at 30 June 2018, AT has committed to the following projects in its 2018/19 Capital Plan:

- ITS and ITS Infrastructure projects ($16.4 million) – which includes:
  - Major projects (>$500,000) such as: CCTV Analytics Builds, CCTV Vehicle Lane Enforcement, CCTV Auckland Council Migration (Parks, Transport), and the Roading Intelligence System;
  - Minor projects (<$500,000) such as: ePermits, Pedestrian Analytics, Vehicle Occupancy Detection, and the Devonport Smart City Trial.

- Transport Services and HOP projects ($14.6 million) – which includes:
  - Major projects (>$500,000) such as: Things That Move, Command Centre, Middleware Re-architecture and Passenger Information Display (PID) Refurbishments, Digital Product enhancements (including AT Mobile and Journey Planner solutions);
  - Minor projects (<$500,000) such as: Day of Operations (Command Centre).

12. Business Cases requesting partial project funding from the NZ Transport Agency are currently underway for the following ITS-related workstreams:

- CCTV rollout and analytics programme

- real-time solutions programme – includes the delivery of ferry and bus disruption solutions that will enable AT to keep customers moving through their connected journeys and provide a safe, reliable and efficient service.

Ngā raru tūpono / Risks

13. Risks relating to each of the Intelligent Transport Systems initiatives in this paper are being managed at the individual project level. All known risks are logged in AT’s centralised risk register which includes standard information regarding the likelihood, impact, and planned mitigation. All project managers follow AT’s Risk Management Strategy (RMS), and actively manage these.
Ngā koringa ā-muri / Next steps

14. The Intelligent Transport Systems projects planned for the 2018/19 Financial Year are well underway and are currently tracking to plan in terms of timeframe and budget. Going forward, Auckland Transport will continue to prioritise any safety-related initiatives or projects, as we collectively work towards Vision Zero.

Ngā tāpirihanga / Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Intelligent Transport Systems - key projects and initiatives</td>
<td>15</td>
</tr>
</tbody>
</table>

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Chris Creighton – Group Manager Business Technology Solutions (AT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Wally Thomas – Executive General Manager Stakeholder, Communities and Communications (AT)</td>
</tr>
<tr>
<td></td>
<td>Jim Quinn – Chief of Strategy</td>
</tr>
</tbody>
</table>
**AT’s ITS Strategy**

- Our vision: To elevate safety, customer experience and transport services through an integrated intelligent transport ecosystem.

- Our strategy ‘at a glance’:
  - Digitally transforming Intelligent Transport Systems (ITS)
  - Engaged customers
  - Optimized operations
  - Reliable transport
  - Safe, integrated and informed customer journeys

- **Attachment A**

- **Item 8**
ITS Key Themes

Traffic & Disruption Management
- Comprehensive Journey times
- Situational Awareness & Decision Support
- Real time location & disruption man
- Congestion Management
- Intelligent customer contact

Public Safety & Sustainability
- Event & Incident Management
- Power management & optimisation
- Event & Incident Prevention
- Pedestrian management & alerts

Transport Optimisation
- Intelligent real time customer information
- Intersection Intelligence and Optimisation
- Dynamic Lanes
- Predictive Analytics
- Unified Operator Dashboard

Parking Optimisation
- Pay by Plate off street car parks
- Live and forecasted parking occupancy data
- Automated enforcement of special vehicle lanes
- Mobile availability, booking & payments
Key ITS Projects and Initiatives

**Safety Initiatives**
- Utilising CCTV and Video Analytics for: Rail level crossing monitoring – pedestrians and vehicles, Speed detection, Special vehicle lane enforcement – Cycle and bus lanes, Stationary vehicle detection, Identifying red light runners.
- Detecting unauthorised watercraft at piers.
- Improving child safety: Electronic school sign management.

**Customer Experience**
- Parking service improvements: ePermits.
- Smart city trial: Devonport smart poles.
- Providing customers with real-time information: Digital solutions.
- Actively managing the Public Transport network: Command Centre.

**Transport Services**
- Utilising CCTV and Video Analytics for: Monitoring congestion, Journey time generation, Using data for behavioural change: Onewa Road.
- Traffic light optimisation: Making busses a priority.
- Dynamic lane implementation: Whangaparaoa.
- Ferry and bus disruption management solution – Things That Move.
AMETI Eastern Busway update

File No.: CP2018/14997

Te take mō te pūrongo / Purpose of the report
1. To receive a general update of the Auckland Manukau Eastern Transport Initiative (AMETI) Eastern Busway project.

Whakarāpopototanga matua / Executive summary
2. AMETI Eastern Busway will create a dedicated, congestion-free busway, with integrated cycling and walking paths, urban design enhancements, safety improvements and major intersection upgrades between Panmure, Pakuranga, and Botany town centres.
3. The project also includes a dedicated flyover that will provide improved connections for motorists travelling from Pakuranga Road to Pakuranga Highway.
4. The project is critical for providing improved choice, reliability and journey times to one of Auckland’s fastest growing (and historically, poorly served) regions. When finished, commuters will be able to travel by bus and train from Botany to Britomart in less than 40 minutes (during peak hours).
5. AMETI Eastern Busway also provides an important step in enabling future rapid transit from Botany to Puhinui and onwards to Central Auckland.
6. The project is separated into four key stages:
   - stage 1 - Panmure to Pakuranga: Preliminary construction underway
   - stage 2 and 3 - Pakuranga to Botany, including the Reeves Road Flyover: Consultation and consenting
   - stage 4 - Botany Station: Analysis and strategy.
7. The project timeline is set out below. The project is on schedule.

<table>
<thead>
<tr>
<th>Period</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late 2018 – 2020</td>
<td>Panmure to Pakuranga construction</td>
</tr>
<tr>
<td>Mid 2019</td>
<td>Lodgement of Notice of Requirement for Pakuranga to Botany stage</td>
</tr>
<tr>
<td>2020 – 2022</td>
<td>Construction of Reeves Road Flyover</td>
</tr>
<tr>
<td>2022 – 2025</td>
<td>Construction of Pakuranga to Botany stage</td>
</tr>
<tr>
<td>2025 / 2026</td>
<td>Completion of Botany Station</td>
</tr>
</tbody>
</table>

Ngā tūtohunga / Recommendation/s
That the Planning Committee:

a) receive the general update about Auckland Manukau Eastern Transport Initiative AMETI Eastern Busway.

Horopaki / Context
8. AMETI Eastern Busway is now reaching some important milestones that are leading to significant progress and momentum across multiple stages of the project.
9. These milestones include:
   - recently awarded Notice of Requirement, designation and consents to proceed with the Panmure to Pakuranga stage of the project.
Item 9

10. Some important milestones approaching are:
   - demolition of properties along Panmure to Pakuranga corridor: Oct 2018
   - start of physical construction: early 2019
   - lodgement of Notice of Requirement for Pakuranga to Botany stage: Mid 2019

11. Some key benefits of the project include:
   - ability to travel by bus and train from Botany to Central Auckland in less than 40 minutes (during peak travel time)
   - buses will travel along the busway every 2-5 minutes (depending on time of day)
   - ability to carry 7,500 during peak hour
   - the Reeves Road Flyover will remove 40% of traffic from bus intersections around Pakuranga Town Centre while also providing direct access for motorists to Pakuranga Highway
   - significantly improved safety measures for pedestrians and cyclists
   - safety and signalling improvements and key intersections.

Tātaritanga me ngā tohutohu / Analysis and advice

12. AMETI Eastern Busway has a total budget of $1.4 billion.
13. Budget was approved in the latest Regional Land Transport Plan.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

14. The Maungakiekie-Tāmaki and Howick Local Boards have been engaged and consulted with since 2013. Several community liaison groups have also been established to ensure that local needs are considered as part of this project.
15. A number of minor localised projects are planned as part of AMETI Eastern Busway. These include stormwater improvements, public art and beautification initiatives and heritage restoration projects.

Tauākī whakaaweawe Māori / Māori impact statement

16. Mana whenua have been engaged in-depth for the past 2 years regarding all aspects of the project but specifically around the developments in Panmure around the headland. This is due to the cultural significance of Mokoia Pā to mana whenua, particulary Ngāti Paoa.
17. A project to implement Mahi Toi, Māori Art and Iwi storytelling through urban design elements of the project is currently underway.
18. AMETI Eastern Busway holds a formal hui with mana whenua each month to provide updates and gain feedback.

Ngā ritenga ā-pūtea / Financial implications

19. AMETI Eastern Busway has a total budget of $1.4 billion. Budget was approved in the latest Regional Land Transport Plan. The project is currently Auckland Transport’s largest capital works project.
Ngā raru tūpono / Risks

20. Impacts to general traffic can be expected when physical construction commences on Lagoon Drive and Pakuranga Road in early 2019. A detailed traffic management and travel demand strategy is being implemented to minimise impacts but disruption and delays can be expected.

Ngā tāpirihanga / Attachments

There are no attachments for this report.

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Matt Poland - Communications and Engagement Specialist AMETI Eastern Busway (AT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Wally Thomas Executive General Manager Stakeholder, Communities &amp; Communications (AT)</td>
</tr>
<tr>
<td></td>
<td>Jim Quinn – Chief of Strategy</td>
</tr>
</tbody>
</table>
Auckland Unitary Plan – Proposed Plan Change – Rural Activities

File No.: CP2018/15286

Te take mō te pūrongo / Purpose of the report
1. To approve notification of a plan change to the Auckland Unitary Plan (Operative in Part) to limit residential activities in rural zones and to clarify activities that are not provided for as non-complying activities.

Whakarāpopototanga matua / Executive summary
2. Recent resource consent decisions have highlighted that current Auckland Unitary Plan provisions are delivering unintended outcomes. Land uses not contemplated are being permitted in rural zones.
3. A draft plan change has been prepared to ensure rural zones are predominantly used for rural activities. The change involves:
   - amending objectives and policies in the rural chapter of the Auckland Unitary Plan so that references to residential activities are replaced with dwelling.
   - activities not provided for in rural zones will become non-complying as occurs in other zones.
4. A council-initiated plan change is recommended to ensure that unintended land use activities, such as industrial activities and retirement villages in the rural zones, cannot be established unless a rigorous assessment process is undertaken.

Ngā tūtohunga / Recommendation/s
That the Planning Committee:
   a) approve the notification of a plan change to the Auckland Unitary Plan (Operative in Part) to make activities not provided for in rural zones a non-complying activity and replace references in the rural chapter to “residential activities” with “dwellings” as Attachment A on the agenda report.
   b) endorse the section 32 evaluation report as Attachment B on the agenda report.
   c) delegate to the chair and deputy chair the authority to approve any final changes to the plan change and section 32 evaluation report prior to notification.

Horopaki / Context
5. The Auckland Unitary Plan enables a range of rural production activities (e.g. farming and horticulture) and a limited range of other activities in rural areas. Potentially incompatible activities such as rural production and rural lifestyle living are separated into different zones.
6. The Auckland Unitary Plan also manages the effects of activities in rural areas so that essential infrastructure can be funded, coordinated and provided in a timely, integrated, efficient and appropriate manner, and reverse sensitivity effects do not constrain rural production activities.
Tātaritanga me ngā tohutohu / Analysis and advice

Discretionary versus Non-complying Activities

7. In the rural zones, activities not provided for are a discretionary activity. This is different to the approach in most of the other zones in the Auckland Unitary Plan, where activities not listed are stated to be non-complying activities in the activity tables for the particular zone.

8. This means that in the rural zones, activities not contemplated in the zone are only subject to a discretionary activity assessment rather than the more rigorous non-complying activity assessment. There is evidence that this is resulting in activities generally considered inappropriate in the rural area (e.g. industry, large scale residential development) being approved. It is considered that this is due to the rural provisions in the Auckland Unitary Plan proving to be less robust than necessary to deliver the intended rural policy outcomes.

9. The ongoing assessment and approval of resource consent proposals for unintended activities in the rural zones as a discretionary activity has the potential to produce adverse cumulative effects over time. Of concern are adverse effects on: rural character and amenity; elite and prime soils; and the production values associated with rural zones.

Residential Activities in Rural Zones

10. In a recent interim decision the Environment Court (Decision No. [2018] NZEnvC 27 Kumeu Property Limited v Auckland Council) noted that some of the rural policies in the Auckland Unitary Plan refer to “residential” activities. Under Chapter J Definitions this includes a wide range of activities, including amongst others, retirement villages. The Court eventually granted resource consent for an amended proposal for a supported care facility/retirement village in a rural zone, in part, on the basis of the policy and definition, and because activities not listed in the activity table are a discretionary activity.

11. The reference to “residential activities” is in all rural policies and zone descriptions, however the term is not used in the rural activity tables or the standards. Elsewhere in the Rural Chapter the term dwellings are used. In the rural activity table, Table H19.8.1 and Table H19.8.2 the term “dwellings” is referred to and in the latter table, one dwelling per site is a permitted activity in all the rural zones except for several Rural Coastal zones in which they are a restricted discretionary activity. All the development controls also refer to “dwellings”.

12. The Environment Court’s decision on the meaning of the term “residential” has had the unintended consequence of applying to a broader range of activities than the Council intended for the rural zones. It is considered that the intent of the policy was to only make an exception for “residential dwellings”. It was not the intention that the policy exempt all the other activities that sit under the term “residential”.

13. Widening the possible range of residential activities that can take place in the rural zones results in several policy tensions. For example, Policy H19.2.4 promotes a predominantly rural working environment and recognises a general absence of infrastructure of an urban type and scale. However, by introducing a wider range of residential activities that extend beyond merely dwellings in rural areas, the policy drivers to promote a rural working environment and avoid the need for urban infrastructure are significantly undermined.

14. The values of rural zones are also interlinked with strong policy drivers aimed at protecting rural production. The introduction of a wider range of residential activities, especially in the Rural Production and Rural Coastal zones, has the potential to increase reverse sensitivity effects and result in major constraints being imposed on traditional and legitimate farming activities which by their nature produce noise, odour, vehicle movements and discharges to air.

15. Increased residential activity in the rural zones has the potential to compete for rural land and displace farming activity. This can result in the loss of valuable soils, further land fragmentation and reduced opportunities for farming activities.
Options

16. The section 32 report developed for the proposed plan change outlines that retaining the status quo of unintended activities being treated as discretionary activities is not the best option, and is not appropriate, efficient or effective. It concludes that the status quo results in costs outweighing the benefits in terms of achieving the objectives of the rural zones. Option 2 in the section 32 report, which recommends amending the Auckland Unitary Plan so that unintended activities in the rural zones become non-complying activities, is found to be appropriate, efficient, effective and that the benefits outweigh the costs in terms of achieving the objectives of the rural zones.

17. The section 32 report for the proposed plan change considers a number of options in regard to the replacement of the term “residential activities” with “dwellings”. It concludes that the status quo is not appropriate as it does not address the issue. Other options discussed in the section 32 report are considered too indirect other than Option 5(1), which addresses all references to the terms “residential” and makes it clear and explicit that no residential activities other than dwellings are an appropriate use in the rural zones.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

18. All local boards with rural land were contacted and provided with information on the proposed plan change. No direct feedback was received. Follow up enquiries were made of the Rodney and Franklin Boards (being the local boards with the largest rural zoned areas within their boundaries) and both boards have provided advice supporting the proposed plan change.

Tauākī whakaaweawe Māori / Māori impact statement

19. All mana whenua entities with rural land within their rohe were contacted and provided information on the proposed plan change.

20. Ngā Maunga Whakahii o Kaipara indicated a wish to be consulted on the proposed plan change.

21. A hui was held with representatives of Ngā Maunga Whakahii o Kaipara on 30 July 2018 where they advised that they supported the proposed plan change. The reasons for supporting the plan change were largely derived from the following concerns which they hoped would be able to be avoided in the future through the plan change progressing:

- A wish to maintain rural character and amenity and avoid adverse cumulative effects on the rural environment;
- The need for pre-planned management of topsoil overburden from rural residential development.
- Impacts on the performance of on-site waste water systems in clay soil types associated with residential intensification in rural areas;
- A strong trend of permitted activities and non-notification of resource consent applications in regard to rural development, which negated iwi participation in decision making processes.

Ngā ritenga ā-pūtea / Financial implications

22. The costs of the plan change will be managed from within the existing departmental budget.

Ngā raru tūpono / Risks

23. There are no apparent risks associated with the proposed plan change. The risk is that if the plan change does not proceed, a wide range of residential activities will continue to be able to establish in rural zones.
Ngā koringa ā-muri / Next steps

24. The next steps in the process will be to publicly notify the plan change, summarise any submissions received and to assign commissioners to reach decisions on the plan change.

Ngā tāpirihanga / Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Proposed Plan Change - Activity Status in Rural Zones</td>
<td>27</td>
</tr>
<tr>
<td>B</td>
<td>Section 32 Evaluation Report</td>
<td>29</td>
</tr>
</tbody>
</table>

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Barry Mosley - Principal Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>John Duguid - General Manager - Plans and Places</td>
</tr>
<tr>
<td></td>
<td>Jim Quinn - Chief of Strategy</td>
</tr>
</tbody>
</table>
Attachment A

The Plan Change

There are two elements to the plan change.

a) The first is to add to the Rural Activity Table, Table H19.8.1, reference to “Activities not provided for” as follows (additions are underlined):

Table H19.8.1 Activity Table – use and development

<table>
<thead>
<tr>
<th>Activity</th>
<th>Activity Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rural Conservation Zone</td>
</tr>
<tr>
<td>Use</td>
<td></td>
</tr>
<tr>
<td>(A79) Activities not provided for</td>
<td>NC</td>
</tr>
<tr>
<td>Rural</td>
<td></td>
</tr>
</tbody>
</table>

b) The second part of the plan change is to amend references to “residential buildings” in a number of rural zone descriptions, objectives and policies to refer to “dwellings”. The amendments are set out below:

i) 19.2.4 Policies – rural character, amenity and biodiversity values

(3) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:

(a) a predominantly working rural environment;

(b) fewer buildings of an urban scale, nature and design, other than residential buildings dwellings and buildings accessory to farming; and

(c) a general absence of infrastructure which is of an urban type and scale.

ii) 19.6 Rural – Rural Conservation Zone

H19.6.1 Zone description

This zone comprises biophysically distinctive areas in rural Auckland. The zone has important natural values requiring maintenance and protection. They are largely in private ownership and are used for a range of purposes including residential dwellings, low-impact recreational activities, conservation and open space....

The purpose of this zone is to adopt a conservative approach to new subdivision, use and development so that the natural values of the zone are
maintained and protected while enabling established rural and residential activities and dwellings to continue.

H19.6.2 Objectives

(4) Existing rural and residential activities and dwellings are provided for but further development in the zone is limited to that which maintains and where appropriate enhances the values of the zone.

H19.6.3 Policies

(3) Enable the continued use of established rural and residential activities and dwellings and provide for new activities only where adverse effects are avoided or mitigated.

iv) H19.7. Rural – Countryside Living

H19.7.1 Zone Description

.... This zone incorporates a range of rural lifestyle developments, characterised as low-density rural lifestyle residential development dwellings on rural land. These rural lifestyle sites include scattered rural residential dwelling sites, farmlets and horticultural sites, residential-bush dwelling sites and papakāinga.
Proposed Plan Change - Rural Activity Status
to the Auckland Unitary Plan (Operative in part)

SECTION 32
EVALUATION REPORT
Table of Contents

Executive Summary ........................................................................................................... 3
Introduction ......................................................................................................................... 4
Section 32 Evaluation .......................................................................................................... 4
The evaluation approach .................................................................................................... 4
Section 2 - Issues ................................................................................................................ 6
Section 3 – Purpose of the Plan Change ........................................................................... 10
Section 4 - Development of Options ................................................................................. 10
   Description of options .................................................................................................... 10
   Table H19.8.1 Activity Table – use and development .................................................... 10
   Evaluation of options ...................................................................................................... 11
Section 5 - Reasons for the proposed plan change ............................................................ 13
Section 6 – Statutory Evaluation ....................................................................................... 17
Section 7 – National & Local Planning Context ................................................................. 18
Section 8 - Development of Plan Change ........................................................................ 18
   Information Used ............................................................................................................ 18
Conclusion ......................................................................................................................... 20
List of Attachments ............................................................................................................ 20
   Attachment A1 ................................................................................................................ 21
   Attachment A2 ................................................................................................................ 35
Executive Summary

The Auckland Unitary Plan (‘Unitary Plan’) became operative in part on 15 November 2016. Since then it has become apparent that the Unitary Plan is not be positioned appropriately to address the issue of how to manage activities which are not anticipated in rural zones.

Currently, Rural zones activities not provided for in the activity table (H19.8.1) are covered by Chapter C “General Rules” which makes such activities Discretionary. This status of activity for out of zone activities is at odds with Regional Policy Statement (RPS) policy which seeks to protect finite elite soils and apply a high degree of management to prime soils important to rural production activities.

This status is also at odds with managing cumulative adverse effects on coastal and rural character and amenity; being something which the RPS signals is to be at least maintained. Furthermore, a discretionary activity status for activities not associated with rural production in rural zones does not adequately support RPS policy associated with promoting a compact urban form and has the potential to undermine specific zones established to provide for intensive residential activities, industry and commercial activities.

The policy framework for rural zones at the district plan level supports the policy direction at the RPS level by placing a strong emphasis on rural zones being primarily for rural production purposes, as against being a second best possible location for activities which might successfully locate in other specific zones provided for their purpose.

It is considered that better alignment between RPS policy and the activity status for unanticipated activities in rural zones can be achieved by both:

1. Adding to the rural activity tables the statement “Any activity not provided for” and making its activity status Non-complying’
2. amending references to ‘residential buildings” in the Rural chapter to “dwellings”.

These amendments are the most efficient and effective option to achieve the objectives and policies of the Regional Policy Statement and the Rural zones.
Introduction

This report is prepared as part of the evaluation required by Section 32 of the Resource Management Act 1991 (‘the Act’) for proposed Plan Change X (PPCX) to the Auckland Unitary Plan (Operative in Part) (AUP).

Section 32 Evaluation

Section 32 of the Act requires that before adopting any objective, policy, rule or other method, the Council shall carry out an evaluation to examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act, and
- Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.

The evaluation must also consider:

- The benefits and costs of policies, rules, or other methods; and
- The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

The evaluation approach

This section outlines how PCXX has been evaluated. The rest of this report will follow the evaluation approach described in the table below. In accordance with section 32(6) of the RMA and for the purposes of this report:

i. the ‘proposal’ means the plan change;
ii. the ‘objectives’ means the amendment of the activity status of activities not listed in the Rural activity table and the clarification of the references to “residential” activities and
iii. the ‘provisions’ means the amendments to the objectives, policies and rules.

<table>
<thead>
<tr>
<th>Sections of this report</th>
<th>Evaluation Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2: Issues</td>
<td>This part of the report will explain the resource management issues and why there is a need to resolve them.</td>
</tr>
<tr>
<td>Section 3: Objectives</td>
<td>This part of the report will outline the purpose of PCXX.</td>
</tr>
<tr>
<td>Section 4: The development and evaluation of options</td>
<td>In accordance with section 32(1)(b) and (2) of the RMA, this section examines whether the options appropriately achieve the objectives of the AUP and the sustainable management purpose of the RMA. The options are assessed by their efficiency and effectiveness, costs, benefits and risks to resolve the RMA issue.</td>
</tr>
<tr>
<td>Section 5: Reasons for the proposed plan change</td>
<td>In accordance with subsections 32(1)(a) and (1)(b)(iii) of the RMA, this part of the report examines the extent to which the objectives of the proposal (PCXX) are the most appropriate way to achieve the purpose of the RMA. This section outlines the reasons for PCX and the scope of PCXX.</td>
</tr>
<tr>
<td>Section 6: Statutory evaluation</td>
<td>This part of the report evaluates the relevance of PCXX to Part 2 (sections 5-8) and other relevant parts / sections of the RMA.</td>
</tr>
<tr>
<td>Section 7: National and local planning context</td>
<td>This part of the report evaluates the relevance of PCXX against the national and local planning context.</td>
</tr>
<tr>
<td>Section 8: Development of the plan change</td>
<td>This part of the report outlines the methodology and development of PCXX, including the information used and consultation undertaken in preparing PCXX. This section includes a summary of all advice received from iwi authorities on PCXX (as required by section 32(4)(a) of the RMA).</td>
</tr>
<tr>
<td>Section 9: Evaluation of provisions</td>
<td>This part of the report outlines the evaluation conducted on individual issues contained within PCXX.</td>
</tr>
<tr>
<td>Section 10: Conclusion</td>
<td>This part of the report concludes that PCXX is the most efficient, effective and appropriate means of addressing the resource management issues identified.</td>
</tr>
</tbody>
</table>
Section 2 - Issues

1. Introduction

The Auckland Unitary Plan ('Unitary Plan') became operative in part on 15 November 2016. It has become clear since this time that the Unitary Plan is not positioned appropriately to manage activities not provided for in rural zones.

2. Issues / problem definition

The issue at the centre of this proposed plan change is how to manage activities which are not provided for in rural zones. The next part of this section 32 analysis considers the relevant policy context of the Unitary Plan as it relates to the rural zones. The full identification of Unitary Plan policy relevant to this plan change is to be found in Attachment 1.

Regional Policy Statement

a) Rural Activities

At the Regional Policy Statement (RPS) level any rural activities are to ensure that land containing elite soil is protected from inappropriate subdivision, urban use and development. This policy directive also applies in general to rural areas outside the Rural Urban Boundary (RUB) and coastal towns and villages. Furthermore, rural character and amenity is to be maintained in these locations.

The RPS anticipates environmental results that include land containing elite soil capable of rural production activities being excluded from development for non-rural activities, and that no additional sites will be created for non-rural production purposes over time.

b) Land with High Productive Potential

The RPS policy direction in terms of land with high productive potential is to protect land containing elite soils and maintain its accessibility for primary production. In the case of land containing prime soils this is to be managed to enable its accessibility for primary production. Any land with productive potential is also to be recognised in resource management decision making.

Again, as in the case of rural activities, the RPS anticipates an environmental result that no additional sites will be created for non-rural production purposes on land with elite soils over time.

c) Urban Growth & Form

The RPS policy direction for urban growth and form is a quality compact urban form that results in: better use of existing infrastructure; effective public transport; better maintenance of rural character and productivity; and reduced adverse environmental effects.

The RPS directs that urban growth is primarily within the urban area and that sufficient development capacity is provided for residential, commercial and industrial growth.
Urbanisation is to be contained within the RUB, towns and rural and coastal villages and is to be integrated with the provision of appropriate infrastructure.

The RPS anticipates environmental results which include available and suitably zoned land for commercial, industrial and social facility development. Similarly, it is anticipated that large scale residential and business development will only occur in urban zones.

d) Residential Growth
The RPS policy direction for residential growth is that residential intensification supports a quality compact urban form and that this primarily occurs on land within and adjacent to centres and corridors or near public transport and social facilities or employment opportunities.

The RPS anticipates an environmental result where housing intensification occurs in urban residential zones.

e) Commercial & Industrial Growth
The RPS policy direction is that commercial growth and industrial activities are primarily focussed within a hierarchy of centres and identified growth corridors that support a compact urban form.

The anticipated environmental result for commercial and industrial activities is that there be appropriate and increasing areas of land specifically zoned for these land uses.

f) Rural & Coastal Towns and Villages
The RPS at the policy level directs the growth and development of existing or new rural and coastal towns and villages to avoid elite soils and avoid where practicable prime soils which are significant for their ability to sustain food production.

The anticipated environmental result is that no rural land containing elite soil which is capable of supporting rural production activities is developed for non-rural activities.

District Plan

g) At the District Plan (DP) policy level the general rural and rural character, amenity and biodiversity objectives support the RPS direction in terms of maintaining rural character and amenity and protecting elite soil and managing prime soil for rural production. In addition, the DP requires rural lifestyle development to avoid the fragmentation of productive land.

DP objectives related to rural industries, rural commercial services and non-residential activities require the character, intensity and scale of rural industries and services to be in keeping with the character of the relevant zone. The DP policy direction is that industries, services and non-residential activities of an urban type and scale unrelated to rural production activities not be located in rural zones.
District Plan Zones

h) The Rural Production zone policy direction is to ensure that the productive capability of the land is maintained and protected from inappropriate subdivision, use and development.

i) The Mixed Rural zone policy direction is to promote rural production and non-residential activities and maintain rural character and amenity values. Some rural lifestyle land use is anticipated but not at the expense of rural production and non-residential activities.

j) The policy direction of the Rural Coastal zone is to enable rural production activities, recreational and local non-residential services, and manage adverse effects on rural and coastal character and amenity values, landscape, biodiversity and Mana Whenua cultural heritage values. Rural lifestyle opportunities are limited in this zone.

k) The Rural Conservation zone is very limited in terms of the activities which it promotes. The policy direction of this zone is to maintain and enhance existing environmental values, and largely provide for the zone’s existing range of activities.

l) The Rural Countryside Living zone is established to provide for rural lifestyle living and small-scale rural production. The type and nature of land use activities provided for are restricted to those appropriate for smaller site sizes.

3. Resource Consent Outcomes

A number of resource consents addressing activities not provided for in the rural zone activity table have been processed since the Auckland Unitary Plan became operative in part in 2016. The resource consent process has delivered, in a number of instances, outcomes not anticipated or contemplated in the rural zones. Specific examples with details are referred to in Section 5 of this report under the sub-heading “The current potential for inappropriate activities to establish in rural zones.” The following paragraphs however, provide a general overview of the extent of non-rural production based activities consented over the last 2 years.

An analysis of land use activities applied for by way of resource consent since 2016 indicates that rural zones in the Auckland region are experiencing an increased number of applications primarily designed to establish additional dwellings, minor household units and minor dwellings in rural areas.

Other activities which have sought to establish in rural zones include intensive aged care facilities. At Riverhead a new intensive aged care facility was applied for in the Rural Countryside Living Zone (see section 5 of this report for more detail). Extending existing facilities has also occurred and an existing facility located in the Mixed Rural Zone at Kumeu, for example, applied to intensify its operations by
adding additional capacity for a further 15 residents. There is evidence that such activities are prepared to locate and consider rural zones as a place to establish outside of the Rural Urban boundary.

Applications have been received for non-productive activities such as visitor accommodation and community activities such as art galleries in the Rural Production Zone. An application was received near Pukenohe for such a facility. Other applications for purely visitor accommodation were received at Te Arai and Matakana. At Mahurangi on land zoned Rural Coastal consent was granted for a facility for exercise classes, day retreats and visitor accommodation. At Buckleton Beach on land zoned Rural Coastal resource consent was granted for a cooking school as a discretionary activity. At Snells Beach on land zoned Rural Countryside Living consent was granted for new visitors’ accommodation within a significant ecological area. At Waitoki consent was granted for a wedding and function venue with chalets for visitor accommodation on land zoned Rural Production. Currently, all of these applications regardless of scale/nature are assessed as discretionary activities, as this is the default position set in Chapter C of the AUP.

Other examples of discretionary activities applied for include a small scale dental surgery in the mixed rural zone at Ardmore, and 4 commercial units near Pukenohe.

There is evidence that industrial activities have in some cases incentives to locate in rural zones rather than industrial zones. A storage and lockup facility was approved in Brookby as a discretionary activity on land zoned Mixed Rural. At Drury on land zoned Mixed Rural an application for resource consent was processed retrospectively for a motor storage facility as a discretionary activity. The current default status of discretionary activity therefore enables a very wide scope of activities to establish in the rural zone, many of which appear to have tenuous links or a marginal need to locate on rural production land. In the period since 2016, in the rural zones there have been 183 discretionary activity resource consents granted while none have been declined.
Section 3 – Purpose of the Plan Change

1. The purpose of this plan change is to consider and evaluate the best option for dealing with activities which are not contemplated in rural zones, and which extend beyond those currently provided for in the rural zones in the Auckland Unitary Plan.

Section 4 - Development of Options

Description of options

1. Option 1 - Do Nothing
   This option means retaining the status quo where activities not listed in the activity table are Discretionary Activities under Chapter C General Rules, C1.7 Activities not provided for.

2. Option 2 – Add “Activities not provided for” as Non-complying activities to the Rural Activity Table, Table H19.8.1 as follows: This option would mean that any activity not currently listed in the activity table (Table H19.8.1) for rural zones would default to a non-complying activity. The proposed amendment to table H19.8.1 follows.

Table H19.8.1 Activity Table – use and development

<table>
<thead>
<tr>
<th>Activity</th>
<th>Activity Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rural Cons. Zone</td>
</tr>
<tr>
<td>Use</td>
<td></td>
</tr>
<tr>
<td>(A79)</td>
<td>Activities not provided for</td>
</tr>
<tr>
<td>Rural</td>
<td></td>
</tr>
</tbody>
</table>

3) Option 3 - Clearer and more specific policy to guide decision making for Discretionary activities

This option would involve writing additional policy or amending existing policy to assist decision-makers when considering applications for discretionary activities which were not currently listed in table H19.8.1.

4) Option 4 - Use greater education for decision-makers and resource users
This option would require resources to be allocated to the ongoing education of decision-makers so that greater certainty of outcome was achieved regarding activities not currently provided for in rural zones.

5) Option 5 - Reconsider how residential activities are treated in rural zones by either:

(i) Changing references in the relevant zone descriptions, objectives and policies from “residential buildings” to “dwellings”; or
   (This option changes all the references to “residential buildings” to “dwellings”.)

(ii) Delete the last part of the sentence in 19.2.4 Policies, Policy 1(b) which refers to “residential buildings” as follows:

   …..fewer buildings of an urban scale, nature and design, other than residential buildings accessory to farming; and … or;

(iii) In Chapter J Definitions J1.3 Nesting Tables, the nesting table for “residential”, add an exception to the effect that in the Rural zones the term only applies to “dwellings" as shown below:

   Chapter J Definitions J1.3 Nesting Tables - Table J1.3.5 Residential, except in Chapter 19 Rural zones where “residential” shall mean residential dwellings only.

<table>
<thead>
<tr>
<th>Dwellings</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Home occupations</td>
<td></td>
</tr>
<tr>
<td>Visitor accommodation</td>
<td></td>
</tr>
<tr>
<td>Camping grounds</td>
<td></td>
</tr>
<tr>
<td>Boarding houses</td>
<td>Student accommodation</td>
</tr>
<tr>
<td>Integrated residential development</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td></td>
</tr>
<tr>
<td>Supported residential care</td>
<td></td>
</tr>
</tbody>
</table>

Evaluation of options

In accordance with section 32(1)(b) and (2) of the RMA, this section examines whether the options appropriately achieve the objectives of the AUP and the sustainable management purpose of the RMA. The options are assessed by their efficiency and effectiveness, costs, benefits and risks to resolve the RMA issue. The full details of this analysis are provided in attachment A2. A summary of this analysis follows.

Option 1 Do Nothing
This option is not supported as the current state has the potential to result in unanticipated activities being consented in the rural zones which will produce cumulative adverse effects on rural character and amenity and undermine RPS objectives and policies to protect elite soils and where practicable prime soils. The do-nothing option also thwarts attempts to achieve a compact urban growth form and establish residential, industrial and commercial activities in specific zones. It also cuts across strong policy direction in rural zones to give rural production activities primacy.

Option 2 Introduce a Non-complying activity status

This option is supported. By way of unanticipated activities in the rural zones being considered as a non-complying activity this would require a fuller assessment of such proposals against the objectives and policies of the RPS and DP. In such cases activities which did not possess the quality of supporting rural production would either be declined or have to exhibit the qualities of not adversely effecting rural character and amenity, elite and prime soils and undermining existing specific zones or policy directions pertaining to urban growth and form.

Option 3 New or amended policy for discretionary activities

This option is not supported. It is not possible to anticipate every out of zone activity which could wish to establish in rural zones. Many of the possible activities which could establish would not be aligned to policy contained in the RPS and DP. Specific zones are in place and seek to provide for the full range of residential, commercial and industrial activities which exist currently or might wish to be developed over time. Rural zones have a rural production focus and many of the possible out of zone activities do not have this same character, intensity and scale making them at odds with the primary function of rural areas.

Option 4 Education

This option is not supported. Given the strong RPS directives it is considered that a statutory framework is more appropriate. The method of education provides less certainty of a consistent approach to the issues of finite elite soils and prime soils and rural and coastal character and amenity.

Option 5 (i) Delete references to residential buildings in policy and replace with the word "dwelling"

This option is supported. Intensive forms of residential development in rural zones is not aligned to RPS policy directives around maintaining coastal and rural character and amenity. Intensive forms of residential development in rural zones has the potential to create reverse sensitivity effects and displace legitimate in zone rural activities. Dwellings are anticipated in rural zones to support rural production focused activities. Specific zones are in place to provide for intensive residential forms of development. The possibility of more intensive residential development in rural zones is at odds with the strong rural production policy focus of most rural zones.
Section 5 - Reasons for the proposed plan change

Auckland Plan

The Auckland Plan provides several policy directions which are in themselves reasons for initiating this plan change. This section considers both the existing Auckland Plan 2012 and the Auckland Plan 2050.

The Auckland Plan 2012 addresses rural issues and the key outcome sought relevant to this report is the protection of the rural area for rural activities.

Chapter 9 addresses rural issues and Strategy Direction 9 is to:

*Keep rural Auckland productive, protected and environmentally sound.*

Priority 1 is to:

*Create a sustainable balance between environmental protection, rural production and activities connected to the rural environment.*

Directive 9.1 is to:

*Ensure that the resources and production systems that underpin working rural land are protected, maintained and improved.*

Another key strategy of the plan is a Compact Urban Form and one of the benefits of this is:

*Encouraging growth within the existing urban footprint protects Auckland’s rural hinterland and its productive potential: it enables ready access to coastal, marine and other recreation areas.*

This 2012 plan has been superseded by the Auckland Plan 2050. The Auckland Plan 2050 continues with the same strategic approach to rural growth and development as the 2012 Auckland Plan. In particular the Auckland Plan 2050 Development Strategy specifies that Auckland will grow and change with a quality compact approach. This means – by 2050, most growth will have occurred within the urban footprint limiting both expansion into the rural hinterland and rural land fragmentation. The benefits of such an approach are stated in the Development Strategy to include:

*“Rural productivity and character can be maintained”*

In addition, the Development Strategy in relation to supporting rural production states that:

*“Residential development in rural zones will be limited. Provision for residential growth will be focused in the existing countryside living zone. Limiting residential growth in rural areas will maintain their values and support ongoing rural production.”*
Unitary Plan Policy Context

At the RPS policy level there are some strong and clear signals that indicate unanticipated activities in rural zones and residential activities other than dwellings supporting rural production activities should be considered as a non-complying activity.

One is that elite soil is to be protected due to its significant value in rural production and finite nature. Prime soil is to be protected where practicable. Activities proposed on elite soil which were not for rural production purposes could be reasonably considered as non-complying given the finite nature and value of this resource.

At both the RPS level and DP level significance is placed on maintaining rural character and amenity. Activities beyond those anticipated in the rural zones have the potential to produce cumulative adverse effects on rural character and amenity and in such cases could be reasonably considered as non-complying activities.

The RPS contains policy direction that urban growth and form be compact so as to in part promote the efficient use of infrastructure. Furthermore, the RPS signals that specific zones are to be provided for intense forms of residential development and commercial and industrial development. In view of these policy provisions the use of rural land for other than rural production use has the potential to undermine the function of rural zones and specific zones set aside for residential, commercial and industrial activities. This suggests that such out of zone activities in rural zones should be considered as non-complying.

The rural zones themselves have a strong policy focus on rural production and maintaining rural character and amenity which again supports the view that activities not anticipated in these zones which does not have a rural character and rural production focus should be considered non-complying.

Infrastructure

Another reason for this plan change is the issue of infrastructure.

A greater number and range of residential activities approved in rural zones (such as boarding houses, retirement villages and residential care facilities) will result in pressure for infrastructure not usually considered necessary in rural locations. Examples of this include footpaths, curb and channel and reticulated services.

In urban locations infrastructure exists or can be added to or upgraded as needs arise from the intensification or expansion of residential activities. This affords the opportunity for effective and efficient solutions to infrastructure issues. In contrast rural locations are usually characterised by lower levels of physical infrastructure and the establishment of residential facilities in random and unconnected locations reduces the likelihood of efficient, timely and co-ordinated infrastructure provision.

Reverse Sensitivity

A key reason for this plan change is the potential for reverse sensitivity effects.
Intensive forms of residential activities in particular, where residents are not themselves engaged in farming activities and choose to occupy smaller rural sites with limited buffering from nearby rural farming activities have the potential to create reverse sensitivity effects.

If residential activities in rural zones are not limited to dwellings used to support farming and rural production activities the possibility of reverse sensitivity effects on farming activities could arise at any location across the rural zones. Examples of reverse sensitivity include complaints from residential activities to spray drift and odour from nearby farming activities.

**Finite Soils**

Concerns regarding adverse cumulative effects on and the loss of soils critical to agricultural production are another reason for this plan change.

The elite and prime soils of the Auckland region are generally flat and therefore are attractive to non-agricultural development because of the relative ease in which construction activities can occur.

The introduction of greater residential activities into the rural zones has the potential to result in even greater losses of these soils to agricultural activities. This a matter of high significance because of the limited availability of this resource to agriculture in the Auckland region.

**The Current Potential for Inappropriate Activities to establish in Rural Zones**

Section 3 of this report covers the breadth of the range of non-rural production based activities established by consent in the rural zones. This section focused on some specific examples, where the consent status was a factor. The need to initiate a plan change is supported by some recent decision making which focused on the status of the activity as discretionary rather than non-complying.

A recent decision by Hearings Commissioners to grant resource consent for an industrial activity in the Rural zone (Commissioner Decision 11 September 2017 LUC60068560 Hibiscus Tanks Ltd 63 Richards Road, Dairy Flat) relied in part on the discretionary activity status of activities not listed in the Rural activity table. The decision stated:

> "there is no defendable basis to hold the view that ‘industrial’ activities…are inherently incompatible with the zone. If such a doctrinaire approach to industrial activities had been intended in the Plan, the Commissioners agree with the applicant’s planners Mr Foster and Ms MacNicol that a Non-complying activity status…would have been necessarily included in the AUPOP.”

Another example is a self-storage facility of over 5000m2 at Riverhead Road, Kumeu, granted consent as a Discretionary Activity [BUN60314368] in the Mixed Rural zone. The consent was granted on the basis that it was not contrary to the policies and objectives of the zone, but an ‘urban style’ self-storage facility was not generally contemplated as an activity that would be located on rural zoned land. Amending the status of such activities to non-complying would assist in providing stronger guidance as to the type of activities anticipated in the rural zones. The decision in this case, stated in the reasons that granting consent will not create precedent or cumulative issues or undermine the integrity of the plan.
The council is now dealing with a similar application for 45 storage units at Jones Road, Omaha Flats in the Mixed Rural zone.

In a recent interim decision of the Environment Court (Decision No. [2018] NZEnvC 27 Kumeu Property Limited V Auckland Council), the Court highlighted that some of the rural policies refer to "residential" activities. Under the nesting tables in Chapter J Definitions this includes a wide range of activities, including amongst others, retirement villages. The Court granted resource consent for a supported care facility/retirement village in a rural zone, in part, based on the policy and definition, and because activities not listed in the activity table are discretionary.

The policy that the Court referred to is set out directly below (highlighting for this report only):

**H19.2.4. Policies – rural character, amenity and biodiversity values**

1. Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:
   a. a predominantly working rural environment;
   b. fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and
   c. a general absence of infrastructure which is of an urban type and scale.

In Chapter J Definitions the term "residential” is not defined. However, it is included in the nesting tables as follows:

<table>
<thead>
<tr>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings</td>
</tr>
<tr>
<td>Home occupations</td>
</tr>
<tr>
<td>Visitor accommodation</td>
</tr>
<tr>
<td>Camping grounds</td>
</tr>
<tr>
<td>Boarding houses Student accommodation</td>
</tr>
<tr>
<td>Integrated residential development</td>
</tr>
<tr>
<td>Retirement village</td>
</tr>
<tr>
<td>Supported residential care</td>
</tr>
</tbody>
</table>

There are several other instances in the Rural Chapter where the term "residential” is used. These are:

**H19.6 Rural Conservation Zone**

**H19.1.1. Zone description**

This zone comprises biophysically distinctive areas in rural Auckland. The zone has important natural values requiring maintenance and protection. They are largely in private ownership and are used for a
range of purposes including residential, low-impact recreational activities, conservation and open space…

The purpose of this zone is to adopt a conservative approach to new subdivision, use and development so that the natural values of the zone are maintained and protected while enabling established rural and residential activities to continue.

H19.6.2 Objectives

(3) Existing rural and residential activities are provided for but further development in the zone is limited to that which maintains and where appropriate enhances the values of the zone.

H19.6.3 Policies

(3) Enable the continued use of established rural and residential activities and provide for new activities only where adverse effects are avoided or mitigated.

H19.7 Rural - Countryside Living Zone

H7.19.7.1 Zone description

This zone incorporates a range of rural lifestyle developments, characterised as low-density rural residential development on rural land. These rural lifestyle sites include scattered rural residential sites, farmlets and horticultural sites, residential bush sites and papa kāinga.

These references are all in policies or zone descriptions however the term is not used in the Rural activity tables or the standards. Elsewhere in the Rural Chapter the term dwellings is used. In the rural activity table, Table H19.8.1 and Table H19.8.2 the term “dwellings” is referred to and in the latter table one dwelling per site is a permitted activity in all the rural zones except for several Rural Coastal zones in which they are restricted discretionary. All the development controls also refer to “dwellings”

Section 6 – Statutory Evaluation

The relevant sections of the Resource Management Act 1991 include sections 5, 6, 7 and 8.

The plan change supports section 5 by promoting the sustainable management of natural and physical resources. In this regard the plan change assists rural zones to maintain rural character and amenity and ensure that rural land is primarily used for rural production activities to support local communities.

The plan change supports section 6 of the Act by enabling rural/natural coastal character and amenity to be maintained.

Regarding section 7 the plan change promotes the efficient use of natural and physical resources (rural land), the maintenance and enhancement of rural amenity values, the maintenance of the quality of the rural environment and supports the finite characteristics of natural and physical resources (elite and prime soils).

In developing the plan change consultation was undertaken with local iwi. The details of this consultation are outlined in section 8.
Section 7 – National & Local Planning Context

Ministry for the Environment is proposing to develop national environmental standards. These are at an early stage of development and only in draft form. However, within these standards are Draft Area Specific Matters Standards. Draft Area Specific Matters Standards contain zones and purpose statements (see 44 S-ASM: Draft Area Specific Matters Standard within a document to be cited as Ministry for the Environment. 2018, Draft National Planning Standards. Wellington: Ministry for the Environment.).

Of note is the purpose of the Rural zone which is to provide primarily for primary production activities. The zone may also provide for a limited range of activities which support rural production.

Also, of note is the Rural production zone. The purpose of the Rural production zone is to prioritise primary production activities that rely on the productive nature of the soils, intensive primary production, and provide for associated rural industry.

Although now no weight can be placed on the Ministry’s work on environmental standards as discussed above, it is worth noting that the direction being proposed in this draft documentation is aligned to the purpose of this plan change which is to ensure that rural zones remain primarily for the purpose of rural production activities.

Section 8 - Development of Plan Change

Information Used

1. The following information has been used in the preparation of this Plan Change.

<table>
<thead>
<tr>
<th>Name of document, report, plan</th>
<th>How did it inform the development of the plan change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment Court (Decision No. [2018] NZEnvC 27 Kumeu Property Limited V Auckland Council</td>
<td>The court’s decision highlighted that the use of the term “residential” in the rural policies could result in the establishment of activities that were not contemplated in the zone such as retirement villages.</td>
</tr>
<tr>
<td>Hearing Commissioner Decision 11 September 2017 LUC0066560 Hibiscus Tanks Ltd 63 Richards Road, Dairy Flat</td>
<td>The Decision relied in part on the fact that activities not listed in the Rural Activity Table were discretionary.</td>
</tr>
<tr>
<td>Ministry for the Environment. 2018, Draft National Planning Standards. Wellington: Ministry for the Environment</td>
<td>The content of this document informed the indicative direction that central government is intending to take regarding developing national standards pertaining to rural zoned land.</td>
</tr>
</tbody>
</table>

Consultation with Iwi
1. An invitation to consult on the plan change was extended to all iwi within the Auckland region which had rural zoned land within their rohe. This included:

Waikato - Tainui
Ngati Maru
Ngati Te Ata
Ngati Manuhiri
Ngati Wai
Ngati Tamatera
Ngati Whatua Orakei
Te Kawerau a Maki
Ngati Paoa
Te Uri o Hau
Te Patukirikiri
Te Ahiwaru - Waiohua
Ngai Tai ki Tamaki
Ngati Tamaoho
Te Akitai Waiohua
Ngati Whanaunga
Te Runanga o Ngati Whatua
Ngati Whatua o Kaipara

Ngāti Whātua Ōrākei indicated that they were a predominantly urban iwi and did not wish to consult on the matter of the plan change. Only Nga Maunga Whakahii o Kaipara indicated a wish to be consulted on the proposed plan change.

Consultation occurred with Nga Maunga Whakahii o Kaipara on 30th July 2018 where representatives advised that they supported the proposed plan change. The reasons for supporting the plan change were largely derived from the following concerns which it hoped would be able to be addressed through the plan change progressing:

- A wish to maintain rural character and amenity and avoid adverse cumulative effects on the rural environment;
- The need for pre-planned management of topsoil overburden from rural residential development;
- Impacts on the performance of on-site waste water systems in clay soil types associated with residential intensification in rural areas;
- A strong trend of permitted activities and non-notification of resource consent applications in regard to rural development, which negated iwi participation in decision making processes.

The consultation undertaken with Nga Maunga Whakahii o Kaipara indicated that there were no cultural concerns which required any amendment to the plan change content. However, the plan change can be seen to assist in addressing the concerns of iwi consulted in the process as:

- By limiting the range of residential activities able to establish in rural areas by right or relatively easily this assists to maintain rural character and amenity and avoid adverse cumulative effects;
- Issues such as on-site waste water system performance and topsoil from development entering rural waterways become matters capable of being considered
in the context of a non-complying activity resource consent application and the consideration of cumulative effects.

- By establishing a default to a non-complying activity for those activities not anticipated in rural zones and by limiting residential activities to dwellings this increases the likelihood that intensive forms of residential development in rural zones will require an appropriately higher level of public notification.

Consultation with Local Boards

1. Consultation was undertaken with both the Franklin and Rodney Local Boards. These two Local boards have most of the Auckland region’s rural land within their operational boundaries. Both local boards indicated that they were supportive of the plan change.

Conclusion

A Plan Change is necessary to address the fundamental issue of how unanticipated activities not provided for in rural zones should be managed.

Two solutions have been identified as an appropriate response to this issue. The first is to amend the rural activity tables to add a new activity into the table, being “Any activity not provided for” and making its activity status Non-complying”

The second is to amend references to “residential buildings” in the Rural chapter to “dwellings”.

Together, these amendments are the most efficient and effective option to achieve the objectives and policies of the Regional Policy Statement and the Rural zones.

List of Attachments

Put in table form

<table>
<thead>
<tr>
<th>Attachment</th>
<th>Name of Attachment</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Unitary Plan Policy</td>
</tr>
<tr>
<td>A2</td>
<td>Section 32 analysis</td>
</tr>
</tbody>
</table>
## Attachment A1

### Policy Relevant to the Plan Change

<table>
<thead>
<tr>
<th>Reference</th>
<th>Regional Policy Statement Objectives</th>
<th>Regional Policy Statement Policy</th>
<th>Regional Policy Statement Anticipated Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>B9. Toitū te tuawhenua-Rural environment B9.2. Rural activities B9.2.1. Objectives B9.2.2. Policies</td>
<td>(2) Areas of land containing elite soil are protected for the purpose of food supply from inappropriate subdivision, urban use and development. (3) Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained. (4) Auckland's rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.</td>
<td>(1) Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remediating, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values. (2) Minimise the potential for reverse sensitivity effects by: (a) preventing sensitive activities (such as countryside living) from establishing in areas where rural production activities could be adversely affected; or (b) requiring sensitive activities (such as new countryside living) to adopt on-site methods to avoid reverse sensitivity effects on rural production activities;</td>
<td>No rural land containing elite soil which is capable of supporting rural production activities is developed for non-rural activities. (Links to B9.2.1(2)) No additional sites are created for non-rural production purposes over time. (Links to B9.2.1(4))</td>
</tr>
<tr>
<td>B9. Toitū te tuawhenua-Rural environment B9.3. Land with High Productive Potential B9.3.1. Objectives B9.3.2. Policies</td>
<td>(1) Land containing elite soils is protected through land management practices to maintain its capability, flexibility and accessibility for primary production. (2) Land containing prime soil is managed to enable its capability, flexibility and accessibility for primary production. (3) The productive potential of land that does not contain elite or prime soil is recognised.</td>
<td>(1) Avoid new countryside living subdivision, use and development on land containing elite soil and discourage them on land containing prime soil. (2) Encourage activities that do not depend on using land containing elite and prime soil to locate outside these areas. (3) Recognise the productive potential of land that does not contain elite or prime soil and encourage the continued use of this land for rural production.</td>
<td>No additional sites are created for non-rural production purposes on land with elite soils over time. (Links to B9.3.1(2))</td>
</tr>
</tbody>
</table>
### Attachment B

#### Item 10

<table>
<thead>
<tr>
<th>B2. Tāhuhi whakaruruha á-taone – B2.2 Urban growth and form</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban growth and form</strong></td>
</tr>
<tr>
<td>(1) A quality compact urban form that enables all of the following:</td>
</tr>
<tr>
<td>(a) a higher-quality urban environment;</td>
</tr>
<tr>
<td>(b) greater productivity and economic growth;</td>
</tr>
<tr>
<td>(c) better use of existing infrastructure and efficient provision of new infrastructure;</td>
</tr>
<tr>
<td>(d) improved and more effective public transport;</td>
</tr>
<tr>
<td>(e) greater social and cultural vitality;</td>
</tr>
<tr>
<td>(f) better maintenance of rural character and rural productivity;</td>
</tr>
<tr>
<td>(g) reduced adverse environmental effects.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2.2.1 Development capacity and supply of land for urban development Objectives 1-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2) Urban growth is primarily accommodated within the urban area 2018 (as identified in Appendix 1A).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2.2.2 Development capacity and supply of land for urban development Policies 1-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2.2.2 Policies 4-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2.2.2 Policies 4-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>(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.</td>
</tr>
</tbody>
</table>

### Urban growth and form

**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 residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.

<table>
<thead>
<tr>
<th>B2.2.1(3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that:</td>
</tr>
<tr>
<td>(a) promote the achievement of a quality compact urban form</td>
</tr>
<tr>
<td>(b) enable the efficient supply of land for residential, commercial and industrial activities and social facilities;</td>
</tr>
<tr>
<td>(c) integrate land use and transport supporting a range of transport modes;</td>
</tr>
<tr>
<td>(d) support the efficient provision of infrastructure;</td>
</tr>
<tr>
<td>(e) provide choices that meet the needs of people and communities for a range of housing types and working environments; and</td>
</tr>
<tr>
<td>(f) follow the structure plan guidelines as set out in Appendix 1; while:</td>
</tr>
<tr>
<td>(g) protecting 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;</td>
</tr>
<tr>
<td>(h) protecting the Waitākere Ranges Heritage Area and its heritage features;</td>
</tr>
<tr>
<td>(i) ensuring that significant adverse effects from urban development on receiving waters in relation to natural resource and Mana Whenua values are avoided, remedied or mitigated;</td>
</tr>
<tr>
<td>(j) avoiding elite soils and avoiding where practicable prime soils which are significant for their ability to sustain food production;</td>
</tr>
</tbody>
</table>

### Commercial, industrial and social facility development is not constrained by the amount or location of suitably zoned land which is available at any time. (Links to B2.2.1(3)).

- Land is available for residential, commercial and industrial uses in a variety of locations at a reasonable cost. (Links to B2.2.1(3)).
- Urbanisation does not occur without prior structure planning and plan changes. (Links to B2.2.1(4))
- Large scale residential and business development only occurs in urban zones. (Links to B2.2.1(4))
- Structure planning and plan changes make explicit provision for infrastructure. (Links to B2.2.1(5))
- Infrastructure to support development is delivered in a timely manner so that housing, commercial and business growth is not restricted by it. (Links to B2.2.1(5))
(k) avoiding mineral resources that are commercially viable;
(l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding; and
(m) aligning the Rural Urban Boundary with:
(i) strong natural boundaries such as the coastal edge, rivers, natural catchments or watersheds, and prominent ridgelines; or
(ii) where strong natural boundaries are not present, then other natural elements such as streams, wetlands, identified outstanding natural landscapes or features or significant ecological areas, or human elements such as property boundaries, open space, road or rail boundaries, electricity transmission corridors or airport flight paths.

(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.

**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.

(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.

(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
### Residential Growth

1. Residential intensification supports a quality compact urban form.
2. Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.
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.
4. An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of residents.
5. Enable the use of land zoned future urban 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.
6. 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.

### Residential Intensification

1. Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.
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.
3. Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space.
4. Provide for lower residential intensity in areas:
   - (a) that are not close to centres and public transport;
   - (b) that are subject to high environmental constraints;

The number of dwellings per hectare in areas zoned for residential intensification (Residential - Mixed Housing Urban Zone and Residential - Terrace House and Apartment Buildings Zone) increases over time. (Links to B2.4.1(1)).
| Auckland’s diverse and growing population. (5) Non-residential activities are provided in residential areas to support the needs of people and communities. | (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. (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. (6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification. (7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities. |

| Commercial and industrial growth (1) Employment and commercial and industrial opportunities meet current and future demands. (2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form. | Commercial and Industrial Growth (1) Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland’s commercial growth. Employment and productivity are not constrained by a lack of land zoned for employment, commercial and industrial activities. (Links to B2.5.1[1]). |

<p>| 82.5 |  |</p>
<table>
<thead>
<tr>
<th>Attachment B</th>
<th>Item 10</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Commercial and industrial growth</th>
<th>Item 10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2.5.1 Objectives 1-3</strong></td>
<td>(3) Industrial growth and activities are enabled in a manner that does all of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) promotes economic development;</td>
</tr>
<tr>
<td></td>
<td>(b) promotes the efficient use of buildings, land and infrastructure in industrial zones;</td>
</tr>
<tr>
<td></td>
<td>(c) manages conflicts between incompatible activities;</td>
</tr>
<tr>
<td></td>
<td>(d) recognises the particular locational requirements of some industries; and</td>
</tr>
<tr>
<td></td>
<td>(e) enables the development and use of Mana Whenua’s resources for their economic well-being.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2.5.2 Policy 1</th>
<th>Rural and coastal towns and villages (1)(b) Growth and development of existing or new rural and coastal towns and villages are enabled in ways that avoid elite soils and avoid where practicable prime soils which are significant for their ability to sustain food production.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>B2.6. Rural and coastal towns and villages</th>
<th>Rural and coastal towns and villages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2.6.1. Objectives</strong></td>
<td>(1) Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following:</td>
</tr>
<tr>
<td></td>
<td>...</td>
</tr>
<tr>
<td></td>
<td>(d) avoids elite soils and avoids where practicable prime soils which are significant for their ability to sustain food production; ...</td>
</tr>
</tbody>
</table>

<p>| | The amount of floorspace within centres and along corridors zoned for commercial activities increases over time. (Links to B2.5.1(2)) |
| | Land area zoned for industrial activities, including for land extensive industrial activities and for heavy industry, increases over time. (Links to B2.5.1(3)). |
| | Reverse sensitivity complaints against industry decrease over time. (Links to B2.5.1(3)). |
| | No rural land containing elite soil which is capable of supporting rural production activities is developed for non-rural activities. (Links to B2.6.2(1)(b)) |</p>
<table>
<thead>
<tr>
<th>Reference (including individual zones)</th>
<th>District Plan Objective</th>
<th>District Plan Policy</th>
<th>District Plan Rule</th>
<th>District Plan Anticipated Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>H19. Rural zones&lt;br&gt;H19.2 Objectives &amp; Policies-all rural zones&lt;br&gt;H19.2.1 Objectives-general rural&lt;br&gt;H19.2.2 Policies</td>
<td>(3) Elite soil is protected, and prime soil is managed, for potential rural production.&lt;br&gt;(4) Rural lifestyle development avoids fragmentation of productive land.</td>
<td>(1) Enable activities based on use of the land resource and recognise them as a primary function of rural areas.&lt;br&gt;(3) Enable rural production activities on elite and prime soil and avoid land-use activities and development not based on, or related to, rural production from locating on elite soil and avoid where practicable such activities and development from locating on prime soil.&lt;br&gt;(4) Enable and maintain the productive potential of land that is not elite or prime soil but which has productive potential for rural production purposes, and avoid its use for other activities including rural lifestyle living except where these are provided for or enabled by Policy H19.2.2(5).&lt;br&gt;(5) Enable a range of rural production activities and a limited range of other activities in rural areas by: separating potentially incompatible activities such as rural production and (a) rural lifestyle living into different zones; ...&lt;br&gt;(c) managing the effects of activities in rural areas so that; ...&lt;br&gt;(ii) reverse sensitivity effects do not constrain rural production activities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19. Rural zones</td>
<td>(1) The character, amenity values and biodiversity values of rural</td>
<td>(1) Manage the effects of rural activities to achieve a character,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19.2.3 Objectives - rural character, amenity and biodiversity values</td>
<td>areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.</td>
<td>scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics: a predominantly working rural environment; (a) fewer buildings of an urban scale, nature and design, other than (b)residential buildings and buildings accessory to farming; and a general absence of infrastructure which is of an urban type and scale.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19.2.4 Policies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19. Rural zones</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19.2.5 Objectives – rural industries, rural commercial services and non-residential activities</td>
<td>(1) Rural production activities are supported by appropriate rural industries and services. (2) The character, intensity and scale of rural industries and services are in keeping with the character of the relevant rural zone. (4) Industries, services and non-residential activities of an urban type and scale unrelated to rural production activities are not located in rural zones.</td>
<td>(1) Enable rural industries and rural commercial services only where they have a direct connection with the resources, amenities, characteristics and communities of rural areas. (2) Manage rural industries, rural commercial services and other non-residential activities to: (a) avoid creating adverse effects; (b) contain and manage adverse effects on-site; and (c) avoid, remedy or mitigate adverse effects on traffic movement and the road network.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19.2.5 Policies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19.3 Rural – Rural Production Zone</td>
<td>(1) A range of rural production, rural industries, and rural commercial activities take place in the zone. (2) The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.</td>
<td>(1) Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone’s rural character and amenity values.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H19.3.3. Policies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>H19.4 Rural – Mixed Rural zone</strong>&lt;br&gt;<strong>H19.4.2 Objectives</strong>&lt;br&gt;<strong>H19.4.3 Policies</strong>&lt;br&gt;(2) The continuation of rural production and associated non-residential activities in the zone is not adversely affected by inappropriate rural lifestyle activity.&lt;br&gt;(3) Rural character and amenity values of the zone are maintained while anticipating a mix of rural production, non-residential and rural lifestyle activities.</td>
<td>(2) Manage reverse sensitivity effects by: (a) limiting the size, scale and type of non-rural production activities; (b) retaining the larger site sizes within this zone; (c) limiting further subdivision for new rural lifestyle sites; and (d) acknowledging a level of amenity that reflects the presence of: (i) rural production and processing activities that generate rural odours, noise from stock and the use of machinery, and the movement of commercial vehicles on the local road network; and (ii) non-residential activities which may generate noise, light and traffic levels greater than those normally found in areas set aside for rural lifestyle activities.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>H19.5 Rural – Rural Coastal zone</strong>&lt;br&gt;<strong>H19.5.2 Objectives</strong>&lt;br&gt;<strong>H19.5.3 Policies</strong>&lt;br&gt;(1) Rural production activities are enabled while managing adverse effects on rural character and amenity values, landscape, biodiversity values and Mana Whenua cultural heritage values.&lt;br&gt;(2) The development and operation of activities that provide recreational and local non-residential services are enabled where they maintain and enhance the zone’s rural and coastal character, amenity values, landscape and biodiversity values.</td>
<td>(1) Manage activities and development to maintain the distinctive rural and coastal character of the zone which includes:&lt;br&gt;(a) farming and forestry with a low density of buildings and other significant structures;&lt;br&gt;(b) rural character and amenity values, biodiversity values, values based on particular physical and natural features such as beaches, ridgelines, estuaries, harbours, indigenous vegetation, wetlands, or similar features;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Buildings are of a scale and intensity that do not detract from the zone’s rural and coastal character and amenity values.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4) Rural lifestyle subdivision is limited across the zone.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5) The significant relationship between land, freshwater bodies and the coastal marine area and their contribution to Auckland’s rural and coastal character is maintained and enhanced.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(6) Recognise differences in coastal character in different parts of the zone and manage activities and development to maintain and enhance local coastal character.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| (c) physical and visual links between land, freshwater lakes and the coastal marine area; or |
| (d) traditional cultural relationships of Mana Whenua with the coastal environment. |
| (2) Enable the continuation of rural production activities and the construction of accessory buildings and structures for farming purposes. |
| (3) Provide for the continued operation of forestry including harvesting and replanting in existing forest areas. |
| (4) Discourage rural production activities that have significant adverse effects resulting from: |
| (a) large buildings; |
| (b) significant earthworks or changes to natural landforms; |
| (c) adverse effects that cannot be contained or managed within the boundary of the site; |
| (d) significant numbers of daily vehicle movements, particularly on scenic and tourist routes; or |
| (e) significant impacts on biodiversity values and rural character and amenity values. |

| (5) Maintain the rural and coastal character and amenity values in the coastal environment by controlling the number, location, size and visual impact of dwellings and other non- |
- residential buildings and their curtilage and accessways.

6. Require the location and design of buildings and other significant structures to:

(a) avoid locating on the top of ridgelines so their profile does not protrude above the natural line of the ridge;

(b) minimise building platforms and accessways and earthworks associated with these; and

(c) avoid locating buildings and other significant structures in coastal yards and riparian margins, except for fences and structures with operational need for such a location.

7. Recognise the importance of major roads in the zone that:

(a) provide access to coastal settlements, public open space and the coast;

(b) function as major transport routes for rural produce;

(c) are major scenic and tourist routes;

(d) are preferred locations for recreation, tourism, visitor facilities and services and the sale of produce and crafts; or

(e) act as gateways to Auckland.

8. Enable the development of appropriate activities, while ensuring that the transport function of the road and its scenic values are not compromised.
<table>
<thead>
<tr>
<th>H19.6 Rural – Rural Conservation zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>H19.6.2 Objectives</td>
</tr>
<tr>
<td>H19.6.3 Policies</td>
</tr>
<tr>
<td>(1) The natural character, landscape, and distinctive environmental values of the zone are recognised and protected.</td>
</tr>
<tr>
<td>(2) The zone’s values are maintained and where appropriate enhanced.</td>
</tr>
<tr>
<td>(3) Existing rural and residential activities are provided for but further development in the zone is limited to that which maintains and where appropriate enhances the values of the zone.</td>
</tr>
<tr>
<td>(4) Buildings and structures are unobtrusive within the natural landscape.</td>
</tr>
</tbody>
</table>

| (1) Protect the natural character and landscape from significant change or modification, particularly visually intrusive buildings, structures and roads. |

<table>
<thead>
<tr>
<th>H19.7 Rural – Rural Countryside Living zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>H19.7.2 Objectives</td>
</tr>
<tr>
<td>H19.7.3 Policies</td>
</tr>
<tr>
<td>(1) Land is used for rural lifestyle living as well as small-scale rural production.</td>
</tr>
<tr>
<td>(2) The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development.</td>
</tr>
<tr>
<td>(3) Development in the zone does not compromise the ability of adjacent zones to be effectively and efficiently used for appropriate activities.</td>
</tr>
<tr>
<td>(4) The type and nature of land-use activities provided for are restricted to those appropriate for the typically smaller site sizes.</td>
</tr>
</tbody>
</table>

| (1) Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by: |
| (a) designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land; |
| (b) minimising earthworks and vegetation clearance for accessways, utilities and building platforms; |
| (c) avoiding locating accessways, services, utilities and building |

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to Mana Whenua. Where avoidance is not possible, mitigation measures must be proposed so that any adverse effects are minor;

(d) identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;

(e) encourage landscape planting that reinforces local vegetation patterns;

(f) cycleway and bridle path networks.

(2) Prevent subdivision, use and development from compromising the safe and efficient operation of existing mineral extraction activities, rural production activities, existing infrastructure or industry in adjacent zones.

(3) Avoid or mitigate adverse effects in relation to reverse sensitivity and rural character and amenity by restricting the range of land-use activities in the zone.

(4) Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce
the rural character and amenity values of the zone.

(5) Acknowledge that the rural character and amenity values associated with this zone reflect its predominant use for rural lifestyle living rather than for rural production activities.
### Attachment A2

**Section 32 Analysis**

<table>
<thead>
<tr>
<th></th>
<th>Appropriate</th>
<th>Effective</th>
<th>Efficient</th>
<th>Costs</th>
<th>Benefits</th>
<th>Employment</th>
<th>Economic Growth</th>
<th>Risks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Option 1 - Do nothing</strong></td>
<td>Not appropriate. Resource consents have been granted for activities that were not anticipated in the Rural zones. It does not achieve the objectives of the RPS or the AUP.</td>
<td>Not effective as resource consents have been granted for activities not contemplated in the Rural zones.</td>
<td>Neutral, resource consents required.</td>
<td>Neutral in terms of financial cost to applicants as resource consent required.</td>
<td>Environmental costs of urban activities locating in the Rural zones.</td>
<td>Relatively easier test. From landowner perspective more urban style activities could occur in the rural zones.</td>
<td>Discretionary activity application proposals are more likely to be approved resulting in additional jobs.</td>
<td>More resource consents granted for activities not contemplated in the Rural zones.</td>
</tr>
<tr>
<td><strong>Option 2 - Introduce Non-complying activity status</strong></td>
<td>Appropriate as ensures greater scrutiny of resource consent applications and is more likely to achieve the objectives of the RPS and the AUP.</td>
<td>More effective as greater scrutiny of resource consent applications as NC is a more rigorous test. Achieves the objectives of the RPS and the AUP.</td>
<td>Neutral, resource consents required.</td>
<td>Neutral in terms of financial cost to applicants as resource consent required.</td>
<td>Greater scrutiny of applications as NC is a harder test. Fewer resource consents granted for activities not contemplated in the Rural zones. As a harder test there is more likelihood that applications will be declined and thus increased environmental benefits from keeping urban activities out of</td>
<td>Non-complying activity application proposals are more likely to be declined however it is unlikely that this will result in lost employment opportunities as start-up facilities will find land in more appropriate zones.</td>
<td>Non-complying activity proposals are more likely to be declined however it is unlikely that this will result in reduced economic growth as start-up facilities will find land in more appropriate zones.</td>
<td>Possible that resource consents could be granted but they will have been subject to greater scrutiny.</td>
</tr>
</tbody>
</table>
## Attachment B  
**Item 10**

<table>
<thead>
<tr>
<th>Option 3 – New or amended policy for discretionary activities not listed in table H19.8.1</th>
<th>Establishes a different policy base which may be or may not be relevant to individual proposals not anticipated.</th>
<th>Difficult to develop comprehensive policy for all activities that may not be anticipated</th>
<th>Not very efficient as the rural land base is having policy customised for activities provided for in other zones</th>
<th>Neutral as resource consent is currently required</th>
<th>Some unanticipated activities find it easier to establish in rural zones</th>
<th>Neutral as unanticipated activities of a residential, commercial and industrial nature are to be provided for in other specific zones</th>
<th>Activities establish in rural zones to the detriment of rural production activities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 4 – Education for decision-makers and resource users</td>
<td>Not appropriate as existing RPS policy contains directives which require a more formalised statutory response</td>
<td>No guarantee of consistency in approach to significant issues such as the finite nature of elite soil</td>
<td>Education may not guarantee consistency of approach.</td>
<td>Neutral as resource consent is currently required</td>
<td>Higher order tests of the RMA avoided. Some activities may establish as discretionary activities but may not have if assessed as a non-complying activity.</td>
<td>Neutral as unanticipated activities of a residential, commercial and industrial nature are to be provided for in other specific zones</td>
<td>Inconsistent approach to decision making.</td>
</tr>
<tr>
<td>Option 5 (i) – delete references to residential buildings in rural policy and replace with “dwelling”.</td>
<td>Appropriate way to address the issue</td>
<td>Effective as it removes reference to “residential” but still makes it explicit that dwellings are contemplated in the zone</td>
<td>Addresses the issue at lowest cost with highest benefit.</td>
<td>Cost of limiting opportunities for residential activities in the rural area.</td>
<td>Limits opportunities for residential activities in the rural area in line with the objectives and policies.</td>
<td>Employment opportunities decrease from out of zone activities but may be realised in more appropriate zones.</td>
<td>Opportunities for economic growth to contribute regionally to gross domestic product decrease from out of zone activities but may be realised in more appropriate zones.</td>
</tr>
<tr>
<td>Option 5 (ii) – Delete the last sentence of</td>
<td>Appropriate but does not address the</td>
<td>Not effective as it only addresses the</td>
<td>Does not address the issue</td>
<td>Cost of limiting opportunities for residential</td>
<td>Limits opportunities for residential</td>
<td>Employment opportunities decrease from</td>
<td>Opportunities for economic growth to</td>
</tr>
<tr>
<td>Policy 19.2.4(1)(b).</td>
<td>issue across the chapter.</td>
<td>issue in one of the instances where the term &quot;residential&quot; is used efficiently as does not deal with all instances of the problem.</td>
<td>activities in the rural area.</td>
<td>activities in the rural area in line with the objectives and policies.</td>
<td>out of zone activities but may be realised in more appropriate zones.</td>
<td>contribute regionally to gross domestic product decrease from out of zone activities but may be realised in more appropriate zones.</td>
<td>Rural zone and doesn’t address all instances where the term residential is used.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Option 5(iii) – amend the definition of &quot;residential&quot; by adding an exception for rural zones.</td>
<td>Appropriate but does not address the issue in the Rural chapter.</td>
<td>This option would address all references to &quot;residential&quot; in the Rural chapter. Not very effective as not all users of the plan will look in the definitions chapter at the nesting tables to determine what is included under the term “residential”.</td>
<td>Addresses the issue but not efficiently as it is not dealt with in the Rural chapter.</td>
<td>Cost of limiting opportunities for residential activities in the rural area.</td>
<td>Limits opportunities for residential activities in the rural area in line with the objectives and policies.</td>
<td>Employment opportunities decrease from out of zone activities but may be realised in more appropriate zones.</td>
<td>Opportunities for economic growth to contribute regionally to gross domestic product decrease from out of zone activities but may be realised in more appropriate zones.</td>
</tr>
</tbody>
</table>
Request to make operative Plan Change 11 to the Auckland Unitary Plan (Operative in part).

File No.: CP2018/17728

Te take mō te pūrongo / Purpose of the report
1. To make operative Plan Change 11 to the Auckland Unitary Plan (Operative in part).

Whakarāpopototanga matua / Executive summary
2. Plan Change 11 amends the operative Three Kings Precinct. A settlement was agreed between Fletcher Residential Limited (Fletcher) and South Epsom Planning Group and Three Kings United Group (the Societies). South Epsom Group and Three Kings United Group opposed Private Plan Change 372 to the former Auckland District Plan (Isthmus Section).
3. The plan change was limited notified on 20 February 2018. Eight submissions were received and were considered by Independent Hearings Plan Commissioners. The council released the decision on 9 August 2018. No appeals were received, and the plan change can now be made operative.

Ngā tūtohunga / Recommendation/s
That the Planning Committee:
a) agree to make operative Plan Change 11 to the Auckland Unitary Plan (Operative in Part)
b) request that the General Manager Plans and Places carries out the necessary steps required under the First Schedule to the Resource Management Act, to make Plan Change 11 to the Auckland Unitary Plan operative.

Horopaki / Context
4. Plan Change 11 amends the operative Three Kings Precinct to reflect the settlement agreement between Fletcher Residential Limited (Fletcher) and South Epsom Planning Group and Three Kings United Group (the Societies) who opposed Private Plan Change 372 to the former Auckland District Plan (Isthmus Section).
5. The plan change was publicly notified on 20 February 2018. Eight submissions were received and were considered by Independent Hearings Plan Commissioners. The council released the decision on 9 August 2018. No appeals were received, and the plan change can now be made operative.

Tātaritanga me ngā tohutohu / Analysis and advice
6. No further analysis or advice is required.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Puketāpapa Local Board was consulted on the plan change prior to notification and the feedback received indicated that they were supportive of the plan change. Local board views were not sought for this report as making plan changes operative is a procedural matter.
Tauākī whakaaweawe Māori / Māori impact statement
8. Prior to notification, the council consulted with the 19 mana whenua groups with mana whenua interests in Tāmaki Makaurau.
9. No concerns were raised with the plan change and no submissions were made by mana whenua or other Māori.

Ngā ritenga ā-pūtea / Financial implications
10. There are no financial implications associated with making the plan change operative.

Ngā raru tūpono / Risks
11. There are no risks associated with making the plan change operative.

Ngā koringa ā-muri / Next steps
12. The final step in making the plan change operative is to publicly notify the date on which it will become operative, and to update the Auckland Unitary Plan.

Ngā tāpirihanga / Attachments
There are no attachments for this report.

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Panjama Ampanthong - Principal Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>John Duguid - General Manager - Plans and Places</td>
</tr>
<tr>
<td></td>
<td>Jim Quinn - Chief of Strategy</td>
</tr>
</tbody>
</table>
Auckland Council submission on the proposed Waikato District Plan

File No.: CP2018/14966

Te take mō te pūrongo / Purpose of the report
1. To endorse the council’s submission to Waikato District Council on the Proposed Waikato District Plan.

Whakarāpopototanga matua / Executive summary
2. The Waikato District Council has notified the Waikato District Plan (proposed plan) for submissions. The proposed plan combines the Franklin and Waikato sections into a single district plan with a consistent approach.
3. The draft submission prepared by staff generally supports the proposed plan and identifies several key themes of particular relevance to the Auckland region:
   • supports urban growth around existing towns and villages that aligns with the Future Proof growth strategy (November 2016)
   • supports the provision of future growth around Tūākau and Pokeno with amendments that manage urban expansion and provide for alternative housing types
   • supports avoiding further loss of high-quality rural land
   • highlights cross boundary issues that are of interest to Auckland Council as a neighbouring local authority
   • supports the inclusion of reverse sensitivity controls in rural areas.

Ngā tūtohunga / Recommendation/s
That the Planning Committee:

a) approve the submission on the Proposed Waikato District Plan included as Attachment A of the agenda report.

b) authorise the Chair and Deputy Chair of the Planning Committee to approve minor amendments and corrections that may be required to the submission prior to lodgment on 9 October 2018.

Horopaki / Context
4. The Proposed Waikato District Plan 2018 was notified on 18 July 2018. It combines both the Franklin and Waikato sections of the operative Waikato District Plan into a single district plan with a consistent approach.

5. A draft but incomplete version of the plan was made available for feedback in late 2017. Auckland Council staff provided feedback on the draft plan in January 2018. Comments covered the following areas of interest to Auckland Council:
   • providing for future growth
   • reverse sensitivity and management of adjoining land use
   • pressure on productive capacity of rural land
   • zoning
   • water and wastewater assets
   • transport (in relation to Future Proof and cross boundary consistency)

Future Proof is a growth strategy specific to the Hamilton, Waipa, and Waikato sub-region and has been developed jointly by Hamilton City Council, Waikato Regional Council, and Waipa and Waikato District Councils, as well as Tangata Whenua, the NZ Transport
6. Comments on water and wastewater asset matters were consistent with the feedback provided by Watercare. Comments on transport matters reflected the position of Auckland Transport as advised by their staff.

7. Staff have been working with the Research, Investigations and Monitoring Unit (RIMU), Auckland Transport, and Watercare to review the proposed plan and discuss areas of potential interest to Auckland Council. In particular, the review has considered alignment of the plan with the Auckland Unitary Plan – Operative in part (the Unitary Plan).

Tātaritanga me ngā tohutohu / Analysis and advice

8. Auckland Council’s submission generally supports the proposed plan and seeks amendments on the following matters:
   - urban growth and alignment with the Future Proof strategy
   - provision of future growth in an around Tūākau and Pokeno
   - pressure on productive capacity of high quality rural land
   - cross boundary issues
   - reverse sensitivity and management of adjoining land uses
   - water and wastewater assets
   - transport.

Urban Growth and Future Proof Strategy

9. The Waikato District is defined by the Ministry for the Environment as a high-growth area. Therefore, the proposed plan must ensure there are sufficient opportunities for the development of housing land to meet demand to give effect to the National Policy Statement – Urban Development Capacity. The growth direction and strategy contained in the proposed plan, and the provision of associated future infrastructure, have an impact on the future planning of Auckland.

10. Future Proof is the Hamilton, Waipa, and Waikato sub-region growth strategy. It was developed by Hamilton City Council, Waikato Regional Council, and Waipa and Waikato District Councils, in consultation with tangata whenua, the NZ Transport Agency (NZTA) and Matamata-Piako District Council. The strategy does not include Auckland Council, however it is in council’s interests to ensure that land use planning delivers the agreed strategic direction and growth expectations (such as housing and business yield) contained in Future Proof.

11. In 2015 an update of the Future Proof Strategy was initiated. The objective of the update was to provide a strategy that is current, taking into account changes in the sub-region since the strategy was first adopted in 2009. The strategic objectives of the Proposed Waikato District Plan reflect the November 2016 revision of Future Proof.

12. Overall, the recommended submission supports the strategic growth direction of the proposed plan as it aligns with the November 2016 Future Proof Growth Strategy. Staff suggest however, that a request is made to change the name of Section 1.5 to clarify that the contents of that section are the strategic directions for the remainder of the proposed plan.
Providing for Future Growth in Tūākau and Pokeno

13. In accordance with the Future Proof Growth Strategy the proposed plan includes strategic objectives seeking to accommodate and consolidate growth in and around existing towns and villages. The proposed plan identifies Pokeno and Tūākau as two areas of anticipated growth and has included significant areas of additional Residential and Village zoned land, to enable the growth of these settlements.

14. Pokeno and Tūākau are of particular note as they lie within close proximity to the common territorial authority boundary with Auckland Council. While focusing growth into existing towns and centres is supported, there are concerns about how growth is accommodated within these settlements and the provision of infrastructure to service this growth.

Approach to Accommodating Growth in Tūākau and Pokeno

15. Growth will be accommodated within Pokeno and Tūākau through expanding the urban areas or through enabling greater densities within existing urban areas. The proposed plan seeks to accommodate growth within Tūākau and Pokeno by increasing the urban footprints of these towns. In particular within Pokeno it is proposed to extend the Residential Zone to the west and the south of the existing urban area into former Rural Zone land. Within Tūākau it is proposed to extend the Residential Zone to the west and the north of the existing urban area into former rural zoned land. It is also proposed to extend the Village zone to the East into formally rural zoned land. The majority of the proposed urban expansion around both towns is defined as high class soils\(^2\).

16. The proposed rules within the Residential Zone will not provide for intensification of the existing urban area nor will they encourage a range of housing typologies that facilitate housing choice or provide any intensification of existing residential areas. Within the proposed Residential Zone there are provisions for multi-unit development however, each unit must have a minimum net site area of 300m\(^2\). The minimum site area for vacant lot subdivision is 450m\(^2\). These rules are unlikely to encourage intensification in existing settled residential areas.

17. The proposed rezoning of rural land for urban development, in conjunction with the zone rules will generate further urban expansion on some high class soils. Furthermore, the lack of variety in housing typologies facilitated within the Residential and Village Zones will result in a low level of housing choice to cater for a variety of incomes in and around Tūākau and Pokeno.

18. The submission suggests that amendments are made to the provisions to achieve a more compact urban form and to facilitate housing choice. In particular, amendments are required either to the density provisions within the Residential Zone for multi-unit housing, or alternatively a new higher density zone could be introduced within these settlements.

Infrastructure to Service Growth within Tuakau and Pokeno

19. The proposed residential expansion of Tuakau and Pokeno will also put pressure on Auckland’s infrastructure. Residents and businesses that are located in the area will use infrastructure across both Council boundaries.

20. Tūākau benefits from an existing structure plan\(^3\) document, however there is no such plan directing growth in and around Pokeno. Alignment of residential growth with regional growth strategies, infrastructure provisions and funding and the wider and longer term impacts of the extent of residential growth in Pokeno (particularly to the west) is of concern.

---

2 High class soils are defined in the proposed plan as Land Use Capability Classes (1 and 2) but excludes peat land, and also Land Use Capability Classes 3e(1) and 3e(5). This includes more soils than the Unitary Plan definition of elite soil, but slightly less than the definition of prime soil.

21. The expected increase in residential populations will increase demand on community and social infrastructure services. The additional residential land will increase pressure on social infrastructure such as libraries, parks and access to other essential services. In order to support the planned increase in dwellings (and population numbers), infrastructure for community and social goods should be provided for.

22. With respect to cross-border use of infrastructure, this is a normal consequence. Staff are of the view that these can be addressed through inter Council relations rather than through a statutory process.

23. The provision of infrastructure sits outside district plans however, it is important that any increased capacity for growth provided for within the proposed plan is underpinned by a strategy to provide infrastructure to service this growth. The submission requests amendments be made to areas around Tūākau and Pokeno which have been ‘live zoned’ where there is uncertainty about the funding, staging and timing for infrastructure provision.

Pressure on productive capacity of rural land

24. In light of projected growth within the region and nationally, the protection of rural productive capacity in the area is a significant concern. The proposed plan restricts subdivision of rural land in order to avoid (or severely limit) the fragmentation of large, productive land holdings (particularly those containing high quality soils). It also prohibits additional lots on any high-class soil sites. Auckland Council takes a slightly different approach to the use of this highly valuable resource in terms of definitions and activity status however; the general policy intent is the same. Consequently, these provisions are supported by the submission.

25. To ensure that the objectives, policies and provisions that relate to protecting high class soils are appropriately cascaded through the policy framework, the inclusion of a specific strategic direction to affirm the significance of protecting high class soils in Section 1.5 is suggested.

26. Despite there being a clear policy direction to avoid the loss of high quality soils in rural zoned areas there has been a significant amount of rezoning of rural zoned land around Tūākau and Pokeno for urban development. This rezoning has the potential to result in the loss of prime soils. As discussed in paragraphs 16 - 19 the submission proposes amendments that encourage a more compact urban form of these settlements to avoid further loss of prime soils to urban redevelopment.

Rural Hamlets

27. The proposed plan provides for Rural Hamlet Subdivision. A Rural Hamlet subdivision results in three to five lots being clustered together with all certificates of title forming one continuous landholding. The provisions for Rural Hamlets do have the potential for longer term pressures on rural land and could affect rural character, in particular where a number of these subdivisions cluster together.

28. The Unitary Plan does not provide for Rural Hamlets. Instead the Unitary Plan seeks to encourage the development of existing towns and villages. Rural Hamlets may have the potential however, to grow small settlements outside of established residential areas. Therefore, the submission requests that the Rural Hamlet provisions are deleted to exclude hamlet development and encourage development around existing towns and villages. In the event this submission point is not accepted, proposed amendments are suggested to the policies for rural hamlets to ensure these are precluded where such development has the potential to grow across regional boundaries.

Conservation Lots

29. Although the provisions for conservation lots that have been included within the proposed plan differ to the type of rules provided in the Unitary Plan, the use of these subdivision provisions to protect valuable ecological assets is supported. One concern however is the potential yield and impact on rural character where these provisions are used to create additional lots.
30. The submission seeks that further analysis is undertaken to consider the potential impact on growth in the Rural Zone to ascertain the accurate implications from a cost and benefit perspective, prior to adopting these provisions.

31. Waikato District Council has used the Transferable Rural Lot Subdivision mechanism in the past and has now removed this from the proposed plan. This tool is incorporated within the Unitary Plan to maintain rural productivity, avoid fragmentation of productive rural land and protect elite soils. Staff acknowledge that Transferable Rural Lot Subdivision is one tool of many to achieve these outcomes and therefore it is not necessary to seek for its inclusion in the Waikato District Plan regulatory framework.

Cross Boundary issues

General cross-boundary matters

32. The proposed plan recognises that there are important planning considerations for social, economic, environmental and cultural issues that cross administrative territorial boundaries. These issues require a coordinated and integrated response by the territorial and regional authorities involved. The proposed plan includes general objectives and policies recognising the significance of these issues and seeks that integrated decision making occur where appropriate. The submission supports these provisions.

Cross boundary natural environment protection matters

33. The proposed plan includes provisions relating to cross boundary natural environment protection matters. In particular, the objectives in relation to land-water interface and natural character recognise that there are cross boundary implications that are not confined to one geographical area. These provisions are supported.

34. In relation to the management of valuable natural environment areas in close proximity to the common territorial authority boundary, the submission supports the identification and protection of Significant Natural Areas.

35. The proposed plan recognises that there are activities, which may have the potential to adversely affect air quality beyond the district boundary such as odour or dust. It also recognises that the primary control of air contaminants remains the role of the regional council through the regional plan. These provisions are supported within the submission, however amendments are requested to ensure that Waikato District Council liaise with Auckland Council, Waikato Regional Council and the relevant district councils on air quality issues where there could be adverse effects across territorial boundaries.

Auckland Transport Cross Boundary Matters

36. Auckland Transport maintains a small number of roads in Waikato where the road forms the boundary between the local authorities, or where the road is a no-exit street but which is accessed from the Auckland road network. For this reason, it is important that the rules addressing the maintenance and management of the road network (called ‘road network activities’ in the proposed plan) are consistent across both jurisdictions. The wording in the notified version of the proposed plan achieves this consistency and is therefore supported within the submission.

Reverse sensitivity and management of adjoining land uses

37. Managing reverse sensitivity effects of competing land uses is an issue for Waikato District. The proposed plan addresses these matters at a strategic level and in policies within the Rural Zone. The Rural Zone incorporates rules such as yard setbacks to manage this issue. The rules make no exceptions for whether or not the sites adjoin a common territorial authority boundary, therefore all sites along the boundary will be treated the same way. Staff are satisfied that the rules will manage reverse sensitivity effects within the Auckland region and therefore these provisions are supported within the submission.
**Water and wastewater**

38. Watercare and the Waikato District Council are parties to a Bulk Supply Agreement for the provision of water and wastewater services to Pokeno and Tūākau within the Waikato District. These services include: treatment and transmission (at Whangarata Road) of bulk drinking water; transmission (from north of Tūākau) and treatment of bulk wastewater. As a water and wastewater service provider, Watercare has a particular interest in understanding the growth targets anticipated within Future Proof for the northern Waikato settlements of Tūākau and Pokeno.

39. Given these interests, Watercare have advised they will be making a separate submission on the proposed plan, with a focus on their role as a requiring authority. No further discussion points other than those in the draft submission were considered warranted.

**Transport**

40. Auckland Council and Auckland Transport’s key concerns relate to alignment of the growth pattern with the November 2016 revision of the Future Proof Growth Strategy. Alignment of the proposed plan with the Future Proof Growth Strategy enables forward planning of larger scale designations and road infrastructure. The planning and protection of such corridors is being considered by the Supporting Growth Alliance/Te Tūpu Ngātahi and will include consideration as part of this process with a focus on the Auckland context.

41. It should be noted that while planning and route protection will be undertaken by the Supporting Growth Alliance, another process will be needed to address funding of transport infrastructure needed to support such growth within both Waikato District and Auckland Region.

42. There is concern that the proposed expansion of Tūākau and Pokeno and the provisions for Rural Hamlets could result in low density residential development which encourages further reliance on private vehicle use between towns and onto strategic corridors such as State Highway 1. The provisions therefore need to achieve integrated transport planning and a form of development that supports a significant non-private vehicle mode share into Auckland.

43. It is also noted that the Hamilton to Auckland Corridor Plan initiated by central government is investigating opportunities to unlock and shape growth along the rail corridor between Auckland and Hamilton through an integrated corridor plan. It aims to connect communities and provide access to jobs in Auckland and Waikato towns along the corridor. The project builds on the preferred settlement patterns in the Auckland Plan 2050 Development Strategy and Waikato Future Proof Strategy.

**Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views**

44. Franklin Local Board were advised of the proposed Waikato District Plan and Council submission, as the most likely interested local board adjoining Waikato District. Papakura Local Board have also expressed an interest in providing input into the submission.

45. The Franklin Local Board have provided a memorandum supporting the amendments suggested in the proposed submission points. The local board notes that there will be impacts on local facilities in Franklin from growth in Waikato District and stresses the need for a pragmatic and collaborative approach by both authorities. The memo received from the local board provides context and background to their feedback and appears as Attachment B to this report.

46. The Papakura Local Board have also provided a draft memorandum which includes feedback on the amendments suggested in the proposed submission points. The memo concurs with the assessment and submission points and appears as Attachment C to this report, however a finalised version of their comments will be tabled at the committee meeting.
**Tauākī whakaaweawe Māori / Māori impact statement**

47. As a publicly notified proposed plan, Māori are able to submit on the plan. Furthermore, Waikato District have undertaken both general and targeted consultation and engagement with both mataawaka and local iwi authorities on the content of the proposed plan, including those authorities within Auckland whose rohe are within the Waikato District.

48. Areas of potential concern to tangata whenua are likely to be those regarding processes and activities relating to land, air, freshwater and the coast and potential adverse impacts on the relationships of mana whenua and their culture and traditions with their ancestral taonga. Specifically these could include:

- air quality e.g. adverse effects of contaminants on important food processes
- effects of land disturbing activities adjacent to waterbodies
- degradation of water quality e.g. wastewater and stormwater discharges into waterways

49. A copy of the draft submission compiled by staff was sent to Te Akitai Waiohua, Te Ahiwaru-Waiohua, Waikato Tainui, Ngāti Tamaoho, Ngai Tai ki Tāmaki, Ngāti Whanaunga, Ngāti Tamatera, Ngāti te Ata, and Ngāti Maru. These iwi authorities have areas of interest adjoining or over the common territorial authority with Waikato District.

50. The iwi authorities were invited to provide comment or feedback to the submission points that are included in Attachment A. At the time of writing this report no feedback has been received.

**Ngā ritenga ā-pūtea / Financial implications**

51. There are funding implications to the council associated with the provision of infrastructure to cater for the growth anticipated within close proximity to the Auckland/Waikato territorial boundary. Residents within Tūākau and Pokeno are likely to use infrastructure in the Auckland region. No specific analysis of these impacts has been undertaken.

**Ngā raru tūpono / Risks**

52. The risks associated with the proposed plan have been identified above.

**Ngā koringa ā-muri / Next steps**

53. The council’s submission must be lodged by 9 October 2018.

**Ngā tāpirihanga / Attachments**

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Auckland Council Submission on the Proposed Waikato District Plan</td>
<td>77</td>
</tr>
<tr>
<td>B</td>
<td>Franklin Local Board feedback on the Proposed Waikato District Plan</td>
<td>85</td>
</tr>
<tr>
<td>C</td>
<td>Papakura Local Board feedback on the Proposed Waikato District Plan</td>
<td>87</td>
</tr>
</tbody>
</table>

**Ngā kaihaina / Signatories**

<table>
<thead>
<tr>
<th>Author</th>
<th>Steve Van Kampen - Team Leader Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>John Duguid - General Manager - Plans and Places</td>
</tr>
<tr>
<td></td>
<td>Jim Quinn - Chief of Strategy</td>
</tr>
</tbody>
</table>
### Attachment A – Auckland Council Submission on the Proposed Waikato District Plan

#### Topic: Urban Growth and Future Proof Growth Strategy

<table>
<thead>
<tr>
<th>Plan Section</th>
<th>Support/Oppose</th>
<th>Decision Requested</th>
<th>Reason for Decision Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 1.5</td>
<td>Support in part: seek amendments</td>
<td>Amend section 1.5 to be titled as follows: 1.5 What does this mean for Waikato District strategic objectives and directions?</td>
<td>Proposed amendments will explicitly identify that the matters listed in section 1.5 are the district strategic objectives and directions of the Plan.</td>
</tr>
<tr>
<td>Sections 1.5.1(a), 1.5.2(a), 1.5.4(c)</td>
<td>Support</td>
<td>Retain</td>
<td>Overall strategic direction relating to creating a compact urban growth development pattern in line with the outcomes of Future Proof.</td>
</tr>
<tr>
<td>Sections 1.5.5(f), 1.5.5(g)</td>
<td>Support</td>
<td>Retain</td>
<td>Services and general infrastructure provisions and servicing deliver growth patterns identified in Future Proof.</td>
</tr>
<tr>
<td>Sections 1.5.7.3(b)</td>
<td>Support</td>
<td>Retain</td>
<td>Provision of water supply to growth areas and links to the Subregional Three Waters Strategy (part of the Future Proof partnership).</td>
</tr>
</tbody>
</table>

Planning maps - Application of ‘live’ urban residential zones in and around Pokeno and Tuakau. This submission point includes but is not limited to the provisions in Chapter 4, Chapter 16 Residential Zone, and Planning Maps.

Oppose | Amend Chapter 4, Chapter 16, the Planning Maps and any other provisions that are proposed for unserviced urban residential areas in and around Pokeno and Tuakau where there is uncertainty about the funding, staging and timing for infrastructure provision. | The provisions of Section 4.1 Strategic Direction do not adequately address how subdivision and development activities will be managed where a ‘live’ residential zoning is proposed for un-serviced land in and around Pokeno and Tuakau. The planning framework proposed for these areas is not promoting an integrated, staged approach to infrastructure and development. It is likely to enable development that undermines the ability to coordinate the adequate provision of network and community infrastructure to support growth. An alternative method to ‘live’ zoning of these areas should be considered, to more appropriately manage land where a live zone has been applied, but where there is no existing or planned supporting infrastructure. |
### Section 1.5

**Support in part**

AMEND provisions and maps to provide for outcomes identified in the Auckland-Hamilton Spatial Plan and Future Proof Strategy Phase 2 review.

There is work underway producing the Auckland-Hamilton Spatial Plan, and also carrying out the Phase 2 review of the Future Proof Growth Strategy. These processes will generate a vision for managing urban growth and development in significant parts of the Waikato District that may differ in some respects from that in the Proposed Plan as currently written.

### Topic: Providing for Future Growth in Tuakau and Pokeno

<table>
<thead>
<tr>
<th>Plan Section</th>
<th>Support/Oppose</th>
<th>Decision Requested</th>
<th>Reason for Decision Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Zone 16.1.3 (RD1)</td>
<td><strong>Support in part</strong> [seek amendments]</td>
<td>Amend 16.1.3 (RD1) as it relates to Pokeno and Tuakau as follows: A Multi-Unit development that meets all of the following conditions: (a) The Land Use – Effects rules in Rule 16.2; (b) The Land Use – Building rules in Rule 16.3, except the following rules do not apply: (i) Rule 16.3.1, Dwelling; (ii) Rule 16.3.8 Building coverage; (iii) Rule 16.3.9 Living court; (iv) Rule 16.3.10 Service court; (c) The minimum net site area per residential unit is 300m²; (d) The Multi-Unit development is connected to public wastewater and water reticulation. ..</td>
<td>Growth can be accommodated within Pokeno and Tuakau through expanding the urban areas or through enabling greater densities within existing urban areas. The proposed plan seeks to accommodate growth within Tuakau and Pokeno through increasing the urban footprints of these towns. Within the proposed Residential zone there is provisions for multiunit development however, each unit must have a minimum net site area of 300m². The minimum site area for vacant lot subdivision is 450m². The proposed rules within the residential zone will not provide for intensification of the existing urban area nor will they result in a range of housing typologies that facilitate housing choice. The proposed rezoning of rural land for urban development and the zone rules will generate further urban sprawl on land and will result in a loss of prime soil. Furthermore, the lack of variety in housing typologies facilitated within the Residential and Village zones will result in a lack of housing choice to cater for a variety of incomes in and around Tuakau and Pokeno. Higher minimum densities than those proposed are more appropriate for established residential areas immediately adjacent to the Business Town Centre zones. Higher residential densities around this zone would better support public transport and other infrastructure, the commercial vitality of the town centre and promote people living, working and playing in their local town centres.</td>
</tr>
</tbody>
</table>

Alternatively, introduce an alternative residential zone for
<table>
<thead>
<tr>
<th>Plan Section</th>
<th>Support/Oppose</th>
<th>Decision Requested</th>
<th>Reason for Decision Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protection of the productive capacity of high class soils</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 1.5</td>
<td>Support in part, seek additions</td>
<td>Amend: Insert a new section in Section 1.5 for High class soils as a matter of strategic direction.</td>
<td>Identify the protection of high class soils is a significant issue with its own strategic direction and objective in section 1.5.1.</td>
</tr>
<tr>
<td>Section 1.5.1</td>
<td>Support</td>
<td>Retain</td>
<td>Identifying compact urban development as one of the strategic directions of the plan to ensure growth occurs around existing established centres.</td>
</tr>
<tr>
<td>Objective 5.1.1 Objective 5.2.2 22.4.1.1 Prohibited Subdivision</td>
<td>Support</td>
<td>Retain</td>
<td>Provisions that protect and retain high class soils.</td>
</tr>
<tr>
<td>Maintenance of rural character and amenity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rule 22.4.1.5 Rural Hamlet Subdivision</td>
<td>Oppose</td>
<td>Delete</td>
<td>Rural Hamlets and the growth of new residential areas should be limited and focused around existing towns and villages. Strategic directions in the plan encourage growth around existing towns and centres, therefore enabling rural hamlets do not align with this. Rural hamlet developments have the potential to create small enclaves of residential activity, with potential effects on reverse sensitivity.</td>
</tr>
</tbody>
</table>
### Policy 5.3.8(d)

<table>
<thead>
<tr>
<th>Support</th>
<th>Delete</th>
</tr>
</thead>
<tbody>
<tr>
<td>in part</td>
<td>Oppose</td>
</tr>
</tbody>
</table>

Amend Policy 5.3.8 (remove strikethrough and insert underline): 
(d) Rural hamlet subdivision and boundary relocations ensure the following:
(i) Protection of rural land for productive purposes;
(ii) Maintenance of the rural character and amenity of the surrounding rural environment;
(iii) Minimisation of cumulative effects

The Auckland Unitary Plan—Operative in Part does not provide for rural hamlets. Instead, it seeks to encourage the development of existing towns and villages. The provisions enabling rural hamlet development do not cascade appropriately from the higher order strategic objectives of the plan and as the provisions enabling rural hamlets are sought for deletion, the associated policy is also sought for deletion.

Rural Hamlets may have the potential however, to grow across regional boundaries into Auckland. The proposed amendments to the policies for rural hamlets will ensure these are precluded where such development has the potential to grow across regional boundaries.

### Conservation lots

| 22.4.1.6 Conservation lot subdivision | Support in part | seek further analysis | Further Section 32 analysis required. | Support further section 32 analysis to consider the potential costs and benefits of conservation lots in the rural area, in particular the impacts of potential yields on rural character where these provisions are utilised to create additional lots. Analysis to consider the potential impact on growth in the rural area would be beneficial.

### Transferable Title (TTR) mechanism

| 22.4.1.1 Prohibited subdivision Rule PR4 | Support in part | seek amendments | 22.4.1.1 Prohibited subdivision Rule PR4 with changes as follows (remove strikethrough and insert underline):
(a) Any subdivision where a lot has been created for the purpose of a transferable rural lot subdivision under the provisions of the previous Operative Waikato

WDP approach to rural subdivision does not include TTR mechanism which enables additional subdivision rights to be transferred to other sites where certain criteria are met. Suggest amendments to the provisions to make it more absolute that no additional lots are able to be subdivided where a transferable rural lot subdivision has occurred in the past.
### District Plan – Franklin Section

by either:

(i) ______ Amalgamation; or
(ii) ______ Re-survey

---

**Topic: Cross Boundary issues**

<table>
<thead>
<tr>
<th>Plan Section</th>
<th>Support/Oppose</th>
<th>Decision Requested</th>
<th>Reason for Decision Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General cross-boundary matters</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 1.5.3</td>
<td>Support</td>
<td>Retain Section 1.5.3 Cross-boundary issues</td>
<td>Support the strategic recognition of the significance of cross boundary issues for integrated decision making.</td>
</tr>
<tr>
<td>Section 1.5.5(e)</td>
<td>Support</td>
<td>Retain Section 1.5.5(e) regarding consultation between the organisations responsible for the infrastructure, developers, adjoining landowners, and iwi and adjoining consent authorities.</td>
<td>Support the directive for consultation between the organisations responsible for the infrastructure, developers, adjoining landowners, and iwi and adjoining consent authorities.</td>
</tr>
</tbody>
</table>

<p>| <strong>Cross boundary natural environment protection matters</strong> | | | |
| Section 1.5.3 use of term “natural character” | Support | Retain | Land-water interface and natural character have cross boundary implications are not confined to one geographical area. |
| Section 1.5.3 Cross boundary issues | Support in part | Amend section 1.5.3 to seek that the Council liaise with Auckland Council and Waikato Regional Council and the relevant district councils on air quality issues as appropriate where there could be adverse effects across territorial boundaries. | There are activities, which may have the potential to adversely affect air quality beyond the district boundary such as odour or dust. Support the recognition that although Councils may under s31 (b) of the Resource Management Act “control … any actual or potential effects of the use, development or protection of land “… the primary control of air contaminants remains the role of the regional councils through their regional plans. Seek that the Council liaise with Auckland Council and Waikato Regional Council and the relevant district councils on air quality issues as appropriate where there could be adverse effects across territorial boundaries. |
| Section 1.5.3 | Support | Retain | Recognition that the west coast is a wild and scenic coastline with limited road access which has restricted development in the past. |</p>
<table>
<thead>
<tr>
<th>Section 1.5.3</th>
<th>Support</th>
<th>Retain</th>
<th>The Miranda coast has a low-lying more sheltered character, is important to Tangata whenua and is an internationally significant habitat for migratory birds.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 3.2.1</td>
<td>Support</td>
<td>Retain</td>
<td>Supports the identification and protection of Significant Natural Areas.</td>
</tr>
<tr>
<td>(a) Indigenous biodiversity in Significant Natural Areas is protected and enhanced.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy 3.2.2</td>
<td>Support in part</td>
<td>seek amendments</td>
<td>Amend Policy 3.2.2 as follows (remove strikethrough and insert underline):</td>
</tr>
<tr>
<td>Identify significant indigenous vegetation and habitats of indigenous fauna in accordance with the Waikato Regional Policy Statement and include identified significant ecological areas in the Auckland Unitary Plan which cross the Waikato-Auckland territorial boundary as Significant Natural Areas.</td>
<td>Seek alignment with the Auckland Unitary Plan – Operative on Part in relation to the identification and protection of Significant Natural Areas in close proximity to the common territorial authority boundary. Ensure areas identified in the Unitary Plan follow through into the Waikato District.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Road network activities

<table>
<thead>
<tr>
<th>Chapter 13: Definitions</th>
<th>Support</th>
<th>Retain</th>
<th>General alignment of the definition of ‘road network activities’ will make it more efficient for Auckland Transport to manage road maintenance and safety across Waikato District and the common boundary.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road network activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rule 14.12.1(a) P5 for permitted activity standards for road network activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Topic: Reverse sensitivity and management of adjoining land uses

<table>
<thead>
<tr>
<th>Plan Section</th>
<th>Support/Oppose</th>
<th>Decision Requested</th>
<th>Reason for Decision Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 1.5.4(b)</td>
<td>Support</td>
<td>Retain</td>
<td>Strategic recognition that reverse sensitivity.</td>
</tr>
<tr>
<td>Policy 5.3.7</td>
<td>Support</td>
<td>Retain</td>
<td>Policy that recognises types of rural environment activities and avoids and or mitigates the effects of these activities on other sensitive land uses.</td>
</tr>
<tr>
<td>22.3.7.2 Building setbacks sensitive land use</td>
<td>Support</td>
<td>Retain</td>
<td>Building setbacks create separation for sensitive activities based on zone and site size. Specific rules for sensitive activities are included.</td>
</tr>
<tr>
<td>22.3.7.1 Building setbacks - All boundaries</td>
<td>Support</td>
<td>Retain</td>
<td>Building setbacks create separation for sensitive activities based on zone and site size. Specific rules for sensitive activities are included.</td>
</tr>
</tbody>
</table>
Memorandum

To: Planning Committee
cc: Steve van Kampen – Team Leader, Auckland-wide Planning
    Nina Siers, Relationship Manager, Local Board Services

Subject: Proposed Waikato District Plan – Auckland Council Submission

From: Angela Fulljames, Chair Franklin Local Board

Purpose

1. To:
   - Endorse the council’s submission to the Waikato District Council on the notified Proposed Waikato District Plan.
   - Emphasise the need for continued collaboration between Waikato District Council, the Auckland Council governing body and Franklin Local Board in identifying and managing the shared implications of development and growth.

Summary

- Franklin Local Board generally supports the proposed plan and endorses the amendments suggested in the Auckland Council submission.
- The board notes that, in endorsing development in Tuakau and Pokeno, Auckland Council acknowledges there will be an impact on the use of local facilities in Franklin, as well as opportunities for shared delivery, that will require additional resources to address.
- The board stresses the need for a pragmatic and collaborative approach to the delivery of services and facilities to local communities and to realising shared opportunities across local governance boundaries.

Context/Background

2. The Waikato District Council has notified the Waikato District Plan (‘the proposed plan’) for submissions.
3. A draft submission has been prepared by council staff to be endorsed by the Planning Committee of the Auckland Council governing body.
4. Franklin Local Board is part of Auckland Council and has governance responsibility for the planning and use of local community facilities. The local board is responsible for identifying and communicating the views of local people on regional strategies, policies, plans and bylaws to the governing body, and providing input to the governing body on any regional decision that impacts on the local board area.
5. The effective management of growth is a publicly endorsed priority for Franklin Local Board (Outcome 4 of the Franklin Local Board Plan 2017: ‘Growth is dealt with effectively’).
6. How growth and development is managed in north Waikato has a direct impact on planning for and the management of facilities and services, on the local environment and on the local economy within the Franklin Local Board area.

Discussion

7. Franklin Local Board generally supports the proposed plan and concurs with the Auckland Council draft submission, specifically:
   - Supports avoiding further loss of high-quality rural land on the basis that soil protection and food security is a local economic development issue that crosses local governance boundaries. Attention is drawn to the Deloitte report commissioned by Horticulture New
Zealand (‘New Zealand’s Food Story: the Pukekohe Hub’), which highlights the value of the local horticulture industry.

- Supports the inclusion of reverse sensitivity controls in rural areas in the interests of protecting local industry, employment and prosperity.
- Supports the provision of future growth around Tuakau and Pokeno with amendments that manage urban sprawl and provide for alternative housing types so as not to create negative implications for transport and soil protection.
- Supports urban growth around existing towns and villages that aligns with the Future Proof growth strategy (November 2016).

8. The board concurs with the governing body’s position that cross-boundary issues and opportunities should be addressed in collaboration with Auckland Council, including the Franklin Local Board, as the neighbouring local authority.

9. Growth in Tuakau and Pokeno, along with the significant growth in Pukekohe, will generate additional pressure on community and recreational facilities in neighbouring centres. It is critical that expanded town and local centres provide local facilities, social infrastructure and job opportunities alongside housing. Waikato District Council and Auckland Council should work together closely on the strategic planning of neighbouring centres and ensure that new or improved services and facilities are delivered.

10. A pragmatic approach to the provision of services across boundaries will be important to local communities and initiatives such as shared access to libraries should continue.
19 September 2018

Papakura Local Board feedback on the Waikato District Plan

Background

The Waikato District Council has notified the Waikato District Plan (‘the proposed plan’) for submissions. A draft submission has been prepared by council’s planning staff and will be presented to the Auckland Council Planning Committee for approval on 2 October 2018.

Franklin and Papakura Local Boards have been invited to provide feedback on the proposed Plan.

Papakura Local Board feedback

The Papakura Local Board concurs with the draft Auckland Council submission which generally supports the proposed Waikato District Plan.

The board provides the following comment:

a) The board supports urban growth around existing towns and villages that aligns with the Future Proof Growth Strategy (November 2016).

b) The board supports the provision of future growth around Tuakau and Pokeno with amendments that manage urban sprawl and provide for alternative housing types.

c) The board supports avoiding further loss of high class soils. Growing hydroponically on high class soils should not be permitted as this activity can be undertaken in low soil areas.

d) The board supports recognising cross boundary issues that are of interest to Auckland Council as a neighbouring local authority.

e) The board supports the inclusion of reverse sensitivity controls in rural areas.

f) The board supports the need to promote a more regional and holistic approach between land use and infrastructure that enables anticipated growth with desirable outcomes for communities.

g) The board is concerned about transport links and public transport provision in terms of planning anticipated growth. For example provision of public transport does not appear to be keeping pace with urban sprawl at Pokeno.

h) Planning for public transport needs to provide connectivity to main transport hubs.

Brent Catchpole
Chairperson
Papakura Local Board

Felicity Au’va’a
Deputy Chairperson
Papakura Local Board

Date: _______________________
Te take mō te pūrongo / Purpose of the report

1. To approve the proposed scope of work to collaborate with government agencies, Māori and housing sector groups to provide advice on ways to increase affordable housing.

Whakarāpopototanga matua / Executive summary

2. Key workers are leaving Auckland and employers, especially those providing essential public services are facing difficulties attracting and retaining skilled staff. Forty-four per cent of all Auckland renters are paying unaffordable amounts of their income on rent. Home ownership is increasingly unaffordable for many Aucklanders.

3. The Auckland Plan 2050 homes and places outcome aims for all Aucklanders to have a secure, healthy and affordable home.

4. Affordable housing is typically provided by community housing providers, available to those who are not eligible for state housing and cannot afford full market cost such as:
   - assisted rental
   - assisted home ownership.

5. Staff propose that council collaborate with government agencies, Māori and housing sector groups to identify ways to increase affordable housing including:
   - identify and assess the effectiveness and efficiency of regulatory and non-regulatory interventions within a wider housing systems approach
   - provide advice on council’s position and role to enable affordable housing.

6. Staff propose to report back through two key deliverables:
   - December 2018 - Snapshot Report: problem, key themes from literature, international experience and current and planned Auckland initiatives
   - August 2019 - Position and Role Report: collaboration results with stakeholders, intervention analysis, options and advice on council’s potential position and role in affordable housing.

7. There is a delivery risk associated with the two key deliverables. Stakeholder availability to engage and collaborate cannot always be accommodated in our timeframes. Staff will take an iterative approach to complete the deliverables and balance our timeframes with our stakeholder initiatives and availability.

Ngā tūtohunga / Recommendation/s

That the Planning Committee:

a) approve the proposed scope and deliverables of the affordable housing work as outlined in the purpose, objectives, discovery and next step sections of the agenda report.
Horopaki / Context

Housing is classed as unaffordable for 44 per cent of all renters in Aucklanders

8. Housing is generally considered affordable when households are spending less than 30 per cent of their gross income on housing costs. Internationally, the focus is placed on the lowest-earning 40 per cent of the population.

9. Community Housing Aotearoa identifies that New Zealand households in the lowest income groups are likely to require access to:
   - emergency housing
   - social housing
   - assisted rental
   - assisted home ownership.

10. Finding housing that is affordable close to jobs and public transport is increasingly difficult for many Aucklanders. Growing numbers of people are experiencing homelessness, long periods on social housing waiting lists or overcrowded conditions.

11. Forty-four per cent of all renters in Auckland are paying unaffordable amounts of their household income on rent.

12. Housing needs assessments have identified that privately rented or owned housing will not be affordable to increasing numbers of Aucklanders, even with an Accommodation Supplement.

13. Key workers are leaving Auckland and employers, especially those providing essential public services are facing difficulties attracting and retaining skilled staff.

14. The lack of affordable housing has negative impacts on population health, educational achievement and employment opportunities. It has the potential for long-term structural impact on Auckland’s social equity and productivity levels.

Working with others for a secure, healthy and affordable home for all Aucklanders

15. The Auckland Plan 2050 homes and places outcome aims for all Aucklanders to have a secure, healthy and affordable home.

16. The council works with central government, developers, builders, investors, Māori and non-government organisations to achieve this outcome. Ways to do this are identified as:
   - accelerating quality development at scale that improves housing choices
   - increasing tenure security and broadening the range of tenure models
   - improving the quality of existing dwellings, particularly for renters
   - investing in Māori to meet their specific housing aspirations.

17. The Auckland Plan highlights the need for more social housing, as well as a rental system that better serves the growing number of Aucklanders for whom home ownership is unaffordable.

18. The Mayoral Housing Taskforce strategic intervention (4.2) recommended that council collaborate with central government and the housing sector to:
   Investigate other mechanisms to enable new tenure and ownership models that can fill gaps between social housing and market-rate housing. Identify whether and how these are feasible to implement to address affordability issues.
Tātaritanga me ngā tohutohu / Analysis and advice

Scope of proposed work is to collaborate with government agencies, Māori and housing sector groups to identify ways to increase affordable housing

Purpose

19. The purpose of the affordable housing work is to: collaborate with government agencies Māori and housing sector groups to provide advice on ways to increase affordable housing.

20. Affordable housing includes housing typically provided by community housing providers available to those who are not eligible for state housing and cannot afford full market cost such as:
   - **assisted rental** - usually part-funded by the government through the Accommodation Supplement
   - **assisted ownership** - available below market cost and provides household income-related pathways to home ownership such as rent to buy, affordable equity and shared ownership.

21. Government agencies (such as Housing New Zealand, the Ministry for Business, Innovation and Employment, and the Ministry for Social Development) and housing sector groups are progressing policy work and initiatives to increase affordable housing.

22. Work on affordable housing has been undertaken or is currently underway across council. It will be critical to synthesise current and previous initiatives within the scope of the work.

Objectives

23. Key objectives of the affordable housing work are:
   - identify fit-for-purpose regulatory and non-regulatory affordable housing interventions within a wider housing systems approach
   - undertake a high-level assessment of the effectiveness and efficiency of interventions to improve affordable housing in Auckland
• provide options and advice on council’s position and role to enable affordable housing.

Discovery

24. The discovery phase of the affordable housing work will include:

• problem definition and gap analysis
• needs and lived experience of those most affected by the affordable housing crisis, including Māori, Pacific and key workers such as teachers and emergency services
• current and planned affordable housing initiatives such as the Kiwibuild programme, the Auckland Housing Programme, and the Independent Maori Statutory Board and Te Matapihi-led Māori housing plan
• community and Māori housing sector capacity, capability and partnership models
• New Zealand and international examples of affordable housing policy and intervention-classified as proven or promising and including case studies. This includes:
  o effectiveness of overarching housing strategies and policies
  o planning requirements: density bonuses, mandatory minimum levels of housing types
  o funding: fees and charges, incentives, use of council land
  o interaction of incentives and sanctions to enable mixed tenure across social, assisted rental, assisted ownership and market rate.

Strengths

25. The strengths of the proposed scope include:

• integrated view of affordable housing within the broader housing system
• alignment with the lived experience of Aucklanders who can’t afford a home
• considerations of future as well as current affordability issues and interventions
• implementation of the Mayoral Housing Taskforce strategic intervention for affordable housing
• recognition that council is only one part of the housing system with levers to contribute to affordable housing in Auckland.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

26. Local board members’ views on the council’s position and role to increase affordable housing will be sought through cluster meetings and workshops.

Tauākī whakaaweawe Māori / Māori impact statement

27. Māori are disproportionately affected by the housing affordability in Auckland. In 2013 an estimated 32 per cent of the homeless population were Māori. Just over four in every 10 people on the social housing register are Māori.

28. Māori are less likely than other ethnic groups to own their own home and are more likely to be residing in a rental property. Rising rent costs and insecure tenure raise the risk of being homeless, disconnected from community and experiencing impacts on health and education.

29. The policy work will specifically consider Māori and Māori housing providers’ experiences of affordable housing, their needs and how they consider their needs can be met.
30. Connecting with the Independent Maori Statutory Board and Te Matapīhi-led project on a Māori housing plan will be critical.

Ngā koringa ā-muri / Next steps

31. The Chair of the Committee will meet with planning and development experts on 11 October 2018 to progress affordable housing ideas.

32. Staff propose to report back through two key deliverables:
   - *December 2018* - Snapshot Report: problem, key themes from literature, international experience and current and planned Auckland initiatives
   - *August 2019* - Position and Role Report: collaboration results with stakeholders, intervention analysis, options and advice on council’s potential position and role in affordable housing.

33. The timing of the key deliverables is based on available staff resource and the time needed to collaborate with government, Māori and the housing sector.

34. Advice to the Committee on the two key deliverables may need to be iterative as the Auckland housing context continues to change rapidly.

35. Government and housing sector policy and initiatives are developing and evolving constantly which can impact on what council’s role and position on affordable housing might be.

Ngā ritenga ā-pūtea / Financial implications

36. The scope and timing of the policy work on affordable housing can be undertaken within existing baselines.

Ngā raru tūpono / Risks

37. There is a delivery risk associated with the two key deliverables. Stakeholder availability to engage and collaborate with the council cannot always be accommodated in our timeframes.

38. To mitigate the delivery risk, staff will take an iterative approach to complete the deliverables and balance our timeframes with our stakeholder initiatives and availability. Progress updates including timing issues and solutions will be provided to the Planning Committee.

Ngā tāpirihanga / Attachments

There are no attachments for this report.

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Deborah Edwards - Senior Policy Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Kataraina Maki - GM - Community &amp; Social Policy</td>
</tr>
<tr>
<td></td>
<td>Jim Quinn - Chief of Strategy</td>
</tr>
</tbody>
</table>
Summary of Planning Committee information memos and briefings - 2 October 2018

File No.: CP2018/17447

Te take mō te pūrongo / Purpose of the report
1. To receive a summary and provide a public record of memos or briefing papers that have been distributed to committee members.

Whakarāpopototanga matua / Executive summary
2. This is a regular information-only report which aims to provide greater visibility of information circulated to committee members via memo/briefing or other means, where no decisions are required.
3. The following information items are attached:
   • Planning Committee work programme (Attachment A)
4. The following memos are attached:
   • 13 September 2018 – Mandatory Change to the Regional Policy Statement in the Auckland Unitary Plan (operative in part) (Attachment B)
5. This document can be found on the Auckland Council website, at the following link:
   http://infocouncil.aucklandcouncil.govt.nz/
   o at the top of the page, select meeting “Planning Committee” from the drop-down tab and click ‘View’;
   o under ‘Attachments’, select either the HTML or PDF version of the document entitled “Extra Attachments”.
6. Note that staff will not be present to answer questions about the items referred to in this summary. Committee members should direct any questions to the authors.

Ngā tūtohunga / Recommendation/s
That the Planning Committee:

a) receive the Summary of Planning Committee information memos and briefings – 2 October.

Ngā tāpirihanga / Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Planning Committee forward work programme 2 October 2018</td>
<td>97</td>
</tr>
<tr>
<td>B</td>
<td>Memo on Mandatory Change to the Regional Policy Statement in the Auckland Unitary Plan (operative in part)</td>
<td>107</td>
</tr>
</tbody>
</table>

Ngā kaihaina / Signatories

| Author             | Kalinda Gopal - Senior Governance Advisor                                                                                                             |
|--------------------|------------------------------------------------------------------------------------------------|---------------------------------|
| Authoriser         | Jim Quinn - Chief of Strategy                                                                   |                                |
## PLANNING COMMITTEE FORWARD WORK PROGRAMME 2018

This committee guides the physical development and growth of Auckland through a focus on land use planning, housing and the appropriate provision of infrastructure and strategic projects associated with these activities.

### Priorities for the second 12 months are:
- Auckland Plan refresh
- Strategic infrastructure planning
- City Centre and Waterfront development

<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Planning Committee role (decision or direction)</th>
<th>Expected timeframes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Highlight financial year quarter and state month if known</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FY19</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Jul-Sep</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 Jul</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7 Aug</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4 Sep</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### HOUSING

**Auckland Council**

**Auckland Housing Accord monitoring and National Policy Statement requirements**

All decisions on Special Housing Areas have been completed in the last council term. This relates to ongoing monitoring of the outcomes of the Housing Accord and the requirements of the National Policy Statement on Urban Development Capacity.

**Direction**

Completion of Housing Accord obligations and assessment of effectiveness of interventions.

**Progress to date**

- Review and update of Housing Accord Aug 2017 PLA/2017/82
- Update on affordable housing in Special Housing Areas Oct 2017 PLA/2017/132


Quarterly reporting on NPS-UDC in Feb and Jun 2018

**Auckland Council**

**Implementation of Housing Taskforce**

The Housing Taskforce is led by His Worship the Mayor. The taskforce is likely to recommend actions to council and some of these actions may fall under the Planning Committee remit. Actions may include strategic overview and spatial outcomes of council’s role in housing.

**Direction**

Provide strategic direction and oversight of council’s role in housing to ensure the remedying of any impediments to effective housing supply.

**Progress to date**

- Workshop with Housing NZ and HLC March 2018

**Auckland Council**

**Auckland Housing Programme**

Housing New Zealand Limited, HLC and Auckland Council are working together to speed up the delivery of housing in Auckland. Some initiatives will also include the delivery of affordable housing. Auckland Council’s role focuses on the delivery of infrastructure which enables delivery of housing. Staff are currently working with Housing New Zealand Limited and HLC to determine what actions and decisions are required from Council. There may be

**Direction and Decision**

Provide strategic direction and decisions as required.

**Progress to date**

Workshop with Housing NZ and HLC March 2018
<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Planning Committee role (decision or direction)</th>
<th>Expected timeframes Highlight financial year quarter and state month if known</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FY19</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Jul-Sep Oct-Dec Jan-Mar Apr-Jun</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7 Jul 2 Jul 26 Nov 27 Nov 1 Mar 2 Apr</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 Jul 6 Aug 20 Nov 21 Nov 5 Mar 6 Apr</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4 Jul 7 Aug 21 Nov 22 Nov 6 Mar 7 Apr</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 Jul 6 Aug 22 Nov 23 Nov 7 Mar 8 Apr</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7 Jul 6 Aug 22 Nov 23 Nov 7 Mar 8 Apr</td>
</tr>
</tbody>
</table>

**REGIONAL LAND USE AND INFRASTRUCTURE**

<p>| Auckland Council | Auckland Plan Implementation | The Auckland Plan, Auckland 2050, will be adopted in June 2018. Focus is now on implementation of the plan. A decision will be sought on the overall framework and priority initiatives for implementation. Update reports will be provided at 6-monthly intervals, highlighting both progress on initiatives as well as emerging issues and trends impacting on Auckland 2050 including central government policy and legislation. | Direction and Decision Adoption of the Auckland Plan 2050. Approval and oversight of implementation of Auckland 2050. Baseline monitoring report to be presented in Q3 followed by six-monthly update reports. | Q1 Q2 Q3 Q4 |
| Auckland Transport | Auckland Transport Alignment Project implementation (including the Congestion Question) | The second version of the Auckland Transport Alignment Project strategic approach was adopted by Government and Council in April 2018. Any consideration of transport should be for the purpose of informing future Long-term Plans. | Progress to date Adoption of Auckland Plan 2050 Jun 2018 PLA/2018/62 Formation of working group to develop core targets in collaboration with central government Aug 2018 PLA/2018/76. | Q1 Q2 Q3 Q4 |
| Auckland Council | Auckland Unitary Plan appeals | The Auckland Unitary Plan is Operative in Part until all current appeals are resolved. | Decision Decisions on council’s position on the current Auckland Unitary Plan appeals as required. Once the current appeals are resolved, the Regulatory Committee will be responsible for future appeals. | Q1 Q2 Q3 Q4 |
| Auckland Council | Auckland Unitary Plan Monitoring of Performance | The development of an internal strategy to identify key performance measures of the Auckland Unitary Plan together with establishing Plan effectiveness monitoring and reporting is being progressed. | Direction Reporting on project progress | Q1 Q2 Q3 Q4 |</p>
<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Planning Committee role (decision or direction)</th>
<th>Expected timeframes Highlight financial year quarter and state month if known</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FY19</td>
</tr>
</tbody>
</table>

**Item 14**

**HOUSING**

**Auckland Council**  
**Auckland Unitary Plan plan changes**

- The Auckland Unitary Plan is Operative in Part until all appeals are resolved. The council may decide to promulgate public plan changes at any time. Council can decide not accept or reject private plan changes within the first 2 years

**Decision**

Decisions on Auckland Unitary Plan plan changes

**Progress to date**

8 council plan changes and 3 private plan changes have been notified since the Auckland Unitary Plan became operative in part in November 2016. Two of those plan changes are now operative. Further plan changes are currently being developed in accordance with the plan change programme endorsed by the Planning Committee in July 2017 PLA/2017/76

- The Auckland Unitary Plan enhancements plan change and corrections to the Schedule of Notable Trees plan change will be presented to the Planning Committee in Q1/Q2 of the 2019 financial year.

- Staff report on options for rezoning road reserve and public owned “paper roads” as open space requested Aug 2018 PLA/2018/72

**Auckland Transport**  
**Mass transit – airport**

- Agree strategic direction with Auckland Transport through its consideration of options for mass transit to the Auckland International Airport.

**Direction**

Strategic direction relating to infrastructure and land use. Auckland Transport has responsibility for the provision of public transport in Auckland.

**Progress to date**

- Workshops held Apr, Jun and Oct 2017 and Feb 2018
- Elected member site visits of key locations along proposed route Mar and Apr 2018
- Workshop on City to Mangere Light Rail to be held on 2 Oct 2018.

**Auckland Transport**  
**Mass transit – light rail**

- Agree strategic direction with Auckland Transport through its consideration of options for light rail on the isthmus.

**Direction**

Strategic direction relating to infrastructure and land use. Auckland Transport has responsibility for the provision of public transport in Auckland.

**Progress to date**

- Workshop Apr 2017
- Workshop on City to Mangere Light Rail to be held on 2 Oct 2018.
<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Planning Committee role (decision or direction)</th>
<th>Expected timeframes Highlight financial year quarter and state month if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auckland Transport and City Rail Link Limited</td>
<td>City Rail Link (public realm)</td>
<td>Provide direction to Auckland Transport on the public realm works associated with the City Rail Link.</td>
<td>Direction Strategic direction relating to infrastructure and land use. CRL Company has responsibility for the delivery of the City Rail Link. Auckland Transport has responsibility for the road corridor</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
<tr>
<td>Auckland Transport Auckland Council</td>
<td>Additional Waitemata Harbour Crossing</td>
<td>Provide strategic direction to Auckland Transport as it considers the Additional Waitemata Harbour Crossing project. Provide strategic direction to the New Zealand Transport Agency as it develops the Additional Waitemata Harbour Crossing project.</td>
<td>Direction To Auckland Transport relating to public transport options</td>
<td>Decision Approve Auckland Council’s submission on the consent applications made by New Zealand Transport Agency</td>
</tr>
<tr>
<td>Auckland Transport</td>
<td>Active Transport (Walking and Cycling)</td>
<td>Delivery of active transport initiatives</td>
<td>Direction Feedback to Auckland Transport on the plans and programmes</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
<tr>
<td>Auckland Council Auckland Transport</td>
<td>Supporting growth Delivered transport networks</td>
<td>Delivery and route protection phase of the former Transport for Future Urban Growth process jointly undertaken by Auckland Council/Auckland Transport and New Zealand Transport Agency</td>
<td>Direction Reporting on project progress</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Technical Guidance Programme</td>
<td>To deliver a programme of technical guidance documents to facilitate development to comply with the Unitary Plan and Auckland Council’s infrastructure standards</td>
<td>Decision Approval of some documents</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
</tbody>
</table>

**PLACE-BASED LAND USE AND INFRASTRUCTURE**

<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Planning Committee role (decision or direction)</th>
<th>Expected timeframes Highlight financial year quarter and state month if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auckland Council</td>
<td>Spatial Planning Work Programme</td>
<td>Spatial Planning is an important placemaking tool that enables the integration of land use aspirations with the identification of the necessary supporting infrastructure.</td>
<td>Decision Approve the proposed spatial planning work programme</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Drury-Opaheke and Paerata structure plans</td>
<td>The Drury-Opaheke and Paerata structure plans will provide specific spatial planning for this area and assist with infrastructure investment decisions</td>
<td>Decision Approve the Drury-Opaheke and Paerata Structure Plans</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Silverdale and Warkworth structure plans</td>
<td>The Silverdale and Warkworth structure plans will provide specific spatial planning for these areas and assist with infrastructure investment decisions</td>
<td>Decision Approve the Silverdale and Warkworth structure plans</td>
<td>Q1  Q2  Q3  Q4</td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Planning Committee role</td>
<td>Expected timeframes Highlight financial year quarter and state month if known</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>--------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Auckland Council</strong></td>
<td>Port Future Study</td>
<td>The Port Future Study was recommended to this council by the previous council. In conjunction with the Governing Body this committee will need to decide the next steps with this study.</td>
<td>Direction</td>
<td>Likely to recommend actions to the Governing Body for decision</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Progress to date</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Decision</td>
<td>Decision to undertake further scoping work on an alternative port location and identifying related triggers/constraints PLA/2017/126</td>
</tr>
<tr>
<td><strong>Panuku</strong></td>
<td>Tamaki redevelopment</td>
<td>Panuku leads council’s involvement in the Tamaki redevelopment programme. There are some decisions of council required from time to time. This is part of the Spatial Priority Area programme.</td>
<td>Decision</td>
<td>Regional strategy and policy relating to infrastructure, land use and housing.</td>
</tr>
<tr>
<td><strong>Panuku</strong></td>
<td>Transform Manukau</td>
<td>The previous council approved the High Level Project Plan for Transform Manukau, covering 600 hectares around the Manukau metropolitan centre.</td>
<td>Direction</td>
<td>Feedback on the Framework Plan and priorities for Manukau. Panuku has responsibility for the delivery of Transform Manukau.</td>
</tr>
<tr>
<td><strong>ALEGISLATION/CENTRAL GOVERNMENT PROGRAMMES</strong></td>
<td></td>
<td></td>
<td><strong>Direction/Direction</strong></td>
<td>Approve Auckland Council submission.</td>
</tr>
<tr>
<td><strong>Auckland Council</strong></td>
<td>National Planning Standards</td>
<td>The Resource Legislation Amendment Act 2017 introduced national planning standards to improve the consistency of resource management plans and policy statements under the Act. Council will have the opportunity to make a formal submission in July – August 2018.</td>
<td>Decision</td>
<td>Approve Auckland Council Submission.</td>
</tr>
<tr>
<td><strong>Auckland Council</strong></td>
<td>Urban Development Authorities</td>
<td>Urban Development Authorities legislation is planned to be introduced by the end of 2018.</td>
<td>Decision/Direction</td>
<td>Approve Auckland Council submission.</td>
</tr>
<tr>
<td><strong>Auckland Council</strong></td>
<td>Tax Working Group</td>
<td>The Tax Working Group has been directed by government to advise on a number of specific challenges including taxation as it relates to housing affordability. The Tax Working Group will produce an interim report and draft recommendations to government in September 2018. There will be an opportunity for submissions. This work may sit under the Finance and Performance Committee. However, its scope is very broad.</td>
<td>Decision/Direction</td>
<td>Approve Auckland Council submission.</td>
</tr>
</tbody>
</table>
### Planning Committee role (decision or direction)

**Auckland Council**
- **Resource Management Act reforms**
  - **Lead Area of work**
  - **Reason for work**
  - **Planning Committee role (decision or direction)**
  - **Expected timeframes**

**Decision/Direction**
Approve Auckland Council submission.

**Highlight financial year quarter and state month if known**

<table>
<thead>
<tr>
<th>FY19</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 Jul 4 Aug</td>
<td>2 Oct 6 Nov</td>
<td>27 Nov 5 Feb</td>
<td>5 Mar 2 Apr 7 May 4 Jun</td>
</tr>
</tbody>
</table>

- **Auckland Council**
  - **Local Government Act 2002 Amendment Bill**
  - **The Local Government and Environment Select Committee reported back on this bill in Jun 2017. The bill provides greater flexibility for councils to collaborate on service delivery, new processes for council-led reorganisations, and a more proactive role for the Local Government Commission. There is no formal timeframe for the bill’s progression.**

**Decision/Direction**
Approve Auckland Council submission

<table>
<thead>
<tr>
<th>FY19</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 Jul 4 Aug</td>
<td>2 Oct 6 Nov</td>
<td>27 Nov 5 Feb</td>
<td>5 Mar 2 Apr 7 May 4 Jun</td>
</tr>
</tbody>
</table>

- **Auckland Council**
  - **National Environmental Standards**
  - **Decision/Direction**
  - **As required**

<table>
<thead>
<tr>
<th>FY19</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 Jul 4 Aug</td>
<td>2 Oct 6 Nov</td>
<td>27 Nov 5 Feb</td>
<td>5 Mar 2 Apr 7 May 4 Jun</td>
</tr>
</tbody>
</table>

- **Auckland Council**
  - **National Policy Statements**
  - **Decision/Direction**
  - **As required**

<table>
<thead>
<tr>
<th>FY19</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 Jul 4 Aug</td>
<td>2 Oct 6 Nov</td>
<td>27 Nov 5 Feb</td>
<td>5 Mar 2 Apr 7 May 4 Jun</td>
</tr>
</tbody>
</table>

### RESOLUTIONS OF OTHER COMMITTEES WHICH IMPACT PLANNING COMMITTEE

**Panuku**
- **Transform and Unlock programmes**
  - Panuku produces High Level Project Plans which outline redevelopment projects and the delivery of initiatives in areas assessed against specific criteria i.e. scale of development based on council-owned land area, proximity to transport, potential for partnerships, infrastructure readiness and commercial opportunities.

**Finance and Performance Committee decision for Panuku to consider additional areas for inclusion in the Transform and Unlock Programmes, including Manurewa, Takanini and Papakura and workshop these with the Planning Committee. Mar 2018 FIN/2018/40**

**Workshop held 31 Jul 2018. Report from Panuku scheduled in Nov 2018.**

**E&C**

### RESOLUTIONS OF PLANNING COMMITTEE WHICH IMPACT OTHER COMMITTEES

**Auckland Council**
- **Urban Forest Strategy**
  - The Environment and Community Committee approved the Urban Forest Strategy, a strategic approach to delivering on the wider social, economic and environmental benefits of a growing urban forest in the context of rapid population growth and intensification.

**The Environment and Community Committee requested a report on the results of the LIDAR (Light Detection and Ranging) survey, an implementation plan for the Urban Forest Strategy including costs and benefits and funding sources, by Aug 2018 ENV/2018/12**

**Planning Committee decision to include resource consents data in the report to the Environment and Community Committee Apr 2018 PLA/2018/41**

<table>
<thead>
<tr>
<th>FY19</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 Jul 4 Aug</td>
<td>2 Oct 6 Nov</td>
<td>27 Nov 5 Feb</td>
<td>5 Mar 2 Apr 7 May 4 Jun</td>
</tr>
</tbody>
</table>

**Decision/Direction**
As required

<table>
<thead>
<tr>
<th>FY19</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 Jul 4 Aug</td>
<td>2 Oct 6 Nov</td>
<td>27 Nov 5 Feb</td>
<td>5 Mar 2 Apr 7 May 4 Jun</td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Planning Committee role (decision or direction)</td>
<td>Expected timeframes Highlight financial year quarter and state month if known</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Strategic approach to marinas</td>
<td>The Planning Committee has requested a workshop with council staff to develop a strategic approach and forward plan regarding the future of Auckland’s marinas.</td>
<td>Planning Committee recommendation to Finance and Performance Committee not to proceed with the sale of any marina land pending the development of a strategic approach and forward plan for Auckland marinas Sep 2018 PLA/2018/87</td>
<td>FY19</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Future Urban Land Supply Strategy refresh</td>
<td>Regional strategy and policy relating to greenfield infrastructure, land use and housing. Financial and Infrastructure Strategy recommendations made to Finance and Performance Committee</td>
<td></td>
<td>Q1 Q2 Q3 Q4</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Manurewa/Takanini/Papakura Integrated Area Plan</td>
<td>The Manurewa/Takanini/Papakura Integrated Area Plan is part of the Spatial Priority Area programme. It provides specific spatial planning of the area and assists with infrastructure investment decisions.</td>
<td>Decision to endorse the Manurewa/Takanini/Papakura Integrated Area Plan Nov 2017 PLA/2017/153</td>
<td></td>
</tr>
<tr>
<td>Panuku</td>
<td>Transform Onehunga</td>
<td>Panuku completed the High Level Project Plan for Transform Onehunga in 2017 (slightly delayed because of the East West Link proposal).</td>
<td>Decision to adopt the High Level Project Plan for Transform Onehunga Mar 2017 PLA/2017/34</td>
<td></td>
</tr>
<tr>
<td>Panuku</td>
<td>Unlock Henderson</td>
<td>Panuku completed the High Level Project Plan for Henderson which outlines the delivery of initiatives for the Henderson metropolitan centre.</td>
<td>Decision to adopt the Unlock Henderson High Level Project Plan May 2017 PLA/2017/53</td>
<td></td>
</tr>
<tr>
<td>Panuku</td>
<td>Unlock Papatoetoe</td>
<td>Panuku completed the High Level project for Papatoetoe which outlines redevelopment projects and the delivery of initiatives in Papatoetoe.</td>
<td>Decision to adopt the Unlock Papatoetoe High Level Project Plan Jul 2017 PLA/2017/78</td>
<td></td>
</tr>
<tr>
<td>Panuku</td>
<td>Unlock Panmure</td>
<td>Panuku completed the High Level Project Plan for Panmure which outlines the delivery of initiatives for the Panmure metropolitan centre.</td>
<td>Decision to endorse the Unlock Panmure High Level Project Plan Mar 2018 PLA/2018/21</td>
<td></td>
</tr>
<tr>
<td>Panuku</td>
<td>Unlock Avondale</td>
<td>Panuku completed the High Level Project Plan for Avondale which outlines the delivery of initiatives for the Avondale town centre. This is part of the Spatial Priority Area programme.</td>
<td>Decision of the Finance and Performance Committee to dispose of properties specified in the Unlock Panmure High Level Project Plan Apr 2018 FIN/2018/59</td>
<td></td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Seachange – Tai Timu Tai Pari</td>
<td>The marine spatial plan for the Hauraki Gulf – Seachange Tai Timu Tai Pari – was completed by the independent stakeholder working group in November 2016. Staff reported on implications of the plan and options for Auckland Council implementation.</td>
<td>Decision to establish a political reference group to provide direction to council on how to implement the plan, propose a work programme of activities and collaborate with other agencies. Further reporting referred to the Environment and Community Committee. May 2017 PLA/2017/50</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Unit Titles Act review</td>
<td>The Government released the Unit Titles Act discussion document in December 2016. Auckland Council submission March 2017 on regional strategy and policy relating to infrastructure, land use and housing.</td>
<td>Decision</td>
<td>to approve Auckland Council submission Mar 2017 PLA/2017/18</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Whenuapai structure plan</td>
<td>The Whenuapai Structure Plan provides specific spatial planning for these areas and assists with infrastructure investment decisions.</td>
<td>Decision</td>
<td>to adopt the Whenuapai structure plan adopted by Auckland Development Committee Sep 2016 AUC/2016/117</td>
</tr>
<tr>
<td>Auckland Council Panuku</td>
<td>City Centre and Waterfront development</td>
<td>A refresh of the 2012 City Centre Master Plan will ensure that it remains current and will inform Long-term Plan prioritisation and budget decisions. Panuku is leading the refresh of the spatial planning for the Wynyard Point area in Wynyard Quarter, and a refresh of the Central Wharves strategy which was deferred while the Port Future Study was undertaken.</td>
<td>Decision</td>
<td>to update the City Centre Master Plan Mar 2017 PLA/2017/31</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>Local Government (Community Well-being) Amendment Bill</td>
<td>The Local Government (Community Well-being) Amendment Bill seeks to reinstate the purpose of local government to promote the social, economic, environmental and cultural well-being of communities and restore the power to collect development contributions for a wider group of infrastructure projects.</td>
<td>Decision/Direction</td>
<td>to establish a political working group to provide direction and approve Auckland Council submission May 2018 PLA/2018/58</td>
</tr>
</tbody>
</table>
Memorandum

To: Planning Committee members
cc: Chairs of the Local Boards

Subject: Mandatory change to the Regional Policy Statement

From: Linley Wilkinson, Plans and Places Department

Purpose

1. To advise you of the mandatory update to the regional policy statement, in the Auckland Unitary Plan (Operative in Part), to incorporate the minimum targets for sufficient, feasible development capacity for housing as directed by the National Policy Statement on Urban Development Capacity 2016 (the national policy statement).

Summary

- The National Policy Statement on Urban Development Capacity requires the council to set minimum targets for sufficient, feasible development capacity for housing in the regional policy statement by 31 December 2018.
- The Auckland Unitary Plan will be updated at the end of October 2018 to meet this requirement.

Context/Background

National Policy Statement on Urban Development Capacity 2016

2. The National Policy Statement on Urban Development Capacity 2016 (the National Policy Statement) provides direction to councils on planning positively for growth and change in urban environments. This includes requiring councils to provide sufficient development capacity in their plans for both housing and business to ensure that ‘sufficient feasible supply’ is available to enable competitive land and development markets to efficiently meet projected demand in the short, medium and long terms.

3. The National Policy Statement requires councils with jurisdiction over high growth urban areas (including Auckland Council) to:


- Set minimum targets, to be incorporated into the regional policy statement by 31 December 2018, for the medium and long term, for sufficient, feasible development capacity for housing in accordance with the assessment.

- Monitor, on a quarterly basis, a range of indicators that assess the development capacity in the short, medium and long term. Completed – [www.knowledgeauckland.govt.nz](http://www.knowledgeauckland.govt.nz)

- Provide further development capacity and enable development by ‘responsive planning’ if there is insufficient identified development capacity in the short, medium and long term, within 12 months of the completion of the assessment.
4. Council has
   - undertaken the first housing and business development capacity assessment
   - produced a future development strategy (the Auckland Plan 2050)
   - published quarterly monitoring reports.

5. The minimum targets that are in the future development strategy (the Auckland Plan 2050) are derived from the Housing and Business Development Capacity Assessment that was completed in December 2017. Council must now incorporate these minimum targets into the regional policy statement before the end of the year. This is required to be done without using the usual public participation process under the Resource Management Act (Schedule 1).

Discussion

Plan Update

6. The proposed change to the regional policy statement chapter in the Auckland Unitary Plan inserts the minimum targets for sufficient, feasible development capacity for housing as a new objective (objective 6) in Chapter B2.4 residential growth. The targets and associated timeframes are the same as what is provided in the Development Strategy, assessing demand section, in the Auckland Plan 2050.

7. The Ministry for the Environment's guidance on setting minimum targets indicates that the targets inserted into the regional policy statement should be framed so that they:
   - state the minimum number of dwellings to be enabled and made feasible to develop
   - state the years covered by the minimum targets (medium and long term)
   - relate to a specified geographic area of focus.

8. The proposed new objective 6 sets the minimum number of dwellings for both the medium and long term in accordance with meeting the other residential growth objectives (see Attachment A). The reference, in objective 6, to the objectives 1-4 provide a locational context for where new dwellings should be provided.

Consultation

9. The national policy statement requires the minimum targets to be incorporated into the regional policy statement without a notification or submission process. The Auckland Plan 2050 that contains the 'future development strategy', as required by this national policy statement, sets out how the minimum targets will be met. The draft Auckland Plan 2050, released in February 2018 for consultation, did not contain the minimum targets but discussed population growth, change and development capacity in general. The feedback received on the draft was reported to Planning Committee on 5 June 2018. The feedback raised concern about the accuracy of population and growth projections and whether enough capacity has been enabled to meet demand. The Auckland Plan 2050 was amended to more clearly reference demand and the associated minimum targets for housing development capacity.

Next steps

10. The National Policy Statement on Urban Development Capacity came into force in 2016 and requires the council to set minimum targets in the regional policy statement by 31 December 2018. The Auckland Unitary Plan will be updated at the end of October 2018, by the Plans and Places Department, to meet this requirement.
Attachment A: Amended Section B2.4 Residential Growth

B2.4. Residential growth

B2.4.1. Objectives

(1) Residential intensification supports a quality compact urban form.

(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.

(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.

(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.

(5) Non-residential activities are provided in residential areas to support the needs of people and communities.

(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>
<thead>
<tr>
<th>Term</th>
<th>Short to Medium</th>
<th>Long</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-10 years</td>
<td>11-30 years</td>
<td>1-30 years</td>
</tr>
<tr>
<td>Minimum Target</td>
<td>189,800</td>
<td>218,500</td>
<td>408,300</td>
</tr>
<tr>
<td>(number of dwellings)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Development Strategy, Assessing Demand, Auckland Plan 2050.