

**PART 1 – POLICY SECTION**

**1 COASTAL ENVIRONMENT**

**1.1 Explanation**

Historically, the Manukau Harbour and its edges were a rich source of fish, bird and forest food for early inhabitants of the Papakura District. Today the salt marsh habitats at the edge of the Manukau Harbour are important habitats for a range of threatened birds.

The western part of the Papakura District is bounded by the coastal inlets of the Manukau Harbour. This coastal edge is one of the most accessible natural areas in the District and balancing the restoration of the coastal fringe vegetation, control of predators, and the provision of views and access is a key issue in the District. Recent subdivision and development of land along the edge of the Pahurehure inlet has changed the landscape context of the coastal edge considerably.

Existing development on the coastal margins of the Manukau Harbour within the District is concentrated in the Takanini area west of State Highway 1, and land to the west of the Great South Road, all land which is within the urban part of the District. There is rural land to the west of State Highway 1 on the Hingaia Peninsula and to the west of Drury which forms the remainder of the coastal margins of the District. However the future development of the Hingaia Peninsula in accordance with the structure plan prepared for this area will result in the increase of development along the coastal margins of the Hingaia Peninsula.

The Manukau Harbour is identified as a Significant Natural Heritage Area in the Auckland Regional Policy Statement, and associated policies state that District Plans must include provisions to preserve and protect these areas. The need to preserve and protect the Harbour is also recognised through the policies in the New Zealand Coastal Policy Statement, and therefore appropriate recognition needs to be contained within the District Plans to avoid where possible the adverse effects of subdivision, use or development on the coastal environment.

**1.2 Issues**

1. The inappropriate subdivision, use and development of the coastal environment of the District has the potential to compromise the natural character of this area.
2. The inappropriate subdivision, use and development of land in the coastal environment of the District has the potential to adversely affect coastal processes.
3. Development in inappropriate parts of the coastal areas of the District may be at risk from natural hazards arising from rising sea levels and coastal erosion.
4. Public access to the coastal environment is important, but has the potential to result in adverse effects on the conservation values of parts of the coastal environment.

### **1.3 Objectives**

1. To ensure that the subdivision, use and development of land in the coastal environment of the District does not compromise the natural character of these areas.
2. To ensure that the subdivision, use and development of land in the coastal environment does not adversely affect coastal processes.
3. To manage the subdivision, use and development of land in the coastal environment to avoid the potential consequences of rising sea levels and coastal erosion.
4. To maintain and enhance public access to the coastal environment whilst ensuring that conservation values are not compromised.
5. To recognise the importance of the coastal environment to Tangata Whenua.

### **1.4 Policies**

1. By avoiding the subdivision, use and development of land in the coastal environment where it results in adverse effects on the natural character of the coastal environment.
2. By avoiding the subdivision, use and development of land in the coastal environment where it results in adverse effects on coastal ecosystems, vegetation, and natural features.
3. By avoiding the subdivision, use and development of land in the coastal environment at risk to coastal hazards.
4. By avoiding the subdivision, use and development of land in those areas of the coastal environment that may be adversely affected by rising sea levels.
5. Esplanade reserves or strips will be required to be set aside or created where they will improve access to or allow the further development of existing reserves.
6. By restricting public access over esplanade reserves or strips where conservation values would be adversely affected by such access.
7. 7. By consulting with Tangata Whenua over the use, development or protection of the Coastal Environment.

## **1.5 ECOLOGY**

### **1.5.1 Explanation**

Papakura District has a range of areas of high ecological value, some of which face threats from inappropriate subdivision and development. A number of these areas have been formally protected, but large areas remain unprotected and vulnerable to development.

The Council has responsibilities for protecting native biodiversity under the Resource Management Act 1991 (sections 6 and 31) to maintain indigenous biodiversity, and to protect significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. In April 2007, a Statement of National Priorities for Biodiversity was released by the Ministry for the Environment and the Department of Conservation. Four priorities are identified in this document, which seek to protect native vegetation associated with 'originally rare' terrestrial ecosystems, sand dunes and wetlands, and land environments that have 20% or less of their extent remaining in indigenous vegetative cover. The fourth priority seeks to protect the habitats of acutely and chronically threatened indigenous species.

The ecological context of rural Papakura can be divided into two parts: the flat lands of the Manukau Ecological District and the hilly land of the Hunua Ecological District. Ecological Districts are a nation-wide framework of areas that are differentiated by their distinct topography, geology, climate and landuse. In Papakura District, that distinction is particularly clear.

Given the differences in ecological values throughout Papakura it is considered necessary to develop an approach that recognises the distinctive needs of the ecological districts. This approach should allow for development potential where an ecologically significant resource is protected in perpetuity, with ongoing management required.

#### **Hunua Ecological District**

As a result of their size and sometimes high levels of connection within the district and beyond, the remaining bush areas within the Hunua Ecological District provide significant wildlife habitat. Poorly managed subdivision in the hills would result in habitats becoming increasingly fragmented and an increase in predation on native species by household pets. Fragmentation can also result from incursions into bush that allow heat and wind into the damp and dark interior conditions of the bush that are required by a range of native species.

#### **Manukau Ecological District**

The Manukau Ecological District, of which the flat lands in Papakura are a part, has been largely cleared of native vegetation and almost all of its wetlands have been drained. Consequently it is low in diversity. However, irrespective of the quality, the amount of native vegetation cover in the flatlands has fallen so low that the remaining vegetation is considered significant and worthy of protection.

The Manukau Ecological District also includes the Manukau Harbour. The coastal margins are very important in Papakura and are one of the main accessible natural

areas for Papakura residents. The Manukau Harbour is of National Ecological Significance because of the utilisation of large numbers of migratory wader birds and New Zealand wetland birds. The future urbanisation of land along the Hingaia coastal fringe also needs to be recognised and its effects managed.

### **Significant Natural Areas**

A number of Significant Natural Areas (SNAs) have been identified on the Planning Maps. These areas are stands of native bush and wetland areas which have been identified as having significant ecological value.

### **Water Quality**

The Papakura District has a range of streams and watercourses. In the rural areas of the District, the ecological values of many of these watercourses have been threatened by changing land uses which have led to the clearance of riparian vegetation, increased stormwater runoff in storm events from increased impervious surfaces, earthworks, and the access of stock to riparian areas.

Historically, these streams would have flowed through forested areas, which have subsequently been cleared to accommodate changing land uses. This vegetation would have provided shading to the stream, thus maintaining water temperature, and would have also provided a buffer area to slow surface water runoff into streams, as well as filtering any contaminants from the surface water. Riparian vegetation would have also improved the stability of the banks of streams, making them less susceptible to erosion. Consequently the loss of riparian vegetation can result in adverse effects on water quality and can threaten terrestrial and aquatic life.

The degradation of water quality is of particular concern to Tangata Whenua given that adverse effects on water bodies can irretrievably harm the mauri of those water bodies and contaminate the mauri of other living things reliant on that water source. The mauri is seen as equating to Section 5 of the RMA in terms of life supporting capacity.

Surface water runoff from rural land can contain a range of contaminants, including fertilisers and animal waste, which adversely affects the water quality of the District's streams. The retention of a suitable riparian buffer zone can assist in the avoidance of these adverse effects by providing a filter for surface water before it reaches the stream.

Increased settlement in the rural area for lifestyle development can require extensive earthworks, which can contribute to the degradation of water quality and riparian margins. If earthworks are not managed appropriately, earth-worked areas can lead to sediment laden runoff entering the District's streams, which results in increased streambed siltation.

The access of stock to riparian margins and streams can lead to:

- the degradation of remnant riparian vegetation;
- the destabilisation of stream banks and channels which results in erosion, streambed siltation and water turbidity; and

- decreased water quality from the introduction of sediment and microbial contamination from animal waste.

The district's waterways also provide linkage opportunities between the Hunua Hills and the Coast, both ecological linkages and potential open space linkages. A network of Priority Riparian Linkages has been identified where opportunities for open space and ecological linkages overlap. These are identified on the Planning Maps. Methods available to achieve the two purposes of these linkages include voluntary riparian margin enhancement and the acquisition of esplanade reserves or strips at the time of subdivision. Provisions within the Plan also provide for the subdivision of land in circumstances where Significant Natural Areas or land alongside Priority Riparian Linkages is protected and set aside.

### **1.5.2 Issues**

1. The remaining vegetation in the flat lands of the Manukau Ecological District has the potential to be threatened by further development and associated removal of vegetation.
2. The ecological values of the eastern hills of the Hunua Ecological District have the potential to be compromised by inappropriate use, subdivision and development in the Hunua Hills area.
3. The growth of invasive weed species has the potential to result in the further degradation of indigenous vegetation remnants in the Manukau Ecological District.
4. Animal pests have the potential to degrade the indigenous flora and fauna habitats of the Hunua Ecological District.
5. There is an opportunity to re-create ecological linkages between the hill country of the Hunua Ecological District and the coastal and lowland habitats of the Manukau Ecological District.
6. Past land management practices have led to the degradation of water quality and the natural form and ecological functioning of water bodies in the Papakura District.
7. Adverse effects on water bodies can irretrievably harm the life supporting capacity of those water bodies.

### **1.5.3 Objectives**

1. To identify, recognise and protect ecologically significant resources within the rural zones of the Papakura district.
2. To identify, recognise and protect the remaining vegetation in the flat lands of the Manukau Ecological District.
3. To identify, recognise and protect the ecological values of the Hunua Ecological District.
4. To prevent the further degradation of indigenous vegetation remnants in the Manukau Ecological District by invasive weeds.
5. To prevent damage to the flora and fauna habitats of the Hunua Ecological District by animal pests.

6. To establish and strengthen ecological linkages between the hill country of the Hunua Ecological District and the coastal and lowland habitats of the Manukau Ecological District, as well as into the jurisdictions of neighbouring territorial authorities.
7. To encourage the enhancement of the riparian margins of watercourses within the rural zones of the District.
8. That subdivision and associated land use maintains and enhances the natural form and ecological functioning of watercourses in the Papakura District.

#### **1.5.4 Policies**

1. By identifying significant ecological resources in the rural zones of the District.
2. By avoiding, remedying or mitigating the removal of, or damage to, the significant ecological resources in the rural zones of the District
3. By avoiding, remedying or mitigating any use, development or subdivision of land that adversely affects the ecological values of the rural zones of the District.
4. By encouraging the restoration and enhancement of indigenous vegetation remnants in the Manukau Ecological District.
5. By providing for development potential as an incentive to protect and manage ecologically significant resources in perpetuity.
6. By avoiding, or mitigating the effects of land use and development that adversely affects ecologically significant resources.
7. By avoiding, or mitigating activities which result in the loss of threatened or protected species.
8. By requiring the restoration and enhancement of degraded ecologically significant resources and the re-creation of ecological linkages between these resources.
9. By avoiding the adverse effects of the use, development and subdivision of land at the land/water interface, particularly where evidence of coastal erosion processes is already evident.
10. By recognising the hydrological processes within the District, as well as the important contribution of existing open water bodies, especially streams linking the Hunua foot hills and the coastal edges.
11. By requiring the maintenance and enhancement of the riparian margins of watercourses within the rural zones of the District, through the retention and planting of appropriate vegetation and the fencing of these margins.
12. By limiting the intensity of subdivision and land use to avoid adverse effects from sediment runoff, inadequate effluent disposal systems, cumulative effects from intensive development near watercourses, contaminant runoff and concentrated flows from hard surfaces.

## **1.6 RURAL CHARACTER**

### **1.6.1 Explanation**

Papakura district is comparatively small in area, but there is a wide variety of natural and physical resources, and a range of activities present within the district. The rural parts of Papakura contain significant natural resources, such as the Hunua foothills which contain extensive native forest areas, waterways, versatile land, regionally significant mineral resources and the coastal margins of the Manukau.

The rural character is also shaped by the range of activities that occur in the rural areas, such as quarrying, equine, military and aviation industries, as well as some tourist and home occupations, horticulture including glasshouses and farming as well as rural residential 'lifestyle blocks'. There is a diverse range of open space, such as sports fields, parks, esplanade reserves and conservation areas. Physical resources such as transport infrastructure (roads, railway lines, airfields), transmission lines, dwellings, farming infrastructure (dairy sheds, glasshouses etc) also form part of the character of the rural environment.

This range of natural and physical resources, as well as the different land uses and land use patterns, all contribute to the changing character of the Papakura rural environment which is in a state of transition to post pastoral farming. While there are a variety of physical resources, these are sufficiently 'scattered' to ensure that there is openness to the rural environment that helps define its rural character, providing a contrast to the more urban environments of the district.

Further development within the rural parts of the district will impact on that rural character. Subdivision results in more dwellings and roads to service them, as well as more traffic. Inevitably the cumulative impact of subdivision and development changes the character and amenity of the rural environment, reducing the sense of open space through the proliferation of buildings and associated infrastructure.

It can also result in conflict between those with rural lifestyle ambitions and rural industry. Crop spraying, odour, noise and dust are just some of the effects that may arise from farming operations extending beyond site boundaries that result in conflict between traditional farming operations and surrounding 'lifestylers'. There are also other industries and established activities that operate in the rural areas, such as Ardmore Aerodrome, the gliding club, the Ardmore Military Training Area and the quarries, which become more difficult to operate or to expand when the intensity of settlement and cultures have changed. It is noted that the Ardmore Aerodrome and two of the quarries have an urban zoning. It is important that the potential for these conflicts is reduced by avoiding activities that are incompatible with the existing large scale industries and established activities that are located in the rural environment of the Papakura District.

### **1.6.2 Issues**

1. How to recognise and provide for the rural character of the district.
2. How to maintain an appropriate level of rural amenity.

3. How to ensure that primary sector activities and those existing activities that require a rural location are provided for in the rural areas.
4. How to reduce and manage potential conflicts between land uses that require a rural location and rural residential 'lifestyle' development.

#### **1.6.3 Objectives**

1. To maintain and reasonably protect the rural character and amenity values of the district, while enabling people and communities to recognise and provide for their own social and economic needs.
2. To reduce conflicts between sensitive activities seeking to locate in proximity to existing rural based activities.
3. To reduce conflicts between sensitive activities seeking to locate in proximity to the Ardmore Aerodrome, and Ardmore Military Training Area
4. To conserve and enhance those features of the rural environment that contribute to the natural character of the area, for example, the open, relatively low density character of the plains area, and the vegetated slopes of the Hunua foothills.

#### **1.6.4 Policies**

1. By providing for a density of development that retains the relative openness of the rural areas.
2. By maintaining provisions that seek to reduce or prevent reverse sensitivity conflicts between existing industrial, primary sector activities and designated sites located in the rural environment and new activities that may be inappropriate in that environment including countryside living.
3. By requiring that buildings are of a scale and design that is integrated with the surrounding rural landscape.
4. By retaining significant areas of vegetation that contribute to the rural character and amenity values of the district.
5. By requiring the rehabilitation and restoration of native bush areas to enhance the District's biodiversity capacity.
6. By requiring an acceptable minimum standard of design and external appearance of buildings in the rural area.
7. 7. By implementing a programme of education and awareness to inform land users of methods to manage trees and vegetation in Papakura District.



## **1.7 LANDSCAPE**

### **1.7.1 Explanation**

The Papakura District contains a number of landscape features that contribute to its character and amenity values. The edge of the Manukau Harbour and the Hunua foothills are both prominent physical features which provide context and contain and define growth and land use within the District. The State Highway 1 corridor is another significant feature that defines and constrains land use within the District.

The edge of the Hunua Range defines a change in landscape character from the heavily settled and domesticated plains and flats, to the largely vegetated and under-developed hills. The only location where residential land use has been developed onto the foothills above the flats is Red Hill. Low-density lifestyle development has more recently been incorporated into the heavily vegetated framework of the hills, however this is still predominantly contained within the lower slopes. Tributaries to Hays, Symonds, Waihoehoe, Hingaia, and Maketu Streams originate from, and retain, vegetated natural corridors within the hills.

Coastal inlets, including the Pahurehure Inlet and Drury Creek, intersect the coastal flats. The resultant headland to the west of Papakura and SH1 has historically been developed and used for intensive horticulture and cropping while more recently parts of the headland have been subdivided in preparation for residential development on the coastal edge.

Existing quarries mark the Hunua foothills backdrop as both a working and natural landscape when viewed from surrounding locations.

The landscape values of the District face threats from the development and subdivision of land and associated activities such as tree removal and earthworks. The coastal edge of the Pahurehure Inlet is one of the most accessible natural areas within the District. A balance between the restoration of coastal fringe vegetation, the control of predators, and the provision of views and access needs to be reached.

Inappropriate subdivision in the Hunua Hills has the potential to result in fragmentation of the existing patterns of indigenous vegetation and the visual intrusion of built forms. Earthworks associated with development and subdivision also have the potential to have adverse effects on landscape values.

### **1.7.2 Issues**

1. The use, subdivision and development of land in the Hunua foothills has the potential to compromise the vegetated skyline and upper slopes of the Hunua foothills.
2. How to ensure the retention of a buffer between the vegetated upper slopes of the Hunua foothills and the open space of the plains. (A buffer is currently provided by the semi vegetated lower slopes incorporating limited development).

3. Inappropriate subdivision and development in the riparian margins of watercourses and the coastal environment has the potential to compromise the provision of future esplanade reserves and strips.
4. Stream corridors in the District require re-vegetation in order to enhance their ecological values.
5. The open space and rural character of the rural areas of the District is at risk from growth and urban expansion pressures.
6. How to ensure that earthworks do not compromise natural landforms.

#### **1.7.3 Objectives**

1. To conserve those features of the physical landscape which contribute significantly to the visual amenity of the District.
2. To recognise, protect, and where possible enhance the vegetated cover of the upper slopes and skyline of the Hunua foothills.
3. To retain the buffer of semi vegetated, low density rural/residential development between the open space plains, and the vegetated upper slopes of the Hunua foothills.
4. To protect Manukau Harbour's coastal margins from inappropriate development and intensification of land use.
5. To protect open waterways, particularly streams, from development and the effects of subdivision and development.
6. To maintain the open space character of the plains landscapes.
7. To manage subdivision use and development to ensure overall landscape quality values are recognised.

#### **1.7.4 Policies**

1. By limiting subdivision and development opportunities on those parts of the upper slopes of the Hunua foothills which are not currently predominantly covered in mature vegetation.
2. By protecting existing vegetation within the Hunua foothills from clearance and degradation to secure the long-term future of the vegetated back drop.
3. By protecting the lower slopes of the Hunua foothills from the effects of inappropriate subdivision.
4. By protecting the sensitive edge of the land/water interface from development.
5. By maintaining the comparatively low density of development on the rural plains of the District.

6. By ensuring development, including building design, location and access complements the natural environment of the Hunua foothills.
7. By controlling the quantity and location of earthworks so that adverse effects on the landscape are avoided, remedied or mitigated.

## **1.8 TANGATA WHENUA**

### **1.8.1 Explanation**

The tangata whenua of Papakura derived mana from their association with the Manukau Harbour, and the Hunua Ranges which supplied all their needs, and these are great taonga to the tribes. The relationship of Maori and their culture and traditions to their ancestral lands, sites, waterways, waahi tapu, and other taonga is of 'National Importance' under the Act. The Council recognises that the Iwi of Ngai Tai, Ngati Tamaoho, Te Aki Tai, Ngaati Te Ata and Ngati Paoa have mana whenua over the Rohe (District).

A number of the Iwi organisations have prepared Iwi Management Plans for their Rohe that cover the sustainable management of all natural and physical resources as all ancestral lands, waters fisheries, waahi tapu and other special features are taonga to Maori. These documents are reflected in the following objectives and policies.

### **1.8.2 Issues**

1. How to recognise and provide for the special relationship that Maori have with their ancestral lands, waters and other taonga including traditional access routes along the foreshore and between the sea and the Hunua Ranges.
2. How to recognise and better provide for Iwi input into the resource management process.
3. How to ensure that Maori heritage sites are not accessed or modified in such a way that diminishes from their cultural value.

### **1.8.3 Objectives**

1. To recognise and provide for the protection of Maori heritage sites, such as waahi tapu, urupa and other taonga.
2. In the context of the Act to give effect to the principles of the Treaty of Waitangi.
3. To involve Tangata Whenua in the resource management process.

### **1.8.4 Policies**

1. By providing opportunities for Tangata Whenua to more actively participate in, and be involved in the sustainable management of the natural and physical resources of the District.
2. By implementing provisions within the District Plan to protect Maori heritage sites.
3. By ensuring that Tangata whenua will be consulted over the use, development or protection of natural and physical resources where these affect Maori heritage sites.

4. By requiring Cultural Impact Assessments prepared in consultation with Mana Whenua, where Plan Changes, major land use developments or major subdivision activities are proposed.

## **1.9 HERITAGE**

### **1.9.1 Explanation**

Papakura District has interesting and diverse heritage resources which positively contribute to its sense of place and residents' and visitors' cultural experience. Papakura's heritage is drawn from its natural and cultural past, from pre-human settlement to the present day. The Papakura/Drury area has traditionally played the role of a gateway, with key routes being established between Tamaki Makaurau and the Waikato, and between the Manukau Harbour and the Hunua Ranges in pre-European times. Many early European settlements initially established alongside waterways and the Maori tracks and portages served as the basis of the early roads.

The Papakura District has a complex Maori history which involves a number of tribal groups who today have mana whenua over various parts of the District. Maori settlement was concentrated along the harbour shores and navigable waterways of the District, on arable land, and on the slopes of the Drury-Papakura Hills. During the Waikato campaign of the New Zealand Wars, Maori withdrew to the Hunua Ranges.

Early European influences in the District came from missionaries who travelled through the area as early as 1834. The initial settlers in the area were timber fellers and millers, with Drury becoming an early centre for provisions and mail collection. Drury was located by a navigable waterway and thus many of the early settlers arrived by water transport as there were few passable roadways. Other industries that brought European settlers to the area included agriculture, coal mining, quarrying, timber milling, gum digging and the bloodstock and racing industries.

The military influenced the early development of the District, with the Papakura district being a strategic part of the Waikato campaign of the New Zealand Wars, and Great South Road being the main land transport route to the Waikato. Garrisons were established at Papakura and Drury. The importance of the New Zealand Wars of the 1860s in shaping New Zealand's future and Pakeha-Maori relationships to this day cannot be understated. Thus the role which Papakura and particularly Drury played at this time is of regional, if not national, significance.

There is a particularly rich history associated with the Drury area and its environs which is important to both Maori and Europeans. Heritage resources in other parts of the District vary, but overall the District has a strong heritage resource that needs to be treasured and remembered.

The historic heritage resources of the District include buildings, places, archaeological sites, trees and groups of trees, and geological sites.

The protection of historic heritage from inappropriate subdivision, use, and development is a matter of national importance under Section 6 of the Resource

Management Act 1991. Historic heritage is defined in the Act as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities, archaeological, architectural, cultural, historic, scientific, and technological features. It includes historic sites, structures, places, and areas, archaeological sites, sites of significance to Maori and surroundings associated with the natural and physical resources.

The Historic Places Act 1993 sets out the legislative context to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

It is important to recognise that there may be statutory requirements under the Historic Places Act for work affecting archaeological sites. Archaeological sites are defined by the Historic Places Act as any place which was either associated with human activity that occurred before 1900, or is the site of the wreck of any vessel where the wreck occurred before 1900, and which may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand. While some archaeological sites are identified in the heritage schedule of this plan, and associated rules relating to scheduled archaeological sites are set out in the plan, it is important to recognise that the schedule is not an exhaustive list of all archaeological sites in the rural zones of the District, and compliance with the rules relating to archaeological sites does not absolve the responsibilities of any person under the Historic Places Act 1993.

In addition to information held by the Historic Places Trust, Papakura District Council has gathered and collated information on cultural heritage features across the District. In the main this can be attributed to assessments carried out as part of the structure planning exercises in Takanini and Hingaia and surviving built heritage in urban Papakura. The assessments of Takanini and Hingaia are reflected in the number of scheduled features listed in the District Plan.

A comprehensive archaeological survey was also carried out by Papakura District Council and the Auckland Regional Council in May 2002 to upgrade information on all recorded archaeological sites within the District. This survey involved the physical verification and assessment of sites by archaeologists.

There are many archaeological sites that are yet to be recorded and assessed and there are known areas of concentrated activity including within the Countryside Living Zones. Land users are advised to discuss cultural heritage issues with Council to enable early identification of statutory and non-statutory methods to protect and management known and unknown features.

### **1.9.2 Issues**

1. How to ensure that the historic heritage resources of the District are adequately protected by the Plan.
2. The development, use and subdivision of land has the potential to result in the loss of, or adverse effects on, the historic heritage of the rural zones of the District.

3. There are significant areas of vegetation and individual specimens of vegetation in the District that have significant historic heritage qualities and/or visual appeal or recreational value and require recognition and protection.
4. Development in areas of the district which have not yet been subject to a detailed heritage assessment has the potential to adversely affect historic heritage resources in those areas.
5. There are private landowners in the District who have historic heritage resources on their land which are not subject to formal recognition or protection.

#### **1.9.3 Objectives**

1. To recognise and protect the heritage resources of the rural zones of the District from the adverse effects of subdivision, use and development.
2. To avoid, remedy or mitigate adverse effects on significant trees and groups of trees (both exotic and indigenous) which are of historic heritage or of visual appeal or recreational value.
3. To ensure that the coastal margins of the District are protected from inappropriate subdivision, use and development so that historic heritage sites within these areas are preserved.

#### **1.9.4 Policies**

1. By identifying, evaluating and protecting heritage resources within the rural zones of the District.
2. By ensuring the subdivision, use and development of land does not adversely affect the heritage resources of the rural zones of the District.
3. By controlling activities and works within defined areas surrounding heritage items to ensure that they do not detract from the heritage values for which the item is scheduled.
4. By protecting scheduled heritage resources which contribute to the historic values of Papakura District.

## **1.10 GROWTH MANAGEMENT AND ECONOMIC ISSUES**

### **1.10.1 Explanation**

Papakura's location at the boundary of metropolitan Auckland means that there are growth pressures around the urban/rural interface as well as pressures for rural-residential 'countryside living' development.

In seeking to manage the effects of growth, Council has become a signatory to the Auckland Regional Growth Strategy 1999 and the Southern Sector Agreement 2001. The Regional Growth Strategy emphasises an integrated approach to the long term management of the Auckland region. This is based mainly on the containment of urban development within defined limits and encouragement of intensification at selected places within those limits. Part of the integrated decision making is also related to the integration between land use planning, urbanisation and intensification and land transport management.

Papakura township initially developed to serve the rural sector. With the emphasis of Papakura District's rural sector having moved away from a reliance on large land area based pastoral farming and the development of Papakura Township as a sub regional centre, how it interrelates with the rural hinterland and vice versa is a key issue. Were the Papakura central area to develop in a particular direction, such as a 21st century market town, then it is important to provide for an appropriate mix of activities in the rural areas that best support this concept.

Given the projected population growth rates within the district, careful consideration needs to be given to whether there is enough business land to ensure that sufficient employment opportunities remain within the district. A potential future shortfall of business zoned land has been identified, with Takanini, Ardmore and Drury being identified as potentially suitable locations to provide for this shortfall. A shortage of business zoned land could compromise people's ability to provide for their social and economic wellbeing. There are also implications in terms of connectivity if people have to travel to outside the district to find employment.

When addressing economic issues it is important to acknowledge specific activities and their importance to the District. As well as some farming and horticultural activities mineral extraction (quarrying), air transport and equine activities have become major primary sector activities for the District. The importance of the existing quarries to the District and region as both a natural and economic resource needs to be recognised and provided for as well as Ardmore aerodrome, which as New Zealand's busiest airport provides significant economic benefits to the district and the region. It also needs to be recognised and provided for. The changes in rural based activity have also seen the increase in rural home occupation and rural home based tourist enterprises being established, and these activities need to be recognised and provided for.

### **1.10.2 Issues**

1. How to ensure that an appropriate mix of activities is provided for within the rural area to support the economic development of the Papakura town centre.



2. How to ensure that sufficient business land is provided for within the District to enable the people and communities of Papakura to provide for their social and economic well being.
3. How to recognise and provide for established activities that contribute significantly to the economic wellbeing of the District.
4. How to ensure that land use development integrates with the transport network so as to provide for a sustainable transport network while still providing for the development of the rural area of the district.

#### **1.10.3 Objectives**

1. To provide for an appropriate mix of non-residential activities within the rural areas of the District in order to support the economic development of the Papakura Town Centre.
2. To sustainably manage existing activities which make an important economic contribution to the District.
3. To provide for certain non-residential activities in the Rural Zones of the District where the effects of those activities do not result in inappropriate adverse effects on the surrounding environment.
4. To ensure that the subdivision and development of land within the District does not compromise the future provision of business land.
5. To provide for growth in the rural areas of the District in an integrated and managed way that provides for countryside living in a manner which directs it to defined Countryside Living areas and/or in a manner that promotes significant environmental enhancement.

#### **1.10.4 Policies**

1. By enabling a range of activities within the rural areas that are complementary to and consistent with the economic and social development of the Papakura town centre.
2. By continuing to assess the need for further business zoned land and if necessary identifying and providing for it through a structure plan approach.
3. By recognising and providing for the existing mineral extraction operations and Ardmore Aerodrome as important activities.
4. By managing urban encroachment into rural parts of the district at the urban/rural interface in the Takanini and Hingaia Structure Plan areas at a rate and in a way that meets the growth needs of the district and region.
5. By promoting integration of land use and transport planning.

## **1.11 TRANSPORTATION AND CONNECTIVITY**

### **1.11.1 Explanation**

Connecting people, places, goods and services is an important issue for Papakura District. The District has long had an important 'gateway' function whereby it provides access to metropolitan Auckland and to the south as well as from the east coast to the west coast. These important linkages are both historic and present day.

The transport system must also cater for the movement of people and goods around the district as well as through it. The components of the transport system that connect people, places, goods and services includes; an airfield, passenger transport, roads, railways, cycle ways, and walkways. New transport infrastructure, such as strategic transport corridors, park and ride facilities, local roads and walkways has the potential to influence land uses, and may create potential effects. Other linkages may have particular cultural importance, such as the Papakura-Clevedon corridor.

A principal issue for Papakura is the impact of growth and the delivery of a safe and efficient road and passenger transport network serving current and future population and land use. This issue extends across the urban and rural parts of the District.

Presently the Great South Road through Papakura Town Centre is the only roading alternative to State Highway 1 through the District, and there is a need to provide an alternative route in case of emergencies where large scale diversions off the state highway will be needed. The heavy haulage route through the District is also the only strategic link north and south for loads that cannot be transported over parts of the southern motorway.

There are other road linkages in Papakura including the Strategic Freight Network Roads identified in the Auckland Regional Land Transport Strategy 2010-2040. These roads connect to major freight generators and attractors including quarries in the Hunua foothills.

Though not part of the regional strategic freight network, roads such as Ramarama and Fitzgerald are essential links in the freight haulage road network for Drury Quarry and will continue to serve in this capacity.

### **1.11.2 Issues**

1. How to ensure that suitable provision is made for major transport infrastructure at appropriate locations throughout the District.
2. How to ensure growth management, land use and land transport objectives are integrated.
3. How to protect or secure future connection options such as an alternative significant road transport corridor between Manukau, Papakura and Franklin.
4. How to support the development of passenger transport linkages within the District.

5. How to ensure that adequate linkages are provided for between the Papakura town centre and the surrounding rural areas.
6. How to ensure that cultural issues are adequately addressed, in relation to corridors.
7. How to maintain accessibility and mobility while appropriately managing traffic effects.
8. How to encourage a safe and efficient pedestrian and cycle network in Papakura.
9. How to make efficient use of the transport system, particularly its infrastructure, by recognising and providing for the primary function of each road.
10. How to protect the regional strategic freight network from inappropriate development or activities.

#### **1.11.3 Objectives**

1. To integrate growth management, land use and land transport objectives and ensure future connections are not compromised by inappropriate development or activities.
2. To recognise and provide for passenger transport to, from and around Papakura District.
3. To improve cycling, pedestrian access and bridle paths in the rural areas and to enhance the opportunities for recreational cycling, walking and riding.
4. To recognise and provide for the existing and proposed road system as an important resource for an integrated transport network, while managing it to ensure that adverse effects on the surrounding environment are minimised.
5. To recognise and provide for the primary function of each road.
6. To recognise the importance of parts of the transport network for freight and heavy haulage.

#### **1.11.4 Policies**

1. By providing for passenger transport infrastructure at appropriate locations.
2. By providing for and enhancing the road network to ensure it is safe, effective and efficient for vehicles, cyclists and pedestrians.
3. By giving priority to passenger transport where appropriate.
4. By ensuring decisions addressing urban growth issues recognise the impact of land use on transportation and connections passing through rural parts of the District.
5. By ensuring that the pattern of rural subdivision and land use does not compromise the operation of existing and future road and passenger transport connections by requiring the preparation of Integrated Transport Assessments for major trip generating activities.
6. By recognising the importance of the Papakura-Clevedon corridor to Tangata whenua.

7. By considering cycling and walking issues when assessing subdivision applications.
8. By recognising and providing for recreational walking, cycling and other non vehicular modes of transport and linkages to the open space network.
9. By recognising the importance of parts of the transport network for emergency management and heavy haulage.
10. By ensuring decisions recognise and provide for the primary function of each road.
11. By identifying those parts of the rural road network which function as part of the regional strategic freight network and protect those roads from inappropriate subdivision and development.

## **1.12 SUBDIVISION**

### **1.12.1 Explanation**

Papakura's location at the boundary of metropolitan Auckland means that there are growth pressures around the urban/rural interface as well as pressures for rural-residential 'countryside living' development. These factors create pressure for the subdivision of land to accommodate growth. It is important to ensure that this subdivision occurs in appropriate locations and at an appropriate level of intensity, whilst continuing to ensure that subdivision does not compromise the character of the significant ecological, landscape, coastal and heritage features of the District. Furthermore, Papakura District accommodates a number of large scale activities in the rural area including the Ardmore Aerodrome, quarries and the Ardmore Military Training Area. There is the potential for reverse sensitivity issues to arise from inappropriate subdivision and development adjacent to these existing activities.

In seeking to manage the effects of growth, Council has become a signatory to the Auckland Regional Growth Strategy 1999 and an urban Southern Sector Agreement 2001. Council also has obligations under the Local Government (Auckland) Amendment Act 2005 to develop planning documents that provide for the integration of land use and transport provisions, and to support the objectives of the Auckland Regional Policy Statement. The Regional Growth Strategy emphasises an integrated approach to the long term management of the Auckland region. This is based mainly on the containment of urban development within defined limits and encouragement of intensification at selected places within those limits. Two such areas are located within the rural areas of the Papakura District – the Hingaia Peninsula, and Takanini. Further discussion on the future development of these areas is outlined in Section One, Part 5B of the Plan.

The Growth Strategy also recognises that some growth will occur within the rural areas through existing development potential. However, it provides little detail to guide growth for rural areas. Providing for future growth within the Papakura District means the population will have doubled from the year 2000 to 2050. Therefore, it is important to Papakura District Council that it defines how growth is provided for within the rural areas, how the rural areas remain integrated with the growth areas and how the rural parts of the district interact with the Papakura town centre and Drury settlement.

The Regional Growth Strategy and Southern Sector Agreement do not envisage substantial amounts of population growth within the rural parts of Papakura district, outside of the defined growth areas. Controlled growth will be provided for through existing development potential of vacant lots within the rural zones of the District, and the subdivision potential of larger lots in the rural areas. The Auckland Regional Policy Statement provides specific direction on countryside living in relation to growth management. The Auckland Regional Policy Statement outlines the extent to which countryside living can be provided for and the issues that require consideration. It acknowledges that countryside living can achieve positive environmental effects by remedying existing environmental degradation, or by enhancing the quality of the environment.

Notwithstanding this, the majority of predicted population growth will be provided for in the defined growth areas. In giving effect to the district's growth management requirements structure plans have been prepared for Takanini, Hingaia and Papakura Central and their directions will be encapsulated in policy directions where development is outside of the term of this Plan.

The Takanini and Hingaia structure plans provide for a range of industrial, commercial, rural-residential and residential development within existing rural areas. While plan changes have been, and will continue to be notified to rezone parts of these structure plan areas, it is important that the zone provisions relating to these areas provide for current and intended future uses. Ad hoc development within these areas which is inconsistent with the intended future land uses could otherwise undermine the structure plan approach.

The subdivision of land in the rural areas of the District provides opportunities to achieve open space and ecological linkages, as well as the protection of areas of native bush or other ecological features which are of biological or scientific importance. The planning maps identify two types of natural areas that are priorities for protection – Priority Riparian Linkages and Significant Natural Areas. Priority Riparian Linkages comprise the riparian margins of certain watercourses in the District, which when set aside and managed appropriately, are intended to provide both ecological linkages through the District as well as open space linkages for recreational use. Significant Natural Areas are those areas of native bush and wetlands within the District which are considered to be significant for their ecological values.

Provisions in the Plan provide incentives for the protection of these areas through the provision of additional development rights where these areas are protected by way of encumbrances or covenants on the title, and are appropriately fenced and managed.

### **1.13 Issues**

1. How to ensure that the subdivision of land and associated development does not compromise the natural character, features and landscapes of the rural zones of the District.
2. The subdivision of land has the potential to damage or otherwise adversely affect historic heritage resources of the rural zones of the District.
3. The subdivision of land has the potential to result in the fragmentation or destruction of significant ecological features of the rural zones of the District.

4. How to manage subdivision to ensure that predicted population growth is recognised and provided for within defined areas.
5. Ad hoc development within defined growth areas has the potential to compromise the viability of these defined growth areas.
6. The inappropriate subdivision of land can result in a poorly defined urban/rural interface.
7. The subdivision of land has the potential to give rise to adverse effects on the water quality of watercourses in the rural zones of the District through earthworks, the increase of impervious surfaces, and clearance of riparian vegetation.
8. Subdivision of land can provide an opportunity to obtain esplanade reserves or strips along the coastline or the margins of rivers and streams to enhance public access to these areas where appropriate, and to enhance the ecological values of these areas.
9. Subdivision in the foothills of the Hunua Ranges has the potential to adversely affect the landscape values that the foothills contribute to the District.
10. How to encourage restoration of habitat on the plains while enabling controlled subdivision in these rural areas.
11. The subdivision of small rural lots can lead to adverse effects on the rural character of the District.
12. The subdivision of rural land and associated development has the potential to adversely affect existing quarrying activities and the accessibility of mineral resources.
13. 13. Subdivision and development has the potential to create reverse sensitivity effects for existing activities.

#### **1.14 Objectives**

1. To preserve the natural character, and protect the outstanding natural features and landscapes, of the rural zones of the District by avoiding inappropriate subdivision and development.
2. To ensure that the ecological and landscape values of the rural zones of the District are safeguarded from inappropriate subdivision.
3. To ensure that the natural character of the coastal environment of the rural zones of the District is protected from inappropriate subdivision.
4. To ensure that the heritage resources of the rural zones of the District are protected from inappropriate subdivision.
5. To provide for a range of rural living environments within the rural zones of the District.
6. To ensure that subdivision is managed in accordance with regional growth management requirements.
7. To ensure that subdivision providing for urban population growth is confined within the Metropolitan Urban Limits or through the staged release of greenfield land.
8. To ensure that the subdivision and development of land in future growth areas does not compromise the future development of these areas.

9. To ensure that there is no further uncontrolled growth at the urban/rural interface so there is a clear transition from urban to rural land.
10. To ensure that the subdivision of land does not adversely affect the rural character of the rural zones of the District.
11. To ensure that existing quarrying activities are safeguarded from inappropriate subdivision and development on surrounding land.
12. To ensure subdivision and development avoids potential reverse sensitivity effects on existing rural based activities

#### **1.15 Policies**

1. By avoiding subdivision that compromises the natural character and outstanding natural features and landscape of the rural zones of the District.
2. By limiting the subdivision of land in areas of the District that have particular landscape value.
3. By ensuring that the subdivision of sites containing historic heritage features does not adversely affect those historic heritage features.
4. By providing for growth through a structure plan approach within defined areas.
5. By expressly not providing for activities and development within defined growth areas that would be inconsistent with intended future uses, future connections or which exacerbates reverse sensitivity issues for existing major activities in rural areas.
6. By ensuring that the land within defined growth areas does not become fragmented so that it adversely impacts on its ability to provide for the intended future uses.
7. By enabling a limited range of subdivision activity where Significant Natural Areas, land alongside Priority Riparian Linkages, or other natural features meeting specific significance criteria are protected and appropriately managed.
8. By ensuring that the subdivision of land is undertaken in accordance with suitable development standards.
9. By requiring that on-site treatment and disposal of waste products shall be provided on lots in those areas which are not supplied with urban services.
10. By enabling countryside living within defined zones of the rural environment.
11. By controlling rural subdivision in close proximity to existing quarries to avoid compromising the availability and accessibility of mineral resources and exacerbating reverse sensitivity issues.
12. By controlling rural subdivision to avoid the potential for reverse sensitivity effects on existing rural based activities.

## **2 OPEN SPACE**

### **2.1 Explanation**

In 2003 Council prepared its Open Space Strategy to reflect the recreational needs of the Papakura community. The Strategy seeks to provide guidance for the development of an open space system and the directed acquisition and provision of recreation reserves over a 50 year time frame. The open space that is located within the rural areas of Papakura comprises mostly of scenic reserves, community halls, sports fields and esplanade reserves. Reserves throughout the District are identified on the planning maps by their Reserve Zoning.

### **2.2 Issues**

1. How to provide opportunities for the creation of open space in the rural environment.
2. How to create open space linkages within the District and good connections to open space opportunities in adjacent territorial authorities.
3. How to ensure the ecological values of the scenic and esplanade reserves are recognised and provided for.

### **2.3 Objectives**

1. To ensure adequate distribution of open space throughout the District.
2. To maintain and enhance the indigenous vegetation and wildlife habitats of the open space areas of the rural zones of the District.
3. To enhance the range and quality of open space opportunities and experiences.
4. To provide connectivity throughout the District, including retaining and enhancing cultural and heritage features as part of the open space network, and connectivity with adjacent territorial authorities.
5. To provide opportunities for passive and active recreational open space serving rural and urban residents through expansion to the reserve network.

### **2.4 Policies**

1. By providing for the creation of strategic walking, cycling and bridle path linkages throughout the rural area of the District, including from the Hunua Ranges to Manukau.
2. By implementing provisions that encourage the protection of areas that have existing conservation values and for areas of future conservation value.
3. By requiring synergistic linkages to cross-boundary strategic recreational facilities such as walking and cycling systems in adjoining territorial authorities to enhance recreational opportunities.



### **3 NATURAL HAZARDS**

#### **3.1 Explanation**

A natural hazard is defined by the Act as “any atmospheric or earth or water related occurrence (including earthquake, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property or other aspects of the environment.”

Commonly occurring natural hazards in the Auckland Region are flooding, both in rural and urban areas, erosion and land instability. The coastal environment is particularly susceptible to natural hazards arising from coastal processes which include erosion, inundation of low lying areas, and land instability. Predicted rising sea levels as a result of global climate changes will further exacerbate these hazards.

Less common natural hazards include earthquakes, tsunamis, volcanism, meteorological effects such as droughts, cyclones and tornadoes, and fire. These types of natural hazards are of low frequency but have significant consequences. The Civil Defence Emergency Management Act 2002 requires Local Authorities to plan for hazards across the key areas of reduction, readiness, response or recovery. These infrequently occurring natural hazards are dealt with by contingency controls such as civil defence and insurance systems.

In the Papakura District, the plains area is susceptible to flooding while parts of the Hunua foothills are subject to instability.

Section 31 of the Act states that a function of territorial authorities is the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of avoidance or mitigation of natural hazards. Infrastructure services such as electricity and telecommunications are often affected by the impacts of natural hazards.

To manage the actual or potential effects of the use, development, or protection of land, subject to natural hazards Council will discourage development in areas that may be susceptible to natural hazards. Should land use or development occur within areas susceptible to natural hazards then the risks and adverse effects will be adequately mitigated to Councils satisfaction.

The most up to date information regarding natural hazards may be derived from a variety of sources, such as Integrated Catchment Management Plans. It is important that this information is included within the decision making process.

#### **3.2 Issues**

1. How to manage the flood prone nature of much of the rural parts of Papakura District.
2. With continual development along the coastal margins and with predicted sea level rises associated with global climate changes, the risk of inundation is likely to increase in the future.
3. Land in the Hunua foothills may be subject to instability, which can be exacerbated by further subdivision and development.

4. Increased development in the plains area of the District will result in an increase in impermeable surface area which may result in exacerbated risk of flooding in the plains.
5. There are areas of the rural zones of the District where little is known about site stability.

### **3.3 Objectives**

1. To avoid or mitigate the adverse effects that may be associated with the occurrence of natural hazards.
2. To ensure that development does not increase the risk or the consequence of natural hazards.

### **3.4 Policies**

1. By managing the intensity and nature of development and land management practices within the catchments of the Slippery Creek, Papakura Stream and Hingaia Stream in order to minimise the adverse effects of flooding.
2. By identifying areas in the rural zones of the District which are flood hazard areas, or are suspected of being flood prone, and requiring resource consent for proposed development in these areas.
3. By continuing to identify sites in the rural zones of the District which are subject to instability.
4. By identifying all fill sites in the District, including flood hazard areas that have been filled.
5. By requiring applicants for subdivision and land use consents to demonstrate that potential geo-technical concerns have been appropriately investigated and that the design of the development has made proper provision for the geo-technical conditions of the area.
6. By avoiding inappropriate development in close proximity to the coastal margins of the District.
7. By managing the levels of impermeable surfaces in the plains area of the District.

## **4 HAZARDOUS FACILITIES**

### **4.1 Explanation**

Hazardous facilities are those activities which use, store or transport hazardous substances. Hazardous substances include substances which have an explosive, oxidising or corrosive nature; are flammable; have acute and chronic toxicity, or are ecotoxic with or without bioaccumulation.

Legislatively, hazardous substances and facilities are managed under the Hazardous Substances and New Organisms Act (HSNO) 1996 and the Resource Management Act. The HSNO Act sets out performance standards for the use, storage, transportation and disposal of all hazardous substances on a nationwide basis while the Resource Management Act requires councils to control the potential adverse effects of hazardous substances on a site by site basis.

Section 31 of the Resource Management Act requires Territorial Authorities to control any actual or potential effects of the use, development, or protection of land, including for the purpose of the prevention or mitigation of the adverse effects of the storage, use, disposal, or transportation of hazardous substances.

In managing hazardous facilities and hazardous substances, Council is concerned with the likely risk of a hazard occurring. A hazard could be an explosion, a fire, or the release of toxic gas, while the risk is the likelihood of that hazard occurring. A hazard can have adverse effects on the environment, human health, and property.

### **4.2 Issues**

1. The use, storage, disposal and transportation of hazardous substances has the potential to adversely affect human health and the environment.
2. Inappropriate use and/or disposal of hazardous substances has the potential to result in contaminated air, land and water.

### **4.3 Objective**

1. To avoid, remedy, and mitigate the adverse effects arising from the use, storage, disposal and transportation of hazardous substances within the District.
2. To avoid the potential contamination of land, air, and water by the accidental release of hazardous substances into the environment.

### **4.4 Policies**

1. By requiring those activities which involve the use and storage of hazardous substances to be located in areas of the District which have been identified as being suitable for these activities.
2. Activities which involve the use and storage of hazardous substances should be suitably designed and managed to minimise the risk of adverse effects on human health and the environment.

3. Activities which involve the use and storage of hazardous substances should have management practices in place to avoid adverse effects on human health and the environment in the event of an accidental spill or release of hazardous substances.

## **5 CONTAMINATED SITES**

### **5.1 Explanation**

The contamination of land can occur through past and present uses where the discharge or spillage of hazardous substances occurs either suddenly or over a period of time. Contaminated sites present a risk to the natural environment through contamination of the land, vegetation, watercourses and underground aquifers, but also to the health and safety of occupiers on the site and potentially in the vicinity of the site.

A contaminated site is defined by the Act as land of one of the following kinds:

- “(a) if there is an applicable national environmental standard on contaminants in soil, the land is more contaminated than the standard allows; or*
- (b) if there is no applicable national environmental standard on contaminants in soil, the land has a hazardous substance in or on it that—*
  - (i) has significant adverse effects on the environment; or*
  - (ii) is reasonably likely to have significant adverse effects on the environment”*

Section 31 of the Act identifies the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land as one of the functions of territorial authorities.

The Council also has responsibilities for contaminated sites under Local Government Official Information Act 1987, the Building Act 2004 and the Health Act 1956.

### **5.2 Issues**

1. The number of contaminated sites within the District is not well understood as it is not always possible to identify soil and groundwater contamination through visual observations and analytical testing is likely to be required. In addition historical information which might indicate potential contamination is sourced from numerous different sources with variable reliability.
2. If historical site contamination issues are not addressed then there is the potential for ongoing discharges to the environment to occur.
3. Inappropriate development of contaminated sites can result in increased risk to human health and/or the environment.
4. Inconsistencies in information on soil contamination contained on a Land Information Memorandum or a Project Information Memorandum represents a potential liability for the Council.

5. There is a potential for sites to become contaminated in the future.

### **5.3 Objective**

1. To identify, assess and classify contaminated and potentially contaminated sites within the District in accordance with the “*Contaminated Land Management Guideline No. 4, Classification and Information Management Protocols*”, prepared by the Ministry for the Environment, 2004 so that sites can be appropriately managed and that the Council can benchmark improvements in relation to the number of contaminated sites within the District.
2. To achieve an overall reduction in the number of Category 1(a)<sup>1</sup> sites within the District.
3. To avoid or mitigate the potential adverse effects arising from the use and development of contaminated sites.
4. To avoid the future contamination of land from the release of contaminants into the environment.

### **5.4 Policies**

1. By recording, identifying and classifying contaminated sites and potentially contaminated sites.
2. By requiring activities which have the potential to contaminate land to be undertaken in accordance with acceptable practices to ensure that the risk of contamination is minimised.
3. By requiring the remediation of contaminated land prior to the redevelopment of contaminated land commensurate with acceptable industry standards.

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<sup>1</sup> Ministry for the Environment, 2004, Contaminated Land Management Guideline No. 4, Classification and Information Management Protocols. Category 1(a) Hazardous Substances Present: Risk Unacceptable

## **6 ENERGY USE AND GENERATION**

### **6.1 Explanation**

The Act identifies the efficiency of the end use of energy and the benefits to be derived from the use and development of renewable energy as 'other matters' that Council shall have regard to under Section 7 of the Act.

Carbon based fossil fuel supplies will eventually become scarce. The use of these fuels is recognised as a contributing factor to global warming and consideration of the alternative use of sustainable energy is necessary. Existing power supplies to the Auckland Region face potential limitations which necessitates the consideration of small scale microgeneration technologies to supplement the energy demand of the District.

### **6.2 Issues**

1. How to decrease the reliance on fossil fuels.
2. How to provide for self sustaining household renewable energy supplies while avoiding the adverse effects that these facilities could generate.

### **6.3 Objective**

1. To reduce the reliance of households and small scale developments on energy generated from fossil fuels.
2. To provide for small scale household renewable energy sources while managing the potential adverse effects on the environment that a proliferation of such structures may have.

### **6.4 Policies**

1. By encouraging the development of housing and small scale non-residential development which is designed to reduce its energy demand.
2. By recognising and providing for the development of renewable energy sources including; wind, solar, hydro, tide, biogas and biomass.
3. By managing the capacity of the environment to accommodate structures for the generation of renewable energy.
4. By mitigating the potential adverse effects arising from the generation and use of renewable energy on the environment.
5. By encouraging the use of renewable energy in new buildings.

## **7 NETWORK UTILITIES**

### **7.1 Explanation**

Public works and utilities are vital to people and their communities in order to provide them with the levels of service modern living requires. There is also a need to strike a balance between these essential services and land use activities to achieve compatibility by avoiding, remedying or mitigating the environmental effects, including reverse sensitivity, which each has on the other, and the potential adverse effects that they can generate.

Papakura District is transected by major network utility infrastructure such as State Highway 1, the national grid, telecommunications, the rail corridor, gas transmission pipelines, regional water infrastructure, as well as localised reticulation networks. These existing network utility services need to be acknowledged as an important physical resource and the implementation of new network utility infrastructure should be recognised and provided for.

Note: Section 330 of the RMA confers powers on certain people or bodies (including network utility operators) in regards to emergency works and powers to take preventative or remedial action which override resource consent process but require retrospective resource consent for any emergency work undertaken, if one would ordinarily have been required.

### **7.2 Issues**

1. How to provide for the efficient management, development, operation, upgrading and maintenance of new and existing network utility infrastructure throughout the rural parts of the District.
2. How to safeguard existing and future linkages of major network utility infrastructure from inappropriate land use and development.
3. How to avoid, remedy or mitigate the adverse effects of network utilities services on the environment.

### **7.3 Objectives**

1. To provide for the efficient management, development, operation, upgrading and maintenance of existing and future network utility infrastructure.
2. To ensure that any adverse effects associated with the management, development, operation, upgrading and maintenance of network utility infrastructure are adequately avoided, remedied or mitigated.
3. To ensure that the management, development, operation, upgrading and maintenance of network utility infrastructure does not detract from the heritage, landscape, and ecological values of the rural zones of the District.
4. To ensure that the location, design and type of land use and development take into account the receiving environment of which network utilities are a part.

#### **7.4 Policies**

1. By recognising and providing for the continued operation, upgrading and management of existing network utility infrastructure.
2. By recognising and providing for new network utility infrastructure.
3. By providing for the subdivision of land to accommodate network utility infrastructure.
4. By ensuring that the subdivision and development of land does not compromise the management, development, operation, upgrading and maintenance of existing network utility infrastructure.
5. By ensuring that the subdivision and development of land does not compromise future linkages of network utility infrastructure through the District.
6. By ensuring that new network utility infrastructure is consistent with specified development standards in the Plan.
7. By requiring buffer distances between activities that seek to locate in close proximity to existing network utility infrastructure where those activities are sensitive to the effects that are generated by the particular network utility infrastructure.
8. By requiring buffer distances between new network utility infrastructure and existing activities which are sensitive to the effects that are generated by the particular network utility infrastructure.
9. By ensuring that network utility services meet appropriate environmental standards so that adverse effects are adequately avoided, remedied or mitigated.
10. By requiring underground services for new subdivision and development.
11. By requiring network utility operators to design utility services that are visually sympathetic to the environment.
12. By requiring the removal of redundant or obsolete utility services.
13. By controlling the location of network utility infrastructure on, and in proximity to, heritage resources of the rural zones of the District.
14. By controlling the location of network utility infrastructure in Significant Natural Areas and in proximity to watercourses and the coast.
15. By encouraging the use of infrastructure and technology that ensures the efficient delivery of network utility services and reduces the need for additional network utility infrastructure.



## **8 SIGNS**

### **8.1 Explanation**

Signs perform a range of functions, from the provision of public information to the identification of homes and businesses, to the advertising of products and services. However, signage can adversely affect the rural character of the District. In particular, the District faces pressure for signage along the key transportation routes that run through the District.

It is important that signs are appropriately designed and located so as not to detract from the rural character of the District, and to ensure that they do not have an adverse effect on traffic safety. As such, the Council has developed a co-ordinated approach to the control of signs to ensure that they are visually compatible with other elements of the environment in which they are located.

### **8.2 Issues**

1. How to manage the placement and type of signs placed in the rural area of the District in a way that provides for the identification of land, buildings, and business premises while minimising any adverse visual effects on the rural character of the District.
2. How to avoid, remedy or mitigate the adverse effects of signage on traffic safety.

### **8.3 Objective**

1. To ensure that signs used for advertising and identification will not detrimentally affect the amenities of the rural area nor be visually incompatible with the character of the rural environment.
2. To ensure that signage used for advertising and identification does not create adverse effects on traffic safety.

### **8.4 Policies**

1. By controlling the size, placement, design and appearance of signs to protect the rural character of the District.
2. By providing for signs which relate to the activities of the site on which they are situated.
3. By avoiding the placement of signs for general advertising purposes in the rural area.
4. By requiring that signs are designed and located to ensure there are no significant adverse effects on traffic safety.
5. By ensuring that there is no proliferation of signs that may result in cumulative adverse effects on traffic safety.

**17 QUARRYING/MINERAL EXTRACTION**

**17.1 Explanation**

The Hunua Range constitutes a valuable natural and physical resource in the District and the Auckland Region. Among other attributes it constitutes a major source of aggregate for the region. As quarries nearer the centre of the metropolitan area are worked out the potential for the Hunuas to supply the demand for aggregate will assume even greater significance.

Quarrying and mineral extraction can have significant effects on the environment. Not only do these activities change permanently the physical form of the land on which they are situated. They can also have off-site effects which include noise, dust, traffic, contamination of ground and surface water and visual detracting.

Other activities including residential and community activity can be sensitive to noise and vibration generated during quarrying and to adverse visual effects. The location of such sensitive activity in proximity to an aggregate resource can unduly limit the ability to extract the resource.

The Papakura District Plan – Section Three, *Urban Papakura*, makes specific provision for existing quarries. It is accepted however that there may be a need and demand to develop new quarries or mineral extraction activities in future. Any new mineral extraction activity shall require a change to the District Plan or a resource consent.

**17.2 Issues**

1. Aggregate minerals are a finite and non-renewable resource. The location of mineral extraction activities is limited to where the minerals are found.
2. Papakura District contains regionally significant mineral resources, particularly rock aggregate which should be recognised and protected.
3. Development in close proximity to existing or future quarries may create conflicts which impede the efficient long-term extraction of aggregate resources.
4. Mineral exploitation in Papakura should occur only as a result of thorough investigation and assessment of its effects and a decision that these effects are acceptable or can be sufficiently mitigated.
5. It is necessary to regulate extraction and to avoid, remedy or mitigate any adverse effects from quarrying or from the encroachment of residential, educational and community activities on significant mineral resources.

**17.3 Objective**

1. To promote the development of the mineral resources of the Hunua area in an environmentally and culturally sensitive manner and to ensure that the

extraction of mineral resources is not unnecessarily constrained by other activities which are sensitive to extraction and processing activities.

#### **17.4 Policies**

1. The Council will manage the development of mineral resources in the Hunua area by requiring that:
  - (a) Any proposal is fully documented as to its likely effect on the environment and measures proposed to mitigate any adverse environmental effect;
  - (b) Any proposal recognises and provides for the relationship of Maori and their culture and tradition with their ancestral lands, water, sites, waahi tapu and other taonga;
  - (c) Any proposal will not cause unreasonable extra demands or burdens on the community in terms of factors such as road construction or reconstruction, traffic safety, or provision of utility services;
  - (d) Any proposal to develop mineral resources undertake a comprehensive assessment to determine whether or not historic places or areas, waahi tapu, or waahi tapu areas are present;
  - (e) Mineral resources shall not be compromised by the encroachment of activities which are sensitive to extraction and processing activities which would, in turn, unduly limit quarry operations or the ability to extract in the future.

#### **17.5 Reasons for Policies**

The Council has determined that the development of its mineral resources is appropriate with respect to its duties to sustainably manage the resources of the District. Further, the policies are necessary to regulate extraction and to avoid, remedy or mitigate any adverse effects from quarrying or from the encroachment of residential, educational and community activities on significant mineral resources. Aggregate minerals are a finite and non-renewable resource. The location of mineral extraction activities is limited to where the minerals are found. Development in close proximity to existing or future quarries may create conflicts which impede the efficient long-term extraction of aggregate resources. For these reasons the planning maps (F7, F8, F9, G7, G8 and G9) show Aggregate Resource Protection Areas in which rock resources will be protected by limiting other activities in a buffer area surrounding land planned for quarry activity in the Quarry zone in Hunua Gorge Road.

The Plan's rules include special restrictions on residential, educational and community activities on land in Aggregate Resource Protection Areas.

**18 ARDMORE AERODROME**

**18.1 Objectives**

1. To provide for the co-ordinated comprehensive development of Ardmore Aerodrome as a base for commercial and recreational operations including:
  - aeroclubs' activities and competitions
  - aerial topdressing
  - charter and private flights
  - emergency services
  - flying schools
  - gliders
  - helicopters
  - industries associated with aviation, including assembly, repair and maintenance of aircraft
  - scheduled flights
  - industries not associated with aviation within specified areas, until such land is required for aviation activities
  - ex Military Jet Aircraft
2. To enable the ongoing operation of Ardmore Aerodrome as regionally and nationally significant infrastructure and the avoidance of potential adverse effects on its operations through the management of the use and development of land within the Air Noise Boundary, Inner Control Boundary and Outer Control Boundary to achieve land uses and development compatible and not in conflict with the Aerodrome's operations.

**Reasons for Objectives**

Ardmore Aerodrome is a major air transport facility in the Auckland Region which has local, regional and national significance. It also has value as a commercial facility and contributes to the economic base of the region. It is also an educational and recreational facility. Its future operation must be protected from inappropriate activities in its vicinity. Activities that may be considered to be inappropriate in the vicinity of the Aerodrome are those which are sensitive to aircraft noise. Activities sensitive to aircraft noise are defined (Refer to Section One Part 10 Definitions). They include those activities where people may suffer adverse effects on amenity and health from cumulative levels of aircraft noise in particular. Reverse sensitivity effects on the Aerodrome could occur if new activities sensitive to aircraft noise were to establish within the areas identified by the noise contours as having high to moderate cumulative levels of aircraft noise, without appropriate controls and noise attenuation requirements being met. Persistent complaints about aircraft noise could give rise to the restriction of the Aerodrome's operations or more stringent requirements to avoid, remedy or mitigate effects on newly permitted activities which are sensitive to aircraft noise. To avoid significant reverse sensitivity effects on the Aerodrome activities sensitive to aircraft noise are managed through the land use compatibility planning provisions of Section Two – Part 3, 13 Ardmore Aerodrome

Land Use Compatibility Planning and Section Three - Part 18 Ardmore Aerodrome Land Use Compatibility Planning.

## **18.2 Policies**

1. The land surrounding the aerodrome shall be used and/or developed in a manner compatible with the safe, efficient and economic operation of the aerodrome.
2. The establishment, and potential for the establishment by way of land subdivision, of Activities Sensitive to Aircraft Noise within the Air Noise Boundary Area shall be avoided.
3. The safe, efficient and economic operation of the Aerodrome is protected from potential reverse sensitivity effects by ensuring that land uses and subdivision within the Inner Control Boundary Area and Outer Control Boundary Area are compatible and not in conflict with the operation and anticipated growth of the Aerodrome.
4. Access to and from the aerodrome will be adequately maintained and improved where necessary to minimise conflict between local traffic and traffic generated by the aerodrome.
5. Liaison will be maintained with the operator of the Ardmore Aerodrome in order to ensure its co-ordinated comprehensive development.

### **Reasons for Policies**

Specific provision for the management of resources on the Aerodrome site itself are contained in the urban Section of the District Plan. The policies and rules in this section of the Plan relate to the off-site effects of the Aerodrome on the rural area of the District. In general terms, areas which are close to the Aerodrome may experience some restriction of subdivision and land use activities due to noise or for safety reasons. Consistent with the principles for airport planning contained in NZS 6805-1992 “Airport Noise Management and Land Use Planning”, rules with additional land use restrictions on activities which are sensitive to aircraft noise (ASAN) within the areas defined by the Air Noise Boundary Area, Inner Control Boundary Area and Outer Control Boundary Area are contained in Section Two – Part 3, 13 Ardmore Aerodrome Land Use Compatibility Planning and Section Three - Part 18 Ardmore Aerodrome Land Use Compatibility Planning.

### **Anticipated Results**

The Aerodrome will continue to be a significant land use in the District and a contributor to the local economy and regionally significant infrastructure. Controls on aircraft noise will ensure that the operation of the Aerodrome does not significantly adversely affect people living in the area. Controls on land uses and subdivision will ensure that activities sensitive to aircraft noise within the areas of

highest noise levels, in the vicinity of the Aerodrome will not adversely affect operations of the Aerodrome, including through reverse sensitivity effects.

The Airport Authority and the Papakura District Council have jointly undertaken an investigation of aircraft noise which has resulted in noise contours being established and shown on the Zoning Maps and on Figure 1 in Section Two – Part 3, 13 Ardmore Aerodrome Land Use Compatibility Planning. These contours will be used by the Council as the basis for rules controlling aircraft noise so as to ensure that the operation of the aerodrome does not significantly affect people living in the area. The objectives and policies, as well as the methods to implement the policies, will ensure that development will be managed so that it does not constrain the efficient and safe operation of the regionally significant infrastructure and facilities of Ardmore Aerodrome. When any future applications for resource consent to restricted discretionary or discretionary activities for subdivision or land uses sensitive to aircraft noise within the Ldn 55, 60 and 65 dBA aircraft noise contours (represented by the Outer Control Boundary, Inner Control Boundary and the Air Noise Boundary of the Maps and on Figure 1.0 in Section Two – Part 3, 13 Ardmore Aerodrome Land Use Compatibility Planning are considered by the Council it will have regard to whether those activities or the potential for future activities sensitive to aircraft noise, carried out in the vicinity of the Aerodrome will adversely affect the operations of the Aerodrome together with other assessment criteria set out in Section Two – Part 3, 13 Ardmore Aerodrome Land Use Compatibility Planning and Section Three - Part 18 Ardmore Aerodrome Land Use Compatibility Planning.