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Subject: PC79 - Deferred Zoning Hearing - Trigger rules examples
Date: Monday, 23 June 2025 4:34:00 pm

Kia ora koutou,

I have been asked to forward the following information to you.

Here are the examples involving AUP Precincts that trigger different provisions.

Waipupuke (PC 61) [PC 61 \(Private\): Waipupuke \(aucklandcouncil.govt.nz\) / Plan Change 61 - Operative in part \(aucklandcouncil.govt.nz\)](#)

See:

- I447.4.1, which triggers different activity statuses relative to whether certain infrastructure aspects have been satisfied.
- I447.6.6.1 sets out the transport network upgrades that are to be satisfied, and which guide the triggering of activity status. Most are linked to dwelling thresholds.
- Matters of Discretion (I447.7.1) and Assessment Criteria (I447.7.2) state that once 2000 dwellings have been consented, various matters should be considered.

This set of provisions uses a range of different triggers, which rely on dwelling thresholds and activity status rules.

Redhills [I610 Redhills Precinct.pdf \(aucklandcouncil.govt.nz\)](#)

See:

- I610.6.1.1, which restricts the number of dwellings until certain infrastructure upgrades are completed.
- I610.6.2.1, which requires that once a certain development is completed, a specific infrastructure upgrade is required.
- I610.6.5.1, which restricts the number of dwellings to a total of 5,400 until public wastewater and water supply infrastructure is operational.
- Under I610.8.1 the council's matters of discretion consider infrastructure upgrades and timing.

Overall, the Redhills precinct is fairly specific and prescriptive, but potentially useful as it identifies a cascading set of upgrades based on dwelling thresholds, rather than service level requirements.

Huapai Triangle [Huapai Triangle.pdf \(aucklandcouncil.govt.nz\)](#)

See:

- 3.27, which requires that certain roading upgrades must be completed once a certain number of dwellings have been built.

This precinct operates in a similar way to Redhills.

Nga mihi,