1.0 National Policy Statement on Urban Development 2020

Objective/Policy	Assessment
Objectives	
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The proposal is for a comprehensively planned development within a part of Auckland which is earmarked for future urbanisation through the FUZ zoning. The proposal will deliver up to approximately 1,250 residential dwellings and one residential superlot, extensive areas of biodiversity enhancement and protection, roads including the NoR 6 Milldale to Grand Drive connection, supporting infrastructure and associated works. The comprehensively planned and integrated nature of the development will ensure that the proposal will deliver and contribute to a well-functioning urban environment, as detailed further within the assessment of Policy 1 below. Overall, the proposal, which is located in proximity to other areas currently undergoing urbanisation, will provide for social, economic, and cultural wellbeing, and for health and safety both now and into the future.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The proposal will deliver approximately 1,250 dwellings and one residential superlot. The dwellings will significantly contribute to housing stock in an accelerated manner within Auckland. These are considered to support competitive land and development markets.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: (a) the area is in or near a centre zone or other area with many employment opportunities (b) the area is well-serviced by existing or planned public transport	This objective is not applicable as it relates to the preparation of regional policy statements and district plans. Notwithstanding, the proposal will deliver approximately 1,250 dwellings and one residential superlot to provide capacity in an areas where there is high demand for housing, with recorded shortages in relation to the targets set by the Auckland Plan's Future Development Strategy. The area is near existing employment opportunities such as Highgate Industrial Area, and planned employment opportunities including Silverdale West Industrial.

(c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.	
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The proposal will involve a significant change to the amenity and character of the area, with the landscape transitioning from rural to urban. However, the future urban development of the sites is anticipated by the Future Urban zoning under the AUP(OP) and therefore a change in amenity values is expected. Whilst the amenity of the area will change, the proposal will deliver the Delmore master-planned residential development which, along with other developments, will become part of a key focal point providing dwellings and amenity for the wider Hibiscus Coast area. It will deliver a range of typologies and sizes which will contribute to the emergence of a diverse and vibrant community. This will also assist in responding to the changing needs of people, communities and future generations.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	The proposal has been developed with active and on-going engagement with iwi authorities to ensure that the principles of the Treaty of Waitangi are taken into account.
Objective 6: Local authority decisions on urban development that affect urban environments are: (a) integrated with infrastructure planning and funding decisions; and (b) strategic over the medium term and long term; and (c) responsive, particularly in relation to proposals that would supply significant development capacity.	The proposal will be coordinated with the delivery of all of the necessary infrastructure (including roading and active transport facilities, stormwater, wastewater, water supply, electricity, gas and telecommunications). All of the necessary infrastructure to accommodate the proposal is either already in place, or will be established and funded by Vineway Limited. As such, the proposal is unaffected by infrastructure planning and funding decisions. With regard to the strategy over the medium and long term, the comprehensive masterplan for the Delmore development has been designed to align with and integrate seamlessly with existing and planned future development in the wider Wainui / Upper Ōrewa area. An indicative structure plan has been prepared. This has been done to ensure the proposal strategically complements and contributes to the wider urban area in terms of size, density, and infrastructure and amenities provided. In the short to medium term, the proposal will accelerate the development of the Delmore land to support urbanisation throughout the wider Hibiscus Coast area.

	The proposal is responsive to housing needs in the region as it will result in a proposed residential yield of approximately 1,250 dwellings and one residential superlot. Therefore, the proposal will supply significant development capacity in the short to medium term.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	As confirmed in the Economic Report provided with the application, there is a demonstrable need for further housing, of the kind proposed, in this part of Auckland. The provision of infrastructure funded by the applicant, allows the development of this land to be brought forward.
Objective 8: New Zealand's urban environments: 1. support reductions in greenhouse gas emissions; and 2. are resilient to the current and future effects of climate change.	The Delmore development will likely contribute to an overall reduction in greenhouse gas emissions across the Auckland region, by delivering a large number of houses within close proximity to both existing (Highgate Industrial Area) and planned (Silverdale West Industrial) employment areas. Through providing more houses close to where people work, this proposal will assist in an overall reduction in greenhouse gas emissions (GHG) across the Auckland region, as people who would otherwise need to travel from other parts of the region covering a greater distance to their place of employment will now be able to live closer to where they work through an increase in housing stock in North Auckland provided through this proposal. The proposal includes new transport infrastructure including walking and cycling facilities to encourage active transport modes, thereby reducing reliance on and use of cars. The proposal provides efficient accessibility to the wider Hibiscus Coast and Auckland region via multiple transport modes through funding and delivering part of the NoR 6 Milldale to Grand Drive connection, as well as upgrading parts of the existing road network. This is expected to contribute to reduced transport and greenhouse gas emissions. As noted in the referral application, this development, as a result of the above, will result in an overall reduction in GHG emissions in comparison with if the site remained vacant Future urban zoned land. The Delmore development will also contribute towards climate change mitigation and a reduction in GHGs through the significant and expansive areas of vegetation (approximately 43.7ha) that are to be maintained, protected, restored or enhanced. The development has been comprehensively designed to ensure that all dwellings will be located outside of floodplains, with sufficient freeboard and 3.8° climate change taken into account.

	Roads will also be located outside of floodplain. Where floodplains or stream crossings are proposed, site-specific flood modelling has been undertaken to ensure the crossings are designed and constructed to be resilient to natural hazard and climate change associated impacts.
Policies	
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and (b) be or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; and (f) are resilient to the likely current and future effects of climate change.	The proposal meets Policy 1, as the proposal will support the following components of a well-functioning urban environment: The proposal will deliver a variety of housing choices across the development, this includes dwelling typologies and sizes to meet the needs of different households, with the various typologies shown within the Architectural Drawings as Appendix 15. Further, the provision of dwellings at a reasonably affordable price point, as defined within the Economic Assessment as Appendix 34, is particularly important for meeting the region's housing needs. The Economic Assessment states that "*the proposal would bring approximately 643 relatively affordable dwellings to the market.*" The Economic Assessment further states that "*this considered to make a significant contribution toward retaining a population that would otherwise be forced to relocate to other regions across the country that can meet their housing needs, as a result of the on-going high prices of houses in Auckland.*" Consultation with iwi has been undertaken and is ongoing in terms of allowing for Māori to express their cultural traditions. The proposal provides a high level of internal accessibility, in terms of walking and cycling. The proposal provides open spaces, all of which are within walking or cycling distance from proposed residential dwellings. The development has good accessibility to employment opportunities in the Silverdale and Orewa area and to State Highway 1 for access to the remainder of Auckland. The proposal will deliver part of the NoR 6 Milldale to Grand Drive connection, as well as upgrading parts of the existing road network. This will provide active and public accessibility from the development to nearby existing and planned employment opportunities.

	As noted above, the development will result in an overall reduction in GHG emissions in comparison with if the site remained vacant Future urban zoned land. Stormwater and flooding effects will be adequately managed through design and flood modelling, such that any adverse effects will be minimised, avoided or managed and without adverse impacts to the receiving environment.
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	Policy 2 requires Tier 2 authorities to provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term. The proposal will deliver approximately 1,250 dwellings, significantly adding to Auckland's development capacity within Upper Ōrewa. Therefore, the proposal will make a significant contribution to realising development capacity through the delivery of homes, and competitive land markets. This will better enable Auckland Council to meet Policy 2 given that the current progress in releasing greenfield land to provide additional capacity is falling behind, as identified within the Economic Assessment as Appendix 34. The provision of additional development capacity will also support the planned employment area at Silverdale West.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable: (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and (c) building heights of at least 6 storeys within at least a walkable catchment of the following: (i) existing and planned rapid transit stops	This policy is not applicable as it outlines the changes anticipated under the NPS-UD to regional policy statements and district plans in relation to building heights and density requirements. Therefore, this is not relevant to the proposal or a consent application.

(ii) the edge of city centre zones (iii) the edge of metropolitan centre zones; and (d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.	
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area	This policy is not applicable as it relates to changes required to regional policy statements and district plans to enable the relevant building height or density requirements under Policy 3. Therefore, this is not relevant to the proposal or a consent application.
Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or (b) relative demand for housing and business use in that location.	This policy is not applicable as Auckland is not a Tier 2 urban environment. In addition, this policy outlines the changes anticipated under the NPS-UD to regional policy statements and district plans with respect to building heights and density in relation to accessibility and demand.
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:	The proposal will involve a significant change to the amenity and character of the area, with the landscape shifting from rural to urban. However, future urban development of the sites is anticipated by the Future Urban zoning under the AUP(OP) and therefore a change in amenity values is expected. The proposal will improve amenity values appreciated by other people, communities and future generations due to the comprehensively planned nature of the proposal. The proposal has been planned and designed to result in well-functioning urban environments, which will have benefits including (but not limited to): (a) Utilising ecologically sensitive design including protection of streams, proposed riparian planting, as well as stormwater treatment to reduce ecological impacts;

(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity (e) the likely current and future effects of climate change.	(b) Improved safety and health of people through permeable street patterns (encouraging walking and cycling) and buildings designed and oriented to provide passive surveillance of public spaces; and (c) Resilience to natural hazards for the reasons set out under Objective 8 above. The likely current and future effects of climate change are assessed under Objective 8 above.
Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	This policy is not applicable as it relates to local authorities setting housing bottom lines in regional policy statements and district plans. Therefore, this is not relevant to the proposal or a consent application.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: (a) unanticipated by RMA planning documents; or (b) out-of-sequence with planned land release.	While the proposal is out of sequence with the Council's planned land release, the early release of land is supported by significant background analysis to date. As noted earlier in this assessment, the proposal will be supported by all necessary infrastructure which is either already in place, currently being implemented, or will be fully funded by the applicant to service the proposal. The proposal will significantly add to development capacity with a yield of approximately 1,250 dwellings and one residential superlot, and contribute to well-functioning urban environments.
Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and	Only subclauses (c) and (d) are of relevance, as subclauses (a) and (b) relate to the preparation of RMA planning documents (such as district plans) and FDSs. While there are no scheduled sites of significance to Māori within the proposal, the applicant is actively engaging and providing opportunities for iwi involvement into the proposal.

(c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and (d) operate in a way that is consistent with iwi participation legislation	
Policy 10: Tier 1, 2, and 3 local authorities: (a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and (b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and (c) engage with the development sector to identify significant opportunities for urban development	This policy is not applicable as it sets out expectations for local authorities with respect to implementation of the NPS-UD, engagement with infrastructure providers and development sector. The proposal is within an area which has already been identified by the development sector and Auckland Council as having significant opportunities for urban development. Prior to lodgement, the relevant authorities have been consulted regarding both the proposal and infrastructure required for servicing. Refer to the consultation overview attached as Appendix 20. Correspondence with these authorities are considered on-going.
Policy 11: In relation to car parking: (a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and (b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.	Two on-site carparks have been provided to each dwelling. Off-site parking is provided in selected areas where appropriate. This is considered to be an appropriate number of car parks per dwelling. The car parking spaces are not considered to be excessive in size or overly dominant.

2.0 National Policy Statement for Freshwater Management 2020

Objective/Policy	Assessment
2.1 Objective	
(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (c) first, the health and well-being of water bodies and freshwater ecosystems (d) second, the health needs of people (such as drinking water) (e) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The proposal is considered to manage natural and physical resources in a way which aligns with the objective of the NPS-FM. The protection and enhancement of the health and well-being of water bodies, streams and freshwater ecosystems will be provided by development. This is evident through the subdivision and roading layout which has been purposely located and designed to maintain the existing extents of streams and avoid wetlands are far as practicable. The overall approach to finished contours and stormwater management has been designed to maintain the hydrology of these streams and wetlands. The proposed enhancement of existing degraded streams and wetlands via riparian planting also demonstrates the commitment of the proposal to the health and well-being of water bodies and freshwater ecosystems. The proposal also provides for people and communities to provide for their social, economic and cultural wellbeing, as well as health and safety, now and into the future, through the proximity to employment opportunities and centres to meet their needs.
2.2 Policies	
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.	The proposal is considered to meet Policy 1 as assessed under Objective 1 above, the proposal is consistent with the hierarchy of obligations in Te Mana o te Wai.
Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.	With regard to policies 1 and 2 in relation to Te Mana o te Wai and tangata whenua involvement, as summarised in Section 10 of the AEE and **Appendix 24**, the applicant has undertaken consultation specifically in relation to this proposal. Consultation has focussed on freshwater values, earthworks and stormwater management principles, and the applicant has taken on board feedback from tangata whenua into the proposal. This is evident throughout the supporting technical documents and reports.
Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	The proposal has been designed with a strong focus on ensuring freshwater is managed in an integrated way. This is evident through the protection and enhancement of streams (refer to Ecological Impact Assessment as **Appendix 4**), as well as through the stormwater management approach for the development (refer to the Draft Stormwater Management Plan ('SWMP') as **Appendix 6**).

	The development provides for water quality treatment of impervious area runoff, followed by capture and treatment via retention/detention, and then enhancement of receiving environments via planting to enhance their stormwater management function. This is considered to demonstrate that the freshwater is managed in an integrated and whole-of-catchment manner. With regard to the proposed wastewater discharge, this is treated to drinking water standard. As discussed in the Ecological Memorandum appended to the Wastewater Design Report as Appendix 30, the proposed discharge will avoid significant adverse effects on receiving water quality and, ultimately, the aquatic community within the stream.
Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.	As demonstrated in the Flood Assessment Report as Appendix 29, climate change has been considered in all aspects of the stormwater management approach for the site.
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	The health and well-being of identified degraded freshwater streams and wetlands will be improved through the protection and enhancement of streams and wetlands (refer to Ecological Impact Assessment as Appendix 4).
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The proposal will result in a net gain of 2,170m^2 of wetland habitat and increase additional ecological values of connectivity and reduce edge effects. Restoration of existing degraded natural inland wetlands is proposed. An in-depth assessment of wetland values has been undertaken within Ecological Impact Assessment as Appendix 4.
Policy 7: The loss of river extent and values is avoided to the extent practicable.	The proposal maintains and enhances all streams within the proposal area. All streams on the site, will be retained and selectively planted with native riparian vegetation to enhance river values.
Policy 8: The significant values of outstanding water bodies are protected.	N/A – there are no outstanding water bodies on-site.
Policy 9: The habitats of indigenous freshwater species are protected.	The restoration of watercourses on the site will provide for the enhancement and protection of indigenous freshwater species on the site.

Policy 10: The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	N/A – not relevant to proposal.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	N/A – freshwater allocation is not proposed.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	N/A – no streams/rivers within the site are considered fourth order or greater.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	Monitoring is proposed with respect to the on-site wastewater discharge, ensuring that the receiving environment will not experience further degradation.
Policy 14: Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	As above.
Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	The proposal provides for people and communities to provide for their social, economic and cultural wellbeing, as well as health and safety, now and into the future, through proximity to existing and planned employment opportunities, the delivery of open space areas, connection to Nukumea Scenic Reserve, and approximately 1,250 dwellings which will provide additional housing stock to meet their needs, whilst ensuring that the health and wellbeing of freshwater systems are maintained

3.0 National Policy Statement for Indigenous Biodiversity

Objective/Policy	Assessment
Objective	
(1) The objective of this National Policy Statement is: (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no	The Ecological Impact Assessment notes that works proposed include extensive riparian and revegetation planting and the creation of new wetland that are anticipated to achieve higher ecological values than the existing features to be affected.

overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	The proposed enhancement and restoration measures will make a significant contribution to addressing the critical environmental challenge of national biodiversity loss and degradation Extensive indigenous restoration and enhancement planting is proposed throughout the site. This includes the removal of exotic vegetation, implementation of native bush regeneration planting, and planting within proximity to streams. Iwi consultation has been undertaken and tangata whenua recommendations have been incorporated into the proposal. For the reasons noted above it is considered that the proposal will provide for the social, economic and cultural wellbeing of people and communities.
Policies	
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.	Consultation with tangata whenua has been undertaken with regard to indigenous biodiversity. A summary of the consultation and the applicant's design response with regard to biodiversity is noted in Appendix 24.
Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: (a) managing indigenous biodiversity on their land; and (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and	

(c) actively participating in other decision-making about indigenous biodiversity.	
Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	The Ecological Impact Assessment has taken a conservative approach to biodiversity value.
Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.	It is proposed to undertake riparian planting and increase areas of native biodiversity throughout the site, reducing fringe effects and providing for ecological resilience.
Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.	To the extent relevant, indigenous biodiversity has been considered comprehensively across this large development site.
Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.	N/A – the land is not identified as an SNA.
Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	N/A – the land is not identified as an SNA.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	Indigenous biodiversity has been considered and will be enhanced by the proposal. In particular, the values of the identified SEAs will be enhanced through perimeter planting. The proposal will also see the additional enhancement planting within the southern part of the site, providing for ecological connectivity to the SEA on the southern side of Russell Road.
Policy 9: Certain established activities are provided for within and outside SNAs.	N/A – the site is not identified as an SNA.
Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.	The proposal will provide for New Zealand's social, economic, cultural and environmental wellbeing as established further above and in the AEE, while also contributing to indigenous biodiversity for the reasons noted in response to Objective 1 above.
Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.	N/A – not relevant to proposal
Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.	N/A – not relevant to proposal

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.	Restoration of existing degraded wetlands and riparian margins is proposed, as is extensive planting around the extent of the Significant Ecological Area.
Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments.	The proposed urban environment will see an increase in indigenous vegetation cover through the proposed restoration and enhancement planning.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.	Areas of vegetation within the subject site have been identified as having the potential to be habitat for indigenous bats, birds and lizards. A Fauna Management Plan is proposed to ensure that effects on indigenous bats, birds, and lizards, and their habitat, during construction of the project. The proposed native revegetation planting will result in an overall net biodiversity gain over time, both within the site and across the landscape due to enhancement of existing ecological corridors.
Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.	N/A – not relevant to proposal
Policy 17: There is improved information and regular monitoring of indigenous biodiversity.	N/A – not relevant to proposal

4.0 Auckland Unitary Plan (Operative in Part) – Chapter B Regional Policy Statement

Objective/Policy	Assessment
Chapter B Regional Policy Statement B2.2 Urban Growth and Form - B2.2.1 Objectives	
B2.2.1 Objectives (1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure;	The proposal represents new residential development on land within the Rural Urban Boundary in Wainui. Once completed, Delmore is expected to deliver approximately 1,250 dwellings and one residential superlot. The proposal will be transformational for the Hibiscus Coast's social and cultural vitality as Delmore has designed to be a sustainable destination where people can live and recreate in one location, with existing and planned employment opportunities within close proximity. The development will be serviced in terms of stormwater, wastewater, water supply and utilities.

(d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects.	The development involves the necessary upgrades to the transport network to accommodate the proposed development, which will contribute not only to the accessibility of the application site, but through the proposed arterial road, the wider Wainui and Hibiscus Coast area. As demonstrated throughout the application material, the layout and design of the development has been specifically signed to reduce adverse environmental effects, including maintaining and enhancing natural watercourses.
(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).	Whilst the proposed development is not within the urban area 2016, it is located adjacent to other comprehensive residential development located outside of the urban area 2016, including Ara Hills to the east and Milldale North to the south.
(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.	The proposal will provide approximately 1,250 new dwellings and one residential superlot to support growth.
(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.	The proposed development is within the rural urban boundary.
(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.	As demonstrated in the application material, the development will be integrated and delivered with the required infrastructure upgrades.
B2.2.2 Policies	
(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' proposed 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.	The application area is within the Rural Urban Boundary and will provide dwellings to meet the housing shortfall within the Hibiscus Coast and Auckland

(2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a quality compact urban form (b) enable the efficient supply of land for residential, commercial and industrial activities and social facilities; (c) integrate land use and transport supporting a range of transport modes; (d) support the efficient provision of infrastructure; (e) provide choices that meet the needs of people and communities for a range of housing types and working environments; and (f) follow the structure plan guidelines as set out in Appendix 1; while: (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; (h) protecting the Waitākere Ranges Heritage Area and its heritage features; (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;	N/A – site is located within Rural Urban Boundary

(j) avoiding elite soils and avoiding where practicable prime soils which are significant for their ability to sustain food production; (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.	Whilst re-zoning is not proposed at this time, the application has taken a "structure plan approach" to designing the development. The applicant has considered a range of wider contextual matters that are included in Appendix 1 of the AUP (OP) as part of its application, such that the land use and subdivision plans respond not just to the features of the site, but also the wider environment. The site has unique features, and the site's interface with its surrounds and the range of potential land use options for the site are more limited than they would be for most sites.

	Notwithstanding that this proposal urbanises the subject land without a formal structure plan process and rezoning, as contemplated by the AUP(OP), it is considered that this proposal nevertheless demonstrates that the key elements of the substance of structure planning (as articulated in Appendix 1 of the AUP(OP)) have been observed. In particular, the proposed use of land is considered to be efficient and strikes an appropriate balance between retaining the natural resources of the site and using the land in a manner that takes advantage of access to State Highway One and proximity to the existing Ōrewa and Silverdale centres, and planned centres within close proximity. Further, the proposed development and subdivision provides appropriate interfaces and connections to neighbouring land.
(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.	Whilst the proposed development is not within the urban area 2016, it is located within the Rural Urban Boundary and adjacent to other comprehensive residential development located outside of the urban area 2016, including Ara Hills to the east and Milldale North to the south. As such, it is considered to consistent with this policy which seeks to enable urban growth within the RUB.
(5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities.	The proposal will deliver approximately 1,250 dwellings and one residential superlot within proximity to Ōrewa, Ara Hills, Milldale North, Millwater, Silverdale and Strathmill. The proposal is in proximity to State-Highway 1, with NoR 6 traversing the site with the ability to facilitate transport access to both SH1 and to nearby local centres. The site will provide open space areas and will provide connection to Nukumea Scenic Reserve. The area is near existing employment opportunities such as Highgate Industrial Area, and planned employment opportunities including Silverdale West Industrial. Overall, it is considered that the proposed density is appropriate when having regard to the characteristics of the land.
(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	Through the delivery of the arterial road within the NoR 6 boundaries within the site, the proposal will provide connection to the nearby Ara Hills neighbourhood centre, which has resource consent approval, and an anticipated community centre within the Milldale North Structure Plan.

function as commercial, cultural and social focal points for the region or sub-regions; and (b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.	
(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure; and (d) follow the structure plan guidelines as set out in Appendix 1.	As established in B2.2.2(3) above, notwithstanding that this proposal urbanises the subject land without a formal structure plan process and rezoning, as contemplated by the AUP(OP), it is considered that this proposal nevertheless demonstrates that the key elements of the substance of structure planning (as articulated in Appendix 1 of the AUP(OP)) have been observed. For the reasons identified in B2.2.1(1) above, it is considered that the proposal supports a quality urban form that provides for a range of housing types. The proposal provides a plan detailing integration with the existing network, and will deliver the portion of the Milldale to Grand Drive connection located within the site. Infrastructure servicing will integrate with and upgrade existing infrastructure, or provide new infrastructure where necessary.
(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.	This proposal is to effectively re-zone land for urbanisation by way of resource consent application for land use and subdivision. The proposal, as a master planned, comprehensive residential development is considered to represent the 'future' urban development envisaged by the Future Urban zoning under the AUP (OP). The development will integrate with future development of surrounding land, and as such, it is not considered to compromise any future urban development. As such, it is considered that the proposal is not contrary with this objective.
(9) Apply a Rural Urban Boundary for Waiheke Island (identified in Appendix 1B) as a regional policy statement method.	N/A – not relevant to proposal
B2.3 A quality built environment B.2.3.1 Objectives	

(1) A quality built environment where subdivision, use and development do all of the following: (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change.	It is considered that the development will result in a quality-built environment. The development has been designed to respond to the intrinsic qualities and physical characteristics of the site, including minimising retaining walls along natural contours and retaining and enhancing natural watercourses and existing open space. The development will be located within close proximity to SH1 and will improve access to and from other local centres via the construction of the arterial road within the NoR 6 designation within the site, and other connections, increasing transport efficiency. The dwellings will be of varying typologies, providing for a mixture of choice and price for people within Hibiscus Coast. The proposal will incorporate existing infrastructure and provide new infrastructure where necessary. The development has been comprehensively designed to ensure that all dwellings will be located sufficiently outside of floodplains, with sufficient freeboard and 3.8° climate change taken into account. Roads will be located outside of floodplains. Where stream crossings are unavoidable, site-specific flood modelling has been undertaken to ensure the crossings are designed and constructed to be resilient to natural hazard and climate change associated impacts.
(2) Innovative design to address environmental effects is encouraged.	The overall layout and design of the development (in terms of roads, residential lots and open spaces) has been designed to address environmental effects. In particular, setbacks are proposed around natural waterbodies to protect these from the adverse effects of development, as well as to provide flood capacity to protect people from adverse natural flooding hazards.
(3) The health and safety of people and communities are promoted.	The proposed configuration provides for a fine-grained urban block structure with clear and direct links. The proposed development provides for the health and safety and people and communities as it has been designed with Crime Prevention Through Environmental Design (CPTED) principles in mind. Fences adjacent to roads will be low-level to provide opportunities for passive surveillance. Pedestrian access ways will be well-lit to support safe movement. These are considered to promote the health and safety of people and communities.

B2.3.2 Policies	
(1) Manage the form and design of subdivision, use and development so that it does all of the following: (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use.	Refer to assessment in relation to B2.3.1(1) and B2.3.1(3) above, and in the LA at Appendix 19. In addition, the development has a street pattern that has considered the site constraints, including maintaining and protecting natural watercourses and wetlands where practicable. The street pattern provides access to the dwellings and enabling a range of travel options through the accessways proposed throughout the development. A high level of amenity and safety for pedestrians and cyclists provided proposed roading design incorporating generous footpaths, cycleways and landscaping. The development is of a form and design which meets the functional and operational needs of the anticipated urban area and which supports the built form of medium density residential development.
(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following: (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and	The development has been designed to promote the health, safety and well-being of people and communities as multiple modes of transport are provided for in the development, including walking, cycling, and cars (where required). The street layout and pattern has been designed to allow a high level of permeability for walking and cycling to encourage active transport methods. With regard to the proposed stormwater discharge, it is considered by McKenzie & Co that proposed retention and detention, and raingardens will provide water quality mitigation to meet the water quality treatment requirements in accordance with GD01. Regarding the proposed wastewater discharge, Apex consider that the proposed treated discharge is of such a high quality that by World Health Organization Standards it meets the requirements for bathing quality water and Australian guidelines for Grade A recycled water. Further, any odour effects from the

(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.	wastewater treatment plant will be mitigated through the design of facility. Overall, the adverse effects from discharges are minimised.
(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.	The residential development includes a range of dwelling sizes, typologies and layouts to support choice, with a variety of standalone and zero-lot dwellings of varying levels proposed. Overall, this proposal will contribute towards meeting the needs of Auckland's diverse population.
(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.	The street network has been designed as places which balance both people and vehicular movement through the proposed carriageway widths and provision of walking and cycling facilities.
(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.	The proposed stormwater management approach for the development includes water sensitive design such as bioretention devices. On-site tanks will be provided for each lot for stormwater treatment and re-use.
B2.4 Residential Growth B2.4.1 Objectives	
(1) Residential intensification supports a quality compact urban form.	The proposal is considered to meet this policy for the reasons set out under objective B2.2.1(1) above.
(2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.	The proposal will result in a residential environment which is attractive through the well-designed dwellings and variation proposed throughout the site, and through the retention and enhancement of natural features throughout the site, such as streams, wetlands and native vegetation. The NoR 6 road encourages active transport modes to contribute to the health of residents. The development is considered to result in safe residential areas.
(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.	The site is within proximity to State Highway 1 and the existing Ōrewa, Silverdale and proposed Ara Hills and Milldale centres. Open spaces will be provided throughout the development in the form of walking tracks, and the proposal will provide access to Nukumea Scenic Reserve. Nearby employment opportunities include the existing Highgate Industrial Area and planned Silverdale West Industrial.

(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.	The residential development includes a range of dwelling sizes, typologies and layouts to support choice, with a variety of standalone and zero-lot dwellings of varying levels proposed, providing for a mixture of choice and price for people within Hibiscus Coast.
(5) Non-residential activities are provided in residential areas to support the needs of people and communities.	Whilst the proposed development will be residential in nature, nearby consented commercial and community areas in Ara Hills and Milldale North will support the commercial 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	The proposal will deliver approximately 1,250 new dwellings and one residential superlot to provide capacity in an area where there is high demand for housing, with recorded shortages in relation to the targets set by the Auckland Plan's Future Development Strategy. The area is near existing employment opportunities such as Highgate Industrial Area, and planned employment opportunities including Silverdale West Industrial.
B2.4.2 Policies	
(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.	The proposal will provide for a range of dwelling sizes, typologies and layouts to support choice, with a variety of standalone and zero-lot dwellings of varying levels proposed. The proposed typologies, being considered low to medium density, are consistent with other master planned developments within the wider area and are considered to be 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.	N/A – high density residential development is not proposed.
(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space.	The proposal will provide medium density residential development with reasonable walking access to potential frequent bus services open space, and in proximity to suburban areas and centres.
(4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport;	N/A – it is considered that the proposal has been designed to medium intensity standards as reflected in the outcomes sought for the MHS Zone.

(b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and (d) where there is a suburban area with an existing neighbourhood character.	
(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.	Except for Significant Ecological Areas, there are no natural or physical resources on the site that have been scheduled in the AUP (OP) in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character. Whilst there are natural flood hazards present on the site, development within this area has been avoided. As confirmed in the application material, all applicable natural hazards can be avoided or mitigated to an acceptable degree.
(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.	As noted by the Water, Wastewater and Utilities Report as **Appendix 11** development will be adequately serviced by infrastructure to be provided prior to or at the same time as the delivery of residential intensification.
(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.	Reverse sensitivity effects are not anticipated to occur in relation to existing rural activities or infrastructure, as the wider environment is predominantly comprised of rural-residential land uses. Further, buffers are provided by way of the vegetation that is present across the site and proposed to be enhanced through the proposal.

(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.	The proposal has been comprehensively masterplanned, resulting in a neighbourhood character that is appropriate to the site and responds to adjoining development.
(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.	The proposal is considered to achieve an attractive, healthy and safe urban environment that is considerate of the existing natural environment.
(10) Require non-residential activities to be of a scale and form that are in keeping with the existing and planned built character of the area.	N/A - not relevant to proposal
(11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including: (a) households on low to moderate incomes; and (b) people with special housing requirements.	This policy is considered to be met for the reasons set out under policy B2.3.2(3).
B2.7 Open space and recreation facilities B2.7.1 Objectives	
(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.	Various open spaces are proposed to meet the amenity and informal recreational needs of people and communities. Connection will be provided to Nukumea Scenic Reserve at the north of the project area. Vegetated walking tracks are proposed. The opportunity for a 3,200m^2 park is provided within the northwestern part of the site (subject to agreement of commercial terms with Auckland Council). These open spaces will provide areas for informal recreation. The proposal delivers a high level of recreational amenity, balancing open spaces for community use with more enclosed, immersive bush settings. The integration of planting with walkways, look out areas, and passive recreation spaces supports both structured and informal activities, creating a diverse and engaging landscape experience.

(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.	The proposal enhances access to watercourses through walking paths which will be provided within proximity to some existing waterways and wetlands.
(3) Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.	Neighbouring land uses adjacent to proposed open space areas will be residential dwellings – no reverse sensitivity effects anticipated.
B2.7.2 Policies	
(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.	This policy is considered to be met for the reasons set out under objective B2.7.1(1).
(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.	Approximately 43.7ha of vegetation will be present across the site following development. Landscaping and enhancement of streams, and connection to the Nukumea Scenic Reserve will promote the physical connection of open spaces for people and wildlife within the development.
(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.	This policy is considered to be met for the reasons set out under objective B2.7.1(1).
(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.	A balance allotment with an area of some 3,200m^2 is provided within the site that has the ability to become a Neighbourhood Park. The provision of this park is subject to Auckland Council agreement to acquire the park. Passive recreation facilities are also provided through the provision of walkways and lookouts within the site. The integration of planting with walkways, look out areas, and passive recreation spaces supports both structured and informal activities, creating a diverse and engaging landscape experience.
(5) Enable the development and use of existing and new major recreation facilities.	N/A – no major recreation facilities proposed and are not considered appropriate for the area
(6) Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.	N/A – no major recreation facilities proposed and are not considered appropriate for the area

(7) Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.	N/A – no major recreation facilities proposed and are not considered appropriate for the area
(8) Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.	It is not considered that the use of open spaces will produce adverse effects on nearby residents and communities
(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.	Public access will be provided within the SEA through the provision of walking tracks.
(10) Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.	N/A – not relevant to proposal
B3 Infrastructure, transport and energy B3.2.1 Objectives	
(1) Infrastructure is resilient, efficient and effective.	The proposed infrastructure is considered to be resilient, efficient and effective in servicing the proposed development.
(2) The benefits of infrastructure are recognised, including: (a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland; (b) enabling economic growth; (c) contributing to the economy of Auckland and New Zealand;	The proposed infrastructure will provide for the functioning of a new community, enable economic growth and provide for the health, safety and well-being of people and communities. The Economic Report prepared by UE as **Appendix 34** notes that the proposed wastewater system for Delmore will enable new supply to the market prior to the proposed Army Bay Wastewater Treatment Plant upgrades. As such, the proposed infrastructure enables the proposed development to contribute towards the current greenfield housing shortage in the Hibiscus Coast and ensure the supply of new housing meets the current and future needs of the population without impacting the operation or capacity of the existing wastewater system.

(d) providing for public health, safety and the well-being of people and communities; (e) protecting the quality of the natural environment; and (f) enabling interaction and communication, including national and international links for trade and tourism.	
(3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on: (a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; (b) the health and safety of communities and amenity values.	The provision of infrastructure upgrades and new infrastructure will not have adverse effects on the quality of the environment or the health and safety of the community and amenity values as outlined in Section 11.4 of the AEE.
(4) The functional and operational needs of infrastructure are recognised.	Infrastructure will be provided in a safe and effective manner that will ensure it continues to function and operate appropriately
(5) Infrastructure planning and land use planning are integrated to service growth efficiently.	Infrastructure to service the development has been planned as part of this project to ensure integration. The portion of NoR 6 within the site is proposed to be delivered by the applicant which will provide for connections to Milldale North, Ara Hills and Orewa.
(6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.	Infrastructure has been designed to service the proposed development, ensuring compatibility.
(7) The national significance of the National Grid is recognised and provided for and its effective	N/A – The National Grid is not located within site.

development, operation, maintenance and upgrading are enabled.	
(8) The adverse effects of infrastructure are avoided, remedied or mitigated.	Infrastructure will be designed to serve the proposed residential development and is not considered to produce adverse effects.
B3.2.2 Policies	
(1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.	Development upgrades of infrastructure are proposed where existing networks do not have capacity. Several options for infrastructure have been considered and the proposed servicing strategy is considered to be the most efficient. The upgrade of NoR 6 is considered to represent a significant increase in network efficiency for the Hibiscus Coast area.
(2) Recognise the value of investment in existing infrastructure.	Existing infrastructure will be utilised where possible. Specifically, existing water supply mains will be extended where capacity allows. The NoR 6 connection will be provided to integrate with and upgrade the efficiency of the existing road network.
(3) Provide for the locational requirements of infrastructure by recognising that it can have a functional or operational need to be located in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	N/A – not relevant to proposal
(4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.	The proposed development is not considered to produce adverse effects on the infrastructure that is planned to serve it.
(5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.	The proposed development is not considered to produce adverse effects on the infrastructure that is proposed to serve it, nor on the existing infrastructure, which has been considered and utilised where possible as part of the servicing strategy. New infrastructure or upgrades are proposed where required to avoid constraints on the existing network
(6) Enable the development, operation, maintenance and upgrading of infrastructure in areas with natural and physical resources that have been scheduled in the	N/A – not relevant to proposal

Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character while ensuring that the adverse effects on the values of such areas are avoided where practicable or otherwise remedied or mitigated.	
(7) Encourage the co-location of infrastructure and the shared use of existing infrastructure corridors where this is safe and satisfies operational and technical requirements.	Existing infrastructure will be utilised or upgraded where possible. New infrastructure and will satisfy operational and technical requirements. It is noted that there will be services such as stormwater, water and wastewater pipes co-located within the roading network.
(8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.	It is not considered that the proposed construction and operation of infrastructure will have adverse effects for the reasons outlined within Section 11.4 of the AEE and both the Stormwater Report and the Water, Wastewater and Utilities Report.
(9) Ensure where there is a functional or operational need for infrastructure to locate in areas subject to natural hazards: (a) that buildings accommodating people are located and/or designed to minimise risk from natural hazards; and (b) that risk that cannot be avoided by location or design should be mitigated to the extent practicable.	Buildings accommodating people will not be located within areas affected by natural hazards. Location of infrastructure within areas affected by natural hazards has been minimised where possible.
B3.3.1 Transport Objectives	
(1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form;	The project is consistent with this objective by undertaking a series of transport infrastructure upgrades to the surrounding local road network as well as the delivery and funding of NoR 6, which is a regionally significant piece of roading infrastructure required to support future urbanisation and growth in North Auckland. The proposed roading infrastructure as part of this development supports the movement of people, goods and services, integrates with and supports a quality compact urban form, enables growth and facilitates transport choices, in an effective, efficient and safe way.

(c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.	
B3.3.2 Transport Policies	
(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.	The proposed transport network supports the movement of people, integrates with and support a quality compact urban form and enables urban growth in this location. The proposed transport infrastructure facilitates transport choice. Effective pedestrian and cycle routes are provided for within the development, and pedestrian and cycle connections are provided via the NoR 6 road to land uses and amenities outside of the development.
(2) Enable the movement of people, goods and services and ensure accessibility to sites.	
(3) Identify and protect existing and future areas and routes for developing Auckland's transport infrastructure.	
(4) Ensure that transport infrastructure is designed, located and managed to: (a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and (b) provide effective pedestrian and cycle connections.	
(5) Improve the integration of land use and transport by:	

(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods; (c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes; (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network; (e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and (f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.	
(6) Require activities sensitive to adverse effects from the operation of transport infrastructure to be located or designed to avoid, remedy or mitigate those potential adverse effects.	

(7) Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety	
B6 Mana Whenua B6.2.1 Objectives	
(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.	The unique relationship between Mana Whenua and natural and physical resources have been recognised. The applicant has consulted with Mana Whenua on the proposal. Feedback from Mana Whenua has been considered in the overall design of the proposal and Cultural Impact Assessments (CIAs) have been obtained from various iwi groups - refer to Appendix 25. The proposal gives effect to objectives B6.2.1(1) and (2) and policy B6.2.2(1) due to the extensive consultation and engagement with Mana Whenua groups that have occurred to date. It is considered that this process also gives effect to policy B6.2.2(1) in terms of providing the opportunity for Mana Whenua to actively participate in the sustainable management of natural and physical resources, and building and maintaining partnerships and relationships with iwi authorities. The project also gives effect to objective B6.3.1(2), particularly in relation to the natural resource of freshwater, and enhancing this overall with the proposed riparian planting with native species.
(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.	
(3) The relationship of Mana Whenua with Treaty Settlement Land is provided for	N/A – site is not part of Treaty Settlement Land
(4) The development and use of Treaty Settlement Land is enabled in ways that give effect to the outcomes of Treaty settlements.	N/A – site is not part of Treaty Settlement Land
B6.2.2 Policies	
(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water,	The unique relationship between Mana Whenua and natural and physical resources have been recognised. The applicant has, through various hui, consulted with Mana Whenua on the proposal. Feedback from Mana Whenua has been considered in the overall design of the proposal

sites, wāhi tapu and other taonga in a way that does all of the following: (a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga; (b) builds and maintains partnerships and relationships with iwi authorities; (c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans; (d) recognises the role of kaumātua and pūkenga; (e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga; (f) acknowledges historical circumstances and impacts on resource needs; (g) recognises and provides for mātauranga and tikanga; and (h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.	and Cultural Impact Assessments (CIAs) have been obtained from various iwi groups - refer to Appendix 25. The proposal gives effect to objectives B6.2.1(1) and (2) and policy B6.2.2(1) due to the extensive consultation and engagement with Mana Whenua groups that have occurred to date. It is considered that this process also gives effect to policy B6.2.2(1) in terms of providing the opportunity for Mana Whenua to actively participate in the sustainable management of natural and physical resources, and building and maintaining partnerships and relationships with iwi authorities. The project also gives effect to objective B6.3.1(2), particularly in relation to the natural resource of freshwater, and enhancing this overall with the proposed riparian planting with native species.
(2) Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation:	

(a) the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area; (b) any relevant memorandum of understanding between the Council and the claimant group; (c) any joint management and cogovernance arrangements established under Treaty settlement legislation; and (d) any other specific requirements of Treaty settlement legislation.	
(3) Where Mana Whenua propose an activity on Treaty Settlement Land, the benefits for the wider community and environment provided by any property specific protection mechanism, such as a covenant, shall be taken into account when considering the effects of the proposal.	N/A – The subject site is not Treaty Settlement Land
(4) Enable the subdivision, use and development of land acquired as commercial redress for social and economic development.	N/A – redress is not relevant to application
(5) Enable Mana Whenua to access, manage, use and develop cultural redress lands and interests for cultural activities and accessory activities.	N/A – redress is not relevant to application
B6.3 Recognising Mana Whenua values	
(1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision making.	The unique relationship between Mana Whenua and natural and physical resources have been recognised. The applicant has consulted with Mana Whenua on the proposal. Feedback from Mana Whenua has been considered in the overall design of the proposal and Cultural Impact Assessments (CIAs) have been obtained from various iwi groups - refer to Appendix 25.
(2) The mauri of, and the relationship of Mana Whenua with, natural and physical resources including	

freshwater, geothermal resources, land, air and coastal resources are enhanced overall.	The proposal gives effect to objectives B6.2.1(1) and (2) and policy B6.2.2(1) due to the consultation and engagement with Mana Whenua groups that have occurred to date. It is considered that this process also gives effect to policy B6.2.2(1) in terms of providing the opportunity for Mana Whenua to actively participate in the sustainable management of natural and physical resources, and building and maintaining partnerships and relationships with iwi authorities. The project also gives effect to objective B6.3.1(2), particularly in relation to the natural resource of freshwater, and enhancing this overall with the proposed wetland and riparian planting with native species.
(3) The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.	
B6.3.2 Policies	
(1) Enable Mana Whenua to identify their values associated with all of the following: (a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; (b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values; (c) biodiversity (d) historic heritage places and areas; and (e) air, geothermal and coastal resources.	
(2) Integrate Mana Whenua values, mātauranga and tikanga: (a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including: (i) ancestral lands, water, sites, wāhi tapu and other taonga; (ii) biodiversity; and (iii) historic heritage places and areas.	

(b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health; (c) in the development of innovative solutions to remedy the longterm adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and (d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.	
(3) Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.	Mana whenua values can only be assessed by Mana Whenua. As noted above, Cultural Impact Assessments (CIAs) have been obtained from various iwi groups. How the proposal responds to the matters raised within CIAs has been addressed within Appendix 25.
(4) Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following: (a) recognise the holistic nature of the Mana Whenua world view; (b) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and (c) restore or enhance the mauri of freshwater and coastal ecosystems.	As noted above, the applicant has actively engaged and consulted with Mana Whenua. The holistic nature of the Mana Whenua world view and opportunities to enhance the mauri of freshwater ecosystems has been taken into account in the proposed development. There are no protected customary rights in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.
(5) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following:	This policy is considered to be met for the reasons assessed under policies 2 and 3 of the NPS-FM.

(a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.	
(6) Require resource management decisions to have particular regard to potential impacts on all of the following: (a) the holistic nature of the Mana Whenua world view; (b) the exercise of kaitiakitanga; (c) mauri, particularly in relation to freshwater and coastal resources; (d) customary activities, including mahinga kai; (e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and (f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.	This policy is considered to be met for the reasons identified above.
B7 Natural Resources B7.2 Indigenous Biodiversity B7.2.1 Objectives	
(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.	Enhancement planting will be undertaken around the perimeter of the Significant Ecological Area Overlay. Proposed works are not considered to generate any adverse effects on the SEA, and it will be protected in perpetuity by way of consent notice.

(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.	The proposal will improve and enhance existing degraded freshwater systems on the site through riparian planting and daylighting of streams. Identified Significant Ecological Areas will be protected from development and enhanced through the adjacent extensive planting.
B7.2.2 Policies	
(1) Identify and evaluate areas of indigenous vegetation and the habitats of indigenous fauna in terrestrial and freshwater environments considering the following factors in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule: (a) representativeness; (b) stepping stones, migration pathways and buffers; (c) threat status and rarity; (d) uniqueness or distinctiveness; and (e) diversity.	N/A – not relevant to proposal as this policy directs the Council to incorporate areas of indigenous vegetation and the habitats of indigenous fauna and include them within Schedule 3.
(2) Include an area of indigenous vegetation or a habitat of indigenous fauna in terrestrial or freshwater environments in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule if the area or habitat is significant.	
(3) Include an area of indigenous vegetation or a habitat of indigenous fauna in terrestrial or freshwater environments in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule if the area or habitat is significant. (a) recognised international or national significance;	

(b) threat status and rarity; (c) uniqueness or distinctiveness; (d) diversity; (e) stepping stones, buffers and migration pathways; and (f) representativeness.	
(4) Include an area of indigenous vegetation or a habitat of indigenous fauna in the coastal marine area in the Schedule 4 Significant Ecological Areas – Marine Schedule if the area or habitat is significant.	
(5) Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.	The proposal will improve and enhance existing degraded freshwater systems on the site. Significant Ecological Areas will be protected from development. Adverse effects will be avoided as noted in the Ecological Impact Assessment as Appendix 4.
B7.3 Freshwater systems B7.3.1 Objectives	
(1) Degraded freshwater systems are enhanced.	These objectives are considered to be met for the reasons set out under policies 6 and 7 of the NPS-FM above. The proposal will improve and enhance existing degraded freshwater systems on the site.
(2) Loss of freshwater systems is minimised.	
(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.	
B7.3.2 Policies	
(1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:	This objective is considered to be met for the reasons set out under Policy 3 of the NPSFM.

(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification; (b) ensuring catchment management plans form part of the structure planning process; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and (d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.	
(2) Identify degraded freshwater systems.	Degraded freshwater systems have been identified in the Ecological Impact Assessment at Appendix 4.
(3) Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects.	The proposal involves the enhancement of streams. Refer to Section 11.9 of the AEE and the Ecological Impact Assessment at Appendix 4.
(4) Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins, unless all of the following apply: (a) it is necessary to provide for: (i) the health and safety of communities; or (ii) the enhancement and restoration of freshwater systems and values; or (iii) the sustainable use of land and resources to provide for growth and development; or	The construction of the proposed culverts will see earthworks within natural wetlands, this includes 277m^2 of permanent area of wetland removal. The proposed culverts are required to provide for the sustainable use of land and resources, being the comprehensive development of a site earmarked for urban development. An assessment of alternatives has been undertaken within the Earthworks Report, with no practicable alternatives existing. To offset any adverse effects arising from the works within wetlands, it is proposed that new wetlands are created at a 3:1 ratio, with 2,244m^2 of new wetland created in Stage 1 and

(iv) infrastructure; (b) no practicable alternative exists; (c) mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values; and (d) where adverse effects cannot be adequately mitigated, environmental benefits including on-site or off-site works are provided.	1,014m^2 of new wetland created in Stage 2. All new wetlands will be subject to a minimum of 10m wide buffer planting around their edges. While there will be a temporary loss of wetland extent and value, the newly created wetlands will offset for the loss of wetland area at the impact sites, ensuring at least a no net loss of 1,085 m^2 and a net gain of 2,170m^2 of wetland habitat and increase additional ecological values of connectivity and reduce edge effects.
(5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following: (a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas; (b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands; (c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and (d) maintain or where appropriate enhance: (i) freshwater systems not protected under Policy B7.3.2(5)(a); (ii) navigation along rivers and public access to and along lakes, rivers and streams;	This policy is considered to be met as: • No part of the site is within the management areas identified in (a); • A range of measures are proposed to minimise erosion and modification of beds and banks of watercourses; Structures, other than culverts, are not proposed within the beds of watercourses; • Freshwater systems are protected because they will not be modified but maintained and enhanced as part of the proposal. • There is a lack of existing riparian vegetation on the site. Notwithstanding, significant riparian planting and enhancement is proposed; and • Regarding the SEA it is considered that the proposal will enhance it through further pest plant management and native vegetation planting around is perimeter.

(iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and (iv) areas of significant indigenous biodiversity.	
(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.	The proposal is considered to achieve this policy as it involves subdivision and change of land use which will be undertaken in a manner which restores and enhances freshwater systems through the proposed stormwater management approach and principles and enhancement planting proposed. The Ecological Impact Assessment as **Appendix 4** concludes that extensive riparian and revegetation planting and the creation of new wetland is anticipated to achieve higher ecological values than the existing features to be affected.
B7.4. Coastal water, freshwater and geothermal water B7.4.1. Objectives	
(1) Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.	N/A - use of these waters not proposed
(2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.	The proposal will result in the improvement of the quality of freshwater over time. In particular, the stormwater management strategy, including a water sensitive design approach, for the development will ensure that the effects of point and non-point discharges on freshwater are minimised.
(3) Freshwater and geothermal water is allocated efficiently to provide for social, economic and cultural purposes.	
(4) The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.	

(5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.	
(6) Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.	This objective is considered to be achieved for the reasons set out under the objectives and policies for B6 Mana Whenua above.
B7.4.2 Policies	
(1) Integrate the management of subdivision, use, development and coastal water and freshwater, by: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and (b) requiring catchment management planning as part of structure planning; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.	The development takes an integrated approach to the management of subdivision, use, development and coastal and freshwater. • Adequate water supply, stormwater and wastewater is provided as outlined in Section 11.4 of the AEE. • Catchment management has been considered as part of the servicing strategy as noted in the Draft Stormwater Management Plan. • Minimising any adverse effects of runoff on water has been provided for in the stormwater design, with McKenzie and Co considering that the proposed discharges will meet water quality requirements and will not produce adverse scouring or erosion effects. It is considered that the proposal can protect and enhance the receiving environment. • With regard to the proposed discharge of wastewater to land, the effects are minimised through the treatment technology proposed within the Wastewater Report prepared by Apex. This ensures the water being discharged is of a high-quality.
(2) Give effect to the National Policy Statement for Freshwater Management 2014 by establishing all of the following: (a) freshwater objectives;	The proposal has been assessed against the NPS-FM above and considered to give effect to the NPS-FM.

(b) freshwater management units and, for each unit: (i) values; (ii) water quality limits; (iii) environmental flows and/or levels; and (c) targets and implementation methods where freshwater units do not meet freshwater objectives.	
(3) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement for Freshwater Management 2014 in establishing all of the following: (a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) measures to improve the integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.	This objective is considered to be achieved for the reasons set out under the objectives and policies for B6 Mana Whenua above.
(4) Identify areas of coastal water and freshwater bodies that have been degraded by human activities.	Existing freshwater waterways have been identified within the Ecological Impact Assessment as Appendix 4.
(5) Engage with Mana Whenua to: (a) identify areas of degraded coastal water where they have a particular interest; and (b) remedy or, where remediation is not practicable, mitigate adverse effects on these degraded areas and values.	The applicant has consulted with Mana Whenua on the proposal. Feedback from Mana Whenua has been considered in the overall design of the proposal and Cultural Impact Assessments (CIAs) have been obtained from various iwi groups - refer to Appendix 25. The proposal has provided the opportunity for Mana Whenua to actively participate in the sustainable management of natural and physical resources in relation to the natural resource of freshwater, and enhancing this overall with the proposed riparian planting with native species.

(6) Progressively improve water quality in areas identified as having degraded water quality through managing subdivision, use, development and discharges.	This is considered to be met for the reasons set out under B7.3.2(6) above.
(7) Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following: (a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water; (c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources; (d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and (e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.	This is considered to be met for the reasons set out under B7.4.1(4) and B7.3.2(5) above.
(8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by: (a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and	Measures will be in place to minimise the loss of sediment from subdivision, use and development into freshwater and coastal water. The erosion and sediment controls will adhere to industry best practice.

(b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.	
(9) Manage stormwater by all of the following: (a) requiring subdivision, use and development to: (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; (b) adopting the best practicable option for every stormwater diversion and discharge; and (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.	The development will be undertaken in a way which minimises the generation and discharge of contaminants through staged development, and works being undertaken in accordance with various management plans and conditions of consent. The proposed stormwater discharge has provided best practicable options (refer to Stormwater Report as Appendix 12).
(10) Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following: (a) ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development; (b) progressively reducing existing network overflows and associated adverse effects by all of the following: (i) making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority;	New wastewater infrastructure, including a wastewater treatment plant, is proposed to service the development. This is assessed in detail in the Wastewater Design Report as Appendix 30. A BPO has been adopted to minimise any effects of the wastewater discharge to land, on freshwater. This ensures the water being discharged is of a high-quality. In summary, the proposed infrastructure provides the necessary capacity to accommodate the development.

(ii) adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes; (iii) ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges; (iv) ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur; (c) adopting the best practicable option for minimising the adverse effects of discharges from wastewater treatment plants; and (d) ensuring on-site wastewater systems avoid significant adverse effects on freshwater and coastal water.	
(11) Promote the efficient allocation of freshwater and geothermal water by all of the following: (a) establishing clear limits for water allocation; (b) avoiding over-allocation of water, including phasing out any existing overallocation; (c) safeguarding spring flows, surface waterbody base flows, ecosystem processes, life-supporting capacity, the recharge of adjacent aquifers, and geothermal temperature and amenity; and	N/A – not relevant to proposal

(d) providing for the reasonable requirements of domestic and municipal water supplies.	
(12) Promote the efficient use of freshwater and geothermal water.	N/A – not relevant to proposal
(13) Promote the taking of groundwater rather than the taking of water from rivers and streams in areas where groundwater is available for allocation.	N/A – not relevant to proposal
(14) Enable the harvesting and storage of freshwater and rainwater to meet increasing demand for water and to manage water scarcity conditions, including those made worse by climate change.	N/A – not relevant to proposal
B10. Environmental risk B10.2.1 Objectives	
(1) Communities are more resilient to natural hazards and the effects of climate change.	The development has been designed to avoid the natural hazards applying to the site.
(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.	
(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.	
(4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.	The effects of climate change on natural hazards have been recognised and provided for in the development.

(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.	The function of existing floodplains will be maintained. No development is proposed in these locations.
(6) The conveyance function of overland flow paths is maintained.	The development has been designed to maintain the conveyance function of existing floodplains and overland flows on the site. Overland flows have been incorporated into the civil engineering design and contained within the road reserves.
B10.2.2 Policies	
(1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment.	Areas potentially affected by natural hazards have been identified and avoided or mitigated as necessary
(2) Undertake natural hazard identification and risk assessments as part of structure planning.	Natural hazards relating to flooding and land instability have been identified and accounted for in the design.
(3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.	The effects of climate change on natural hazards have been considered as part the flood modelling in Appendix 29.
(4) Assess natural hazard risks: (a) using the best available and up-to-date hazard information; and (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards.	The proposal is being undertaken in accordance with the Delmore DRAFT SWMP which is supported by a flood hazard assessment which was carried out based on Auckland Council flood modelling. The results helped to inform and develop specific flood management strategies for the proposal, refer to Stormwater Report as Appendix 12. A Geotechnical instability hazard assessment was undertaken. The results informed specific stability measures for the proposal, refer to the Geotechnical Report as Appendix 8.
(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following: (a) the type and severity of potential events, including the occurrence natural hazard events in combination;	Development will be located outside of flood hazard areas. The portion of the site subject to flooding is proposed to be retained as watercourses and open space.

(b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.	Whilst the subject site contains land which may be subject to land instability, the Geotechnical Report as Appendix 8 confirms that any adverse effects are able to be managed through the various recommendations provided.
(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events; or (b) the level of information on the probability and/or impacts of the hazard is limited.	The effects of climate change on natural hazards have been considered as part the flood modelling in Appendix 29.
(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.	Refer to comments in relation to B10.2.1(3) and B10.2.1(4).
(8) Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.	
(9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following:	

(a) protecting and restoring natural landforms and vegetation; (b) managing retreat by relocation, removal or abandonment of structures; (c) replacing or modifying existing development to reduce risk without using hard protection structures; (d) designing for relocatable or recoverable structures; or (e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management.	
(10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following: (a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or (c) change of use to a less vulnerable activity.	
(11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.	The proposal will protect and enhance riparian margins through riparian planting.
(12) Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by:	Infrastructure has been located outside of flood hazard areas. The Geotechnical Investigation notes that the site is not likely to be subject to liquefaction and lateral spreading during a ULS seismic event.

(a) assessing the risks from a range of natural hazard events including low probability but high potential impact events such as tsunami, earthquake and volcanic eruptions; (b) utilising design, location and network diversification to minimise the adverse effects on infrastructure and to minimise the adverse effects on the community from the failure of that infrastructure.	
(13) Require areas potentially affected by coastal hazards over the next 100 years to do all of the following: (a) avoid changes in land use that would increase the risk of adverse effects from coastal hazards; (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan; (c) in the event of redevelopment, minimise natural hazard risks through the location and design of development; and (d) where it is impracticable to locate infrastructure outside of coastal hazard areas, then ensure coastal hazard risks are mitigated.	N/A – the site is not subject to coastal hazards
B10.3.1 Objectives	
(1) The environment is protected from adverse effects associated with the storage, use, disposal and transport of hazardous substances.	Hazardous substances associated with the proposed wastewater treatment plant will be managed by an Environmental Management Plan (EMP).
(2) The storage, use, disposal and transport of hazardous substances are provided for and the social and economic benefits of these activities are recognised.	The proposal requires the storage, use and transport of hazardous substances for the operation of the wastewater treatment plant. The wastewater treatment plant is required to enable the proposed development which will have numerous social and economic benefits.

B10.3.2 Policies	
(1) Manage the use and development of land for hazardous facilities and industrial or trade activities to avoid adverse effects on human health and the environment and remedy or mitigate these effects where they cannot be avoided.	Hazardous substances associated with the proposed wastewater treatment plant will be managed by an EMP, thus avoiding adverse effects on human health and the environment.
(2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards; (b) to avoid, remedy or mitigate adverse effects on people and property; (c) to avoid as far as practicable the contamination of air, land, and water; and (d) to minimise risks caused by natural hazards.	Hazardous substances associated with the proposed wastewater treatment plant have been assessed within the Hazardous Substances Assessment as Appendix 32 and will be managed by an EMP.
(3) Manage the effects associated with use and development of land for hazardous facilities by all of the following: (a) restricting the establishment of sensitive activities near hazardous facilities or areas identified for hazardous facilities if the activities are likely to be adversely affected by a hazardous facility or if they have the potential to limit the operation of the hazardous facility; (b) ensuring new hazardous facilities are not located near sensitive activities unless significant adverse effects, including cumulative effects, are avoided and other adverse effects are mitigated; and	

(c) providing areas for hazardous facilities away from sensitive activities so that the facilities may carry out their operations without unreasonable constraints.	
B10.4.1 Objective	
(1) Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated	A PSI has been undertaken that has identified that the site is not a HAIL site. As such, no remediation is required or proposed
B10.4.2 Policies	
(1) Identify land that is or may be contaminated based on: (a) sites known to have supported contaminating land use activities in the past; (b) sites with a significant potential risk to human health; or (c) sites having significant adverse effects on the environment.	
(2) Land which may be contaminated due to having supported contaminating land use activities in the past but has not been investigated will be identified as being potentially contaminated.	
(3) Manage or remediate land that is contaminated where: (a) the level of contamination renders the land unsuitable for its existing or proposed use; or (b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or	

(c) development or subdivision of land is proposed.	

5.0 Auckland Unitary Plan (Operative in Part) – Chapter E

Objective/Policy	Assessment
E1 Water quality and integrated management E1.2 Objectives	
(1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.	The quality of freshwater in this environment is considered to range from low to high. Freshwater quality will be improved by the proposal as noted in the Ecological Impact Assessment.
(2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.	Given the stormwater and wastewater treatment proposed, water quality will be maintained when it discharges into the Ōrewa River.
(3) Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.	As noted in the Stormwater Report and Water, Wastewater and Utilities Report, the proposal involves stormwater and wastewater infrastructure which is appropriate to the scale of the development to ensure no capacity effects or effects on public health and safety will occur.
E1.3 Policies	
(1) Manage discharges, until such time as objectives and limits are established in accordance with Policy E1.3(7), having regard to: (a) the National Policy Statement for Freshwater Management National Bottom Lines; (b) the Macroinvertebrate Community Index as a guideline for freshwater ecosystem health	The proposal intends to maintain water quality, flows, stream channels and associated freshwater values through substantial riparian planting and enhancement works. The proposed stormwater and wastewater discharges have been designed in accordance with BPO and consultation with Viridis. An assessment of effects is provided within the Ecological Impact Assessment and it is noted that the proposed discharges will not change the level range or hydrological function of the wetlands.

associated with different land uses within catchments in accordance with Policy E1.3(2); or

(c) other indicators of water quality and ecosystem health.

(2) Manage discharges, subdivision, use, and development that affect freshwater systems to:

(a) maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or

(b) enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in TableE1.3.1 below.

Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams

Land use	Macroinvertebrate Community Index guideline
Native forest	123
Exotic forest	111
Rural areas	94
Urban areas	68

Note 1

When assessing the existing Macroinvertebrate Community Index in a stream against the Macroinvertebrate Community Index guideline in Table E1.3.1 above, standard protocols for

semi-quantitative sample collection should be used as described in Protocols for sampling macroinvertebrates in wadeable streams, New Zealand Macroinvertebrate Working Group Report No. 1, Stark, J.D. et al., Prepared for the Ministry for the Environment 2001. Note 2 Where an activity crosses more than one land use or a river or stream traverses the border between two land use types at the location of the activity or the point of discharge, the lower Macroinvertebrate Community Index value shall be used. Note 3 Refer to the planning maps for the Macroinvertebrate Community Index Control to identify the land use types for the area	
(3) Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.	As discussed under Policies E1.3(1) and (2) above.
(4) When considering any application for a discharge, the Council must have regard to the following matters: (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and (b) the extent to which it is feasible and dependable that any more than a minor adverse effect on	With regards to stormwater, a water sensitive design philosophy is proposed for the project. At a minimum, SMAF 1 hydrological mitigation will be provided for all impervious surfaces within the development. This includes the design of stormwater treatment devices consistent with Auckland Council's GD01. It is proposed that bioretention devices are integrated into the stormwater network to treat stormwater runoff for the water quality flow from impervious trafficable areas. With the level of stormwater treatment proposed, it is not considered likely that the discharge will have a more than minor adverse effect on freshwater.

freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided.	With regards to wastewater, the water will be treated to a high standard as per the Wastewater Design Report within Appendix 30.
(5) When considering any application for a discharge the Council must have regard to the following matters: (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and (b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided.	
(6) Policies E1.3(4) and (5) apply to the following discharges (including a diffuse discharge by any person or animal): (a) new discharge; or (b) a change or increase in any discharge of any contaminant into freshwater, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering freshwater. Note 1 Policies E1.3(4) – (6) are policy A4 of the National Policy Statement for Freshwater Management which are required by the National Policy Statement for Freshwater Management to be incorporated in regional plan provisions under section 55 of the Resource Management Act 1991 without using the process in	

schedule 1. They apply until full effect has been given to the National Policy Statement for Freshwater Management. Policy E1.3(4) does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011. Policy E1.3(5) does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2014 takes effect.	
(7) Develop Freshwater Management Unit specific objectives and limits for freshwater with Mana Whenua, through community engagement, scientific research and mātauranga Māori, to replace the Macroinvertebrate Community Index interim guideline and to give full effect to the National Policy Statement for Freshwater Management. Note 1 Policy E1.3(7) above does not preclude the use of the Macroinvertebrate Community Index as a Freshwater Management Unit-specific objective/limit in future.	N/A – not relevant to proposal
(8) Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by: (a) taking an integrated stormwater management approach (refer to Policy E1.3.10); (b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;	The proposal is considered to meet this policy as: An integrated stormwater management approach has been taken (refer to Draft SWMP); • The generation and discharge of contaminants from car parks and roads into sensitive receiving environments will be minimised through bioretention and stormwater devices; • The provision of detention and controlled release is anticipated to result in the outcomes listed in E1.2.1(8)(i) to (iii); • The proposed bioretention devices will remove stormwater gross pollutants, such as litter; and The proposed residential intensification will be serviced by appropriate stormwater infrastructure (refer to Draft SWMP as Appendix 6).

(c) minimising or mitigating changes in hydrology, including loss of infiltration, to: (i) minimise erosion and associated effects on stream health and values; (ii) maintain stream baseflows; and (iii) support groundwater recharge; (d) (d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and (e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.	
(9) Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following: (a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads; (b) requiring measures to reduce the discharge of gross stormwater pollutants; (c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows: (i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);	

(ii) where development exceeds the maximum impervious area for the relevant zone; or (iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams; (d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and (e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.	
(10) In taking an integrated stormwater management approach have regard to all of the following: (a) the nature and scale of the development and practical and cost considerations, recognising: (i) greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas; (ii) intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and (iii) site operational and use requirements may preclude the use of an integrated stormwater management approach. (b) the location, design, capacity, intensity and integration of sites/development and	These matters have been considered in the stormwater management approach for the site. Refer to the Draft Stormwater Management Plan as Appendix 6.

infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments; (c) the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments; (d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and (e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable	
(11) Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to: (a) the nature, quality, volume and peak flow of the stormwater runoff; (b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park; (c) the potential for the diversion and discharge to create or exacerbate flood risks; (d) options to manage stormwater on-site or the use of communal stormwater management measures;	

(e) practical limitations in respect of the measures that can be applied; and (f) the current state of receiving environments.	
(12) Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.	Refer to comments under E1.3(1)(8).
(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.	The DRAFT SWMP provided by McKenzie & Co in **Appendix 6** indicates that stormwater attenuation is required within the proposed development. It is proposed that the development will be designed in accordance with the Stormwater Management Area Flow 1 (SMAF 1) control principles of the AUP as per GD01 to provide hydrological mitigation for all impervious surfaces. Hydrological and water quality mitigation will be undertaken in accordance with the BPO identified within the Draft SWMP.
(14) Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following: (a) the best practicable option criteria as set out in section 2 of the Resource Management Act 1991; (b) the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated; (c) the scale and significance of the adverse effects; (d) infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas; (e) the ability to prevent or minimise existing adverse effects having regard to the effectiveness and	The best practicable option has been taken into account and adopted to minimise the adverse effects of stormwater discharges from the stormwater network. Refer to the Draft SWMP as **Appendix 6**.

timeframes of other feasible methods, including land use controls; (f) opportunities to integrate with other major infrastructure projects or works; (g) the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and (h) operational requirements and space limitations	
E3. Lakes, rivers, streams and wetlands E3.2.1 Objectives	
(1) Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.	The Ecological Impact Assessment considers that the existing wetlands on site have a moderate ecological value, and that the streams have a moderate to high ecological value. The value of the streams and wetlands will be enhanced.
(2) Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.	The proposal will result in the overall enhancement of watercourses and wetlands.
(3) Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.	The proposal is not considered to have any significant residual adverse effects on lakes, rivers or streams. Where permanent reduction in wetland area is proposed, offsetting is proposed as mitigation, as outlined in E3.2.1(1) above.
(4) Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.	Box culverts are proposed within streams/wetlands where there is a functional need for access. As a general approach, structures within rivers/wetlands have been avoided where possible. As noted in Ecological Impact Assessment, the reduction in area of wetlands is mostly avoided and only undertaken where there is no practicable alternative. The alternatives have been assessment within the Earthworks Report as Appendix 16. The reduction in wetland area will be mitigated via offset as outlined in E3.2.1(1) above.
(5) Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.	

(6) Reclamation and drainage of the bed of a lake, river, stream and wetland is avoided, unless there is no practicable alternative.	
(7) The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	The proposed culverts will maintain the passage of fish.
E3.3 Policies	
(1) Avoid significant adverse effects, and avoid where practicable or otherwise remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands within the following overlays: (a) D4 Natural Stream Management Areas Overlay; (b) D5 Natural Lake Management Areas Overlay; (c) D6 Urban Lake Management Areas Overlay; (d) D9 Significant Ecological Areas Overlay; and (e) D8 Wetland Management Areas Overlay.	No works are proposed within streams or wetlands within the SEA Overlay.
(2) Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by: (a) avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and (b) where appropriate, restoring and enhancing the lake, river, stream or wetland.	The effects of activities within the streams and wetlands have been managed as discussed within the Ecological Impact Assessment as **Appendix 4**. Overall, the proposal intends to enhance water quality, flows, stream channels and associated freshwater values through the substantial riparian planting and enhancement works.

(3) Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.	
(4) Restoration and enhancement actions, which may form part of an offsetting proposal, for a specific activity should: (a) be located as close as possible to the subject site; (b) be 'like-for-like' in terms of the type of freshwater system affected; (c) preferably achieve no net loss or a net gain in the natural values including ecological function of lakes, rivers, streams or wetlands; and (d) consider the use of biodiversity offsetting as outlined in Appendix 8 Biodiversity offsetting. Note 1 When having regard to Policy E3.3(4) above, the following documents or any updated version of them should be referred to: • Auckland Council Technical Report 2011/009: Stream Ecological Valuation (SEV): a method for assessing the ecological functions of Auckland Streams (October 2011) for guidance on how the location and extent of any offset may be calculated and assessed; and • Guidance on Good Practice Biodiversity Offsetting in New Zealand, New Zealand Government et al, August 2014. E3 Lakes, rivers, streams and wetlands Auckland Unitary Plan Operative in part 4 Neither of these reference documents has precedence. An acceptable offsetting proposal may combine elements from both documents.	The Ecological Impact Assessment notes that the proposed offsetting for wetland areas will be: • Within the subject site • Like for like, in that areas of additional wetland are proposed • A net gain is values is achieved Biodiversity offsetting is proposed Specifically, to offset the wetland loss, it is proposed that new wetlands are created at a 3:1 ratio, with 2,244m^2 of new wetland created in Stage 1 and 1,014m2 of new wetland created in Stage 2. This will ensure a no net loss of 1,085m^2 of wetland extent and value in the medium to long term and a net gain of 2,170m^2 of wetland habitat, and increase additional ecological values of connectivity and reduce edge effects.

(5) Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on: (a) the mauri of the freshwater environment; and (b) Mana Whenua values in relation to the freshwater environment.	The Ecological Impact Assessment considers that overall the proposal will have low level effect on wetlands and streams, with positive effects following revegetation and wetland creation.
(6) Manage the adverse effects on Mana Whenua cultural heritage that is identified prior to, or discovered during, subdivision, use and development by: (a) complying with the protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated	This policy is considered to be achieved for the reasons set out under the objectives and policies for B6 Mana Whenua above.
(7) Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following: (a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland;	As noted in the Earthworks Report, culverts have been located where there is no practicable alternative location and their design has been optimised in terms of the matters listed in this policy, as set out in the Ecological Impact Assessment. Temporary diversion of surface water will be undertaken in association with construction activities, and has been assessed within the Ecological Impact Assessment. For the reasons outlined within the Ecological Impact Assessment, it is considered that the proposed culverts and temporary surface water diversion will not result in complete or partial drainage of all or part of a wetland nor will there will be a change to the water level range or hydrological function of the wetland.

(b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland; (c) the structure is designed to avoid creating or increasing a hazard; (d) the structure is for any of the following: (i) required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; (ii) designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins; (iii) necessary to provide access across a lake, river, stream or wetland; (iv) associated with infrastructure; E3 Lakes, rivers, streams and wetlands Auckland Unitary Plan Operative in part 5 (v) necessary for flood protection and the safeguarding of public health and safety; or (vi) required for the reasonable use of production land. (e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.	

(8) Enable the removal or demolition of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, provided adverse effects are avoided, remedied or mitigated.	Existing culverts will be removed and where necessary, replaced.
(9) Provide for the excavation, drilling, tunnelling, thrusting or boring or other disturbance, and the depositing of any substance in, on or under the bed of a lake, river, stream or wetland, where it complies with all of the following: (a) there is no practicable alternative method or location for undertaking the activity outside the lake, river, stream or wetland; (b) the activity is required for any of the following: (i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; (ii) to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and associated margins; (iii) to provide access across a lake, river, stream or wetland; (iv) for the operation, use, maintenance, repair, development or upgrade of infrastructure; (v) to restore, maintain or improve access to wharves and jetties or mooring areas, or to maintain the navigation and safety of existing channels;	N/A – no works of this kind are proposed.

(vi) to reduce the risk of occurrence or the potential adverse effects of flooding, erosion, scour or sediment depositing; (vii) for the reasonable use of production land; or (viii) to undertake mineral extraction activities and mitigation and following that, offsetting can be practicably implemented. (c) the disturbance avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.	
(10) Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.	As set out in the Greenwood Associates landscaping package. The planting strategy for the site includes restoration and enhancement planting within wetlands and along the margins of streams.
(11) Encourage the planting of plants that are native to the area.	The proposal sees extensive native planting across the site.
(12) Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland	
(13) Avoid the reclamation and drainage of the bed of lakes, rivers, streams and wetlands, including any extension to existing reclamations or drained areas unless all of the following apply:	Culverts have been located where there is no practicable alternative location, in some instances, this results in a reduction of wetland area. This is discussed in greater detail in the Earthworks Report as Appendix 16.

(a) there is no practicable alternative method for undertaking the activity outside the lake, river, stream or wetland; (b) for lakes, permanent rivers and streams, and wetlands the activity is required for any of the following: (i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, any adjacent area of indigenous vegetation or habitats of indigenous fauna; (ii) for the operation, use, maintenance, repair, development or upgrade of infrastructure; or (iii) to undertake mineral extraction activities; and (c) the activity avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.	The Ecological Impact Assessment outlines that proposed culverts, which are necessary infrastructure to provide for roading for the development, will result in earthworks within wetlands. Offsetting of this wetland loss is proposed. This sees new wetlands are created at a 3:1 ratio with 2,244m^2 of new wetland created in Stage 1 and 1,014m^2 of new wetland created in Stage 2. While there will be a temporary loss of wetland extent and value, the newly created wetlands will offset for the loss of wetland area at the impact sites, ensuring at least a no net loss of 1,08 m2 of wetland extent and value in the medium to long term. Moreover, the offset measure will result in a net gain of 2,170m^2 of wetland habitat and increase additional ecological values of connectivity and reduce edge effects. Mana whenua have been consulted with regard to proposed riparian enhancement, and native species will be utilised when undertaking riparian planting. No livestock grazing is proposed.

(14) Avoid more than minor adverse effects on freshwater and coastal water from livestock grazing	
(15) Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following: (a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values; (b) safeguard their aesthetic, landscape and natural character values;	The proposed enhancement of existing degraded streams and wetlands via riparian planting provides for the health and well-being of water bodies and freshwater ecosystems. There are no buildings proposed within the 10-metre wide riparian margins.

(c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and (d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature.	
(16) Protect land alongside streams for public access through the use of esplanade reserves and esplanade strips, marginal strips, drainage reserves, easements or covenants where appropriate and for water quality, ecological and landscape protection purposes	As all streams within the site have a width of less than 3-metres, there is no requirement to provide esplanade reserves or strips. Notwithstanding this, riparian setbacks and planting will be provided to protect the streams and these areas will be protected by consent notice conditions.
(17) The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: (a) the loss of extent or values arises from any of the following: (i) the customary harvest of food or resources undertaken in accordance with tikanga Māori (ii) wetland maintenance, restoration, or biosecurity (as defined in the National Policy Statement for Freshwater Management) (iii) scientific research (iv) the sustainable harvest of sphagnum moss (v) the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) (vi) the maintenance or operation of specified infrastructure, or other infrastructure (as	As noted in Ecological Impact Assessment, works within wetlands is mostly avoided and the alternatives have been assessed within the Earthworks Report. The reduction in wetland area will be mitigated via offset as noted in E3.2.1(1) above and outlined below.

defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (vii) natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or	
(18) The loss of river extent and values is avoided, unless the council is satisfied: (a) that there is a functional need for the activity in that location; and (b) the effects of the activity are managed by applying the effects management hierarchy.	N/A – The proposal does not involve the loss of extent of rivers.
E6 Wastewater network management	
N/A – the objectives and policies under E6 refer to the provisions in E1 Water quality and integrated management. These are assessed above.	
E8 Stormwater diversion and discharge	
N/A. The objectives and policies under E8 refer to the provisions in E1 Water quality and integrated management and E2 Water quantity, allocation and use. These are assessed above.	
E9 Stormwater quality	
N/A – the objectives and policies under E9 refer to the provisions in E1 Water quality and integrated management. These are assessed above.	
E11 Land Disturbance – Regional E11.2 Objectives	
Objectives 1-3 (1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	The following comments are made: • The land subject to earthworks is not located within any overlays associated with natural heritage, mana whenua, natural resources, historic heritage or special character. Accordingly, it is not considered that the bulk earthworks will adversely affect the matters associated with these overlays.
(2) Sediment generation from land disturbance is minimised.	

(3) Land disturbance is controlled to achieve soil conservation.	• A suite of erosion and sediment control measures in line with GD05 will be implemented on site to manage any potential adverse sediment discharge effects on the environment. Such measures include, but will not be limited to, stabilised entranceways, super silt fences and clean water diversion bunds. • The earthworks will be undertaken in in a staged manner during the earthworks season to minimise the overall duration of exposed areas. Together with the implementation of appropriate erosion and sediment control measures, it is considered that sediment runoff or discharge will be suitably mitigated and minimised. • Earthworks are anticipated to maintain the stability of surrounding land and structures as assessed in the Geotechnical Report. • There are two recorded archaeological sites in the development area, Archaeological site R10/776 and R10/1573 – both shell middens. Investigations and research undertaken by Clough & Associates note that there is potential for the site to contain additional sites associated with Māori settlement. In this regard, archaeological monitoring is proposed during earthworks within these areas. Archaeological monitoring will ensure any potential archaeological remains/evidence can be investigated.
E11.3 Policies	
(1) Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	
(2) Manage land disturbance to: (a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity; (a) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge; (b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	
(3) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;	

(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.	
(4) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	
(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.	
(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures. (a) Recognise and provide for the management and control of kauri dieback disease as a means of maintaining indigenous biodiversity.	
(7) Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with: (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: (i) high recreational use;	

(ii) relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas; (iii) the collection of fish and shellfish for consumption; (iv) maintenance dredging; or (v) a downstream receiving environment that is sensitive to sediment accumulation; (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and (c) the receiving environments ability to assimilate the discharged sediment being taken into account.	
(8) Monitor the quality of fresh and coastal water bodies across the region and the effects of land disturbance on water quality and receiving environments.	
E12 Land Disturbance – District **E12.2 Objectives**	
(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	Refer to comments made above in relation to E11 Land disturbance – Regional.
E12.3 Policies	
(1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan	

in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	
(2) Manage the amount of land being disturbed at any one time, to: (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; (b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	
(3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	
(4) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.	
(5) Design and implement earthworks with recognition of existing environmental site constraints and	

opportunities, specific engineering requirements, and implementation of integrated water principles.	
(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.	
E15 Vegetation Management and biodiversity E15.2 Objectives	
(1) Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.	Approximately 43.7ha of vegetation will either be protected, restored or enhanced as part of this proposal. This includes the enhancement of the land adjoining the Significant Ecological Area, existing covenanted bush areas, riparian margins and wetlands. This will contribute to improved ecosystem services and indigenous biological diversity values in this part of Auckland.
(2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.	
E15.3 Policies	
(1) Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.	
(2) Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.	The proposal will not have any significant adverse effects on overall biodiversity values, rather these will be improved. Approximately 43.7ha of vegetation will either be protected, restored or enhanced as part of this proposal. This is discussed in greater detail within the Ecological Impact Assessment as **Appendix 4**.

(3) Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.	As discussed in depth within the Ecological Impact Assessment, vegetation to be removed will be adequately offset by additional planting.
(4) Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following: (a) using transferable rural site subdivision to protect areas that meet one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial Schedule or shown on the Kawau Island Rural Subdivision SEA Control. (b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or (c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.	Approximately 43.7ha of vegetation will be either protected, restored or enhanced as part of this proposal. Offset planting will be protected in perpetuity by way of Consent Notice. The existing degraded waterways are proposed to be enhanced through riparian planting, with the maintenance requirements also being secured by way of consent notice or covenant.
(5) Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback	N/A – not relevant to proposal
(6) Enable vegetation management to provide for the operation and routine maintenance needs of activities.	
(7) Manage any adverse effects from the use, maintenance, upgrading and development of infrastructure in	Except for culverts, infrastructure will not be located in areas with indigenous biodiversity values

accordance with the policies in E15.3, recognising that it is not always practicable to locate or design infrastructure to avoid areas with indigenous biodiversity values.	
(8) Recognise and provide for the management and control of kauri dieback as a means of maintaining indigenous biodiversity.	N/A – there are no kauri located within the site
(9) Avoid activities in the coastal environment where they will result in any of the following: (a) non-transitory or more than minor adverse effects on: (i) threatened or at risk indigenous species (including Maui's Dolphin and Bryde's Whale); (ii) the habitats of indigenous species that are at the limit of their natural range or which are naturally rare; (iii) threatened or rare indigenous ecosystems and vegetation types, including naturally rare ecosystems and vegetation types; (iv) areas containing nationally significant examples of indigenous ecosystems or indigenous community types; or (v) areas set aside for full or partial protection of indigenous biodiversity under other legislation, including the West Coast North Island Marine Mammal Sanctuary. (b) any regular or sustained disturbance of migratory bird roosting, nesting and feeding areas that is likely	N/A – the site is not located within coastal environment

to noticeably reduce the level of use of an area for these purposes; (c) the deposition of material at levels which would adversely affect the natural ecological functioning of the area; or (d) fragmentation of the values of the area to the extent that its physical integrity is lost.	
(10) Avoid (while giving effect to Policy E15(9) above) activities in the coastal environment which result in significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities, on: (a) areas of predominantly indigenous vegetation; (b) habitats that are important during the vulnerable life stages of indigenous species; (c) indigenous ecosystems and habitats that are found only in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh; (d) habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes including fish spawning, pupping and nursery areas; (e) habitats, including areas and routes, important to migratory species; (f) ecological corridors, and areas important for linking or maintaining biological values; or (g) water quality such that the natural ecological functioning of the area is adversely affected.	N/A – the site is not located within the coastal environment

E25 Noise and Vibration E25.2 Objectives	
(1) People are protected from unreasonable levels of noise and vibration.	The Acoustic Report prepared by SLR notes that with mitigation and design measures in place, anticipated noise and vibration effects from the project are expected to be reasonable.
(2) The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.	
(3) Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse sensitivity effects where it is reasonable to do so.	
(4) Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.	
E25.3. Policies	
(1) Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.	
(2) Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.	
(3) Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.	

(4) Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate	
(5) Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.	
Construction, demolition and maintenance activities (10) Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to: (a) the sensitivity of the receiving environment; and (a) the proposed duration and hours of operation of the activity; and (b) the practicability of complying with permitted noise and vibration standards.	
E26 Infrastructure E26.2.1 Objectives	
(1) The benefits of infrastructure are recognised.	Benefits of the proposed infrastructure upgrades, particularly the proposed delivery of NoR 6, have been recognised in Commute's ITA.
(2) The value of investment in infrastructure is recognised.	
(3) Safe, efficient and secure infrastructure is enabled, to service the needs of existing and authorised proposed subdivision, use and development.	This proposal will be adequately serviced utilising both existing bulk infrastructure in place, and through the delivery of new infrastructure where existing infrastructure is at capacity. Several options for infrastructure have been considered and the proposed servicing strategy is considered to be the most efficient. Existing infrastructure will be utilised where possible. Specifically, existing water supply mains will be extended where capacity allows. The existing road network will be retained and upgraded as necessary. The provision of the NoR 6 arterial road relating to the site is considered to represent a significant increase in network efficiency for the Hibiscus Coast area.

	Local water supply, stormwater and wastewater infrastructure within the project area itself will be provided by the applicant.
(4) Development, operation, maintenance, repair, replacement, renewal, upgrading and removal of infrastructure is enabled.	The proposal will provide fit-for-purpose new infrastructure as set out in the application material.
(5) The resilience of infrastructure is improved and continuity of service is enabled.	
(6) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.	Refer to comments in relation to B3.2.1(7).
(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance, repairs, upgrading and removal is enabled.	
E26.2.2 Policies	
(1) Recognise the social, economic, cultural and environmental benefits that infrastructure provides, including: (a) enabling enhancement of the quality of life and standard of living for people and communities; (b) providing for public health and safety; (c) enabling the functioning of businesses; (d) enabling economic growth; (e) enabling growth and development; (f) protecting and enhancing the environment;	Infrastructure is proposed in accordance with a master planned urban development, and will accordingly provide benefits associated with the construction of, and the ongoing use/occupation of the development.

(g) enabling the transportation of freight, goods, people; and (h) enabling interaction and communication.	
(2) Provide for the development, operation, maintenance, repair, upgrade and removal of infrastructure throughout Auckland by recognising: (a) functional and operational needs; (b) location, route and design needs and constraints; (c) the complexity and interconnectedness of infrastructure services; (d) the benefits of infrastructure to communities with in Auckland and beyond; (e) the need to quickly restore disrupted services; and E26 Infrastructure Auckland Unitary Plan Operative in part 5 (f) its role in servicing existing, consented and planned development.	Refer to comments in relation to E26.2.1(4).
Adverse effects on infrastructure (3) Avoid where practicable, or otherwise remedy or mitigate adverse effects on infrastructure from subdivision, use and development, including reverse sensitivity effects, which may compromise the operation and capacity of existing, consented and planned infrastructure.	The proposal will not hinder the ability for existing infrastructure and servicing networks to operate. It is considered that adverse servicing and infrastructure capacity effects will be avoided and less than minor.
Adverse effects of infrastructure	

(4) Require the development, operation, maintenance, repair, upgrading and removal of infrastructure to avoid, remedy or mitigate adverse effects, including, on the: (a) health, well-being and safety of people and communities, including nuisance from noise, vibration, dust and odour emissions and light spill; (b) safe and efficient operation of other infrastructure; (c) amenity values of the streetscape and adjoining properties; (d) environment from temporary and ongoing discharges; and (e) values for which a site has been scheduled or incorporated in an overlay.	Infrastructure is proposed to service a master planned urban development which will provide regionally significant benefits. • Mitigation measures in place in accordance with a CNVMP are proposed to ensure adverse effects on persons and the environment are appropriately mitigated. • It is considered that proposed infrastructure will be safe and efficient. • It is considered that proposed infrastructure will not have any adverse effects on the amenity value of the streetscape and adjoining properties. • For the reasons outlined within Section 11.4 of the AEE, the proposed stormwater and treated wastewater discharges will not have adverse effects on the environment. • The site is not subject to any relevant overlay.
(5) Consider the following matters when assessing the effects of infrastructure: (a) the degree to which the environment has already been modified; (b) the nature, duration, timing and frequency of the adverse effects; (c) the impact on the network and levels of service if the work is not undertaken; (d) the need for the infrastructure in the context of the wider network; and (e) the benefits provided by the infrastructure to the communities within Auckland and beyond.	
(6) Consider the following matters where new infrastructure or major upgrades to infrastructure are proposed within areas that have been scheduled in the Plan in relation to	N/A – not relevant to proposal

natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character: (a) the economic, cultural and social benefits derived from infrastructure and the adverse effects of not providing the infrastructure; (b) whether the infrastructure has a functional or operational need to be located in or traverse the proposed location; (c) the need for utility connections across or through such areas to enable an effective and efficient network; (d) whether there are any practicable alternative locations, routes or designs, which would avoid, or reduce adverse effects on the values of those places, while having regard to E26.2.2(6)(a) - (c); (e) the extent of existing adverse effects and potential cumulative adverse effects; (f) how the proposed infrastructure contributes to the strategic form or function, or enables the planned growth and intensification, of Auckland; (g) the type, scale and extent of adverse effects on the identified values of the area or feature, taking into account: (i) scheduled sites and places of significance and value to Mana Whenua; (ii) significant public open space areas, including harbours;	

(iii) hilltops and high points that are publicly accessible scenic lookouts; (iv) high-use recreation areas; (v) natural ecosystems and habitats; and (vi) the extent to which the proposed infrastructure or upgrade can avoid adverse effects on the values of the area, and where these adverse effects cannot practicably be avoided, then the extent to which adverse effects on the values of the area can be appropriately remedied or mitigated. (h) whether adverse effects on the identified values of the area or feature must be avoided pursuant to any national policy statement, national environmental standard, or regional policy statement.	
(7) Enable the following activities within natural heritage, natural resources, coastal environment, historic heritage, special character and Mana Whenua cultural heritage overlays: (a) the use and operation of existing infrastructure; and (b) the minor upgrading, maintenance and repair of existing infrastructure, while ensuring that the adverse effects on the values of the area are avoided and where those effects cannot practicably be avoided, minimise any such effects and ensure they are appropriately remedied or mitigated.	N/A – not relevant to proposal
(8) Encourage new linear infrastructure to be located in roads, and where practicable within the road reserve adjacent to the carriage way.	New infrastructure will be located within road reserves where possible

Undergrounding of infrastructure in urban areas (9) Require new or major upgrades to electricity and telecommunications lines to be located underground in urban areas unless: (a) there are significant operational, functional, technical or economic reasons that require an aboveground network; or (b) the additional lines are part of minor upgrading to the network or are service connections.	New electricity and telecommunication lines will be located underground
(10) Enable the coordinated undergrounding of existing electricity and telecommunications lines in the road, particularly where the opportunity exists when network improvements are undertaken.	
New Technologies (11) Provide flexibility for infrastructure operators to use new technological advances that: (a) improve access to, and efficient use of services; (b) allow for the re-use of redundant services and structures where appropriate; (c) result in environmental benefits and enhancements; and (d) utilise renewable sources.	N/A – not relevant to proposal
Renewable electricity generation *(12)* Provide for renewable electricity generation activities to occur at different scales and from different sources, including small and community-scale renewable electricity generation activities.	

National Grid *(13)* Have regard to the extent to which actual and potential effects have been avoided, remedied or mitigated by the route, site and method selected when assessing the development of the National Grid.	
Road Network (14) Require road network activities to: (a) avoid, remedy or mitigate adverse effects on residential or other sensitive activities, including effects of vibration, noise, glare and vehicle emissions; (b) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties and the streetscape; and (c) maintain or enhance the safety and efficiency of the transport network.	The proposed road network is not considered to have adverse effects on any residential or sensitive activities, has been designed to integrate with the existing road network and is considered to be safe and efficient.
(15) Ensure roads are designed, located and constructed to: (a) provide for the needs of all road users and modes of transport; (b) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties; (c) avoid, remedy or mitigate adverse construction effects including effects of vibration, noise, and dust; (d) avoid, remedy or mitigate adverse operational effects particularly on residential or other sensitive	This policy has been assessed below – refer to E27 objectives and policies assessment.

activities, including effects of vibration, noise, glare and vehicle emissions; (e) minimise severance effects and changes to drainage patterns; and (f) maintain or enhance the safety and efficiency of the transport network	
E27 Transport E27.2 Objectives	
(1) Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.	The proposal is considered to provide for an integrated transport network with public transport, vehicular, cycling and walking transport modes provided for within the development. The development has also been comprehensively designed to provide cycling and walking connections beyond the site. Refer to the Integrated Transport Assessment as Appendix 28.
(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.	
(3) Parking and loading is managed to support urban growth and the quality compact urban form.	Parking will be provided in accordance with the AUP (OP) requirements. One to two carparks is provided for each dwelling, such that parking doesn't dominate the site or result in large areas of unnecessary paving. On-street parking is also provided in appropriate places. The required dimensions for accessible parking spaces will be provided for within the vehicle accesses relating to each dwelling.
PC79 E27.2(3) Parking, including accessible car parking and loading supports urban growth, and a quality compact urban form.	
(4) Parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the	Parking and access will be safe and efficient, as discussed within the Integrated Transport Assessment Report attached as Appendix 28.

character, scale and intensity and alternative transport options of the location.	
PC79 E27.2.(4) Parking, including accessible car parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.	Parking and access will be safe and efficient. One-two parking spaces per dwelling is considered to be appropriate given the suburban character, and on-street parking is provided as appropriate. The required dimensions for accessible parking spaces will be provided for within the vehicle accesses relating to each dwelling.
(5) Pedestrian safety and amenity along public footpaths is prioritised.	JOALs have been provided to minimise vehicle crossings, and provide for vehicles exiting and entering sites in a forward direction in these areas. All proposed vehicle crossings comply with the minimum separation distance requirements, providing for pedestrian refuge. Visibility splays will be provided on either side of all vehicle crossings.
E27.2.(5A) Safe, and direct, and continuous on-site access for pedestrian and other users is provided to dwellings, in residential zones.	Direct pedestrian access to front doors is provided. Appropriate separation is provided in JOALs between the road and the pedestrian footpath.
(6) Road/rail crossings operate safely with neighbouring land use and development.	N/A – not relevant to proposal
PC79 E27.2.(7) Electric Vehicle Supply Equipment is enabled to facilitate use of electric vehicles.	Each dwelling will be provided with a garage that will have the capability to accommodate EV charging if required.
E27.3 Policies	
(1) Require subdivision, use and development which: (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network; (b) are proposed outside of the following zones:	An ITA has been provided and is included at **Appendix 28**. The ITA addresses the adverse effects of the proposal on the transport network, and provides a detailed explanation of roading proposed in order to accommodate the development.

(i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone; (ii) Residential – Terrace Housing and Apartment Buildings Zone; (iii) the Centre Fringe Office Control as shown on the planning maps; or (c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.	
(2) Require major proposals for discretionary consent to prepare an integrated transport assessment including provision for pedestrians, cyclists, public transport users, freight and motorists.	An ITA has been provided. This is attached as **Appendix 28**.
Parking (3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following: (a) the safe, efficient and effective operation of the transport network; (b) the use of more sustainable transport options including public transport, cycling and walking; (c) the functional and operational requirements of activities;	All parking spaces will be designed to comply with the AUP (OP) requirements. A parking space has been provisioned within the garage associated with each dwelling. It is considered that the proposed carparks represent an efficient use of land and do not result in large parking areas. On-street parking is selectively provided where appropriate.

(d) the efficient use of land; (e) the recognition of different activities having different trip characteristics; and (f) the efficient use of on-street parking	
PC79 E27.3(3) Manage the number, location and type of parking, including accessible car parking, and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following: full participation in society for people with disabilities that impact on mobility	Appropriate carparking and bicycle parking is provided for, as discussed within the ITA as Appendix 28.
(4) Limit the supply of on-site parking in the Business – City Centre Zone to support the planned growth and intensification and recognise the existing and future accessibility of this location to public transport, and support walking and cycling.	N/A – not relevant to proposal
(5) Limit the supply of on-site parking for office development in all locations to: (a) minimise the growth of private vehicle trips by commuters travelling during peak periods; and (b) support larger-scale office developments in the Business – City Centre Zone, Centre Fringe Office Control area, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Business Park Zone.	
(6) Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town	

and local centres and Mixed Use Zone adjacent to those specified centres) by snot providing limits on parking for subdivision, use and development other than for office activities, education facilities and hospitals. (a) [deleted] (b) [deleted] (6A) Encourage activities providing no or reduced on-site parking (other than other for accessible parking) where it will enable better built form outcomes. (6B) Encourage the use of public transport, walking and cycling trips and manage effects on the safe and efficient operation of the transport network by limiting the supply of on-site parking for office activities, education facilities and hospitals in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone.	
(9) Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.	Each dwelling is provided with a maximum of two on-site car parks.
(10) Provide for non-accessory parking where (a) the proposal and the type of parking will reinforce the efficient use of land or planned growth and intensification provided for in this plan for the site or locality; and (b) there is an undersupply or projected undersupply of parking to service the area having regard to all of the following: (i) the efficient use of land to rationalise or consolidate parking resources in centres;	N/A – not relevant to proposal

(ii) the availability of alternative transport modes, particularly access to the existing and planned public transport; (iii) the type of parking proposed; (iv) existing parking survey information; and (v) the type of activities in the surrounding area and their trip characteristics.	
(11) Discourage the development of long-term non-accessory parking in the Business – City Centre Zone and the Centre Fringe Office Control as shown on the planning maps to: (a) recognise and support the high level of accessibility these areas have to the public transport; and (b) minimise the growth in private vehicle trips by commuters during peak periods.	N/A – not relevant to proposal
(12) Control the development of long-term non-accessory parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and in the Business – Mixed Use Zone so that the parking does not undermine: (c) the efficient use of land or growth and intensification provided for in this plan for the site or locality; and (d) the use of public transport in these zones.	N/A – not relevant to proposal
(13) Provide for park-and-ride and public transport facilities which are located and designed to support the public transport network by:	N/A – not relevant to proposal

(a) locating in proximity to public transport stations, stops and terminals; (b) growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport; (c) making public transport easier and more convenient to use, thereby attracting new users; (d) improving the operational efficiency of the public transport network;	
(14) Support increased cycling and walking by: (a) requiring larger developments to provide bicycle parking; (b) requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and (c) providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.	It is considered that sufficient bicycle storage can be provided for within the garage space of each dwelling if required
Loading (15) Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.	N/A – not relevant to proposal
(16) Provide for on-site or alternative loading arrangements, including on-street loading or shared loading areas, particularly in locations where it is desirable to limit access points for reasons of safety, amenity and road operation.	N/A – not relevant to proposal

Design of parking and loading (17) Require parking and loading areas to be designed and located to: (a) avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites; (b) provide safe access and egress for vehicles, pedestrians and cyclists; (c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and (d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.	As noted in the ITA provided as **Appendix 28**, design of parking spaces will avoid adverse effects on the streetscape and safety of vehicles, pedestrians and cyclists. Vehicle crossings will maintain compliant separation distances from each other. All parking spaces will be provided with safe access and egress and have been designed with clear sightlines to reduce potential conflicts between vehicles, pedestrian and cyclists.
(18) Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise: (a) the effective, efficient and safe operation of roads, in particular arterial roads; (b) pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and (c) safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.	
(19) Require park-and-ride, non-accessory parking and off-site parking facilities and their access points to:	N/A – not relevant to proposal

(a) be compatible with the planning and design outcomes identified in this plan for the relevant zone;

(b) take into account the implementation of any relevant future transport projects or changes to the transport network identified in any statutory document (including the Long Term Plan or Regional Land Transport Plan) where implementation is likely;

(c) be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;

(d) provide an attractive interface between any buildings, structures or atgrade parking areas and adjacent streets and public open spaces. Depending on location and scale, this may include:

  (i) maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts;

  (ii) appropriate screening, such as exterior panelling, for any parking building; and

  (iii) planting and other landscaping.

(e) provide for any buildings to be adapted or readily dismantled for other uses if no longer required for parking. In particular, the floor-to-ceiling height of a parking building at street level should be capable of

conversion to other activities provided for in the zone; and (f) be managed and operated so that the facility avoids adverse effects on the efficient, effective and safe operation of the transport network including: (i) the safety of pedestrians and cyclists; (ii) amenity for pedestrians; (iii) queuing on the road and conflict at access points to the facility; and (iv) the operation of public transport services and related infrastructure.	
Access (20) Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.	As noted in the ITA provided as **Appendix 28**, new vehicle crossings and access associated with proposed dwellings will avoid adverse effects on the streetscape and safety of vehicles, pedestrians and cyclists. The vehicle crossings and access within 10m of an intersection have been assessed in the ITA as **Appendix 28** and these will be designed to provide for safe, effective and efficient movement to and from sites.
PC79 E27.3.(20A) Require vehicle accesses to be designed and located to provide for low speed environments and for the safety of pedestrians and other users, and functional access for emergency responders.	
(21) Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that: (a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and	As noted in the ITA provided as **Appendix 28** vehicle accesses adjacent to intersections, motorway interchanges and arterial roads have been minimised where possible. Where crossings are located within proximity, it is considered that vehicles will be travelling at appropriate speeds such that adverse effects are considered to be avoided.

(b) any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.	
(22) Restrict vehicle access across the Vehicle Access Restriction – General Control as shown on the planning maps within the Business – City Centre Zone to: (a) give high priority to pedestrian movement, safety and amenity along the main pedestrian streets in the Business – City Centre Zone; and (b) provide for continuity of building frontage and associated activities at street level.	N/A – not relevant to proposal
(23) Provide for the continued use of existing vehicle access affected by the Key Retail Frontage Control as shown on the planning maps and Vehicle Access Restriction – General Control in the Business – City Centre Zone where the effects of the activity and use of the vehicle access are the same or similar in character, intensity and scale which existed on 30 September 2013.	
(24) Control alterations to or rationalisation of existing vehicle access affected by the Key Retail Frontage Control and Vehicle Access Restriction – General Control in the Business – City Centre Zone where there is a change in the character, intensity or scale of the activity and use of the existing vehicle access.	
(25) Discourage new vehicle access across the Key Retail Frontage Control in the Business – Metropolitan Centre	

Zone, Business – Town Centre Zone and Business – Mixed Use Zone to: (a) give high priority to pedestrian movement, safety and amenity; and (b) provide for continuity of building frontage and associated activities at street level.	
(26) Limit new vehicle access across the General Commercial Frontage Control as shown on the planning maps in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to: (a) support pedestrian safety and amenity; and (b) provide for continuity of building frontage and associated activities at street level.	
Sightlines to rail level crossings (27) Limit the location of buildings and other visual obstructions within the sightline areas of road/rail level crossings.	
(28) Discourage new road and pedestrian rail level crossings to ensure the safe, effective and efficient operation of the region's rail network.	
Access to rail level crossing (29) Control vehicle access to sites adjacent to all road/rail level crossings to improve safety for road users on the approach to level crossings.	
PC79 E27.3.(30) Electric vehicle charging Enable provision for Electric Vehicle Supply Equipment for new residential unit developments that provide carparking.	It is considered that each dwelling's garage will have the capacity to support EV charging in the future if required.

E31 Hazardous Substances E31.2 Objective	
(1) The risks of hazardous facilities to people, property and the environment are minimised to acceptable levels while recognising the benefits of these facilities.	As outlined in the Hazardous Substance Assessment as Appendix 32, the storage of hazardous chemicals within the proposed wastewater treatment plant will minimise risk. In accordance with the safety measures outlined in the EMP, it is considered that these chemicals will be located and used in a safe manner that will mitigate any adverse effects on people, property and the environment.
E31.3 Policies	
(1) Manage hazardous substances by: (a) locating, designing, constructing and managing hazardous facilities to avoid or adequately mitigate adverse effects, including risks, to people, property and the environment; (b) identifying, assessing and managing cumulative effects of hazardous facilities so they do not increase to unacceptable levels of risk to people, property and the environment; and (c) locating land use activities so that the adverse effects of the transport of hazardous substances on roading infrastructure and other land use activities are minimised.	
(2) Require adequate separation distances between hazardous facilities and activities sensitive to hazardous facilities to avoid or adequately mitigate risk to people and property and to avoid reverse sensitivity effects.	
E36 Natural Hazards and Flooding E36.2 Objectives	

(1) Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.	The risk from natural flooding hazards has been assessed in the Flood Assessment Report in Appendix 29 where it was confirmed that significant adverse effects are avoided through the design of the development. The Geotechnical Report confirms that any land instability effects will be avoided or mitigated.
(2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.	The assessment within the Flood Assessment Report as Appendix 29 confirms that overall, the proposed development will not increase adverse flooding effects. Any potential adverse flooding effects on the downstream and upstream environment arising from development of the project area will be avoided and mitigated to be less than minor. The Geotechnical Report confirms that any land instability effects will be avoided or mitigated.
(3) Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced.	N/A – the subdivision is not for rural use
(4) Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.	Site-specific flood modelling has been undertaken to ensure infrastructure is designed and constructed to be resilient to natural hazard and climate change associated impacts.
(5) Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.	The development has been designed to maintain the conveyance function of existing floodplains and overland flows on the site. Overland flows have been incorporated into the civil engineering design and contained within the road reserves.

(6) Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.	Riparian areas have been utilised to manage flood plains.
E36.3 Policy	
General (1) Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following: (a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami); (b) flood hazards; (c) land instability; and (d) wildfires.	The land is identified as being subject to flooding and land instability.
(2) Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the Plan or otherwise.	No other natural hazards are considered relevant to the proposal
(3) Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards: (a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent; (b) the type of activity being undertaken and its vulnerability to natural hazard events; (c) the consequences of a natural hazard event in relation to the proposed activity;	This policy is considered met for the reasons set out in B10.2.2(5). The Flooding and Geotechnical reports confirm that any flooding land instability effects will be avoided or mitigated.

(d) the potential effects on public safety and other property; (e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location; (f) whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat; (g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures; (h) the design and construction of buildings and structures to mitigate the effects of natural hazards; (i) the effect of structures used to mitigate hazards on landscape values and public access; (j) site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and (k) the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change.	
(4) Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:	The development has been managed so as to avoid the construction of buildings on land affected by floodplains or overland flow paths. The development has, where practicable, reduced risks associated with accelerating or exacerbating the natural flood hazard and its potential impacts and the exposure of vulnerable activities to the risk of natural hazards.

(a) accelerating or exacerbating the natural hazard and/or its potential impacts; (b) exposing vulnerable activities to the adverse effects of natural hazards; (c) creating a risk to human life; and (d) increasing the natural hazard risk to neighbouring properties or infrastructure.	
Coastal hazards (including coastal erosion and coastal storm inundation) (5) Ensure that subdivision, use and development on rural land for rural uses and in existing urban areas subject to coastal hazards avoids or mitigates adverse effects resulting from coastal storm inundation, coastal erosion and sea level rise of 1m through location, design and management.	N/A – not relevant to proposal
(6) Avoid subdivision, use and development in greenfield areas which would result in an increased risk of adverse effects from coastal hazards, taking account of a longer term rise in sea level.	
(7) Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.	
(8) Ensure that when locating any new infrastructure in areas potentially subject to coastal hazards consider, where appropriate, an adaptive management response taking account of a longer term rise in sea level.	
(9) Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to	

existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m.	
Defences against coastal hazards (10) Avoid the modification, alteration or removal of sand dunes and vegetation on sand dunes which would compromise their function as natural defences for an area subject to coastal hazards and ensure adverse effects on wider coastal processes are avoided or mitigated.	
(11) Consider hard protection works to protect development only where existing natural features will not provide protection from the natural hazard and enhancement of natural defences is not practicable.	

(12) Require hard protection works involving the placement of any material, objects or structures in or on any area located above mean high water springs to be designed and located to avoid, remedy or mitigate adverse environmental effects including all of the following: (a) location of structures as far landward as possible to retain as much natural beach buffer as possible; (b) any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage; (c) undermining of the foundations at the base of the structure; (d) erosion in front of, behind or around the ends or down-drift of the structure; (e) settlement or loss of foundation material; (f) movement or dislodgement of individual structural elements; (g) offshore or long-shore loss of sediment from the immediate vicinity; (h) long-term adverse visual effects on coastal landscape and amenity values; and (i) effects on public access.	
Floodplains in urban areas	New buildings will be located outside of the 1% AEP flood plain

(13) In existing urban areas require new buildings designed to accommodate more vulnerable activities to be located: (a) outside of the 1 per cent annual exceedance probability (AEP) floodplain; or (b) within or above the 1 per cent annual exceedance probability (AEP) floodplain where safe evacuation routes or refuges are provided.	
(14) Require redevelopment of sites where existing more vulnerable activities are located within the 1 per cent annual exceedance probability (AEP) floodplain to address all of the following: (a) minimise risks from flood hazards within the site; (b) minimise the risks from flood hazards to people and property upstream and downstream of the site; (c) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the 1 per cent annual exceedance probability floodplain; (d) location of habitable rooms above flood levels; and (e) provide safe evacuation routes or refuges from buildings and sites.	New buildings will be located outside of the 1% AEP flood plain, flood hazard risks will be minimised.
(15) Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 1 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.	
Floodplains in rural areas	N/A – the land is to be developed for medium density residential use.

(16) In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 1 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated	
Floodplains in greenfield areas (17) On greenfield land outside of existing urban areas, avoid locating buildings in the 1 per cent annual exceedance probability (AEP) floodplain.	No buildings, fences or car parks are proposed within the 1% AEP flood plain
(18) Enable flood tolerant activities to locate in the 1 per cent annual exceedance probability (AEP) floodplain where these activities do not involve buildings or structures that exacerbate the flood hazard to other properties upstream or downstream of the site.	
(19) Require fences, storage of materials and goods and car parking in the 1 per cent annual exceedance probability (AEP) floodplains to not exacerbate the flood hazard to other properties upstream or downstream of the site.	
(20) Require earthworks within the 1 per cent annual exceedance probability (AEP) floodplain to do all of the following: (a) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the floodplain; (b) not exacerbate flooding experienced by other sites upstream or downstream of the works;	The Flood Assessment Report as Appendix 29 confirms that earthworks proposed within the 1% AEP floodplain will not exacerbate flooding on sites upstream or downstream of the works, and will not permanently reduce the conveyance function of the floodplain.

(c) and not permanently reduce the conveyance function of the floodplain.	
Floodplains – general (21) Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.	The proposal avoids development in the 1% AEP floodplain. Land within this floodplain will form part of the proposal's riparian margins.
(22) Required the storage and containment of hazardous substances in floodplains so that the integrity of the storage method will not be compromised in a flood event.	N/A – the storage of hazardous goods within floodplains is not proposed.
(23) Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.	Supporting the Delmore Draft SWMP is a Flood Assessment Report, which outlines specific flood management strategies such as detention within private lots and communal raingardens. The Draft SWMP identifies that proposed culvert reconstruction will not exacerbate downstream flooding or increase flood hazards as identified within the Draft Stormwater Management Plan.
(24) Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.	The proposal provides for replanting and riparian vegetation within floodplains which does not exacerbate flooding effects.
(25) When considering mitigation of flood hazards where buildings are located in floodplains, promote measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage.	The proposed buildings been designed to avoid being located within the 1 per cent AEP floodplain.

(26) Construct accessways, including private roads, so that flood hazard risks are not increased.	The flood modelling shows that the development will not result in any increased flooding risk. Refer to Flood Assessment Report in **Appendix 28**.
(27) Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment.	The assessment within the Flood Assessment Report at **Appendix 28** confirms that with the implementation of the proposed stormwater servicing, risks of adverse effects from natural (flood) hazards are not overall increased by the proposed development.
(28) Take into account any authorised earthworks or drainage infrastructure which avoids, remedies or mitigates flood hazards when assessing proposed subdivision, use or development.	
Overland flow paths (29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.	The development has been designed to avoid the construction of buildings on land affected by floodplains or overland flow paths. The development has, where practicable, reduced risks associated with accelerating or exacerbating flooding hazard and its potential impacts and the exposure of vulnerable activities to the risk of natural hazards. The proposal maintains the conveyance function of overland flow paths.
(30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.	Buildings will be located outside of land affected by floodplains or overland flow paths. Overland flow paths will be conveyed within the road reserve. It is considered in the Flood Assessment that risk associated with the overland flow paths is low.
Land instability (31) Identify land that may be subject to land instability taking into account all of the following features: (d) proximity to cliffs; (e) steepness of land; (f) geological characteristics; (g) and uncontrolled fill.	Land that may be subject to instability has been identified within the Geotechnical Report as **Appendix 8**. The Geotechnical Report provides a detailed analysis of subsurface conditions and a suite of recommendations for the following: • Earthworks; • Retaining walls; • Foundation design options for the proposed buildings and settlement monitoring; and • Methodologies during the construction phase to ensure that land and slope stability is maintained.
(32) Require risk assessment prior to subdivision, use and development of land subject to instability.	The Geotechnical Report risk assessment notes that the site is not likely to be subject to liquefaction and lateral spreading during a ULS seismic event.

(33) Locate and design subdivision, use and development first to avoid potential adverse effects arising from risks due to land instability hazards, and, if avoidance is not practicably able to be totally achieved, otherwise to remedy or mitigate residual risks and effects to people, property and the environment resulting from those hazards.	
Wildfire hazards (34) Ensure that plan provisions for subdivision and vegetation management appropriately take into account wildfire hazards.	N/A – wildfire hazards are not considered relevant to this proposal
H18 Future Urban Zone H18.2 Objectives	
(1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.	Whilst this proposal urbanises the subject land without a formal structure plan process and rezoning, as contemplated by the AUP (OP), it is considered that this proposal nevertheless demonstrates that the key elements of the substance of structure planning (as articulated in Appendix 1 of the AUP (OP) have been observed. As such, it is considered that the proposal is not contrary with this objective.
(2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.	This proposal is to develop the land for urban uses by way of resource consent application for land use and subdivision. As such, it is considered that the proposal is not contrary with this objective.
(3) Future urban development is not compromised by premature subdivision, use or development.	The proposal, as a master planned, comprehensive residential development is considered to represent the 'future' urban development envisaged by the site's Future Urban zoning under the AUP (OP). The development will integrate with future development of surrounding land, and as such, it is not considered to compromise any future urban development.
(4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.	In this case the land has not be rezoned, however the application material has comprehensively considered the site from an urban design, landscape, infrastructure, transport and natural environment perspective. It is considered that all of the investigations and reporting that would usually be undertaken as part of a plan change process have been carried out as part of the preparation of this resource consent application. Given the large size of the site, and the fact

	that it has been comprehensively masterplanning, it is considered that the proposal is not contrary to the outcomes sought by this objective.
H18.3 Policies	
(1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).	The land is proposed to be developed for urban uses.
(2) Enable activities that are reliant on the quality of the soil or require a rural location to operate or which provide for the day to day needs of the local rural community.	The land is proposed to be developed for urban uses.
(3) Require subdivision, use and development to maintain and complement rural character and amenity.	The land is proposed to be developed for urban uses.
(4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.	For the reasons noted in H18.2(3), the proposal is not considered to compromise future urban development as the proposal is for a comprehensively masterplanned residential development over the entire 109.18ha site.
(5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation.	
(6) Avoid subdivision, use and development of land that may result in one or more of the following: (a) structures and buildings of a scale and form that will hinder or prevent future urban development; (b) compromise the efficient and effective operation of the local and wider transport network; (c) require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;	(a) For the reasons noted in H18.2(3), the proposal is not considered to compromise future urban development. (b) The ITA as **Appendix 28** considers that the proposed development will not compromise the efficient operation of the local and wider network. The development involves the necessary upgrades to the transport network to accommodate the proposed development, which will contribute not only to the accessibility of the application site, but through the NoR 6 connection, the wider Wainui and Hibiscus Coast area. (c)-(d) This project will be adequately serviced utilising both existing bulk infrastructure in place, and through the delivery of new infrastructure where existing infrastructure is at capacity. Development upgrades of infrastructure are proposed where existing networks do not have capacity. Several options for infrastructure have been considered and the proposed servicing strategy is considered to be the most efficient. Existing infrastructure will be utilised where

(d) inhibit the efficient provision of infrastructure; (e) give rise to reverse sensitivity effects when urban development occurs; (f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; (g) or undermine the form or nature of future urban development.	possible. Specifically, existing water supply mains will be extended where capacity allows. The existing road network will be retained and upgraded as necessary. The provision of the portion of NoR 6 within the site is considered to represent a significant increase in network efficiency for the Hibiscus Coast area. Local water supply, stormwater and wastewater infrastructure within the project area itself will need to be constructed and installed by the applicant, which is to be expected in this location given the rural context. Accordingly, it is considered that adverse servicing and infrastructure capacity effects will be avoided and less than minor. (e) The proposed master planned comprehensive residential development is not considered to create or give rise to adverse reverse sensitivity effects, with compatible on-site uses provisioned, and adjacent activities including comprehensive residential developments, low-intensity lifestyle rural activities, and reserves, which are not considered to be incompatible with the proposed development. The development will not give rise to reverse sensitivity effects when surrounding FUZ sites and FUZ sites in the wider environment are subject to urban development (f) The proposed development will avoid reverse sensitivity effects, with vegetation or riparian separation from neighbouring properties generally provided throughout the proposed subdivision. Further, the development will not give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure as the wider environment is predominantly comprised of rural-residential land uses (g) The proposal, as a master planned, comprehensive residential development is considered to represent the 'future' urban development envisaged by is Future Urban zoning. The development will integrate with future development of surrounding land, and as such, it is not considered to compromise any future urban development.

5.1.1 Assessment against the Subdivision – Urban and Residential – Mixed Housing Suburban Zone Chapters

This assessment has been provided to demonstrate that the proposal is consistent with the Residential – Mixed Housing Suburban and Subdivision - Urban Chapters of the AUP(OP). It is noted that the site is zoned Future Urban Zone under the AUP(OP) and is subject to the objectives and policies of that zone. **This assessment is provided for information purposes only.**

Residential – Mixed Housing Suburban Zone H4.2 Objectives	
(1) Housing capacity, intensity and choice in the zone is increased.	The proposal will deliver approximately 1,250 dwellings to provide capacity in an areas where there is high demand for housing, with recorded shortages in relation to the targets set by the Auckland Plan's Future Development Strategy. A variety of attached and detached typologies are proposed.
(2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).	A combination of single and two-storey dwellings are proposed in both attached and detached typologies. No three-storey dwellings are proposed.
(3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.	The development will provide quality on-site residential amenity as noted in the Typologies Assessment within the Urban Design Assessment as **Appendix 27.** In summary, the provision of a good level of landscaping, appropriate outlook and outdoor living space, dwelling orientation and legibility and materiality will provide quality on-site residential amenity. The proposal will improve amenity values appreciated by other people, communities and future generations due to the comprehensively planned nature of the proposal.
(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.	N/A - the proposal is for a residential development.
H4.3 Policies	

(1) Enable a variety of housing types including integrated residential development such as retirement villages.	Proposal provides for a comprehensive residential development including a variety of single and two-storey dwellings in both attached and detached typologies. It is considered that a variety of housing types are provisioned as part of the proposal.
(2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by: (a) limiting the height, bulk and form of development; (b) managing the design and appearance of multiple-unit residential development; and (c) requiring sufficient setbacks and landscaped areas.	The proposal has been designed to be generally compliant with the MHS bulk and location standards, with height, bulk, and setbacks generally compliant as much as practicable. With regard to design and appearance of the comprehensive residential development, a good level of front yard landscaping is proposed, providing a green edge to dwellings. The proposed apportionment of dwelling typologies throughout the development area will provide for a varied streetscape character and a range of housing options.
(3) Encourage development to achieve attractive and safe streets and public open spaces including by: (a) providing for passive surveillance (b) optimising front yard landscaping (c) minimising visual dominance of garage doors.	The development will achieve attractive and safe streets by providing for providing good levels of glazing facing the street, and low-level vegetation to enable a high level of passive surveillance, good levels of front yard landscaping, including low-level fencing and gated access which will provide for a strong and active frontage.
(4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.	Bulk and location of development has been considered to maintain a good level of sunlight access and privacy. In particular, dwellings are considered to be well apportioned within the proposed lots, do not exceed two storeys in height and will be generally compliant with the yard setbacks and height in relation to boundary standard of the MHS Zone.
(5) Require accommodation to be designed to meet the day to day needs of residents by: (a) providing privacy and outlook; and	The well-considered apportionment of dwellings within proposed lots, general compliance with boundary controls and provision of generally compliant outlook spaces ensures that the proposal will provide dwellings with adequate levels of privacy, outlook and access to daylight.

(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.	
(6) Encourage accommodation to have useable and accessible outdoor living space.	Dwellings will generally be provided with an outdoor living space in accordance with the MHS minimum area requirement. Outdoor spaces are co-located with an internal active habitable room, such as the kitchen, dining, or living area, and align with the required 6m x 4m primary outlook within residential zones of the AUP. This configuration facilitates positive indoor-outdoor flow, enhances amenity for future occupants, and ensures functional use of space.
(7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.	Mitigation for all stormwater runoff generated by the proposal will be provided as outlined above in E1.3(4). As such, it is considered that the proposal will not have any adverse effects on water quality. Overall impervious coverage will be less than 60% of the total site area.
(8) Enable more efficient use of larger sites by providing for integrated residential development.	The proposal is for a master planned, comprehensive residential development.
(9) Provide for non-residential activities that: (a) support the social and economic well-being of the community; (b) are in keeping with the scale and intensity of development anticipated within the zone; (c) avoid, remedy or mitigate adverse effects on residential amenity; and (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.	No non-residential development is proposed.
(10) Recognise the functional and operational requirements of activities and development.	The functional and operational requirements of urban development has been provided for as part of this application.

	The development is of a form and design which meets the functional and operational needs of the anticipated urban area and which supports the built form of medium density residential development. Infrastructure will be provided in a safe and effective manner that will ensure it continues to function and operate appropriately.
E38 Subdivision – Urban E38.2 Objectives	
(1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.	The site will be subdivided to achieve the purpose of the Residential – Mixed Housing Suburban Zone, which is assessed above, and the Auckland-wide provisions above.
(2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.	Land will be subdivided around an approved master planned comprehensive residential development. The subdivision of development in an area which has been signalled for residential development by the Future Urban zoning under the AUP (OP) will provide for housing supply to meet long-term needs of the Hibiscus Coast and Auckland area. The assessment at Section 11 of the AEE demonstrates that the proposal appropriately minimises adverse effects of development on the environment.
(3) Land is vested to provide for esplanades reserves, roads, stormwater, infrastructure and other purposes.	This objective is met as land will be vested for roads and infrastructure.
(4) Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner and provided for to be in place at the time of the subdivision or development.	The proposal meets this objective as the infrastructure required to support the subdivision (and associated development) will be in place at the time of subdivision/development. Refer to the Stormwater Report and Water, Wastewater and Utilities Report.

(5) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.	Proposed subdivision and development will upgrade existing networks where necessary or provide for new networks, and as such, is not considered to have adverse incompatibility or reverse sensitivity effects
(6) Subdivision has a layout which is safe, efficient, convenient and accessible.	The subdivision layout is considered to be safe, efficient and accessible with a legible roading and block pattern.
(7) Subdivision manages adverse effects on historic heritage or Maori cultural heritage.	Works will avoid the two identified archaeological sites.
(8) Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.	The subdivision layout has been designed to maintain natural features where practicable, including existing watercourses and wetlands. This is evident in the Architectural Drawings as Appendix 15 which shows how the locations of these key natural features have underpinned the overall layout of the development. The subdivision will maintain and enhance existing streams by avoiding development in these areas. Revegetation and riparian planting will be carried out along the streams thereby enhancing the character and amenity values of the area.
(9) Subdivision to protect indigenous vegetation or wetlands is provided for in the residential zones.	Subdivision will protect wetlands, streams and riparian margins via consent notice conditions requiring that these are protected in perpetuity.
(10) Subdivision: (a) within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards; (b) avoids, where possible, and otherwise mitigates, adverse effects associated with subdivision for infrastructure or existing urban land uses; and (c) maintains the function of flood plains and overland flow paths to safely convey flood waters, while taking into account the likely long term effects of climate change.	Subdivision will be in accordance with an approved land use consent to establish approximately 1,250 new dwellings and one residential superlot and associated works. As noted in B10 above, all hazards will be mitigated or avoided as part of the land use consent works

E38.3 Policies	
(1) Provide for subdivision which supports the policies of the Plan for residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.	The site will be subdivided to achieve the purpose of the Residential – Mixed Housing Suburban Zone, which is assessed below, and the Auckland-wide provisions above.
(2) Require subdivision to manage the risk of adverse effects resulting from natural hazards in accordance with the objectives and policies in E36 Natural hazards and flooding, and to provide safe and stable building platforms and vehicle access.	The proposed subdivision meets this policy as the risk of adverse effects arising from natural flooding hazards are managed through the overall layout and design of development and open space across the site. The development provides safe and stable building platforms and vehicle access. The objectives and policies of E36 have been assessed above.
(3) Require subdivision design to respond to the natural landscapes by: (a) avoiding building platforms and, where practicable, infrastructure, on identified or dominant ridgelines on sites zoned Residential – Large Lot Zone or Residential – Rural and Coastal Settlement Zone; (b) locating and designing roads, access and infrastructure in a manner which minimises earthworks; and (c) locating roads and development to follow land contours.	The subdivision layout has been designed to respond to the physical characteristics of the site, including providing for a development layout and road network that complements the natural contouring, watercourses, vegetation and open space.
(4) Require subdivision to be designed to retain, protect or enhance scheduled features including those in the Historic Heritage Overlay and Sites and Places of Significance to Mana Whenua Overlay.	N/A – site is not subject to Historic Heritage Places Overlay or Sites and Places of Significance to Mana Whenua Overlay

(5) Provide for subdivision of residential zoned sites containing indigenous vegetation scheduled in the D9 Significant Ecological Areas Overlay where the significant ecological area is to be protected, and enable the same or a similar number of sites to be created as would be enabled if the site did not contain a significant ecological area.	The SEA is to be retained and protected by the proposed development.
(6) Provide for subdivision around existing development, and where it enables creation of sites for uses that are in accordance with an approved land use resource consent and where there is compliance with Auckland-wide and zone rules.	Subdivision will be in accordance with an approved land use consent.
(7) Provide for minor boundary adjustments which enable a more efficient and effective use of land where there is compliance with Auckland-wide and zone rules.	N/A – minor boundary adjustment not proposed
(8) Avoid subdivision of minor dwellings or converted dwellings not complying with minimum lot size.	N/A – not proposed
(9) Require any staged subdivision to be undertaken in a manner that promotes efficient development.	Subdivision and development will be undertaken in two primary stages and six substages to promote efficient development. Conditions of consent relating to provision of infrastructure prior to release of titles under 224(c) are proposed.
(10) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including: (a) a road network that achieves all of the following:	As noted in the ITA provided as **Appendix 28,** design of road network will avoid adverse effects on the streetscape and safety of vehicles, pedestrians and cyclists. All parking spaces will be provided with safe access and egress and have been designed with adequate sightlines to reduce potential conflicts between vehicles, pedestrian and cyclists.

(i) is easy and safe to use for pedestrians and cyclists; (ii) is connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and (iii) is connected to public transport, shops, schools, employment, open spaces and other amenities; and (b) vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.	As noted in B3.2.1(5) above, the proposal will provide connection to the nearby Ara Hills neighbourhood centre, which has resource consent approval, and an anticipated community centre within the Milldale North Structure Plan.
(11) Require subdivision to be designed to achieve a high level of amenity and efficiency for residents by: (a) aligning roads and sites for maximum sunlight access where topography and parent site shape allows; and (b) aligning sites to the road to maximise opportunities for buildings fronting the road.	The roading within the site has been aligned to achieve maximum sunlight access where the topography provides for this. Further, dwellings have been designed to front the proposed roads and JOALS.
(12) Limiting rear sites to places where the site topography, existing boundaries, natural features, or scheduled places will prevent the creation of front sites.	In the context of the site's undulating topography, which limits the developable urban area to particular parts of site, the site provides for rear sites to be accessed via JOALs to provide for efficient, appropriate and affordable lot sizes, and to minimise impervious areas. .

(13) Require subdivision to deliver sites that are of an appropriate size and shape for development intended by the zone by: (a) providing a range of site sizes and densities; and (b) providing for higher residential densities in locations where they are supportive of pedestrians, cyclists, public transport and the viability and vibrancy of centres.	As noted in H4.3(2), the proposal includes a variety of single and two-storey dwellings in both attached and detached typologies. It is considered that a variety of housing types are provided as part of the proposal.
(14) Encourage the design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation.	The layout and design of the subdivision has been specifically designed to reduce adverse environmental effects, including maintaining and enhancing natural watercourses. The subdivision will retain natural features such as natural contours, waterbodies and vegetation where possible. The subdivision layout has been designed to respond to the physical characteristics of the site, including providing for a development layout and road network that complements the natural contouring, watercourses and open space.
(15) Encourage shared vehicle access by way of rear lanes where appropriate to avoid the proliferation of vehicle crossings that: (a) creates adverse effects on the safety of the road and footpath; (b) limits opportunities to plant street trees; or (c) creates inefficiencies in the provision of on-street car parking or areas for bus stops.	Access to some sites has been provided via JOALS, which will reduce the number of vehicle crossings onto roads that will experience higher volumes of traffic.
(16) Require shared vehicle access to be of a width, length and form that: (a) encourages low vehicle speed environments; and (b) provides for the safety of users of the access and the adjoining road network.	All JOALS have been designed to ensure the safety of users, both using the access and within the adjoining road network, for the reasons discussed within the ITA attached as Appendix 28.

(17) Require sufficient road reserves to accommodate the needs of: (a) different types of transport modes; (b) stormwater networks; (c) network utilities; and (d) lighting, street furniture, landscaping and reticulated infrastructure in a way that will not create future safety and maintenance issues.	The proposed road reserve layout will provide the ability for pedestrian, bicycle, public transport and personal vehicle use. Stormwater networks, network utilities and street infrastructure will be located within the road reserve as required.
(18) Require subdivision to provide for the recreation and amenity needs of residents by: (a) providing open spaces which are prominent and accessible by pedestrians; (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and (c) providing for pedestrian and/or cycle linkages.	The proposed subdivision will provide for open space areas which will be accessible for pedestrians. Several open space walkways including next to streams and within proximity to the Nukumea Scenic Reserve are proposed. The road network has been designed to achieve a safe pedestrian environment. Pedestrian and cycle linkages are provided through the delivery of the NoR 6 road.
(19) Require subdivision to provide servicing: (a) to be coordinated, integrated and compatible with the existing infrastructure network; (b) to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development; and (c) to enable electricity and telecommunications services to be reticulated underground to each site wherever practicable.	As noted by the Stormwater Report and Water, Wastewater and Utilities Report, the development will be adequately serviced by infrastructure to be provided prior to or at the same time as the subdivision.

(20) Require sites capable of containing a building, in areas where service connections are available to a public reticulated network, to connect to the following networks: (a) wastewater; (b) stormwater; and (c) potable water.	
(21) Require sites capable of containing a building, in areas with no reticulated water supply, stormwater or wastewater network, to be of a size and shape that provides for: (a) the treatment and disposal of stormwater in a way that does not lead to significant adverse off-site effects including degraded water quality, erosion, land instability, creation or exacerbation of flooding; (b) management of wastewater via: (i) an on-site wastewater treatment system, or (ii) approval to connect to a private wastewater network; and (c) potable water.	
(22) Require subdivision to be designed to manage stormwater: (a) in accordance with any approved stormwater discharge consent or network discharge consent;	The proposal is considered to be consistent with the stormwater management policies in E1 Water quality and integrated management for the reasons outlined in the assessment of E1 objectives and policies above.

(b) in a manner consistent with stormwater management policies in E1 Water quality and integrated management; (c) by applying an integrated stormwater management approach to the planning and design of development in accordance with stormwater management policies in E1 Water quality and integrated management; (d) to protect natural streams and maintain the conveyance function of overland flow paths; (e) to maintain, or progressively improve, water quality; (f) to integrate drainage reserves and infrastructure with surrounding development and open space networks; and (g) in an integrated and cost-effective way.	
(23) Manage subdivision and development to avoid, remedy or mitigate adverse effects on infrastructure including reverse sensitivity effects, which may compromise the operation and capacity of existing or authorised infrastructure.	As noted in B3.2.1(6) above, infrastructure will be specifically provided to service the proposed development, ensuring compatibility.
(24) Require esplanade reserves or strips when subdividing land adjoining the coast and other qualifying water-bodies.	N/A – there are no qualifying waterbodies
(25) Avoid reducing the width of esplanade reserve or strip, or the waiving of the requirement to provide an	N/A

esplanade reserve or strip, except where any of the following apply: (a) safe public access and recreational use is already possible and can be maintained for the future; (b) the maintenance and enhancement of the natural functioning and water quality of the adjoining sea, river or other water body will not be adversely affected; (c) the land and water-based habitats on, and adjoining, the subject land area will not be adversely affected; (d) the natural values, geological features and landscape features will not be adversely affected; (e) any scheduled historic heritage places and sites and places of significance to Mana Whenua will not be adversely affected; (f) it can be demonstrated that the reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long term effects of climate change; (g) it can be demonstrated that a full width esplanade reserve or strip is not required to maintain the natural character and amenity of the coastal environment; (h) a reduced width in certain locations can be offset by an increase in width in other locations or areas which would result in a positive public benefit, in terms of access and recreation;	

(i) restrictions on public access are necessary to ensure a level of security for business activities in limited circumstances having regard to the policies in B8.4 relating to public access and open space in the coastal marine area; or (j) direct access to the sea or other water body is required for a business activity in limited circumstances.	
(26) Require esplanade reserves rather than esplanade strips unless any of the following apply: (a) land has limited conservation and recreational value; (b) conservation and historic heritage values that are present can be adequately protected in private ownership; (c) the opportunity to acquire an esplanade reserve is unlikely to arise but continuity of access is desirable; (d) creation of esplanade strips can secure public benefits and resource management objectives without alienating land from private ownership; (e) land is subject to natural hazards or stability issues taking into account the likely long term effects of climate change; or (f) a marginal strip of at least 20 metres under the Conservation Act 1987 has not been set aside on land that is Treaty Settlement Land.	N/A – not relevant to this proposal
(27) Manage the existing pattern and density of subdivision in locations identified in the Subdivision Variation	N/A – the site not subject to a SVC

Control shown on the planning maps to protect their low density character.	
(28) Avoid subdivision that detracts from the natural landscape qualities which are defined by the low-density settlement pattern.	The subdivision layout has been designed to respond to the physical characteristics of the site, including providing for a development layout and road network that complements the natural contouring, watercourses and open space.
(29) Manage subdivision of land where there are known infrastructure constraints.	As noted by the Stormwater Report and Water, Wastewater and Utilities Report, development will be adequately serviced by infrastructure to be provided prior to or at the same time as the subdivision.
(30) Maintain the distinctive pattern of subdivision as identified in the character statements for special character areas.	N/A