

# Chapter 4 — The City's Environment

## 4.1 INTRODUCTION

This chapter demonstrates how the city-wide resource management and growth management[AM123] issues identified in Chapter 2 'The City's Resources' and Chapter 3, 'Sustainable Management of the City's Growth'[AM123] are addressed in subsequent chapters of the District Plan. The linkages are shown in tabular form.[AM123]

The various strategies contained in the chapters of this District Plan provide for integrated management which:

- Is based on explicit environmental outcomes developed in accordance with the statutory framework of the Resource Management Act;
- aligns land use and transport development to give effect to the growth concept in the ARGs as required by the Local Government (Auckland) Amendment Act 2004 and contribute, in an integrated manner, to the matters specified in Schedule 5 of that Act;[AM123]
- accommodates growth and change while protecting the City's resource base and maintaining and enhancing amenity values;
- is based on an analysis of the resource issues and community aspirations;
- recognises that decisions made now will be key determinants of the future direction of the City;
- is flexible and contains controls only where specific objectives are formulated to deal with resource management issues;
- is consistent with the Proposed Auckland Regional Policy Statement; [AM89] [AM123]
- takes cross-boundary issues, into account.

This chapter also outlines the City's urban growth management objectives and policies.[AM123]

**LAND/WHENUA**

- Land for urban development is becoming an increasingly scarce resource
- Landscape features are vulnerable to change
- Land hazards
- Contamination of land

**Chapter 6 Heritage**

- Scheduling of waahi tapu, archaeological sites, geological features, and trees

**Chapter 7 Network Utility Services**

- Infrastructure siting to be co-ordinated with urban growth patterns

**Chapter 8 Transportation**

- Criteria to avoid over provision of parking areas

**Chapter 9 Land Modification, Development & Subdivision**

- Control on Earthworks
- Protection of streams, riparian vegetation and landforms
- Subdivision subject to effects on land stability, erosion and subsidence

**Chapter 10 Hazardous Facilities & Substances, & Waste Management**

- Performance standard for site design and management to avoid contamination of land

**Chapter 11 Coastal Environment and Surface of Rivers**

- Protection of coastal landscape values (eg Coastal protection yards)

**Chapter 12 Rural Areas**

- Bush protection
- Sensitive ridgeline protection
- Protection of Ecological Areas
- Landscape assessment studies

**Chapter 13 Residential Areas**

- Integrated Intensive Housing Zone
- Opportunity for re-subdivision of land
- Matters for Discretion: Landscape elements

**Chapter 14 Business Areas**

- Intensive development of business areas is promoted to achieve efficient use of land

**Chapter 15 Public Open Space**

- Acquisition of public open space to protect landscape and heritage features
- Acquisition of land for cultural, recreational, social, community and environmental purposes
- Acquisition of esplanade areas

**Chapter 16 Future Development Areas**

- Opportunity through the structure planning process for higher residential densities
- Managing the release of land for urban activity

**Chapter 17 Special Areas and Activities**

- Landuse policies to maximise efficient use of resources eg. boat harbours
- Landuse policies regarding landscape amenity values
- Policies and rules in relation to the productive potential of soils

**Maps**

- Identification of areas of land susceptible to erosion, instability, and subsidence
- Zoning based on Effects of Landuse Activities

**WATER/WAI**

- Tangata Whenua perspectives
- Contamination of water
- Availability/supply of water
- Water hazards
  - sea level rise
  - flooding

**Chapter 6 Heritage**

- Protection of wetland

**Chapter 9 Network Utility Services**

- Networks for supply, disposal and treatment

**Chapter 9 Land Modification, Subdivision and Development**

- Preservation of streams, riparian vegetation
- Limitation on earthworks protects streams and receiving waters
- Active consultation with tangata whenua
- Minimum floor levels for buildings

**Chapter 10 Hazardous Facilities and Substances, and Waste Management**

- Controls on sanitary landfills
- Controls on hazardous facilities to avoid/ mitigate contamination of surface water bodies and aquifers via site design and management

**Chapter 11 Coastal Environmental and Surface of Rivers**

- Coastal yards

**Chapter 12 Rural Areas**

- Yards
- Bush protection

**Chapter 13 Residential Areas**

- Site (building) coverage to mitigate adverse effects of impervious surfaces

**Chapter 14 Business Areas**

- Management of the location of business areas in relation to water bodies

**Chapter 15 Public Open Space**

- Acquisition of land for water quality/flood protection purposes
- Limited site coverage to protect permeable surfaces for the absorption of stormwater and contaminants
- Protection of riparian vegetation
- Esplanade areas

**Chapter 16 Future Development Areas**

- Protection of natural areas
- Structure Plans

**Chapter 17 Special Areas and Activities**

- Assessment of effects of urupa on ground water
- Recognition of tangata whenua relationships within the Mangere-Puhinui area
  - assessment criteria
  - land activity rule limitations

**Maps**

- Identification of flood prone areas
- Identification of types of water

**AIR**

- Tangata whenua relationships
- Air Pollution

**Chapter 6 Heritage**

- Protection of vegetation

**Chapter 7 Network Utility Services**

- Performance standards for smoke, fumes gases and odours

**Chapter 8 Transportation**

- Land use policies that support use of public passenger transportation
- Provision for walking and cycling

**Chapter 9 Land Modification, Subdivision and Development**

- Staging of subdivision development works
- Discretion over earthwork activities
- Environmental Management Plans
- Controls on dust and smoke

**Chapter 12 Rural Areas**

- Bush protection
- Separation of activities based on effects of odour
- Performance standards for odour

**Chapter 13 Residential Areas**

- Land use policies that support use of public passenger transportation
- Performance standards for odour, smoke, fumes and dust
- Protection of vegetation

**Chapter 14 Business Areas**

- Performance standards for odour
- Rules for the location of activities involving potentially noxious discharges to air

**Chapter 15 Public Open Space**

- Protection of vegetation on public open space
- Land supply for planting of vegetation on public open space
- Matters for control and discretion relating to odour, dust and fumes

**Chapter 17 Special Areas and Activities**

- Performance standards for odour
- Land use policies which have regard to air discharges of activities

**SOIL**

- Loss of high quality soils
- Soil erosion/soil removal
- Damaged soil structure
- Loss of soil fertility

**Chapter 9 Land Modification, Subdivision and Development**

- Control on earthworks
- Preservation of environment protects soil

**Chapter 10 Hazardous Facilities and Substances and Waste Management**

- Controls to avoid contaminated land via site design and management

**Chapter 12 Rural Areas**

- Zones
- Subdivision and Density Controls, Building Coverage
- Information
- Bush Protection

**Chapter 13 Residential Areas**

- Containment of residential development within the metropolitan limits
- Encouragement of infill and intensive development in some areas

**Chapter 16 Future Development Areas**

- Structure plans and zone controls seek to retain soil resources for urban uses

**Chapter 17 Special Areas**

- Policies and land use rules to protect soils, apostrophe productive potential

**MINERALS**

- Inaccessibility to mineral resources
- Extraction may be in conflict with the protection of natural and cultural heritage resources

**Chapter 6 Heritage**

- Scheduling waahi tapu, archaeological sites and other heritage features

**Chapter 7 Network Utility Services**

- Controls to protect minerals

**Chapter 10 Hazardous Facilities and substances and Waste Management**

- Development and performance standards to mitigate the effects of quarrying e.g. vibration and noise

**Chapter 14 Business Areas**

- Opportunity for mineral extraction in Business 5 and 6 zones

**Chapter 15 Public Open Space**

- Acquisition of land that contains resources of cultural / natural heritage value

**Chapter 16 Future Development Area**

- Encouraging mineral extraction prior to urbanisation

**Chapter 17 Special Areas and Activities**

- Opportunity for mineral extraction in identified special areas (quarry zones)
- Quarry management plans

**ENERGY**

- Inefficient use of energy
- Depletion of fossil fuels
- Few identified renewable energy resources
- Adverse effects of energy use and distribution
- Built form does not support energy efficient modes of transport

**Chapter 7 Network Utility Services**

- Site location controls

**Chapter 8 Transportation**

- Provision for passenger transport facilities
- Use of roading hierarchy to promote an efficient network
- Provision for future transport needs

**Chapter 9 Land Modification, Subdivision and Development**

- Subdivision assessment criteria supporting public passenger transport and pedestrian and cycle modes of travel
- Rules relating to way transport network is laid out to facilitate direct trip making
- Rules relating to protecting residential areas from electromagnetic (healthy/safety) and ensuring access is maintained
- High voltage electricity transmission lines

**Chapter 12 Rural Areas**

- Zoning
- Subdivisional Controls

**Chapter 13 Residential Areas**

- Land use policies that support public passenger transportation
- Integrated Intensive Housing Zone

**Chapter 14 Business Areas**

- Promotion of minimisation of vehicle trip generation and trip length by policies and rules
- Promotion of nodes (integrated business centres) to facilitate public passenger transportation and multi-purpose trips

**Chapter 15 Public Open Space**

- Strategic location of P.O.S in relation to roading network and business centres
- Location of neighbourhood reserves within 500m walking distance to residential sites
- Floodlighting — rules address energy wastage (minimising spill)

**Chapter 16 Future Development Area**

- Structure plans
- Staged release of urban land
- Integrated planning of transportation and land use

**Chapter 17 Special Areas and Activities**

- Recognition of significant transportation role of Auckland International Airport (while avoiding/mitigating meeting adverse effects)

**PLANTS, ANIMALS AND ECOSYSTEMS**

- Loss of indigenous habitats
- Tangata whenua relationships
- Habitat quality under threat by introduced plant and animal species

**Chapter 6 Heritage**

- Scheduling of Trees and Wetlands
- General Tree Protection
- Heritage assistance fund

**Chapter 7 Network Utility Service**

- Matters for control/discretion:  
Protection for heritage including vegetation and landscape elements

**Chapter 9 Land Modification, Subdivision and Development**

- Limitations on earthworks
- Water quality controls to protect the receiving waters
- Protection of streams, and riparian vegetation

**Chapter 10 Hazardous Facilities and Substances and Waste Management**

- Controls to maintain the life supporting capacity of ecosystems

**Chapter 12 Rural Areas**

- Bush and native vegetation protection
- Incentives
- Information

**Chapter 13 Residential Areas**

- Limited residential development where services are unavailable
- Matters for discretion-landscape elements
- Residential heritage zones

**Chapter 14 Business Areas**

- Regard to effects on coastal environment  
eg. yards and controlled activity assessment within 50m of the coast

**Chapter 15 Public Open Space**

- Acquisition of land for the protection of indigenous habitats for plants and animals
- Rules to protect heritage resources located on public open space
- Re-vegetation of indigenous habitat areas to be compatible with Ecological District species
- Partnerships with tangata whenua for the management of heritage resources of interest to tangata whenua, located on P.O.S areas

**Chapter 16 Future Development Areas**

- Managing modification prior to structure planning and subdivision
- Identify areas and features for protection

**Chapter 17 Special Areas**

- Tangata whenua relationships Policies recognising cultural values
- Protection landscape and vegetation



## STRUCTURES

- Loss of structures which have heritage significance
- Inefficient use of structures/infrastructure
- Design/location and impact on amenity values
- Health and Safety

### Chapter 6 Heritage

- Scheduling of Buildings, objects and archaeological sites

### Chapter 7 Network Utility Services

- Co-location where practicable
- Mitigation of Visual effects of above ground services

### Chapter 8 Transportation

- Rules relating to access and the adverse effect of activities on road network
- Rules relating to design of parking areas and traffic circulation
- Zoning of roads and rail corridor

### Chapter 9 Land Modification, Subdivision and Development

- Extremely low frequency (ELF) Magnetic Fields controls relating to health and safety from high voltage electricity transmission lines

### Chapter 10 Hazardous Facilities and Substances and Waste Management

- Controls for fire/explosion

### Chapter 11 Coastal, Surface of Rivers

- Yards

### Chapter 12 Rural Areas

- Sensitive ridge and coastal margin areas
- Bulk and location controls

### Chapter 13 Residential Areas

- Assessment of effects of siting and design of buildings on amenity rules
- Residential built heritage zones

### Chapter 14 Business Areas

- Special character business areas
- Regard to efficient use of serviced areas and significant physical structures in business areas
- Development and performance standards for amenity values

### Chapter 15 Public Open Space

- Acquisition of structures of cultural value
- Relocation of structures of cultural value on to P.O.S
- Policy requiring efficient and effective use of structures on P.O.S
- Development and Performance standards to mitigate the effects of structures on neighbouring residential areas
- Reserve management plans that design the layout of structures P.O.S

### Chapter 16 Future Development Area

- Staged release of urban land
- Structure plans seeking efficient use and good design

### Chapter 17 Special Areas

- Regard to efficient use significant resources — Auckland International Airport, Boat Harbours, Education facilities
- Development and performance standards address effects of structures on amenity

**IMPACT ON CITY/NEIGHBOURHOOD CHARACTER AND IDENTITY**

- Loss of Character and identify
- Amenity values (neighbourhoods)

**Chapter 6 Heritage**

- Scheduling of heritage buildings, trees and geological features

**Chapter 7 Network Utility Services**

- Underground utilities wherever possible

**Chapter 8 Transportation**

- Assessment criteria relating to effect of parking, access, and roadworks on amenity values

**Chapter 9 Land Modification, Subdivision and Development**

- Design and layout of subdivisions
- Preservation of streams, riparian vegetation and landform
- Rules requiring street planting

**Chapter 12 Rural Areas**

- Zones
- Controls on activities
- Recognition of "quiet" areas and maintenance thereof

**Chapter 13 Residential Areas**

- Recognise need for control of noise impact, and protection of acoustic environment
- Effects of artificial lighting controlled to maintain integrity of residential areas, amenity, privacy, glare, spill
- Density provisions to protect heritage features and maintain amenity
- Special policy areas to maintain character
- Residential heritage zones
- Development and Performance standards to maintain amenity values

**Chapter 14 Business Areas**

- Recognition of areas where noise is more acceptable to allow industrial growth
- Controls to stop impact on residential/rural zones adjoining business zones
- Special Character Business Areas
- Development and performance standards address interface between business and residential areas

**Chapter 15 Public Open Space**

- Strategic acquisition of land for environmental protection and to protect access to the coast and heritage areas (eg. native bush, wahi tapu)
- Strategic acquisition of land to enhance amenity values
- Recognise need to provide floodlighting to increase times P.O.S available to public
- Provision of P.O.S at times of subdivision

**Chapter 16 Future Development Areas**

- Structure plans seeking improved amenity

**Chapter 17 Special Areas Activities**

- Rural character to be protected in Mangere-Puhinui area
- Development and Performance standards to protect amenity values of residential / P.O.S areas adjoining special areas

**TANGATA WHENUA**

- Partnerships
- Protection of waahi tapu
- Relationship of taonga
- Kaitiakitanga
- Principles of Treaty of Waitangi

**Chapter 6 Heritage**

- Scheduling of waahi tapu and archaeological sites

**Chapter 7 Network Utility Services**

- Facilities to treat water and wastewater

**Chapter 9 Land Modification, Subdivision and Development**

- Stormwater disposal taking account of Maori concern via indirect discharge to streams, sea
- Preservation of significant streams riparian vegetation

**Chapter 10 Hazardous Facilities and Substances and Waste Management**

- Nothing Specific

**Chapter 12 Rural Areas**

- Papakainga Housing

**Chapter 13 Residential Areas**

- Marae complex as Discretionary Activity in Main Residential zone

**Chapter 15 Public Open Space**

- Relationships with tangata whenua for the vetting of consents, development of reserve management plans, and consultation on acquisition strategies for Public Open Space
- Co-management of P.O.S that contains heritage resources with tangata whenua

**Chapter 16 Future Development Areas**

- Relationships with tangata whenua for structure planning
- Recognition of waahi tapu, taonga in structure plans

**Chapter 17 Special Areas and Activities**

- Enable papakainga marae complex urupa
- Land use policies which recognise the significance of cultural heritage in the Mangere-Puhinui area
- Policies promoting avoidance of further modification of the natural coastal environment eg. at Airport and Boat Harbours

**DIVERSITY/VALUES**

- Opportunity for different lifestyle options
- Sustaining resources to meet the needs of future generations
- Special need groups (eg. children, elderly, disabled)
- Encouraging people to change their behaviour according to sustainable management

**Chapter 6 Heritage**

- Scheduling of Buildings, Objects, Trees, Geological Features, Wetlands and Waahi Tapu

**Chapter 9 Land Modification, Subdivision and Development**

- Engineering Performance standards and subdivision rules allow for diversity

**Chapter 12 Rural Areas**

- Zones
- Density controls
- Options for subdivision to meet different needs

**Chapter 13 Residential Areas**

- Flexible options for subdivision and development to meet different needs and aspirations
- Protection of heritage values in established areas

**Chapter 14 Business Areas**

- Residential development enabled in integrated business centres
- Enabling of wide range of community activities in business zones
- Recognition of the need for flexibility in business activity locations

**Chapter 15 Public Open Space**

- Acquisition of land for P.O.S meet diverse needs of communities eg. recreation, heritage protection, community purpose
- Policies and rules to promote the sustainable use of P.O.S for current and future generations
- Reserve management plans
- Floodlighting to increase — time available for leisure

**Chapter 16 Future Development Areas**

- Public process of Structure Plan formulation
- Seeking greater diversity in urban form/ neighbourhood design

**Chapter 17 Special Areas and Activities**

- Policy to avoid coastal environment modification in special areas eg. Airport, Boat Harbours
- Recognition of productive soils for future generations (Mangere-Puhinui area)

## INFRASTRUCTURE

- Impacts of development, use and provision of infrastructure on liveability of the city and neighbourhood
- Impacts on health and safety
- Social and physical infrastructure
- Provision of infrastructure to meet planned development needs

### Chapter 7 Network Utility Services

- Controls to avoid, remedy, mitigate adverse effects on environment and on other activity services

### Chapter 8 Transportation

- Rules relating to provision and design of parking and access
- Zoning of roads
- Rules relating to passenger transport facilities
- Protection of rail corridor

### Chapter 9 Land Modification, Subdivision and Development

- Subdivision layout to facilitate servicing
- Ensure infrastructure available to sustain development ie. No development if infrastructure not available
- Rules relating to standard of roading, pedestrian access and layout of transport network

### Chapter 10 Hazardous Facilities and Substances and Waste Management

- Provision for sanitary landfills
- Controls for hazardous substances utilities

### Chapter 12 Rural Areas

- Requirements for roads, and services

### Chapter 13 Residential Areas

- Integrated intensive housing around business/transportation nodes
- Opportunity for non-residential activities in the residential environment

### Chapter 14 Business Areas

- Requirements for services for development
- Maintenance of integrated business centres as community focal points

### Chapter 15 Public Open Space

- Development and performance standards and matters for control and discretionary activities to protect neighbouring residential from impacts of infrastructure eg. Noise, glare
- Policies to promote efficient and effective use of existing structures
- Rules requiring landscape work
- Provision of Public Open Space

### Chapter 16 Future Development

- Staged structure planning to enable timely infrastructure provision

### Chapter 17 Special Areas and Activities

- Avoidance of urban growth to prevent necessity of expansion of services to Mangere-Puhinui area
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## 4.2 CITY-WIDE URBAN GROWTH MANAGEMENT OBJECTIVES AND POLICIES<sup>[AM123]</sup>

The following key objectives and policies give effect to the Growth Concept of the Auckland Regional Growth Strategy, the Regional Policy Statement and Concept Plans for individual High Density Centres, Intensive Corridors and other areas identified for accommodating urban growth as described in Chapter 3 'Sustainable Management of the City's Growth'.

### 4.2.1 OBJECTIVES

#### Objective

**4.2.1.1 Urban activities are to be contained within the metropolitan urban limits (MUL) shown on Map Series 1 of the Auckland Regional Policy Statement and within the limits of rural and coastal settlements, in a manner which gives effect to Part 2.6.2 Strategic Policies - Urban Containment of the Auckland Regional Policy Statement.**

*(This objective relates to Issues 2.2.3, 2.3.3, 2.5.3 and 3.3.1)*

#### Objective

**4.2.1.2 To integrate land use, transport and infrastructure provisions to support a compact and contained urban form including mixed use.**

*(This objective relates to Issues 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.7.3, 2.8.3, 2.9.3, 3.3.1, 3.3.8 and 3.3.9)*

#### Objective

**4.2.1.3 To achieve a high level of mobility and accessibility within the district that provides for an integrated, responsive, sustainable, safe, affordable and efficient movement of goods and people.**

*(This objective relates to Issue 3.3.4)*

#### Objective

**4.2.1.4 To encourage urban intensification in High Density Centres and Intensive Corridors to provide the primary focus for the District's residential and commercial growth, and enabling intensification in other locations (in particular in neighbourhood centres and along other corridors) where appropriate, that will not compromise the achievement of 2.6.5 Strategic Policies Urban Structure of the Auckland Regional Policy Statement.**

*(This objective relates to Issue 3.3.5)*

#### Objective

**4.2.1.5 To create attractive urban environments which enhance the identity and character of identified High Density Centres and Intensive Corridors, including with quality well-designed buildings, mixed uses, lively streetscapes, safe and attractive public spaces, convenient pedestrian linkages and good access to transport facilities.**

*(This objective relates to Issues 3.3.2, 3.3.3, 3.3.4, 3.3.6, 3.3.7 and 3.3.8)*

#### Objective

**4.2.1.6 To enable the achievement of vibrant, mixed use social and economic urban environments within town centres at the heart of High Density Centres.**

*(This objective relates to Issues 3.3.3, 3.3.6, 3.3.7, 3.3.8 and 3.3.9)*

**Objective**

**4.2.1.7** To protect and enhance the values of the natural environment and built heritage.

*(This objective relates to Issues 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.6.3, 2.8.3, 2.9.3, 3.3.2, 3.3.4, 3.3.6 and 3.3.7)*

**Objective**

**4.2.1.8** To manage residential intensification and other sensitive land uses within identified High Density Centres, Intensive Corridors and other areas already identified or that may be considered for accommodating urban growth, in a way that avoids conflicts or incompatibilities (including reverse sensitivity effects) between those land uses and both existing and planned future regionally significant infrastructure. For the purposes of this objective "planned future regionally significant infrastructure" is regionally significant infrastructure which is the subject of a Notice of Requirement, designation or resource consent, or which otherwise has statutory planning approval.

*(This objective relates to Issues 2.9.3(d), 3.3.3 and 8.2.6)*

## **4.2.2 Policies**

**Policy**

**4.2.2.1** Greenfield development for residential and mixed use purposes should be limited to the Flat Bush area in East Tamaki as identified in the Planning Maps of the District Plan, and to any remaining undeveloped land with existing residential and/or business zoning. This policy does not apply to rural and coastal settlements which are outside of metropolitan urban limits.

*(This policy relates to Objective 4.2.1.1)*

**Policy**

**4.2.2.2** From time to time, changes to the metropolitan urban limits will be required. Requests for changes to the metropolitan urban limits will be made only where:

- (i) The policy direction of urban containment and intensification is not compromised;
- (ii) Regionally or locally significant or sensitive areas with significant environmental, cultural, landscape, ecological, heritage, and amenity values are avoided or protected;
- (iii) It can be demonstrated that there is existing capacity to meet the additional demand for infrastructure and services, including utility services, roading and public transportation facilities and services, and community and health services, such as schools, libraries, public open spaces; or where additional services and facilities can be provided;
- (iv) Areas prone to the impact of natural hazards such as flooding or land instability and areas which if urbanised are likely to induce flooding or instability elsewhere, are avoided;
- (v) Any change to the metropolitan urban limits boundary provides a clear differentiation between urban and rural areas including through the use of water catchment boundaries and or visual catchment boundaries in order to reduce pressure for future urban expansion;
- (vi) Conflicts or incompatibilities between adjoining land uses are avoided;

- (vii) Areas of prime agricultural land are avoided unless the most efficient use of the land, and providing for social and economic wellbeing, determines otherwise; and
- (viii) It can be demonstrated that there is insufficient capacity in terms of vacant and appropriately zoned land—available within the metropolitan urban limits to cater for anticipated growth—in the relevant market segment; where the extension is to meet locational or operational requirements of business activities to cater for anticipated growth; or where there are special reasons why the area is to be included in the metropolitan urban limits.

*(This policy relates to Objective 4.2.1.1)*

#### **Policy**

##### **4.2.2.3**

Urban intensification within High Density Centres in existing urban areas should be encouraged, and be consistent with the following sequencing:

- (i) Phase 1 - 2005 – 2010
  - (a) Manurewa
  - (b) Manukau City Centre
  - (c) Hunters Corner
  - (d) Old Papatoetoe
  - (e) Mangere Town Centre
  - (f) Pakuranga
  - (g) Otara
- (ii) Phase 2 - post 2017
  - (h) Highland Park
  - (i) Botany
  - (j) Middlemore
  - (k) Homai
  - (l) Te Mahia

*(This policy relates to Objectives 4.2.1.1, 4.2.1.2 and 4.2.1.4)*

*Explanation: The phasing of urban development is linked to programmed upgrades of railway stations and public transport services and other Council capital expenditure in relation to the identified town centres.*

#### **Policy**

##### **4.2.2.4**

Urban intensification may be enabled in Intensive Corridors and in other locations, consistent with 2.6.5 Strategic Policies Urban Structure of the Auckland Regional Policy Statement.

*(This policy relates to Objective 4.2.1.4)*



**Policy**

- 4.2.2.5** New residential development within identified High Density Centres and Intensive Corridors should provide for population densities that are supportive of public transport having regard to Appendix H of the Auckland Regional Policy Statement.

*(This policy relates to Objective 4.2.1.2)*

*Explanation: In order to improve accessibility for all sectors of the community across the city, it is necessary to achieve critical population mass close to transport nodes which can support investments in public transport, and will benefit from improved services. This critical mass is achieved at densities of at least 20 to 25 dwellings per hectare. Residential densities within the City's suburbs, including within the High Density Centres, typically range between 10 and 16 dwellings per hectare. Higher density housing needs to be provided within High Density Centres to cater for the City's growth and support public transport upgrading initiatives.*

**Policy**

- 4.2.2.6** New development within town centres at the heart of High Density Centres should provide for a diverse range of businesses, including a range of retail formats, residential activities, recreation, community activities and public open space in appropriate locations.

*(This policy relates to Objectives 4.2.1.3, 4.2.1.5 and 4.2.1.6)*

*Explanation: In order to create vibrant town centres capable of attracting businesses and providing adequate facilities and services to the surrounding growing population, it is necessary to facilitate the development of a mixed use urban environment.*

**Policy**

- 4.2.2.7** New development within identified High Density Centres and where appropriate in Intensive Corridors should feature high quality, sustainable architecture, urban design and landscape design.

*(This policy relates to Objectives 4.2.1.5 and 4.2.1.7)*

*Explanation: Quality and sustainable urban design is essential to ensure the quality and amenity of streetscapes, public spaces, heritage features, residential sites, retail environments and other elements of the urban environment are preserved and enhanced. This also includes considering ways to achieve energy efficiency, the re-use and recycling of materials, low impact stormwater management methods, etc to minimise adverse impacts of intensification on the surrounding environment.*

**Policy**

- 4.2.2.8** New development within identified High Density Centres and Intensive Corridors should be coordinated with the provision of new and upgraded transport infrastructure, the upgrading programmes for regionally significant water, waste water and stormwater infrastructure and with the planning of new education and health facilities where required.

*(This policy relates to Objectives 4.2.1.2 and 4.2.1.5)*

*Explanation: In order to avoid exceeding the capacity of existing network utility services and public facilities within High Density Centres, Council needs to ensure that adequate upgrading programmes are in place if required before encouraging intensification.*

**Policy**

- 4.2.2.9 New development within identified High Density Centres and Intensive Corridors must take into consideration existing and planned regionally significant infrastructure and planned opportunities for future transport improvements or investment.**

*(This policy relates to Objectives 4.2.1.3 and 4.2.1.8)*

*Explanation: Integration of land use and transport is key to achieving the growth concept and decisions on land use and urban form should avoid compromising regionally significant infrastructure and the transport network.*

**Policy**

- 4.2.2.10 The adverse effects (including any future or potential or cumulative effect) on Aircraft Operations of residential intensification and the location of other Activities Sensitive to Aircraft Noise within the Moderate Aircraft Noise Area and the High Aircraft Noise Area at Manukau City Centre or along intensive corridors within the Moderate Aircraft Noise Area and the High Aircraft Noise Area are to be avoided.**

*(This policy relates to Objective 4.2.1.8)*

*Explanation: In order to avoid conflict with significant regional infrastructure represented by Auckland International Airport the Council needs to ensure that before any residential intensification programmes or the location of other ASAN are planned within the MANA or the HANA at Manukau City Centre or along intensive corridors within the MANA and the HANA, a thorough consultation programme is undertaken by the Council with the Airport Operator to understand, identify and resolve issues regarding reverse sensitivity effects arising from the establishment of ASAN in areas exposed to moderate and high levels of aircraft noise.*

**Policy**

- 4.2.2.11 An integrated transport assessment may be required for major trip generating activities in accordance with Appendix J of the Auckland Regional Policy Statement.**

*(This policy relates to Objectives 4.2.1.2 and 4.2.1.5)*

*Explanation: MUL changes, structure planning processes and plan changes need to consider the transport impacts of the proposals and as such the preparation of an integrated transport assessment is an integral part of these proposals.*

## **4.2.3 Methods**

- 1 Re-zoning for Greenfield urban development and urban intensification will be staged in line with Policy 4.2.2.1 and 4.2.2.3
- 2 The District Plan rules, zoning, development controls and assessment criteria for resource consent applications will provide for urban intensification and require quality urban design outcomes.
- 3 Urban design guidelines will guide the general public and developers on ways to achieve quality urban design outcomes.
- 4 An urban design panel will assist Council in the assessment of resource consent applications for large developments.
- 5 Catchment management plans and water and wastewater infrastructure upgrading programmes will be updated.
- 6 New public facilities and streetscape improvement programmes will continue to be implemented within High Density Centres.
- 7 Council will seek partnerships with business associations, housing providers, public transport providers, neighbourhood associations, youth groups, cultural groups and local artists.

- 8 Concept Plans developed for each High Density Centre or Intensive Corridor should include the relevant considerations of the Structure Planning process as identified in Appendix A of the Auckland Regional Policy Statement. The Concept Plan process used by Council for existing urban areas achieves the outputs as identified in Appendix A. Concept planning should also involve thorough and early consultation with the operators of regionally significant infrastructure including Auckland International Airport

### 4.3 CITY-WIDE ENVIRONMENTAL RESULTS

The integrated management of the natural and physical resources of the City will give rise to the following anticipated environmental results. These results rest within the context of the wider strategic direction for the region which is established by the Regional Policy Statement.

#### Containment of Urban Development

- Protected rural landscape values;
- Stock of high quality soils;
- Protected rural amenity values including peace, quietness, calm, and beauty;
- Protected coastal environment;
- Large areas of rural land resource;
- Open countryside.

#### Intensified Urban Development

- Energy savings;
- Greater use of public passenger transport;
- Enhanced opportunities for social and cultural contact;
- Reduced infrastructural costs;
- Improved air quality.

#### Clustering of Activities — Nodal Development

- Community focal points;
- Accessibility of people to each other and to City services and facilities;
- City services and facilities within walking distance;
- Reduced private vehicular use;
- Energy savings;
- Improved air quality.

**Diversity in the City's Environment**

- Mixed Activities;
- Representative natural and built heritage;
- Variety of housing types;
- Range of subdivision patterns;
- Diverse social infrastructure.

**Employment and Growth**

- Enhanced “attractiveness” of the City — City character, identity and image;
- Investment in the City.

**Enhanced Environmental Quality**

- Improved water quality;
- Protected heritage;
- Visual amenity in urban, rural and coastal areas;
- Safe environment;
- Healthy environment.

**Sustainable Relationships**

- Partnerships with tangata whenua;
- Relationships with business and community groups.