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I hereby give notice that a hearing by commissioners will be held on:

**Date:** Wednesday 30 October, Thursday 31 October  
and Friday 1 November 2024 (Overflow)  
**Time:** 9.30am  
**Meeting room:** Leslie Comrie Room  
**Venue:** Level 1, Franklin The Centre  
12 Massey Avenue, Pukekohe 2120, Auckland

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## **PRIVATE PLAN CHANGE 98**

### **HEARING REPORT**

## **50 PUKEKOHE EAST ROAD AND 47 GOLDING ROAD**

## **OMAC LIMITED AND NEXT GENERATION PROPERTIES LIMITED**

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### **COMMISSIONERS**

**Chairperson** Richard Blakey (Chairperson)  
**Commissioners** Bridget Gilbert  
Vaughan Smith

**Chayla Walker**  
**KAITOHUTOHU WHAKAWĀTANGA**  
**HEARINGS ADVISOR**

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Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

## **WHAT HAPPENS AT A HEARING**

### **Te Reo Māori and Sign Language Interpretation**

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

### **Hearing Schedule**

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

### **Cross Examination**

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

### **The Hearing Procedure**

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
  - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
  - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

### **Please note**

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

**A NOTIFIED PRIVATE PLAN CHANGE TO THE AUCKLAND UNITARY PLAN BY OMAC LIMITED AND NEXT GENERATION PROPERTIES LIMITED**

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**Reporting officer, Peter Reaburn, Planner**

Reporting on proposed Private Plan Change 98 - Proposes to rezone approx. 27ha Future Urban Zone to Mixed Housing Urban Zone with a precinct plan and precinct provisions. The land is situated at 50 Pukekohe East Road and 47 Golding Road.

**APPLICANT:** OMAC LIMITED AND NEXT GENERATION PROPERTIES LIMITED

<b>SUBMITTERS:</b>	
Page 116	Nicole Sian Stone
Page 119	Nihuan Lin
Page 124	Vishant Nathan
Page 127	Soma Narayan
Page 129	Dean and Bev Forsman
Page 130	Rhoda Anne Fowler
Page 133	Trevor and Megan Earley
Page 135	Kay Thomas

Page 137	Aaron and Tracey Ana Murray
Page 143	Auckland Transport
Page 157	Te Tāhuhu o te Mātauranga   Ministry of Education
Page 161	Watercare Services Limited
Page 184	Warren Maclennan on behalf of Auckland Council

<b>FURTHER SUBMITTERS:</b>	
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Page 192	Watercare Services Limited
Page 195	Cindy Guo



## Hearing Report for Proposed Private Plan Change 98: Pukekohe East-Central Precinct 2 to the Auckland Unitary Plan (Operative in part)

Section 42A Hearing Report under the Resource Management Act 1991

<b>Report to:</b>	Hearing Commissioners
<b>Hearing Date/s:</b>	Commencing: Wednesday 30 October, 2024
<b>File No:</b>	Hearing Report – Proposed Private Plan Change 98 (PC98)
<b>File Reference</b>	S42A Report PC98
<b>Report Author</b>	Peter Reaburn, Consultant Planner
<b>Report Approver</b>	Craig Cairncross, Team Leader Planning - Central South
<b>Report produced</b>	13 September 2024

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### Summary of Proposed Plan Change 98 (Private) Pukekohe East-Central Precinct 2 to the Auckland Unitary Plan:

A Private Plan Change Application to rezone approximately 27.15 hectares of land at Pukekohe from Future Urban Zone to Residential – Mixed Housing Urban Zone

<b>Plan subject to change</b>	Auckland Unitary Plan (Operative in part) 2016
<b>Number and name of change</b>	Proposed Plan Change 98 (Private) Pukekohe East-Central Precinct 2 to the Auckland Unitary Plan
<b>Status of Plan</b>	Operative in part
<b>Type of change</b>	Private Plan Change
<b>Clause 25 decision outcome</b>	Public Notification
<b>Parts of the Auckland Unitary Plan affected by the proposed plan change</b>	<ul style="list-style-type: none"> <li>• AUP Maps (zoning and SEA overlay)</li> <li>• Chapter I Precincts - South</li> </ul>
<b>Date of notification of the proposed plan change and whether it was publicly notified or limited notified</b>	28 March 2024 – Publicly notified

<b>Submissions received</b>	13
<b>Date summary of submissions notified</b>	14 June 2024
<b>Number of further submissions received (numbers)</b>	2
<b>Legal Effect at Notification</b>	No
<b>Main issues or topics emerging from all submissions</b>	<ul style="list-style-type: none"> <li>• Infrastructure Matters, in particular water supply and wastewater drainage</li> <li>• Transport matters, including roading patterns and road status, transport infrastructure delivery, connectivity and access</li> <li>• Stream margin / flood area identification, development, ownership and management</li> <li>• Provision for Open Space</li> <li>• Precinct Provisions</li> </ul>

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## Abbreviations

Abbreviations in this report include:

<b>Abbreviation</b>	<b>Meaning</b>
Applicants	OMAC Limited and Next Generation Properties Limited
AEE	Application Request Document and Assessment of Environmental Effects
AT	Auckland Transport
AUP	Auckland Unitary Plan
Council	Auckland Council
CVA	Cultural Values Assessment
FUZ	Future Urban Zone
ITA	Integrated Transport Assessment
MDRS	Medium Density Residential Standards as mandated by the RMA Amendment Act 2021
MHS	Residential – Mixed Housing Suburban Zone
MHU	Residential – Mixed Housing Urban Zone
NES-CS	National Environmental Standard on assessing and managing contaminants into soil to protect human health
NPS-FM	National Policy Statement on Freshwater Management 2020
NPS-UD	National Policy Statement for Urban Development 2020
Panel	The Hearings Commissioners for this hearing
PC98	Proposed Plan Change 98 (Private): Pukekohe East-Central Precinct 2
PPSP	Pukekohe Paerata Structure Plan
RMA	Resource Management Act 1991
RPS	Regional Policy Statement (AUP)
S42A Report	Council staff / consultants reports on PC98, prepared in accordance with s42A of the RMA
WK/ NZTA	Waka Kotahi / NZ Transport Agency

<b>Attachments</b>	
<b>Appendix 1</b>	<b>Plan Change 98 (Private): Pukekohe East-Central Precinct 2) as notified</b>
<b>Appendix 2</b>	<b>Private Plan Change Request, Assessment of Environmental Effects, Section 32 Report and Supporting Technical Reports,</b>
<b>Appendix 3</b>	<b>Further information requests and response</b>
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<b>Appendix 7</b>	<b>Amendments provided by the applicant in response to the Panel's Direction #1</b>
<b>Appendix 8</b>	<b>Proposed Amendments to plan change</b>

# 1 INTRODUCTION AND EXECUTIVE SUMMARY

## 1.1. Section 42A Report

1. This is a report to the Panel that has been appointed to hear and make a decision on a request for a Private Plan Change in Pukekohe East (**PC98**). Pursuant to s42A of the Resource Management Act 1991 (**RMA**), the report provides an assessment of the application, supported by a team of specialists appointed by Auckland Council (**the Council**). To clarify for any party that may be in doubt, the conclusions and recommendations in this report are not binding on the Panel. The Panel will consider all the information submitted in support of PC98, information in this report, and the information in submissions together with evidence presented at the hearing.

## 1.2. Report Author

2. This s42A report has been prepared at the request of the Council by Peter Reaburn. I am a consultant planner with a Bachelor of Regional Planning (Honours) degree from Massey University, which I obtained in 1980. I have 45 years planning and resource management experience, about 40 years of which has been principally in the Auckland region, including managerial roles at territorial local authorities (Waitakere and Manukau), and as a consultant. I have been a full member of the New Zealand Planning Institute since 1982. I am accredited under the Ministry for the Environment Making Good Decisions programme as an Independent Commissioner, with Chair's endorsement and I am on the Council's Independent Commissioners Panel. I am also a member of the Resource Management Law Association and the Urban Design Forum.
3. While this is not an Environment Court proceeding I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note (2014) and agree to comply with it. Except where I state that I am relying on the specified advice of another person, the opinions expressed in this report are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
4. I was involved from the first stage of the application for this private plan change being made. I have previously been involved as Council's reporting planner on other plan changes in this area of Pukekohe, notably PC74, PC76 and PC95 – the latter two plan changes relating to land immediately opposite the PC98 site in Golding Road. I have visited the site on a number of occasions.
5. This report is informed by and, where stated, relies on the reviews and advice from the following experts on behalf of the Council and specialist Auckland Council officers. These assessments are attached in **Appendix 6** to this report.

**Table 1: Specialist input to s42A report**

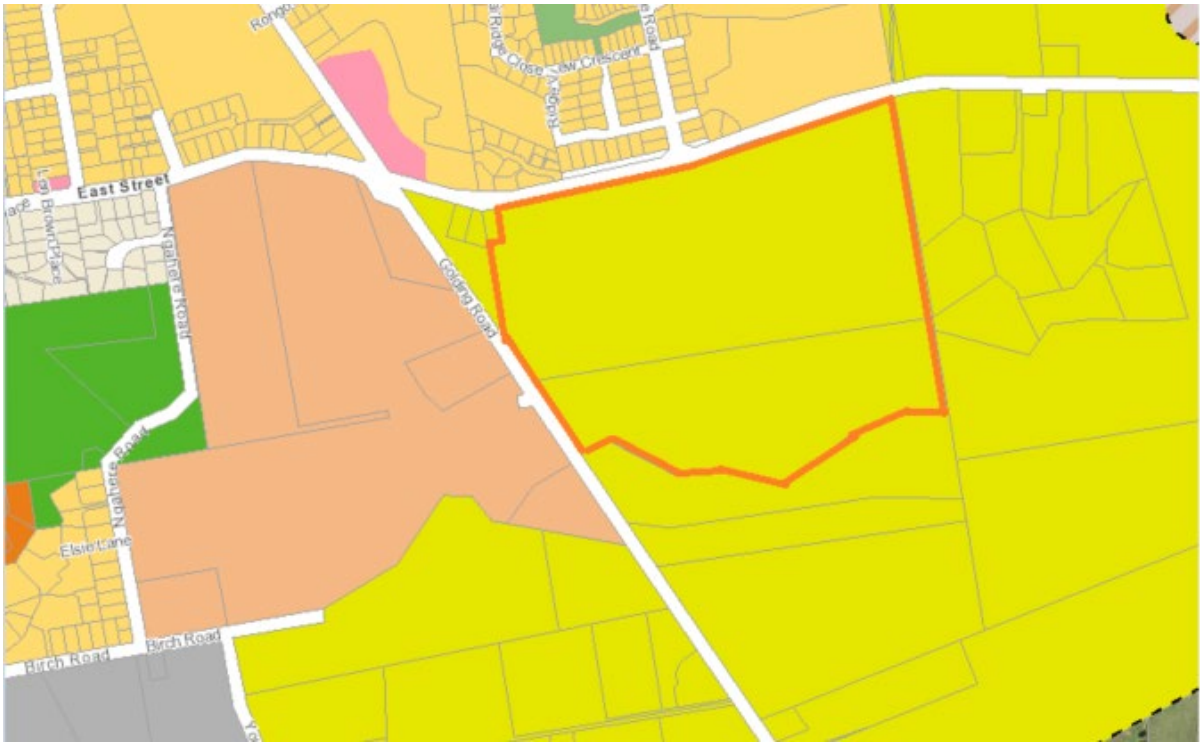
<b>Matter</b>	<b>Reviewing specialist</b>
Urban Design	Lisa Mein
Landscape	Stephen Brown
Ecology	Jason Smith
Parks and Open Space	Lea van Heerden
Traffic and Transport	Martin Peake
Stormwater and Flooding	Sameer Vinnakota and Lisa Dowson

### 1.3. The Plan Change in Summary

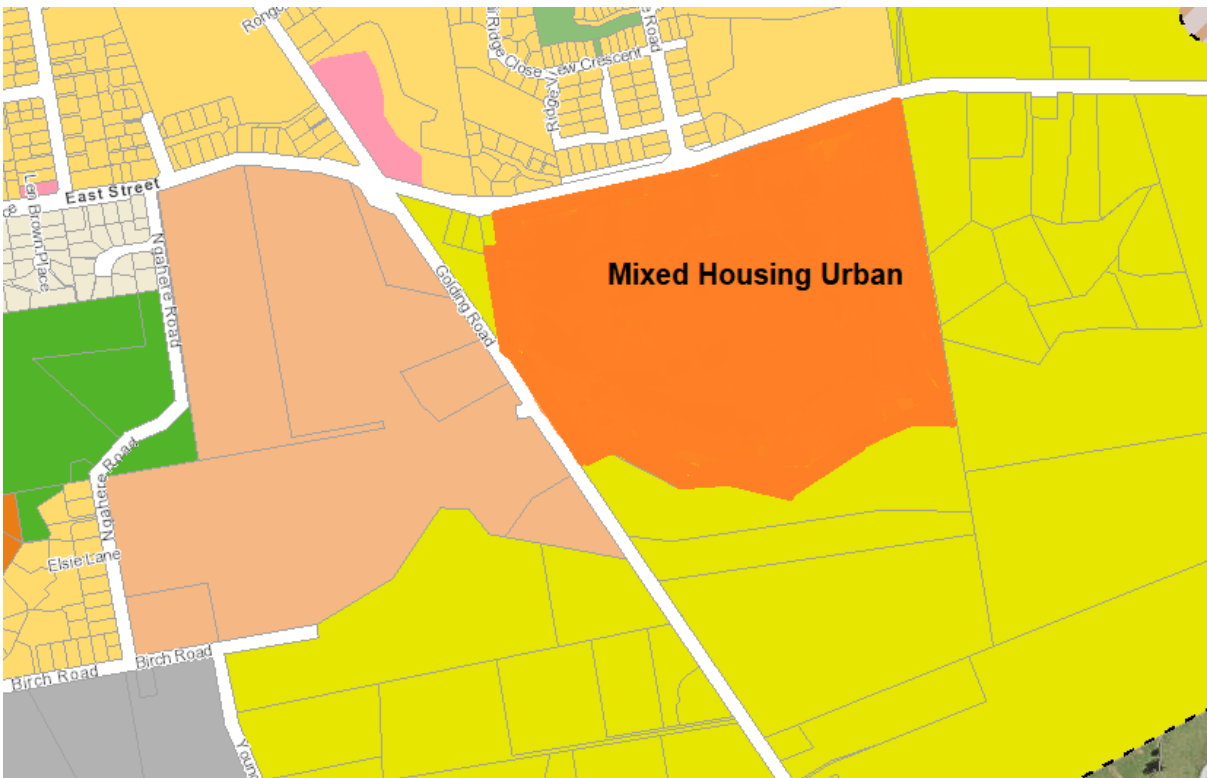
6. This is a private plan change application from OMAC Limited and Next Generation Properties Limited (**the Applicants**). The purpose of the plan change is to rezone approximately 27.15 hectares of land at Pukekohe from Future Urban Zone (**FUZ**) to Residential – Mixed Housing Urban (**MHU**) Zone. The rezoned area is anticipated to provide for up to about 580 dwellings.
7. Figure 1 shows the plan change area, Figure 2 the current zoning and Figure 3 the proposed zoning. The plan change area is currently zoned FUZ.



*Figure 1 – Plan change area (viewed to the south-west, approaching Pukekohe from SH1/ Bombay)*



**Figure 2 – Existing Zoning**



**Figure 3 – Proposed rezoning**

8. A new precinct – “Pukekohe East-Central Precinct 2” - is proposed, the express purpose of which is for land use, development and subdivision to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, and to recognise the relationship of Mana Whenua with the land and its resources.



9. The normal plan change process set out in Schedule 1 of the RMA has been followed.
10. The original plan change request was lodged on 22 August 2022. A request for further information was then made on 19 September 2022. Information has progressively been provided by the Applicants since that date, the finally required information having been received on 24 October 2023. The Clause 23 request and the applicant's responses are attached in **Appendix 3**. Changes to documents as a result of the Clause 23 are contained within the application material as publicly notified in **Appendix 2**. Amendments made by the applicant in response to the Panel's Direction #1 are attached at **Appendix 7**.
11. Council's Planning, Environment and Parks Committee accepted the private plan change request under Clause 25(2)(b) of Schedule 1 of the RMA at its meeting on 15 February 2024.
12. PC98: Pukekohe East-Central Precinct 2 was publicly notified on 28 March 2024, with the submissions period closing on 30 April 2024. The further submissions period opened on 14 June 2024 and closed on 1 July 2024.
13. A total of 13 submissions were received on PC98. There were two further submissions. The submissions and further submissions are attached at **Appendix 4**, with a summary appearing in Section 10 of this report.
14. Directions #1 and #2 from the Panel directed the applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes were in response to which submissions. The applicant filed an email and a revised set of provisions on 28 August 2024. Amendments made by the Applicants are attached at **Appendix 7**.

#### **1.4. Main Issues Raised and Interim Assessments made in this s42A report**

15. The following is a summary of the main issues are addressed in this report.

##### **1. Future Development Strategy**

At a strategic level, at the time the plan change was lodged it was in accordance with the direction and timing that had been established to enabling growth in this area, including through the AUP's Future Urban zoning, the Pukekohe Paerata Structure Plan (**PPSP**) and the then Future Urban Land Supply Strategy 2017 (**FULSS**). In general I consider the plan change remains consistent with what could reasonably be expected by the AUP and the PPSP. However, in late 2023 the FULSS was replaced by the new Future Development Strategy (**FDS**). The FDS does not change the ultimate direction for this area. However it does change the expectation as to when the area is seen as being ready for development – from the FULSS timeframe of 2023 to 2035+. As will be explained further in this report the major implication of that change is that there is now uncertainty as to when water supply and wastewater drainage services would be available to this site. The extent of this issue is, at this stage, subject to clarification on when services can be expected to be made available.

##### **2. Transport**

Provision made for transport infrastructure is generally consistent with what is expected for this area given other recent plan changes, designation processes, etc. As with other plan changes there are identified works that would need to be carried

out and there are “trigger” mechanisms that would manage development until such time as upgrading works are completed. The discussion later in this report includes how these works will need to be coordinated.

### **3. Stream margin / flood area identification, development, ownership and management**

There are streams and wetlands within the site that need to be, and are proposed to be, protected. Adjoining those areas is a floodplain which has been defined to an adequate degree currently but will be defined with more precision at resource consent stage. As outlined in this report, agreement in principle has been achieved in discussions with Council regarding this entire area being within a drainage reserve. Accordingly, what has been assessed as a potentially major issue with the precinct plan as notified can be resolved. However, that still requires further changes to the most recent precinct plan submitted by the Applicants, and the provisions.

### **4. Provision for Open Space**

Provision shown for a neighbourhood reserve on the precinct plan as originally submitted was not acceptable to Council Parks. This matter has been highlighted in discussions with the Applicants and Council’s indicated preferred neighbourhood park locations have been made known. However, that has not been reflected on the most recent precinct plan submitted by the Applicants. It is also considered there are further provisions necessary to inform the provision of a neighbourhood park and bridge connections to it.

### **5. Zoning**

The proposed MHU zoning is consistent with the PPSP. However there is an issue relating to the corner of Golding Road and Pukekohe East Road which was not identified by the Applicants for rezoning.

### **6. Precinct Provisions**

The revised provisions as lodged by the Applicants resolve most issues identified in submissions. The Applicants have also responded to Council’s most recent suggested protocols

16. In my view most of these issues are capable of resolution, albeit subject to modification to the plan change provisions and precinct plan. The issue I have concluded is of most concern is the timing for availability of water and wastewater infrastructure. I also identify a concern relating to the remaining FUZ zoning on the corner of Golding Road and Pukekohe East Road. However, I accept that is a matter that will need to be resolved at a later date.

#### **1.5. Summary of Draft Recommendations**

17. My draft recommendation is that PC98 be approved, subject however to modifications and further evidence I consider the Applicants need to provide, including in relation to the timing for provision of water supply and wastewater infrastructure – see the discussion in Section 8.1 of this report.
18. I propose amendments to the proposed precinct provisions and precinct plan in **Appendix 8**. The base document is the provisions as notified, however for ease of reading I have

separately coloured provisions provided by the Applicants on 28 August 2024 in response to the Panel's Directions. That version is included in **Appendix 7**.

19. The recommended amendments to the provisions made arise from the assessments carried out in this report, including via the input of other specialists in the reporting team. In summary, they include:
  1. Changes to the provisions proposed by the Applicants in response to concerns raised in submissions. These have mostly been agreed.
  2. Changes to provisions proposed by the Applicants as a result of the need to incorporate the Medium Density Residential Standards (**MDRS**). These have mostly been agreed, with only minor changes, for instance to refer to qualifying matters.
  3. Changes proposed as a result of Council specialist reviews. These include:
    - (a) An additional objective and policy amendments to inform the provision of open space and connections to open space.
    - (b) An additional policy reference and amendment to the Appendix 1 table to refer to the proposed collector road not being regarded as suitable for heavy traffic.
    - (c) Additional policy references, standards and further information changes to inform the provision of stormwater infrastructure including requirements and references to flooding.
20. Draft changes to the proposed Precinct Plan also appear in Appendix 8. These changes include:
  1. The open space area at the eastern side of the Site is identified as being removed (this follows advice from Council Parks and Healthy Waters).
  2. Alternative locations for a Neighbourhood Park are added (I understand this has been identified with the Applicants, however their position on it may not yet be confirmed).
  3. The Key Intersection located within the Site is identified as being removed (this follows advice from Council's transport reviewer Mr Martin Peake).
  4. The proposed collector road and Golding Road (the latter is to be an arterial) need to be reidentified by the appropriate colouring.
  5. Golding Road is shown as an arterial road.
  6. Elements that are to be within a drainage reserve, identified as such and made "indicative" (I understand this has been agreed between Healthy Waters and the Applicants).

7. All notations on private land outside the precinct are removed.

21. The recommendations are made on the basis of assessments that have been made to date. There are limited issues raised in this report that may or may not result in further changes being recommended. A further report will be provided, as necessary, subsequent to all evidence being exchanged.

## 2 HEARINGS AND DECISION-MAKING CONSIDERATIONS

22. Clause 8B (read together with Clause 29) of Schedule 1 of RMA requires that a local authority shall hold hearings into submissions on its proposed private plan change. Auckland Council's Combined Chief Executives' Delegation Register delegates to hearing commissioners all powers, duties and functions under s34 of the RMA. This delegation includes the authority to determine decisions on submissions on a plan change, and the authority to approve, decline, or approve with modifications, a private plan change request. The Panel will not be recommending a decision to the council but will be making the decision directly on PC98.
23. Private plan change requests can be made to a council under Clause 21 of Schedule 1 of the RMA. The provisions of a private plan change request must comply with the same mandatory requirements as council-initiated plan changes.
24. The RMA requires territorial authorities to consider a number of statutory and policy matters when developing proposed plan changes. PC98 mainly relates to district plan matters (stormwater is one matter that relates to regional plan provisions).
25. The statutory framework within which the Panel will consider the plan change is as outlined in **Appendix 5**. In brief, Section 32(1)(a) of the RMA requires an assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of the RMA in Part 2. Section 72 also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the Act and Section 74 provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2 and requires that a plan change must have particular regard to an evaluation prepared in accordance with Section 32. Section 32 requires an evaluation report examining the extent to which the objectives of the plan change are the most appropriate way to achieve the purpose of the Act and requires that report to examine whether the provisions are the most appropriate way of achieving the objectives. Section 32AA requires a further evaluation for any changes that are proposed to the notified plan change after the section 32 evaluation was carried out.
26. The Applicants have prepared an assessment against Section 32<sup>1</sup>. I consider that assessment to be generally sound and appropriate. However, I do not go as far as adopting it, as there are issues that in my opinion require further attention. These matters are discussed through this report. This report forms part of council's ongoing obligations under section 32 and, as relevant, Section 32AA, to consider the appropriateness of the proposed provisions, and the benefits and costs of any policies, rules or other methods, as well as the consideration of issues raised in submissions on PC98. In respect of Section 32AA, I note that the Applicants' most recent provision of amended provisions (28 August 2024)

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<sup>1</sup> The main AEE / Section 32 and an Appendix 14 summary

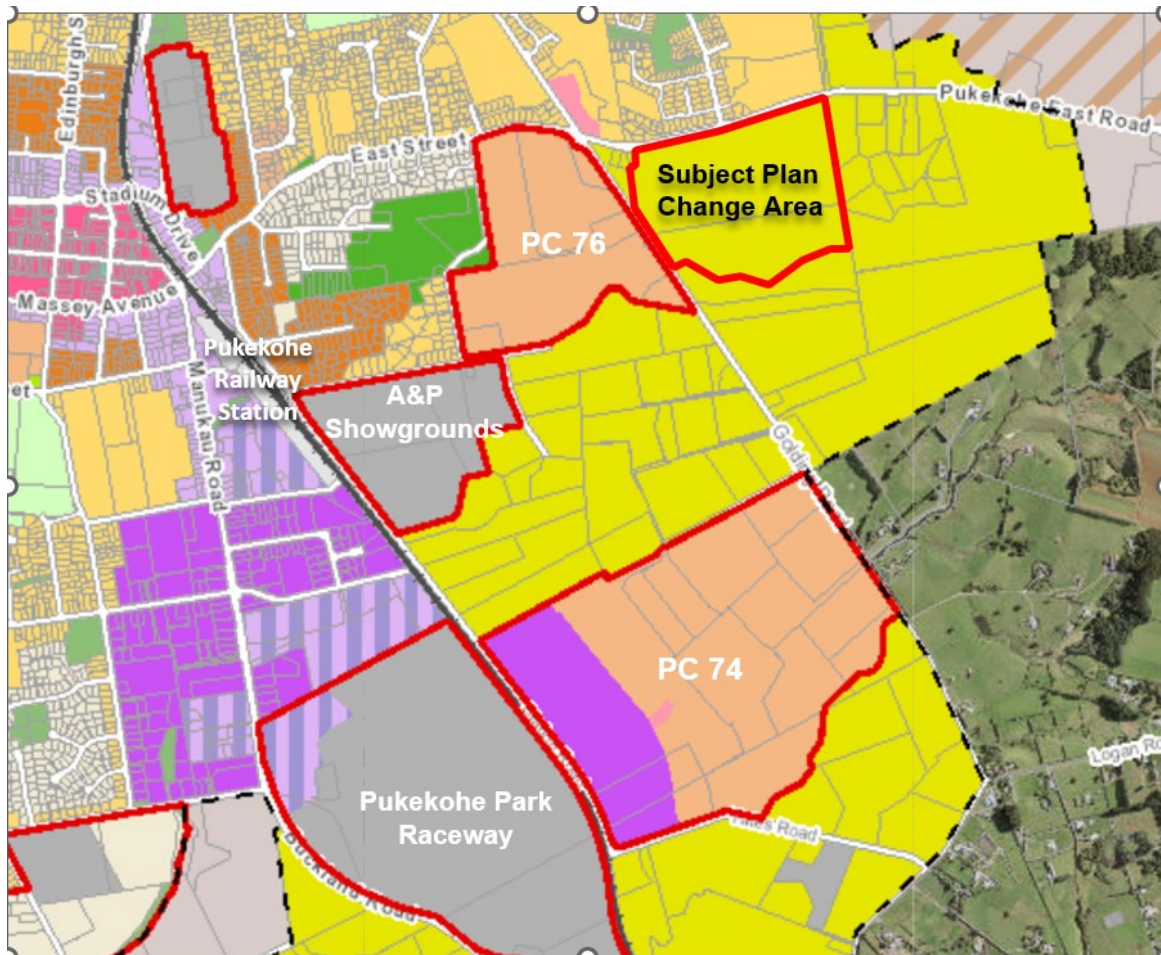
does not contain a specific s32AA analysis. I consider it would be helpful for the Panel for that to be included in the Applicants' evidence to come.

27. In accordance with s42A (1) of the RMA, this report considers the information provided by the Applicants and summarises and discusses submissions received on PC98. It makes recommendations on whether to accept, in full or in part; or reject; each submission. The report also identifies what amendments to the PC98 provisions are recommended, if any, to address matters raised in submissions. Finally, the report makes a recommendation on whether to approve, decline, or approve with modifications PC98.
28. This s42A report begins with a section providing the background and context to the plan change. Then, having regard to the framework outlined in **Appendix 5**, the report is structured to provide an analysis of:
  - The information provided in the application, including the submitted supporting s32 and other assessments
  - Relevant National Planning Instruments (Policy Statements and Standards)
  - Relevant parts of the AUP Regional Policy Statement
  - Relevant parts of the AUP Regional Plan and District Plan
  - Other relevant planning instruments
  - Effects
  - Submissions
  - Recommended Provisions
  - Alternatives and Methods
  - Risk of Not Acting
  - Draft Recommendations arising from the analysis undertaken to date (including as relevant to the assessment required by s32AA)

### **3 BACKGROUND**

#### **3.1 Site and surrounding area**

29. The PC98 Site subject to the plan change request is located at the entry to eastern Pukekohe. The Pukekohe Town Centre is located approximately 1.8km west of the site via the main East Street entry to Pukekohe. The Site is bounded by Golding Road to the west, Pukekohe East Road to the north and lifestyle and rural properties to the east and south (see these boundaries marked in yellow in Figure 1 above). Pukekohe East Road is a 70km/hr road, classified as an arterial route under the AUP and links the centre of Pukekohe to the State Highway 1 Southern Motorway, at the Mill Road interchange.
30. Golding Road is a proposed arterial road that will provide access to developing urban land to the south, including that now enabled by Plan Changes 74 and 76 (these plan change areas are identified on Figure 4).



**Figure 4 – Plan Changes in the Area**

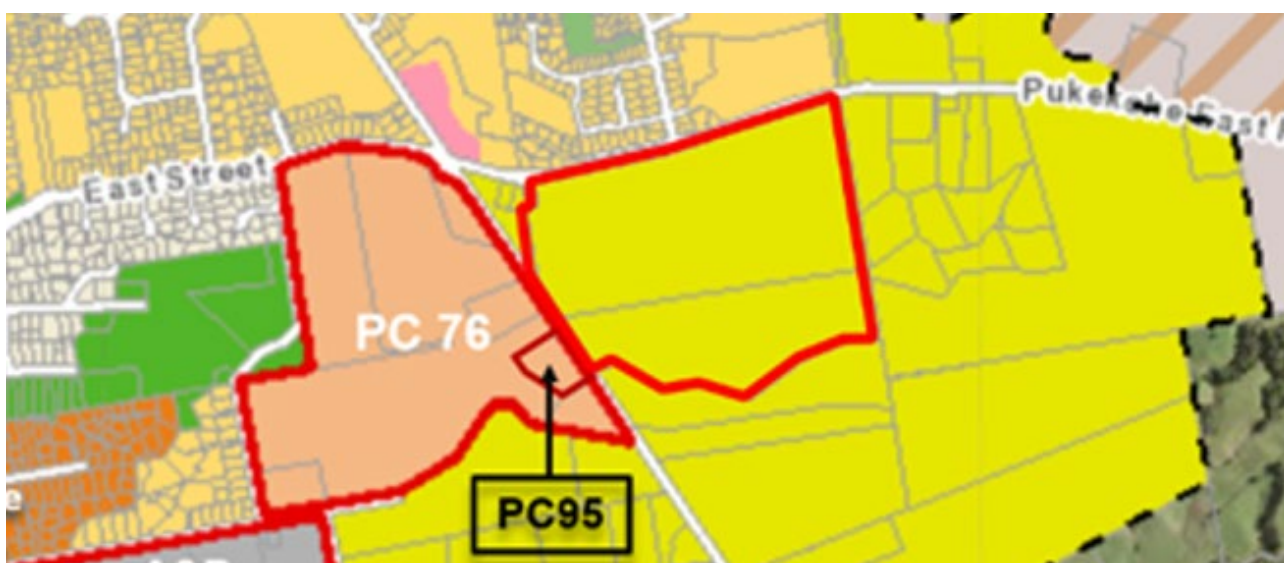
31. The Site has good road connectivity to the wider Auckland Region. The Site is 5 kilometres west of the SH1 Mill Road interchange along Pukekohe East Road and Mill Road. The interchange then connects to the Waikato expressway extending between Waikato to the south and Auckland to the north.
32. In respect of public transport, the PC98 site is about 1.8km from the Pukekohe Rail Station. There are several bus services that operate through Pukekohe, however no services run along any of the site's frontage roads. The nearest bus stop to the subject site is located around 800 metres to the west on East Street.
33. The submitted AEE notes that it is understood that a bus stop will be provided closer to the Site for any future development, however the source of that understanding is not confirmed<sup>2</sup>. In that respect, however, I note that Council's reviewer Mr Martin Peake advises that the Regional Public Transport Plan 2023-2031 shows that the existing bus service, Route 931, on East Street will be replaced by a new service, AT Local, by 2025<sup>3</sup>. The AT Local service is an on-demand service and provides greater flexibility than the fixed route local bus service. It is not clear the area that the AT Local would cover, but Mr Peake believes it would be reasonable to expect such a service to be extended to cover this Site once it is developed. This service would improve connectivity to Pukekohe Station by bus compared to the existing public transport provision.

<sup>2</sup> AEE, Part 4.5.5

<sup>3</sup> Mr Peake's Review paragraph 23 (Appendix 6)



34. Pukekohe East Road is classified as an arterial route under the AUP and forms part of an east - west link between the centre of Pukekohe and State Highway 1 Southern Motorway, at the Mill Road interchange. To the west, East Street is subject to a 50 km/hr through the urban area of Pukekohe, which transitions to 70km/hr on Pukekohe East Road. Land to the north of the PC98 area across East Street is in an existing MHU zone.
35. Golding Road is a rural road. There is a roundabout at the intersection of Golding Road with East Street / Pukekohe East Road. Golding Road is to be an arterial road.
36. The site is zoned FUZ. Land to the north of the proposed plan change area across East Street is in an existing and partly developed MHU zone. Land to the east and south is currently in rural use but is zoned FUZ. Land across Golding Road to the west has recently been rezoned MHU zone in PC76 and is currently undergoing the initial stages of development. A further plan change – PC95 - proposes to rezone part of the PC76 land on Golding Road immediately opposite the PC98 land as a Business - Neighbourhood Centre Zone – see Figure 5.



*Figure 5 – PC95 – Proposed Neighbourhood Centre Zone*

37. The PC 98 Site comprises two existing sites. The land has an undulating contour punctuated by multiple watercourses including two permanent streams, with associated wetlands, running through to both the western and eastern boundaries. One dwelling is located within the southwestern part of the land and there are scattered farm buildings in other locations, with the land generally otherwise being used for pastoral grazing of livestock including cattle. There are shelterbelts and a combination of riparian vegetation, groups and individual large exotic and native trees spread throughout the site.

### **3.2 Proposed private plan change request**

38. The proposed plan change maps and provisions are included in **Appendix 1** and the Plan Change Request (AEE) and supporting documents are in **Appendix 2**. The provisions and precinct plan were updated in response to the Panel's Directions and were uploaded to the council website when provided on 28 August 2024. They are copied into **Appendix 7** of this report.

39. The zoning sought in the plan change area has not been changed since notification and is as shown on Figure 3 above. The proposed zoning is a “standard” zone in the AUP - Residential - Mixed Housing Urban (MHU) Zone. The rezoning of approximately 27 hectares is expected to allow for development of up to around 580 dwellings.
40. The plan change application’s AEE report refers to council’s Future Urban Land Supply Strategy 2017 (**FULSS**) identifying the site to be development ready within the period 2023-2027<sup>4</sup>. In that respect it should be noted that the FULSS has now been replaced by the new FDS that sets a new time period for this area to be development ready, being after 2035. This is based on the expected timeline for delivery of necessary bulk infrastructure. See further comment on this in the Future Development Strategy section of this report below.
41. As well as areas for residential development the plan change application identifies areas with recognised natural values for protection and management, and recreational use. A Concept Master Plan (not part of the formal plan change) is shown below in Figure 6. This shows the following areas:
- Residential Development Area (12.7ha)
  - Natural Streams/10m wide Riparian Areas (5.4ha)
  - Open Space / No Development Areas (2.5ha)
  - Road Reserve (5.8ha)

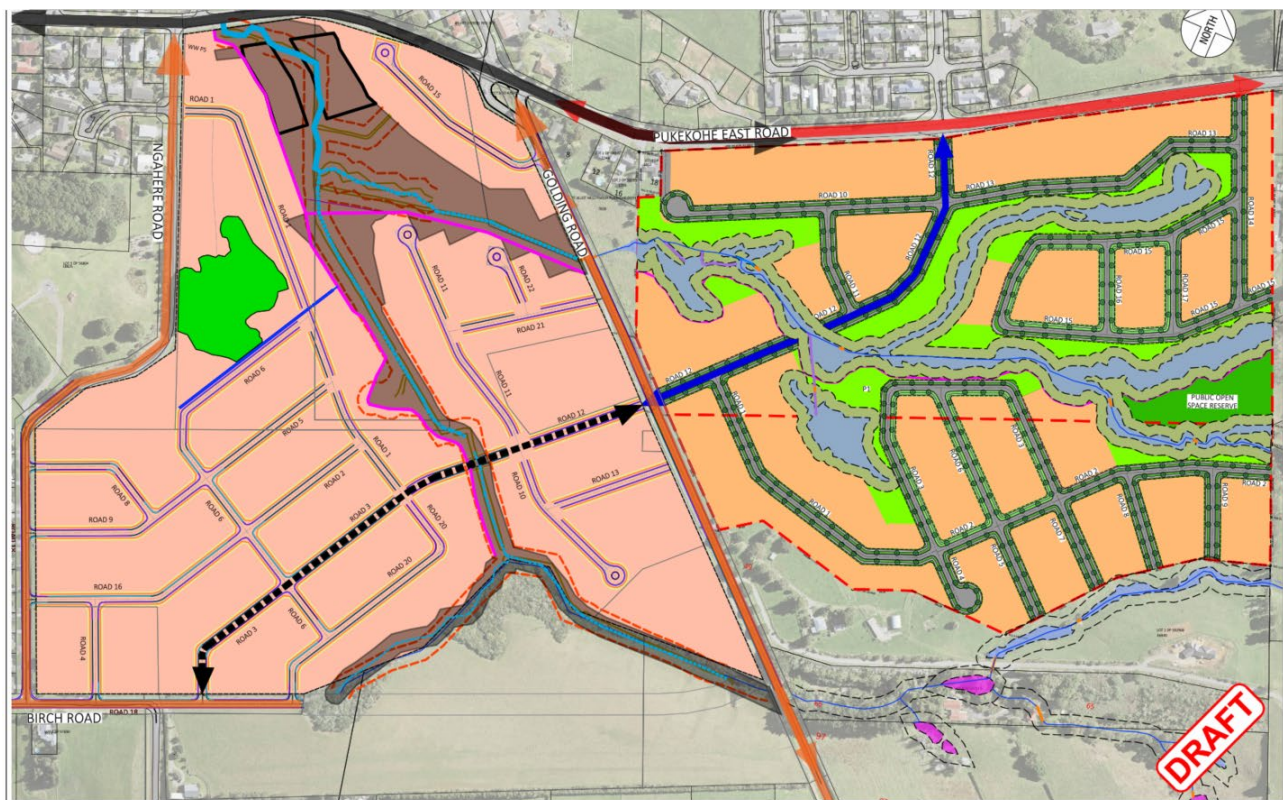


**Figure 6 – Concept Master Plan**

<sup>4</sup> AEE Part 7.2.2



42. The Masterplan is intended to demonstrate that the land is capable of delivering well-integrated, well-connected and spatially coherent urban development, while also recognising and providing for protection and enhancement of natural features, including the wetlands and their margins. A shared path is shown through the site running centrally alongside the watercourse and riparian margin from west to east and to the north of a proposed Public Open Space Reserve (**POS**) to the east of the area. It is noted at this point (and discussed further in the Open Space analysis below) that this POS is not recommended to be pursued, however the shared path will remain.
43. The Master Plan is also designed to integrate with the now operative plan change to the west (PC76 - Pukekohe East-Central Precinct) via a road linking Pukekohe East Road, Golding Road, and Birch Road to the south-west. This will give more direct access from this plan change area via Birch Road to the Pukekohe Rail Station. A draft master plan of the two sites together is shown in Figure 7.



**Figure 7 – Draft Master Plan – showing PC76 Pukekohe East-Central Precinct area**

44. A new precinct – “Pukekohe East-Central Precinct 2” - is proposed, the express purpose of which is for land use, development and subdivision to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, and to recognise the relationship of Mana Whenua with the land and its resources.
45. A proposed precinct plan shows key movement connections, proposed open space areas adjoining streams and wetlands inclusive of riparian buffers, and a potential future open space area.
46. The proposed precinct plan provisions require subdivision and development to be undertaken in accordance with the precinct plan, including the stream and riparian areas and opportunity for vesting/ future development of a park. The precinct provisions also require stormwater management controls that are specific to the precinct and apply the front boundary fencing (and front yard landscaping) to adjoining open space areas. This is so that the residential interface with these areas provides for privacy as well as opportunities for passive surveillance and streetscape amenity.

47. The Precinct Plan was modified in August 2024 in response to the Panel's Directions and that plan has been also used as the basis for assessment by the s42A reporting team.
48. The Applicants have provided a comprehensive application and AEE, and included the following notified information to support the plan change request:
- Plan Change Request (referred to in this report as the AEE / s32)
  - Appendix 1 Records of Title
  - Appendix 2 Proposed Zoning, Overlay and Concept Master Plan
  - Appendix 3 Combined Master Plans for Plan Change 76 and the proposed Plan Change
  - Appendix 4 Proposed Precinct Provisions and Precinct Plan 2
  - Appendix 5 Ecological Report
  - Appendix 6 Geotechnical Assessment Report
  - Appendix 7 Archaeological Report
  - Appendix 8 Urban Design Assessment and Neighbourhood Design Statement
  - Appendix 9 Urban Economic Assessment
  - Appendix 10 Integrated Traffic Assessment
  - Appendix 11 Preliminary Site Investigation Report
  - Appendix 12 Landscape Visual Assessment
  - Appendix 13 Engineering Infrastructure Report
  - Appendix 14 Detailed S32 RMA Analysis
49. The AEE provides the following summary reasons for the private plan change request<sup>5</sup>:
- a. The proposed rezoning to Residential – Mixed Housing Urban and precinct provisions strongly aligns with the Pukekohe-Paerata Structure Plan.
  - b. The PPC can be supported by the timely delivery of necessary infrastructure servicing.
  - c. The environmental effects of the proposed plan change have been assessed, and these have not indicated any fundamental impediment to rezoning the land for urban development, as proposed.  
  
Further, the proposed precinct provisions will ensure the environmental effects of that development can be appropriately avoided, remedied or mitigated.
  - d. The evaluation report has demonstrated that the proposed zoning, overlay and precinct provisions, together with the existing AUP provisions, are the most efficient and effect way of meeting the objectives of the proposed plan change, which will in turn appropriately achieve the purpose of the RMA.
  - e. The proposed plan change will also be in accordance with, and give effect to, the relevant planning documents.

### 3.3 Consultation

50. A summary of the consultation undertaken in preparing of PC98 is provided in Part 10 of the AEE. Parties consulted included Mana Whenua (Ngati Tamaoho and Ngati Te Ata Waiohua both requested further engagement), the Franklin Local Board, Council Plans and Places and Healthy Waters officers, and CCO officers including from Auckland Transport, Watercare and the Strategic Growth Alliance. In respect of Affected Properties, the AEE records that it was considered there were no other affected parties beyond the Site requiring direct consultation.

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<sup>5</sup> Section 3 Executive Summary of the AEE

51. In respect of mana whenua, the AEE notes that consultation is on-going, and has been informed by the Cultural Impact Assessment prepared for PC76, with a note that an addendum to that CIA may be provided by Ngati Te Ata Waiohua and / or Ngati Tamaoho. No further information has been provided on that matter. It is noted that no mana whenua are a submitter on PC98.
52. I am aware that, subsequent to the lodging of submissions, the Applicants undertook further consultation, including with officers from Healthy Waters, Auckland Transport and Watercare. I am aware that at least some issues have been resolved. I expect further comment and clarification will occur in the evidence to be received.

### 3.4 Franklin Local Board

53. Following the close of submissions, Auckland Council Plans and Places staff sought the Franklin Local Board's feedback at the Board's business meeting on 23 August 2022. The Board resolved to provide the following views<sup>6</sup> :

Resolution number FR/2024/96

MOVED by Deputy Chairperson A Cole, seconded by Member L Soole:

That the Franklin Local Board:

- a) provide the following local board views on Plan Change 98 by OMAC Limited and Next Generation Properties Limited;

#### Water supply and stormwater management

- i) support the position of Watercare Ltd regarding the alignment of development with supply capacity
- ii) is concerned with the proposal for managing stormwater, and suggest that this site is likely at risk from flooding given the topography and adjacent development that will deliver impervious surfaces that will increase waterflow

#### Traffic, public transport and active transport

- iii) is concerned about the current proposal and implications for on the local traffic network, In particular;
- A. the road connecting through the development between Golding Road and Pukekohe East Will become a 'rat-run' for both commuter vehicles and freight
- B. the supporting Growth programme overlay including the impact of new intersections
- iv) consider there is insufficient consideration for how future residents will connect with public transport services including the Pukekohe Train Station and buses, and recommend that the proposal should pro-actively enable resident connection
- v) consider there is insufficient consideration for enabling active transport and recommend that the proposal address how it will connect with and facilitate deliverable of the Pukekohe-Paerata Paths plan (walking and cycling aspirational plan)
- vi) question if the proposed roading design will adequately support parking for private vehicles, noting that new public transport services are not anticipated to service this area

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<sup>6</sup> Franklin Local Board Meeting 23 August 2022, Resolution FR/2022/120. Note: The Board is likely to appear at the hearing.

Open space, parks and public amenity

- vii) question if the positioning, scale and access to the proposed neighbourhood park has been adequately considered in the context of the wider open space amenity. The board would request more detail on the form and function of this park, with special consideration for the challenges that the waterways will present in terms of broad access to open space i.e. will footbridges be needed to ensure that any park is easily accessible
- viii) note that board's expectation that any play amenity would be delivered by the developer at their cost in the early stages of the development and as a priority
- ix) note that approval of this 'out of sequence' development through a plan change should be contingent on planned investment in growth funded local amenity being brought forward
- x) note the financial and capacity impact that this additional housing development will have on services funded through limited local board budgets, including Library Services, Art Services, recreational services including pools, indoor recreation centres and note that there is no mechanism for local boards to offset the cost of these through developer contributions

54. Matters raised by the Board are referenced under relevant sub-headings in Section 8 of this report

## **4 NATIONAL PLANNING INSTRUMENTS**

### **4.1 National Policy Statements**

National Policy Statement on Urban Development

55. The NPSUD came into effect in July 2020. The 'intensification plan change' required under the NPSUD was notified by Auckland Council in August 2022. The application AEE considers the proposed plan change to be consistent with the NPSUD, including for the following reasons<sup>7</sup>:
- The Site area which is zoned Future Urban is intended to be rezoned for urban purposes and is intended to contribute towards part of the Pukekohe-Paerata housing market.
  - The PPC is able to integrate with the planned infrastructure and funding for the area..
  - The closest point of the Site to the Pukekohe Train Station is within approximately 1.8km, and thus is not within a 'walkable catchment' to an existing rapid transit stop. ...It is however noted that the Site is identified for intensification under the Structure Plan due to its proximity to the Town Centre approximately 1.5km to the west..
  - (In relation to Policy 8) .... the PPC will enable the development of in the order of 580 new homes which is considered to be reasonably significant development capacity in Pukekohe. The PPC will also contribute to a well functioning urban environment (see Policy 1 of the NPS-UD), which is supported by the Urban Design and Economics assessment prepared for this PPC....the above policy supports the PPC should it be considered 'out-of-sequence' with planned land release by being slightly ahead of the development ready timeframe.
56. The AEE's assessment is generally supported, noting however that the pressure for further residential zoning in at least this part of Pukekohe has been eased though the now-operative Plan Changes 74 and 76 and that the development timing for this area has

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<sup>7</sup> AEE, Part 7.1.1

changed under the FDS 2023. This matter is further discussed under the Future Development Strategy heading below.

57. The Resource Management (Enabling Housing Supply) Amendment Act came into law in December 2021. The Act requires the introduction of new standards – the MDRS. This is being done in Auckland through the current Plan Change 78 and associated Intensification Planning Instrument (IPI) plan change processes. However clause 25(4A) of Schedule 1 provides that the council must not accept or adopt a private plan change request that does not incorporate the MDRS as required by section 77G(1) of the RMA and, at least as an interim measure, the plan change does incorporate the MDRS, including reference to qualifying matters where the precinct plan shows area that are less enabling of development than the MDRS normally allows.
58. The Applicant's originally proposed incorporating the MDRS in an appendix to the provisions. Subsequently, Council has carried out significant work and a template that has been produced suggests the MDRS should be incorporated into the body of the provisions. The Applicants have used the template to compile their revised provisions in the **Appendix 7** version. It is noted that the proposed Residential – Mixed Housing Urban (MHY) Zone is the closest zone to aligning with the MDRS.

#### National Policy Statement for Freshwater Management 2020

59. The NPSFM is relevant to the streams and wetlands that exist in the plan change area. A major objective of this NPS is to ensure priority is given to the health and well-being of water bodies and freshwater ecosystems. The NPS is recognised in the application documents which conclude that the proposed stormwater management and stream/riparian protection approach, along with the existing AUP provisions, will ensure that development enabled by the plan change appropriately gives effect to the NPS<sup>8</sup>. The plan change process will further examine the extent to which this NPS is relevant on the subject land, including in respect of wetlands.

#### National Policy Statement for Highly Productive Land 2022

60. The NPSHPL came into effect in September 2022. The AEE notes that the north-eastern portion of 50 Pukekohe East Road was, some time ago, used for horticultural activity and the land was used for general agricultural purposes during the 19th century. However, the site has been used for dairy farming or grazing only for many years and the land is not identified as containing highly productive soils<sup>9</sup>. In any case, having been specifically identified by the council for urban development through it being zoned FUZ, the land is not subject to protection under this NPS.

#### New Zealand Coastal Policy Statement 2010

61. The PC98 land is some distance from the coast, however the AEE notes that discharges from the site will occur via tributaries feeding into the Whangapouri Creek, which in turn leads into the Pahurere Inlet and eventually flows into the Manukau Harbour<sup>10</sup>. The assessment concludes that PC98 will give effect to the relevant objectives and policies

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<sup>8</sup> AEE, Part 7.1.3

<sup>9</sup> AEE, Part 7.1.5

<sup>10</sup> AEE, Part 7.1.4

of the NZCPS by enhancing the quality of the water discharging into the coastal marine area through the stormwater management measures proposed. I agree with these conclusions.

#### **4.2 National environmental standards or regulations**

62. Under section 44A of the RMA, local authorities must observe national environmental standards (NES) in their district / region. No rule or provision may be duplicated or in conflict with a national environmental standard or regulation.
63. Relevant NESs are:
- NES for assessment and managing contaminants into soil to protect human health (NESCO)
  - NES for Freshwater (NESFM)
64. The NESCO is discussed Applicant's AEE<sup>11</sup>. A Preliminary Site Investigation (PSI) has been undertaken, and it is considered highly likely that the site comprises some areas of potential contamination and HAIL activities. I agree with the AEE that requirements under the NESCO and potentially Chapter E30 of the AUP (regarding Contaminated Land) would be triggered by any future development undertaken on those affected areas. The methods required to be followed to remediate the land can be addressed as part of any future resource consent applications to develop the site.
65. In respect of the NESFM, the Applicants' AEE identifies the regulations that are of potential relevance to the PC98 area<sup>12</sup>. The assessment concludes, on the basis of the applicant's ecological reporting, that any future resource consent application should require limited engagement with the NESFW, and if required, consenting requirements under the NES-FW are anticipated to be satisfied. Council's ecologist Jason Smith generally supports the Applicants' analysis see **Appendix 6**).

### **5 REGIONAL POLICY STATEMENT**

66. Section 75(3)(c) of the RMA requires that a district plan must *give effect to* any regional policy statement (RPS).
67. The AUP-RPS is assessed in Part 7.3.2 of the AEE. The assessment covers B2 Urban Growth and Form, B3 - Infrastructure, Transport and Energy, B4 – Natural Heritage, B6 Mana Whenua, B7 – Natural Resources and B10 – Environmental Risk. I generally agree with the assessments made noting that relevant provisions are also addressed in the specialist reports (**Appendix 6**).

### **6 REGIONAL PLAN AND DISTRICT PLAN**

68. The key regional plan and district provisions of the AUP are E1 Water Quality and integrated management, E3 Lakes, rivers and wetlands, E8 Stormwater – Discharge and diversion, E11 and E12 Land Disturbance, E15 Vegetation Management and Diversity, E26 Infrastructure, E27 Transport; E38 (urban subdivision); E30 Contaminated Land, E36 Natural hazards and flooding, and H5 (mixed housing urban zone). It is my opinion that the RPS provisions give effect to the requirements of Part 2 of the RMA. I generally agree with

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<sup>11</sup> AEE, Part 7.1.6

<sup>12</sup> AEE, Part 7.1.7

the assessments made against E1, E3, E11, E15 and E30 in Part 7.3.3 of the AEE. E12, E36 and E38 are referred to in Part 8.6.

69. In respect of the MHU Zone, as noted above, the provisions in that zone are changing with the introduction of the mandated MDRS provisions – see discussion on this above. Reference is also made in this report to relevant parts of E27 Transport and E38 (urban subdivision). A decision on PC79 has recently been released. This will be relevant to how later resource consents are prepared however, as the precinct provisions cross-reference to other provisions in the AUP, no consequential amendments are required. Overall, I consider there are no fundamental issues arising. The plan change provisions proposed do not conflict with the other AUP provisions and in tandem will appropriately manage future development of the PC98 land.

## **7 ANY RELEVANT MANAGEMENT PLANS AND STRATEGIES PREPARED UNDER ANY OTHER ACT**

### **7.1 Auckland Plan**

70. The Auckland Plan 2050 is the council's spatial plan, as required under the Local Government (Auckland Council) Act 2009. The Auckland Plan contains a 30-year high level development strategy for the region based on a quality compact approach to accommodating growth. This approach anticipates most growth through intensification within existing urban areas, with managed expansion into the region's future urban areas and limited growth in rural areas. Significant growth is anticipated in the Pukekohe area with approximately 1700 hectares of land for future urban development having been identified with the potential to accommodate approximately 14,000 dwellings by 2050 (of a total 320,000 dwellings for the region as a whole).

### **7.2 Future Development Strategy 2023 / Funding Mechanisms**

71. Auckland Council finalised and published the Future Development Strategy (**FDS**) on 22 December 2023. The FDS provides a current state review of urban growth drivers and constraints and sets out five principles for growth and change. The intended spatial response continues the quality compact approach to accommodate growth, as set out in the Auckland Plan 2050 with a focus on providing a greater degree of intensification in existing urban areas, with less reliance on expansion into future urban areas. There is also a renewed focus on aspects of quality.
72. The FDS expresses concern about the timing of development and the number and spread of areas being re-zoned from future urban to urban, particularly because of private plan changes that have not followed the sequenced approach provided for through the FULSS. This has resulted in development in an increasing number of future urban areas that has put more pressure on the council's ability to provide funding and financing to service development, especially when there are already severe affordability constraints.
73. In respect of future urban areas, the FDS sets out adjustments to the sequencing and timing of re- zoning to reflect the realities of infrastructure funding and provision and the significant capacity for development in the existing urban area. In addition, the most hazard constrained parts of future urban areas are proposed to be re-zoned to an appropriate non-urban zoning.
74. There is no intention in the FDS to change the FUZ zoning of the PC98 Site, however the timing for its development has moved out to 2035+. This is about 12 years beyond the

past time horizon in the relevant planning documents. The FDS does however leave open the possibility for council to consider private sector initiatives which find practical ways to provide infrastructure either through direct provision, or funding council to accelerate its own infrastructure provision where that contributes significantly to housing and business capacity and meets the requirements of a well-functioning urban environment.

75. The Council's Long Term Plan (**LTP**) provides the 10-year budget for Auckland. The 2021-2031 LTP is called a recovery budget in response to the Covid-19 pandemic. The LTP was adopted by Council on June 2021.
76. The LTP identifies that the Council is investigating additional infrastructure requirements to support a large number of growth areas across Auckland. However, funding and financing new infrastructure in all those areas is a major challenge. The LTP states that the focus of limited infrastructure investment capacity will be in a few key areas that do not include Pukekohe (there is a reference to wastewater, but not in the current decade). This focused approach will mean that the council will not be heavily investing in infrastructure to support other growth areas in the short to medium term beyond that which is already committed.
77. The infrastructure and funding concerns indicated as being a major issue in the FDS are arguably not as acute here as in other locations. The FDS lists several 'infrastructure prerequisites' for Pukekohe East, these being:
- Pukekohe South East Arterial
  - Mill Road Upgrade (Bombay Interchange and Harrisville Road)
  - Papakura to Pukekohe Rail Electrification
  - Pukekohe Trunk Sewer
78. As discussed below, NoRs have been lodged by AT and NZTA for the two roading projects as part of a package of eight NoRs. Electrification of the Papakura to Pukekohe section of the NIMT is in progress currently and Watercare continues to progress the upgrading of the Pukekohe Trunk sewer with a business case in place for constructing a new pump station near Isabella Drive and a new gravity main from Cape Hill inlet pipe to the new pump station by late 2025.
79. Infrastructure provision and planning for water supply and wastewater is being progressed and it is expected the Applicants and / or Watercare as a submitter will provide further clarification on this in evidence or at the hearing. As discussed later in this report at Section 8.1 this is a particular matter that requires attention in respect of, at least, the precinct provisions to be imposed and whether the ultimate timing of required infrastructure is relevant to the matter of live zoning at this time.
80. The Applicants will address infrastructure for stormwater on their own site, and at their expense. In respect of transport infrastructure the land is in reasonable proximity to the Pukekohe Centre and is closely aligned with planning for the PC76 land across Golding Road, including the provision of a collector road which is required to be constructed at the developer's expense and will ultimately link through to the Pukekohe Rail Station and Pukekohe East Road.
81. The FDS notes that growth in Pukekohe east will ultimately require upgrades to Mill Road (south) to provide 4 traffic lanes from the Bombay motorway interchange through to the turn off to Tuakau at Harrisville Road. This is effectively an interregional project as it is also required to meet traffic demands from planned growth in Tuakau. The financial responsibility for this work rests with NZTA. This work therefore does not create any funding implications for Council. As per the earlier discussion on the transport NoRs, the



Supporting Growth Alliance work indicates that the remainder of Mill Road/ Pukekohe East Road can remain as a two laned road as it is currently, albeit with the addition of cycle lanes. Any development of current zoned land -adjoining Pukekohe East Road will require cycle lanes across their frontage as they would for any collector road they build.

82. As a result, the major item of roading infrastructure that would be required is a new Golding Road / East Street / Pukekohe East Road intersection. There is no public funding for that intersection, however it is already required to be upgraded for the PC74 and PC76 areas and would be required past a given threshold of new dwellings, for this plan change also.
83. In order to be consistent with the FDS council does need to have confidence that there will be no call on public funding not otherwise in the Long Term Plan for this or any other unplanned works, with the possibility then being that full private funding would be required.

### **7.3 Regional Land Transport Plan**

84. The Regional Land Transport Plan 2021-2031 (RLTP) acknowledges KiwiRail's intentions, within the current planning period, for the electrification of rail services between Papakura and Pukekohe and the construction of a new rail station at Paerata. These works are currently underway. These are the only transport works proposed in the RLTP to be funded in the Pukekohe area.

### **7.4 Supporting Growth Alliance / Te Tupu Ngātahi**

85. The Supporting Growth Alliance / Te Tupu Ngātahi is a collaboration between Auckland Transport and Waka Kotahi (NZ Transport Agency) in partnership with Auckland Council and Mana Whenua to plan transport investment in Auckland's Future Urban zones over the next 10-30 years.
86. The SGA-ITA identified changes required to support development of areas zoned FUZ, including the subject site. The key infrastructure that has been identified in proximity or with a significant influence on the site is identified as including<sup>13</sup>:
- Rapid Transit (heavy rail) upgrades including four tracks between Wiri and Pukekohe and new rail stations at Drury Central, Drury West, Paerata and Tironui;
  - Frequent Transit Bus network;
  - Active mode network including regional cycle connections on NIMT between Drury and Pukekohe and on all arterials (including Karaka Road);
  - Pukekohe Expressway to support resilient access to Pukekohe and Paerata and the urbanisation of Karaka Road (SH22);
  - Arterial network upgrades in Pukekohe-Paerata including:
    - widening and safety improvements to SH22 between Drury and Paerata
    - provision of a loop arterial road around Pukekohe.
87. Eight Notices of Requirement for new or upgraded strategic and arterial transport routes in and around Pukekohe were lodged and notified in 2023. The NoRs propose lapse dates of 20 years each. The Pukekohe NoRs have been heard with formal recommendations made on August 1, 2024. However, at the time this report was prepared a decision had not yet

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<sup>13</sup> In Part 2 Existing Environment of the SGA ITA

been released. I have reviewed the recommendation report and note that, apart from matters of detail in respect of integrating greater detail of road design works and private land development design works which will need to be discussed at that later detailed design stage, there appear to be no matters that fundamentally affect this plan change process. It would be helpful for the Applicants and AT to update the Panel with their perspective on this in evidence or at the hearing.

88. Locally, the following NoRs are of greatest relevance to this proposed plan change:

- (a) NoR 2 (NZTA) comprises the Drury Pukekohe link which will provide for a new state highway including a shared path. It includes sections of new and upgrades of existing transport corridors from Great South Road, Drury in the northeast, connecting to State Highway 22 in the west, and the area in the vicinity of Sim Road/Cape Hill Road, Pukekohe in the south.
- (b) NoR 5 comprises the Pukekohe South East Arterial which proposes upgrades to part of Pukekohe East Road and Golding Road and provides a new connection between Golding Road (from north of Royal Doulton Drive) and across Station Road and the North Island Main Trunk Railway Line to the existing industrial development on Crosbie Road to Svendson Road. It will form a primary east-west connection to assist in redirecting traffic and freight away from the Pukekohe Town Centre to provide additional resilience to the wider network.
- (c) NoR 8 comprises the Mill Road and Pukekohe East Upgrade which proposes to upgrade the main route from Pukekohe to Bombay which is known as Mill Road (to the east) and Pukekohe East Road (to the west). The route provides an important strategic connection between Auckland and the Waikato and from SH1 to Pukekohe for traffic and freight.

89. Figure 8 below is an extract from the NoR 5 AEE which depicts the proposed designation boundaries in the vicinity of the PC98 Site.

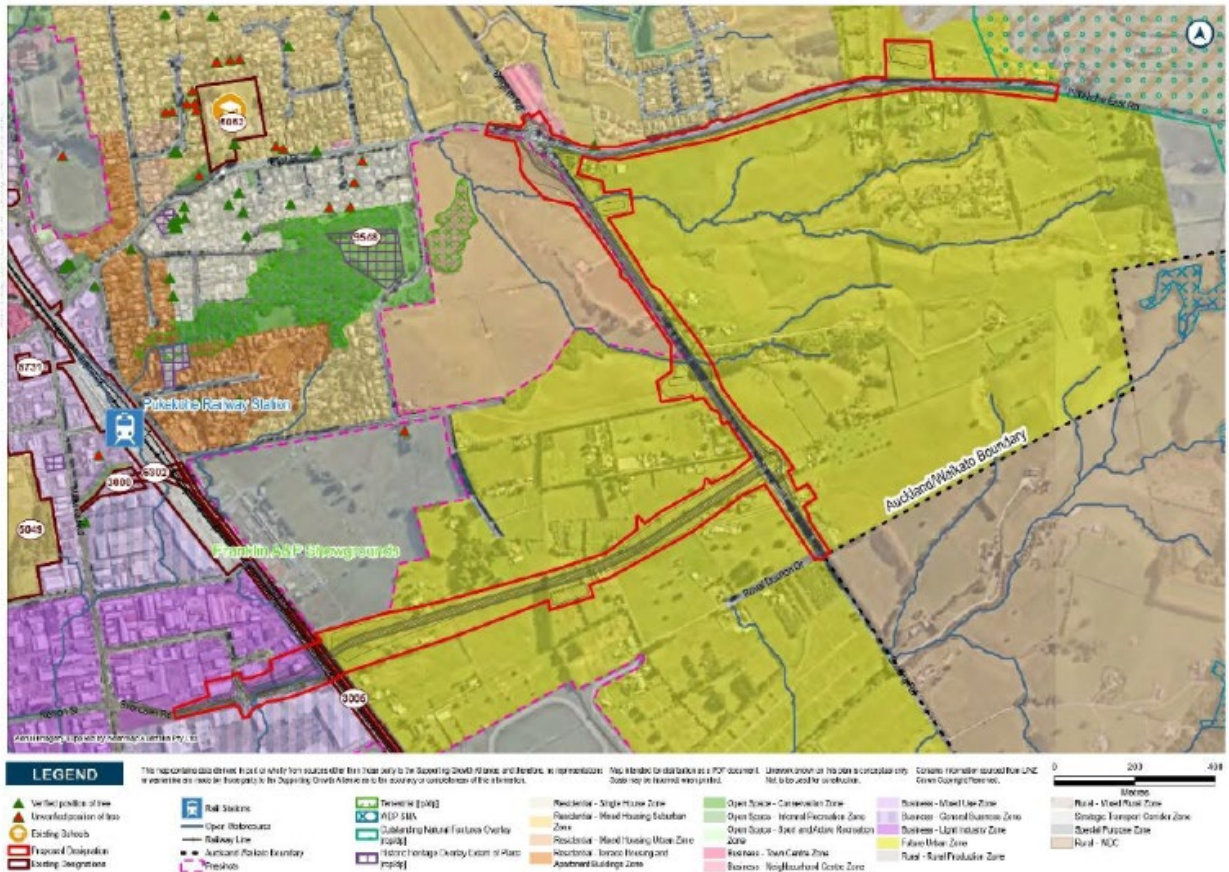


Figure 8 – NoR 5 Pukekohe South-East Arterial

90. While the designation process is not complete (The Requiring Authorities are yet to provide their decisions under section 172) it is considered highly likely at this stage that Golding Road outside the Site will be classified as an arterial. That prospect has been envisaged by the Applicants in the preparation of PC98. However the proposed precinct plan shows Golding Road as a collector road and it is considered that should be changed to show it as an arterial.

## 7.5 Auckland Unitary Plan

91. The AUP is Auckland's RMA plan and is a unitary planning document. The RMA requires that any change to the district plan and regional plan parts, as is proposed here, must give effect to the Regional Policy Statement.

92. Part B2 of the Regional Policy Statement sets out the objectives and policies that must be given effect to and the objectives and policies in B2.2 are of particular relevance. Amongst other matters, these provisions seek to ensure that sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth (Objective 3) and that urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages (Objective 4). The subject land is within the Rural Urban Boundary.

93. The Regional Policy Statement then enables rezoning of future urban zoned land for urbanisation following structure planning (Policy 3). Rezoning proposals are subject to a number of stated aims that include supporting a quality compact urban form; providing for a range of housing types and employment choices for the area; integrating with the provision of infrastructure; and following the structure plan guidelines as set out in Appendix 1 (Policy 7).

94. The proposed private plan change is generally consistent with these provisions. Importantly, Auckland Council has prepared a structure plan for Pukekohe-Paerata and the subject land is within the structure planned area. As discussed below, the plan change is generally consistent with the structure plan.

## 7.6 Pukekohe-Paerata Structure Plan

95. Development of the Pukekohe-Paerata Structure Plan (PPSP) commenced in August 2017 and concluded in August 2019 when the final version of the plan was adopted by the council's Planning Committee<sup>14</sup>. The relevant part of the PPSP map is shown in Figure 9, the subject land being within the blue circle as marked. The subject land is part of Area G in the PPSP.

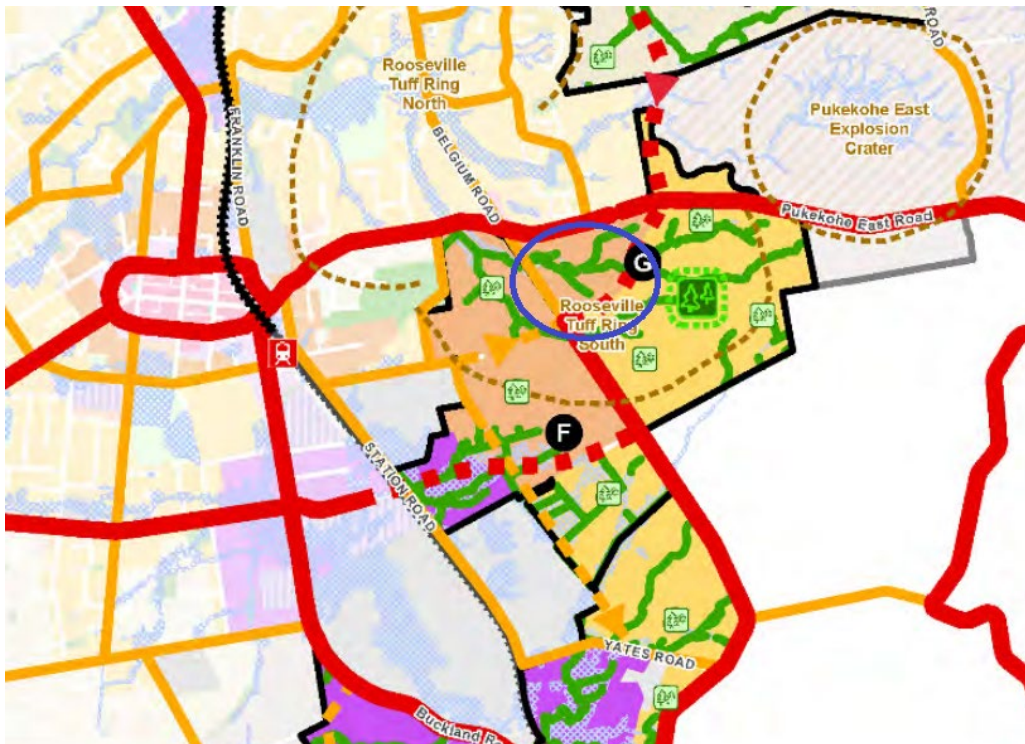


Figure 9 – Pukekohe-Paerata Structure Plan (extract)

96. The PPSP shows the subject site as accommodating:
- Mostly Residential – Mixed Housing Urban zoned land (there is a small area of Residential – Mixed Housing Suburban (MHS) land on the south-eastern extent of the plan change area)
  - A 20m (possibly to be refined) Riparian Buffer along each side of Permanent and Intermittent Streams
  - A potential new Neighbourhood Park (size 3,000m<sup>2</sup> – 5,000m<sup>2</sup>) to the east of the proposed plan change area
  - 1% AEP Flood Plains
  - A collector road connection from an extension of Birch Road through to Pukekohe East Road

<sup>14</sup> The PPSP is available for viewing at:

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/structure-plans/Documents/pukekohe-paerata-structure-plan-2019.pdf>



97. Development of the PPSP commenced in August 2017 and concluded in August 2019 when the final version of the plan was approved by the Council's Planning Committee. The PPSP was supported by a number of background studies and reports, including on Business land demand and location (2018); Stormwater, flooding and freshwater management (updated 2019); Transport (2019); Water and wastewater supply (2019); Open space and recreation (updated 2019); Community facilities (updated 2019); Landscape values (2017); Heritage and archaeology (2017); Ecology (updated 2019); Geotechnical hazards (updated 2018); Contaminated land (2018) and Urban design (2018)<sup>15</sup>. There is also a Neighbourhood Design Statement which is intended as an implementation tool to guide future development.
98. The private plan change request is generally consistent with the PPSP, with some exceptions. Most significantly, the PPSP illustrates a future arterial road from an extended Birch Road on the western side of Golding Road through the subject land to connect with Pukekohe East Road. That alignment has since changed, including as a result of further work undertaken by the Supporting Growth Alliance and through detailed examinations conducted in association with PC76. That has resulted in a more northerly alignment that runs through the PC76 and the PC98 plan change land. The revised alignment has been adopted in the proposed precinct plan.
99. The original arterial road alignment was adopted in the PPSP as a boundary between indicatively proposed MHU and MHS zonings. Now that the arterial road alignment has moved, the Applicants have simply adopted MHU zoning across the whole of the land subject to the plan change. This is consistent with the new MDRS requirements of the RMA.
100. The Applicants are proposing part of a neighbourhood park at the eastern extent of the plan change area. The PPSP notation for a neighbourhood park is further to the east and, as noted in the specialist Parks review from Ms Lea van Heerden (**Appendix 6**) there have been further developments that require a reconsideration of a neighbourhood reserve on this Site,
101. There is a notation on the PPSP map of the Roosevelt Tuff Ring South. The submitted AEE, based on the Archaeological Assessment and consultation with mana whenua, states that the tuff ring is not located in the plan change land area<sup>16</sup>.

## **7.7 Auckland's Urban Ngahere (Forest) Strategy**

102. The Urban Ngahere (Forest) Strategy sets out a number of social, environmental, economic and cultural strategies relating to the values of urban trees and vegetation. Pukekohe is identified in an area of low vegetation cover. The strategy states that, without properly recognising the value of trees and understanding the benefits they provide, urban growth is likely to occur at the expense of the urban ngahere. The Vision is that Aucklanders are proud of their urban ngahere, that Auckland has a healthy and diverse network of green infrastructure, that it is flourishing across the region and is celebrated, protected, and cared for by all. The most valuable vegetation within the PC98 area is within the riparian margins which are proposed to be protected and enhanced<sup>17</sup>.

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<sup>15</sup> Full copies of these reports are available on the council's website at: <https://www.aucklandcouncil.govt.nz/plansprojects-policies-reports-bylaws/our-plans-strategies/place-basedplans/Pages/default.aspx>

<sup>16</sup> AEE Parts 4.10, 6.1.1 and 10.1

<sup>17</sup> AEE Part 8.4

## **7.8 Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan**

103. The Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan was adopted by council in 2020. It is a roadmap to a zero-emissions, resilient and healthier region. The core goals are:
- To reduce greenhouse gas emissions by 50 per cent by 2030 and achieve net zero emissions by 2050
  - To adapt to the impacts of climate change by ensuring we plan for the changes we face under our current emissions pathway
104. Carbon Dioxide emitted by road transport modes is identified as the primary greenhouse gas (GHG) impacting the Auckland Region. Carbon dioxide is a long-lived GHG, meaning it accumulates and has long-lasting implications for climate. The plan points out that integrating land use and transport planning is vital to reduce the need for private vehicle travel and to ensure housing and employment growth areas are connected to efficient, low carbon transport systems. The plan seeks a 12 per cent reduction in total private vehicle VKT by 2030 against a 'business-as-usual' scenario through actions such as remote working and reduced trip lengths.
105. In my view PC98 is consistent with Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan. It is located in an area already (generally) identified as a future urban zone, relatively close to public transport systems (the train station) and the Pukekohe town centre, as well as current and proposed employment nodes.

## **7.9 Franklin Local Board Plan 2020, Pukekohe Area Plan 2014 and Pukekohe-Paerata Paths Plan 2018**

106. The Franklin Local Board Plan 2020 is focused on six key outcomes:
- Our strengths general local opportunity and prosperity
  - Improved transport options and fit for purpose roads
  - Fit for purpose places and facilities
  - Kaitiakitanga and protection of our environment
  - Cultural heritage and Māori identify is expressed in our communities
  - A sense of belonging and strong community participation
107. The Plan recognises that significant growth is anticipated in the Franklin Local Board area and identifies initiatives to support both the existing population as well as the new population. In the Pukekohe area the plan supports opening up new light industrial areas that will generate local economic activity and jobs. It raises concerns that the road network across the Franklin Local Board area is vast and of inadequate design for heavy vehicles and future traffic volumes, and that greenfields development areas are not serviced by public transport. The plan supports better connections by train to the city centre and for increased renewal funding to be made available to Auckland Transport for a number of projects, including the Pukekohe ring road.
108. The PC98 land is in an area the Pukekohe Area Plan 2014 identifies as being in a good location for mixed housing due to the closeness of the train station.
109. The Pukekohe-Paerata Paths Plan 2018 is "an Aspirational Plan" outlining a long-term Local Path network for the Pukekohe-Paerata areas, with a view to setting priority projects up for funding and implementation over the coming years. It was developed alongside the PSSP. The relevant part of Map 8 of this Plan is in Figure 10 below.



Figure 10 – Extract from Map 8 Pukekohe-Paerata Paths Plan 2018

110. The on-street connections shown in green are described as being connections on existing paths / roads. The yellow dotted lines are connections through FUZ land to be delivered with future development. The brown dotted lines are potential future bridle trails. The submitted precinct plan is generally consistent with the Pukekohe-Paerata Paths Plan with the exception that the precinct plan does not show the bridle path. It is noted that a bridle path was not pursued as a requirement on the PC76 precinct plan and is not being raised as an issue by the specialists reporting on this plan change.

## 8. EFFECTS

111. This section of the report addresses effects. It is structured under the following headings:

- Urban Growth Strategies
- Urban Design
- Landscape
- Ecology
- Open Space / Amenity
- Infrastructure
- Transport
- Other Matters

112. Under each of these headings there are sub-headings containing a brief summary of what the application documents have in them<sup>18</sup>, followed by matters that have been raised through the Clause 23 process, the submissions and Council specialists, and then this report's analysis and conclusions.

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<sup>18</sup> Clause 22 of Schedule 1 to the RMA requires private plan changes to include an assessment of environmental effects that are anticipated by the Plan Change, taking into account clauses 6 and 7 of Schedule 4 of the RMA.

## 8.1 Urban Growth Strategies

### *Application*

113. Section 7.2 of the application AEE canvasses alignment of the plan change with relevant management plans and strategies. The AEE analysis is that the plan change is consistent with the wider planning framework, including the PSSP and the FULSS and the timing for development that has been adopted by Council.
114. The application includes an Economic Cost-Benefit Analysis from Urban Economics. That report identifies nine current developments in Pukekohe, all which are reaching completion. Paerata Rise is seen as currently accounting for 97% of the area's supply. Together with the slow rate of development of infill dwellings it is concluded that there is insufficient capacity to meet demand. It is considered an additional 4 – 5 medium-large scale developments would be required per year to ensure there is a competitive land market in Pukekohe. It is also seen as being relevant that dwellings in the PC98 area would be in the relatively affordable range<sup>19</sup>.

### *Analysis*

115. Objective 3 of the NPSUD is:

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) the area is well-served by existing or planned public transport
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Objective 6: Local authority decisions on urban development that affect urban environments are:

1. integrated with infrastructure planning and funding decisions; and
2. strategic over the medium term and long term; and
3. responsive, particularly in relation to proposals that would supply significant development capacity.

116. Policy 8 of the NPS-UD is:

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- (a) unanticipated by RMA planning documents; or
- (b) out-of-sequence with planned land release.

117. RPS Section B.2 addresses urban growth and form. Objectives in B.2.2.1 (in full) are:

- (1) A quality compact urban form that enables all of the following:
  - (a) a higher-quality urban environment;
  - (b) greater productivity and economic growth;
  - (c) better use of existing infrastructure and efficient provision of new infrastructure;
  - (d) improved and more effective public transport;
  - (e) greater social and cultural vitality;
  - (f) better maintenance of rural character and rural productivity; and
  - (g) reduced adverse environmental effects.

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<sup>19</sup> Urban Economics Report, 1 Executive Summary



- (2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).
- (3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.
- (4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.
- (5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

118. RPS policies in B.2.2.2 that I regard as having particular relevance are:

- (3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.
- (4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.
- (5) Enable higher residential intensification:
  - (a) in and around centres;
  - (b) along identified corridors; and
  - (c) close to public transport, social facilities (including open space) and employment opportunities.
- (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:
  - (a) support a quality compact urban form;
  - (b) provide for a range of housing types and employment choices for the area;
  - (c) integrate with the provision of infrastructure; and
  - (d) follow the structure plan guidelines as set out in Appendix 1
  - (e) enables the development and use of Mana Whenua's resources for their economic well-being.

119. I consider that PC98 and the objectives proposed for the precinct align with most of the higher order urban growth provisions. They appropriately address the creation of a residential development that enables efficient use of land in a location proximate to the Pukekohe Town Centre and railway station. In my opinion the applicant's Economic Cost-Benefit Analysis contains a comprehensive and sound analysis of the proposal and its Costs and Benefits and I generally support its conclusions, that PC98 will have positive effects. The plan change has the following benefits:

- It is in an area where urban growth is anticipated, and it follows a completed (by council) structure planning process.
- It is accessible to the Pukekohe Town Centre and Train Station
- It is accessible to existing employment opportunities
- It enables a range of housing types and employment choices for the area;
- It enables a quality compact urban form

120. My reservations relate to Objective 6 of the NPSUD and Policy B2.2.2(7)(c) of the RPS which refer to the need to integrate development with infrastructure and funding. This recognises that the sequencing of development is dependent on provision of adequate infrastructure and an associated issue is funding for infrastructure. Benefits of PC98 therefore need to be assessed in relation to the infrastructure / funding provisos.

121. The submitted AEE was prepared on the assumption, based on the 2017 FULSS, that the "development-ready" timing for this area was 2023-2027. As noted above the more recent FDS 2023 has moved the timing out to 2035+. This is about 12 years beyond the past time horizon in the relevant planning documents, and over 10 years from now. This has particular relevance to when required public infrastructure may be available. In that respect the major issue that has arisen, through the Watercare submission, is when public water supply and wastewater drainage may be available. That issue is further discussed in Section 8.6 of this report. There is the possibility that further confidence can be gained in relation to the timing matter and in the meantime strong provisions are

proposed that make it clear no development can proceed without services being made available. I acknowledge that Policy 8 of the NPSUD requires consideration of out of sequence development. Even so, I question whether it is advisable to live zone an area that cannot be developed for over 10 years. I consider this is a matter that deserves close consideration.

122. Relevant to these considerations is whether confidence can be gained on public water supply and wastewater drainage being available well within the next 10 years – I recommend that 4 – 5 years may be acceptable. I also note that the FDS leaves open the possibility for council to consider private sector initiatives which find practical ways to provide infrastructure either through direct provision, or funding council to accelerate its own infrastructure provision where that contributes significantly to housing and business capacity and meets the requirements of a well-functioning urban environment.

## 8.2 Urban Design

### *Application*

123. The Applicants' Urban Design Assessment was prepared by Ian Munro, urban designer. The Key Conclusions reached in that assessment are repeated below.
- a. The site has been identified as suitable for urban purposes through the Future Urban zone that applies to the land and the completed Council Structure Plan for Pukekohe-Paerata, 2019. The proposed mixed housing urban zone is in keeping with that indicated in the Council's Structure Plan and is the most appropriate in urban design terms for the land given the site's opportunities and constraints, and adjacent land's characteristics. Due to the presence of a stream and overland flow paths, future drainage reserves would be required to be vested through a future subdivision.
  - b. The proposal includes a Precinct Plan specifying a key road link to be established between Golding and Pukekohe East Roads. This is envisaged as being an important future link connecting westwards through an adjacent PPC made by the same Applicant to Birch Road and the Pukekohe train station. It will set in train a supporting street and block network around it, and also integrates a cycle facility.
  - c. A concept master plan for the Site, and which is intended to form a high-level starting-point for subsequent subdivision, demonstrates that the land is capable of delivering an integrated, well-connected and spatially coherent urban form outcome in line with the outcomes sought by the AUP: OP. This has been designed to show how a quality urban form outcome could be achieved that integrates with a Plan Change application prepared for the immediate western side of Golding Road.
  - d. For the land to be developed a number of infrastructure upgrades would need to occur and be coordinated. The existing AUP: OP and proposed Precinct provisions require these matters to be addressed through normal consent requirements, usually via conditions of consent. I consider it very unlikely that the proposal would give rise to any staging or timing-related urban design effects 'out of the ordinary' from what typically occurs as urban expansion occurs.
  - e. The proposed master plan and precinct plan illustrate a connection to Pukekohe East Road directly opposite Anselmi Ridge Road which would become signal controlled. This would provide a safe means for pedestrians and cyclists to cross the road and access the neighbourhood centre zone at Pukekohe East Road and Golding Road to the north.
  - f. The proposal will result in a number of adverse urban design effects, although none are considered to be unusual or severe in the context of urban land re-zoning. Positive

urban design effects will also occur or be enabled through future subdivision. Overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form. It is consistent with the Council's Structure Plan and the specific urban design principles that accompany it in a Neighbourhood Design Statement.

The private plan change application could be accepted on urban design grounds.

#### *Peer review*

124. Ms Lisa Mein has provided a specialist review of urban design matters (**Appendix 6**). Ms Mein notes that, while the submitted urban design assessment is somewhat brief, the proposed process has used a robust urban design methodology to reach a conclusion that is consistent with the intent of the PPSP. Ms Mein concludes that:

PPC98 has properly considered the urban design impacts of the proposed development of the subject site on the existing and intended future environment of Pukekohe East and the wider environs. I generally support the approach to residential zoning, which is consistent with the PPSP, the direction and framework of the AUP and gives effect to the relevant objectives and policies of the RPS (in particular Chapter B2). I also support the precinct provisions insofar as they will give rise to positive urban design outcomes as outlined within my memo. However, I note that this is somewhat academic, as implementation of the precinct will be contingent on the availability of bulk infrastructure.

#### *Analysis*

125. Noting Ms Mein has not raised any major urban design issues I agree with the analysis undertaken in the Applicants' Urban Design Assessment, including as against relevant RPS provisions. I note in paragraph 8.3 of her memorandum Ms Mein expresses the view that the precinct plan would benefit from an indication of location of key local roads. The revised precinct plan shows indicative connections between the precinct and adjoining land. I consider that is sufficient at this stage, noting that the roading system within the precinct will be very much determined by the positioning of the central drainage reserve and is unlikely to vary significantly from the submitted concept plan.

### **8.3 Landscape**

#### *Application*

126. The Applicants' Assessment of Landscape and Visual Effects was prepared by LA4. The assessment concludes that, while the site includes productive grazing land and the proposed urbanisation of the site resulting from development enabled by the plan change would significantly change its current open and semi-rural landscape character, the development would be consistent with the site being zoned FUZ with urban expansion envisaged in the AUP. The Assessment is that the Site has relatively low landscape values. Benefits would include enhancement of the stream and southern stream corridors, an extensive framework of planting including riparian stream planting and specimen trees in streets, open areas which would improve the character and amenity as well as enhance habitat values and break up the contiguous urban expanse and retention and enhancement of indigenous bush as an SEA.

#### *Peer review*

127. Mr Stephen Brown has provided a landscape assessment review (**Appendix 6**). Agreeing with the submitted LA4 Assessment Mr Brown's brief review is that the proposed Precinct

would give rise to effects that are consistent with those anticipated when Future Urban Zoning was applied to both the subject site and adjoining properties.

### *Analysis*

128. Noting Mr Brown has not raised any landscape issues in my view the applicant's Assessment of Landscape and Visual Effects appropriately assesses the landscape and visual effects that will arise from PC98.

## **8.4 Ecology**

### *Application*

The Applicants' Ecological Assessment was prepared by Bioresearches. of the site. There are multiple watercourses on the property, which were classified as permanent or intermittent streams, ephemeral flow paths, natural wetlands and constructed features. The assessment identifies the main ecological values being associated with the stream and two distinct wetland systems within the Site. These include two main riparian vegetation areas. In respect of fauna, the Assessment concluded that overall, the herpetofauna habitat value of the site is negligible and no bat activity was recorded. Indigenous avifauna appears to be limited to pukeko. The Assessment concludes that in relation to the terrestrial and freshwater values of the Site and concludes that the proposed zoning and Precinct Plan will provide appropriate protection and enhancement of the Site's indigenous terrestrial and freshwater biodiversity values, and also that the AUP and NESFW provide a regulatory framework to further manage any proposed future development at the resource consent stage<sup>20</sup>. The AEE also notes that the plan change avoids permanent loss and significant modification to streams and their margins, as demonstrated on the concept master plan and proposed Precinct Plan. It also refers to the "considerable potential" to restore and enhance freshwater systems through the proposed drainage reserves<sup>21</sup>.

### *Peer review*

129. Mr Jason Smith has provided a brief landscape assessment review (**Appendix 6**). Mr Smith has not identified any reasons to oppose the plan change and does not consider and amendments are required.

### *Analysis*

130. The Site has been assessed as having relatively low ecological values, however I agree with the AEE comment that there is considerable potential for enhancement. The stream and wetland systems are to be protected, including a substantial drainage reserve buffer that incorporates the flood plain, as shown on the precinct plan. Further precinct provisions are proposed that require these areas to be planted out with indigenous vegetation. I consider the net result of the development will be an enhancement of ecological values.

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<sup>20</sup> It is noted that the Ecological Assessment conclusion refers to a proposed SEA, however that appears to be an error

<sup>21</sup> AEE Page 57 under B7 Natural Resources

## 8.5 Open Space

### *Application*

131. The AEE states that there are existing open space areas within close proximity to the Site, including Roosevelt Park. It is also noted that the plan change includes a proposed open space reserve, a proposed shared path, and drainage reserve areas comprising streams and riparian areas<sup>22</sup>.

### *Peer review*

132. Open Space matters have been reviewed by Ms Lea van Heerden, a council senior parks planner (**Appendix 6**). Apart from two issue areas Ms van Heerden supports the plan change in terms of open space provision. Ms van Heerden raises the following issues<sup>23</sup>:

- (a) There has been no provision of a neighbourhood park (3ha) that is accessible, in accordance with the open space provision policy, located outside flooding, and fairly flat.
- (b) There is a lack of precinct provisions to help manage some required outcomes related to open space. The ownership and way in which these mechanisms are regulated through standards, objectives and/ or policies will have a direct effect on the following aspects:
  - enabling access to water bodies and nature;
  - enabling appropriate passive recreation and activation of the open spaces;
  - enabling access to the provision of a park;
  - enabling the connectivity and integration of various forms of open spaces in a way that is safe and maintainable; and
  - contributing to the overall amenity of future communities
  - enable a specific standard of the asset to vest in council as a form of open space.

133. In reviewing Mr Munro's Urban Design Assessment Ms van Heerden confirms she does support an open space area in the location of the land to the east of the Site. It is noted that council has established the need for a neighbourhood park to be located more centrally within the Site. She considers it is important to use the precinct and plan change process to secure the provision of a neighbourhood park, as a size of 3ha can have quite an effect on the master planning and spatial development of the land. Ms van Heerden also considers it important that, whether located north or south of the main stream system, there will need to be connecting bridges so that the park is accessible to all in the community.

### *Analysis*

134. I note that the Franklin Local Board has raised similar concerns to Ms van Heerden in relation to the neighbourhood park, an access to that park.
135. I agree that the substantial area of drainage reserve proposed will be a passive open space asset. My understanding is that the drainage reserve, once in an acceptable form for vesting, would be administered by Healthy Waters. I note, in relation to a concern raised in the submission from Auckland Council, that drainage reserves are vested at no cost to Council. Council Parks would be responsible for the shared path running through that area.

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<sup>22</sup> AEE Part 8.2

<sup>23</sup> Ms van Heerden Memorandum, Part 2. Summary

136. I support the concerns that have been expressed by Ms van Heerden. With regard to a neighbourhood park it was made clear to the Applicants at the RMA Clause 23 stage that a park at the eastern end of the Site, between the two streams, was not seen as being an appropriate location for a park. The notation was removed from the notified precinct plan, with that area being shown as an “open space no building development” area. Council Parks met with the Applicants prior to their circulation of a revised precinct plan and made it known that two alternative, more central locations for a neighbourhood reserve should be indicated. That did not occur and the eastern open space area remains shown on the amended plan.
137. It is accordingly unclear what the Applicants’ position is on this matter. However, for the purposes of this report it is recommended that the eastern open space notation be removed and alternative indicative neighbourhood park notations inserted. This is as shown on the marked-up precinct plan in **Appendix 8**.
138. I agree with Ms van Heerden that the precinct provisions should be amended to address the following:
- (a) ....
  - (b) Include policy direction to emphasise quality park and open space provision.
  - (c) Include policy or precinct provisions that emphasise the life costs and considerations associated with open space as a matter of discretion and policy.
  - (d) Include precinct provisions, such as interface controls, fencing treatment, and landscaping requirements to create legibility, high-quality open spaces and safe environments for people to travel through.
  - (e) Include policy direction to emphasise the quality provision of open space and open space integration to mitigate visual and amenity effects of whilst enabling passive recreation specific to this plan change.
  - (f) Include policy direction to emphasise that open spaces are well integrated and activated where they form part of key connectivity routes. The precinct provisions should provide safe and convenient walking and cycling facilities as part of the proposed open space network, including local roads and greenway connections to parks and other open spaces, in a way capable of vesting in the council.
139. Ms van Heerden has suggested wording in her memorandum. I have modified that in what is recommended in **Appendix 8**, taking into account existing provisions and other inputs. Ms van Heerden has confirmed with me that she supports the Appendix 8 wording.
140. In respect of connecting bridges, Ms van Heerden has expressed her preference for indicative locations to be shown on the precinct plan. None have been shown at present on the basis that even their approximate positioning would be subject to later detailed design. The need for them is however clearly indicated in the provisions proposed. The Panel may wish to consider whether indicative bridge location should be added to the precinct plan.

## 8.6 Infrastructure

### *Application*

141. The application has been supported by an Infrastructure Report from Civix. Appendix H to that report contains a draft Stormwater Management Plan which also addresses flooding. There is a separate Geotechnical Assessment report from Soil and Rock Consultants who have also produced a Preliminary Site Investigation (**PSI**) in respect of land contamination.
142. The Infrastructure Report states that there is sufficient capacity, from existing and proposed systems to service the site with public infrastructure for wastewater, stormwater, and water supply. Chorus was contacted to confirm network capacity, and although a response had not been received servicing capacity issues were not anticipated. The Site is considered suitable for development from a geotechnical point of view and no land contamination issues were identified.

### Stormwater

143. With regard to stormwater, the application states that existing watercourses will be retained and upgraded, with stormwater outfalls recharging watercourses. Overland flow paths (**OLFPs**) would allow conveyance of 1 in 100 year storm event runoff into the Whangapouri Stream catchment, generally expected to be channelled via Road Reserves. The following table records, in summary, the strategy proposed for the Site<sup>24</sup>:

Requirement	Design response
Water Quality	Detention Ponds are proposed for runoff from public roads and COALS. Ponds will be designed and constructed in accordance with GD01.
SMAF1 - Retention (5 mm) and reuse on site	Roof water for all dwellings collected via tanks and used for non-potable purposes. Retention for COAL's will be provided via soakage devices under COAL areas subject to soakage testing. No retention is recommended for Roads due to stability issues.
SMAF1 – Detention (95 <sup>th</sup> percentile)	Detention for the site is provided via Detention Ponds that meets the NDC objectives. This solution has been chosen as it is the SMAF 1 specified outcome, which is the most restrictive outcome and will achieve equivalent hydrology (infiltration, runoff volume, peak flow) to pre-development (grasses state) levels for the dwellings.
Stream hydrology	No direct discharge to stream is considered. Stormwater discharge into the stream only occurs once the runoff is treated within the ponds. See sections 6.2.2
Assets – General	Assets proposed for the development follow Auckland Council Stormwater Code of Practice Guidelines. Device selection has considered the life cycle costs of the assets and are assessed as the Best Practicable Option for the site.
Primary Drainage Network	The underground drainage network will be sized for 10% AEP design storm. The design ensures that there is sufficient capacity within the pipe network downstream of the connection point to cater for the stormwater runoff associated with the development in a 10% AEP event including incorporating flows from contributing catchments at maximum probable development with expected mitigation for upstream areas. See section 6.2.3
Flood Hazard Management	TuFlow modelling has been carried out on the development and found that the design of the development safely conveys flows through the site. The modelling also found minor increases in flood levels downstream in the 1% AEP event from the development if no mitigation is included in the design. To mitigate this, 1% AEP attenuation is provided in the form of detention ponds to maintain runoff levels on the site at existing levels. The modelling of the 10% AEP for the site showed a reduction in flood levels downstream.
Buildings 1% AEP event	No buildings are within the 1% AEP and floor levels have been set to provide the required freeboard for habitable dwellings. See section 6.2.4

<sup>24</sup> AEE Part 8.5.1

## Flooding

144. Civix has undertaken a flood assessment evaluation to assess the flows within the site and upstream/downstream of the site. The AEE summary states that flood modelling has shown that the site is able to be developed for future residential use without adversely affecting neighbouring properties (noting post development flooding will be reduced), whilst achieving minimum freeboard requirements<sup>25</sup>. No buildings are proposed within the 1% AEP floodplain. It is further noted that the provisions under AUP Chapters E12, E36 and E38 of the AUP would apply to any subdivision and development within identified flood plains and/or overland flow paths, which would manage the flooding risks and effects of potential use and development in these areas.

## Water Supply

141. The application states that a minimum size of 250mm ID watermain will be required to be extended along Golding Road. That main is also required for the PC76 area and other developments to the south. In addition, the land that lies above the 60m RL contour will require a new separate Bulk Supply Point connected from the Totara Reservoir transmission network with a booster pump station. In that respect it is intended that the pump station proposed within the PC76 site to the west would also likely be utilised for this development. The proposed development area would be serviced via watermains located in the future road reserves reticulated throughout the development area<sup>26</sup>.

## Wastewater Drainage

145. The application proposes the entire wastewater catchment will flow towards the lowest point on the west of the Site to then cross under Golding Road to connect to the system to be established within the PC76 area, including a new pump station<sup>27</sup>.
146. The AEE states the following understanding after consultation with Watercare:

Watercare has approved a business case to replace the existing wastewater pump station located on Franklin Road with a new pump station located further north near Isabella Drive and included in this business case is a workstream to construct the 800mm gravity transmission network that connects to the existing network located within Pukekohe Park Raceway. We understand that Watercare's intention is to deliver these works in the near future as the current pumpstation has reached the end of its life. However, Watercare has advised that "all projects are subject to current budget constraints and have the possibility of delay. Until the business case is signed off and we have a contractor engaged we cannot confirm the exact timing." The developer/s are looking at opportunities to facilitate the acceleration of the associated construction works and funding opportunities have been identified. There is on-going discussion with Watercare on this, and correspondence to date is attached to the IR in Appendix E – Golding Birch Road Early Engagement Consultation Review.

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<sup>25</sup> AEE Part 8.6

<sup>26</sup> AEE, Part 8.5.3

<sup>27</sup> AEE, Part 8.5.4



*Peer Review (Stormwater and Flooding)*

147. A comprehensive stormwater review has been prepared by Mr Sameer Vinnakota and Ms Lisa Dowson on behalf of Council's Healthy Waters department. Their memorandum identifies the following issues:
- **Water Quality:** Stormwater from the site will eventually discharge into the Whangapouri Creek and the Pahurehure Inlet, where there is already an issue with excessive nitrate concentrations in surface water and groundwater bodies. Additionally, this receiving environment also has excessive sediment and polluted stormwater discharge resulting in a poor water quality within streams and a poor estuarine environment at the inlet.
  - **Raingardens within the road reserve:** It should be noted that applicant in their SMP has proposed raingardens to form part of a 'treatment train approach' to treat stormwater road runoff. No assessment has been made around the appropriateness of stormwater devices within the road corridor to be vested to Auckland Transport.
  - **Natural Hydrology:** There are two existing natural wetlands adjacent to the permanent stream within the site. The applicant proposes to have a riparian planting buffer to protect these features and have overland flows be diverted around these features to protect the natural hydrological regime of the existing natural wetlands. However, if all overland flows are diverted around the wetlands, the wetlands are at risk of drying out and the hydrological regime of these wetlands will change.
  - **Stream Hydrology and Erosion:** The increase in impervious cover that PPC 98 enables will result in an increase in the peak flow rate and volume of stormwater discharging from the site. This has the potential to result in erosion in watercourses in the receiving environment if unmitigated.
  - **Flood Risk Management:** The increase in impervious cover that PPC 98 enables will result in an increase in the peak flow discharging out of the site when compared to the existing scenario. This will increase flooding effects downstream if unmitigated.
  - **Changes to the notified precinct provisions and additional precinct provisions are required to ensure the implementation of stormwater mitigation measures proposed in the SMP (including potential staging scenarios).**
148. In respect of water quality Ms Dowson has recommended that the wording of the precinct provisions be updated to include Council approved inert building materials to give Council the opportunity to review and certify the inert building materials that will be used prior to the construction of dwellings. Changes are also recommended to the precinct provisions to ensure implementation of appropriate stormwater quality treatment. With these recommended changes the proposed measures are considered appropriate to address stormwater quality effects.
149. In respect of hydrology and erosion mitigation, Ms Dowson considers that the proposed introduction of the SMAF-1 control for the entire plan change area will provide appropriate hydrological mitigation. However there is concern about the feasibility to accommodate hydrological mitigation in the plan change area on private lots at the 70 percent maximum impervious area proposed. The 70 percent proposal is higher than the 60 percent maximum threshold provided for in the Residential – Mixed Housing Urban. On this basis it is recommended that Standard I45X.6.2.1 is deleted.
150. In respect of the concern about OLFPs around wetlands Healthy Waters recommends the Applicants clarify in their evidence whether the diversion of OLFPs around the natural

wetlands is related to only new post development flows and that existing flows to the natural wetland will be protected to maintain the hydrological values of these two wetlands. Additionally, precinct provisions under Policy I45X.3.(7) are proposed to be amended to specifically address wetlands.

151. In respect of flooding it is confirmed that Healthy Waters supports the (assumed) intention of the Applicants to vest the 'Open Space Area (No Building Development)' (as notified) as a drainage reserve to ensure there is no future development of buildings within the floodplain. This does not include the eastern area between the two streams however, as that is not in a floodplain. There is concern that the actual extent of the 1% AEP floodplain may need further refinement when taking into account how much land will be needed for the communal stormwater ponds once additional flood modelling at a 3.8 degree climate change factor is undertaken. It is recommended that this be addressed by a Special Information Requirement for detailed flood modelling to take into account the climate change factor at the time of development to ascertain the 1% AEP floodplain, and the amount of land needed to accommodate the communal stormwater ponds to determine the extent of the drainage reserve.
152. In respect of other matters Mr Samer Vinnakota and Ms Dowson recommend that the provisions refer to the need for geotechnical testing to inform the extent of area needed to be vested to Council to construct the communal stormwater ponds, gain access and undertake the necessary maintenance of stormwater devices. It is also recommended that the provisions address what happens if subdivision or development is to be staged. Finally, it is considered the Applicants' SMP proposed stormwater management measures (including stormwater quality treatment of all impervious areas) need to be supported by precinct plan provisions.
153. Mr Samer Vinnakota and Ms Dowson address submissions received on stormwater and flooding matters, concluding that they can be addressed by the recommendations made.

#### *Watercare Submission*

154. The Watercare submission (generally supported also by the Auckland Council submission) notes that the Application for PC98 refers to the FULSS and should be updated to refer to the FDS. It is noted that the Site is located within an area where infrastructure is not planned to support development before 2035. The plan change is opposed on the basis that it is out of sequence with the FDS.
155. In respect of wastewater the submission notes that the Pukekohe North Wastewater Pump Station Project (formerly Isabella Wastewater Pump Station Project), comprising a new 800mm diameter gravity wastewater pipeline along Station Road, wastewater rising mains, and a new wastewater pump station located at Isabella Drive, is required to service the Plan Change Area. The 800mm diameter gravity pipeline along Station Road (referred to in the FDS as the Pukekohe Trunk Sewer) will need to be completed prior to development of the Plan Change Area. While the Pukekohe North Wastewater Pump Station Project is currently anticipated to be completed by the end of 2025 it is noted the timing of this Project may be subject to change as part of Auckland Council's Long Term Plan process.

156. In respect of water supply the submission notes that the PC 98 Site will need to connect to the proposed Pukekohe East Bulk Supply Point (BSP) and to the Plan Change 76 boosted local water supply network. The Pukekohe East BSP Project is at the construction delivery stage and is currently anticipated to be completed by mid-2025. However, as with wastewater, the infrastructure delivery dates are seen as being forecast dates only and therefore subject to change.
157. The submission raises the concern that development and subdivision should not proceed prior to the commissioning of the necessary bulk infrastructure required to service the Plan Change. It states that, where the developer proposes to undertake works ahead of the commissioning of these water and wastewater assets this will be at the developer's risk and cost. Watercare "strongly supports" precinct provisions that require subdivision and development to be coordinated with the provision of sufficient water supply and wastewater infrastructure and seeks the following amendments to the Precinct provisions:
- a) Seeks a non-complying activity status for any subdivision or development that precedes the provision of adequate water supply and wastewater infrastructure.
  - b) Amendments to standard I45X.6.2.4 Water and Wastewater requiring all subdivision or development to connect to a reticulated wastewater and reticulated potable water network prior to the issue of a s224(c) or a building consent.
  - c) Amendments to the precinct description to include the purpose and function of the amended provisions, development can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision and building consents for development.
  - d) Amendment to objective 8 to include the reference to 'capacity'.
  - e) Amendments to include new policy 11A to support a non complying activity status.
  - f) Amendments to include a new standard I45X.8.4 Water and Wastewater Servicing Plan as a special information requirement.
  - g) Amendments to include new standard I45X.8.5 Water Supply and Wastewater Infrastructure Capacity Assessment as a special information requirement.

### *Analysis*

158. Concerns about infrastructure are raised in submissions from Watercare, Auckland Council and one private submitter. They are also raised in the Franklin Local Board comments.
159. In respect of stormwater and flooding matters adopt Mr Vinnakota's and Ms Dowson's analysis which is that stormwater and flooding matters can be satisfactorily addressed, including through the provisions amendments proposed (see **Appendix 8**). I note there is some rewording from that suggested by Mr Vinnakota and Ms Dowson, however I understand they support what is recommended.
160. I consider the issues raised in the Watercare submission to have merit. I do not criticise the PC 98 application which was submitted before the FDS, however it is the case that there is now uncertainty in relation to the bulk infrastructure provision required to serve development of this Site. The timing given in the AEE and the Watercare gives some confidence in this regard. However, as I have noted in Section 8.1 of this report I would have concern about live zoning of this site if there was not the confidence that infrastructure was available in the

short term, which I have defined as 4 – 5 years. I am aware that there have been discussions on this matter between the Applicants and Watercare on this matter however formal information has not been received. I also note that the Watercare submission refers to the possibility of an Infrastructure Funding Agreement. In that respect that there are now several plan changes in this area essentially requiring the same infrastructure provision. Funding agreements, including those that recognise public funding constraints, are a possible avenue to pursue, although I consider they are processes outside the ability of precinct provisions to determine. Evidence to come from the Applicants and / or Watercare may provide greater clarity in this regard.

161. Should, as appears possible, there still be some uncertainty I support the provisions proposed by Watercare which make it clear that development cannot proceed until adequate infrastructure is in place. These provisions have generally been incorporated in the Applicants' August 28 version of provisions. I note that I45X.6.4.4 (3), which provides that connections to the water and wastewater network must be required prior to a s224(c) or building consent, has not been adopted on the basis that a similar provision was not accepted for PC95. I was the reporting planner on PC95 and confirm I did not recommend this provision in that case. However PC95 was a rezoning of an existing live zone. I distinguish that from PC98 which introduces a new live zone. I consider that, together with any uncertainty arising as I have discussed above, justifies inclusion of the requested provision in this case. I have included that provision in my recommendations in **Appendix 8**.
162. I have no concern about any other infrastructure matter, noting that transport matters are separately assessed below.

## 8.7 Transport

### *Application*

163. The application contains an Integrated Transport Assessment (ITA) from Traffic Planning Consultants. The following conclusions are reached<sup>28</sup>:
- The potential residential development for the site is feasible in terms of the transportation perspective and has been anticipated in the future planning for the Pukekohe-Paerata Structure Plan;
  - The estimated traffic generation of the proposal is likely to be about 6,000 traffic movements per day with peak hour traffic generation of about 320 traffic movements per hour based on 580 residential dwellings within the subject site;
  - The estimated traffic generated by the proposal can be accommodated on the surrounding network with upgrades to local intersections and maintaining acceptable levels of safety and performance;
  - Developers may be required to vest some additional land and upgrade road frontages and supporting infrastructure to enable Pukekohe East Road and Golding Road to be upgraded to accommodate active modes and connect to the existing public network. These can be addressed through the relevant resource consent applications in accordance with the AUP rules for the respective zones proposed by the proposed plan change;

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<sup>28</sup> ITA, Section 8

- The site will have a suitable level of accessibility to public transportation, walking, and cycling and the effects of private car travel from the development area will likely be reduced; and
- Any development enabled by the proposed plan change is consistent with and encourages key regional and district transport policies.

### *Peer Review*

164. Martin Peake has undertaken a peer review of the PC98 proposal and produced a comprehensive specialists report that assesses the ITA and responds to issues raised in submissions, notably from Auckland Transport (see **Appendix 6**).
165. Mr Peake identifies and discusses the following issues in his review:
- (a) Alignment of Plan Change with Future Development Strategy
  - (b) Traffic Effects
    - a. Trip rates
    - b. Cumulative effects of Plan Changes in the vicinity of PPC98
    - c. Form of intersection at Golding Road / PC76 / Collector Road
  - (c) Function of Collector Road
  - (d) Connectivity of the Plan Change to wider network for Active Modes
  - (e) Precinct Provisions
  - (f) Pukekohe Transport Networks
166. In respect of alignment with the FDS, Mr Peake notes that PC98, along with other recently approved plan changes along Golding Road including PC74 and PC76 will partly deliver some of the prerequisite infrastructure in the vicinity of the plan change. These improvements will support traffic and active mode movements from the plan change area to the adjacent transport network. He notes that the Precinct Provisions also require the on-going assessment of key intersections which provides confidence that if upgrades are needed to support development, then these would be implemented in a timely fashion by the developer.
167. In respect of trip rates, Mr Peake considers that the trip rates used in the submitted ITA are on the low side and that the total cumulative effects of development in the area have not been adequately taken into account. However he considers this is addressed by the proposed Special Information Requirements which require further assessment of key intersections as developed progresses. The Special Information Requirement also provide assurance that the design of key intersections will be appropriately considered.
168. Mr Peake raises a particular concern that motorists travelling through the area on Golding Road and Pukekohe East Road may choose to use the Collector Road rather than remaining on the arterial roads and travelling through the Golding Road / East Road / Pukekohe East Road roundabout. This is also a concern raised by the Franklin Local Board i.e. that the Collector Road could be a 'rat-run'. To manage this effect, Mr Peake considers that the precinct provisions should provide better guidance on the intended function of the Collector Road and to ensure that the road is designed to discourage through traffic, particularly heavy vehicles from using the Collector Road. This may include imposing a heavy goods vehicle restriction on the Collector Road.
169. In respect of connectivity concerns Mr Peake notes that the frontage of PPC98 does not extend up to this roundabout along either Golding Road or Pukekohe East Road and that this could result in a lack of an appropriate pedestrian/cycle facility across Golding Road

to allow for the movement of active modes between Pukekohe East Road and East Street. Crossing facilities are likely to be available at the proposed Golding Road / Collector Road intersection, or the Pukekohe East Road / Collector Road / Anselmi Ridge Road intersection, however, these would not necessarily be convenient for residents where there is more ready access to Pukekohe East Road. He refers to the submission from the Ministry of Education which raises a concern about the connectivity of and agrees there should be an addition to Policy 5(a)(iii) which includes reference to connections to community and educational facilities. He also observes that Note 1 under Table I45X.6.5.3.1 Transport Infrastructure Requirements notes that any gaps in the active mode connections as a result of the staged construction of upgrades along either Golding Road or Pukekohe East Road would be considered under matters of discretion and assessment criteria. Subject to correcting the references to the relevant matters of discretion and assessment criteria Mr Peake is satisfied this would ensure an assessment of the connections to other walking and cycling networks is undertaken.

170. In respect of plans underway for the wider road network Mr Peake is comfortable that the NoRs and PC98 should not be in conflict with each other.
171. Finally, Mr Peake makes comment in relation to submissions that have been received addressing traffic matters<sup>29</sup>. I adopt Mr Peake's responses to the submission issues raised. These include general support for the amendments proposed by Auckland Transport. The only exception is AT's request that an internal Key Intersection be shown on the precinct plan on the Collector Road. Mr Peake considers that this intersection would need to be designed as part of the (internal) development through subdivision and / or resource consenting processes.
172. Mr Peake makes a number of recommendations arising from his analysis, which are repeated below:
- a) the Precinct Provisions should provide better guidance on the intended function of the Collector Road to ensure that the road is designed to discourage through traffic, particularly heavy vehicles, from using the road. To achieve this I recommend:
    - i. Policy 5(a) is amended to include a new item:

*(ix) discouraging the use of the Collector Road for through traffic, heavy vehicles, and freight.*
    - ii. The table in Appendix 1 - Minimum Road Width, Function and Design Elements has the collector road through the plan change area specified as a freight and / or heavy vehicle route, I recommend that the collector road should not provide the freight and / or heavy vehicle function, and the table should be updated accordingly.
    - iii. I recommend a new note under the Appendix 1 table that states:

*Note 6: The Collector Road shall be designed to discourage through traffic, particularly freight and heavy vehicles.*
  - b) I support the amendment to Policy 5(a)(iii) as proposed by the Ministry of Education<sup>30</sup> to signal the importance of providing active mode connections to local facilities:

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<sup>29</sup> Mr Peake's Review, paragraphs 57 – 66.

<sup>30</sup> Ministry Of Education Submission Point 11.1

*(ii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling including to key community and educational facilities*

- c) Policy 10 should be deleted as this is covered by Policy 5.
- d) The triggers in Table X45X.6.5.3.1 for both (T3) and (T4) should relate to the whole precinct and not just 50 Pukekohe East Road.
- e) The references to the Matters of Discretion and the Assessment Criteria in Note 1 under Table I45X.6.5.3.1 should be corrected to refer to I45X.7.1(5)(a) and I45X.7.2(4)(g), respectively.
- f) Standard I45X.6.5.5(2) should refer to "Golding Road and Pukekohe East Road frontage" rather than "East Street frontage".
- g) The Matters of Discretion I45X.7.1(5) and Assessment Criteria I45X.7.2(4) should relate to Development as well as Subdivision to be consistent with the Activity status in Table I45X.4.1(A3) and (A7).
- h) For consistency with I453 Pukekohe East-Central Precinct, the Special Information Requirements I45X.8.2 Traffic Assessment, should be updated so that the list of intersections includes the Station Road / East Street intersection.
- i) The "key road intersections" referred to in the Special Information Requirements I45.8.3 should be shown on the precinct plan (and should include the Golding Road / East Street / Pukekohe East Road roundabout as is the case for Pukekohe East-Central Precinct and also included in the proposed Special Information Requirement I45X.8.2(b)).
- j) I support the Auckland Transport recommended amendments to the Precinct Provisions in the Auckland Transport Submission Points 10.1, 10.3, 10.5 and 10.7.
- k) I am neutral on Auckland Transport's proposed amendments at Submission point 10.4.
- l) Provided that the Notice of Requirement for NoR 5 (Golding Road and Pukekohe East Road) are confirmed, I support Auckland Transport's submission point 10.6 to delete Standard I45X.6.5.6 and submission point 10.8 to amend the table in Appendix 1 to remove the reference to the Notice or Requirements for Golding Road.

### *Analysis*

173. Concerns about infrastructure are raised in submissions from a number of local residents and Auckland Transport. They are also raised in the Franklin Local Board comments.

174. Relevant RPS provisions in B3 –Infrastructure, transport and energy include:

Objective B3.2.1 (5)

Infrastructure planning and land use planning are integrated to service growth efficiently.

Objective B3.3.1

(1) Effective, efficient and safe transport that:

- (a) supports the movement of people, goods and services;
- (b) integrates with and supports a quality compact urban form;
- (c) enables growth;
- (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and
- (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community

Policy B3.3.2(4) and (5)

(4) Ensure that transport infrastructure is designed, located and managed to:

- (a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and
- (b) provide effective pedestrian and cycle connections.

- (5) Improve the integration of land use and transport by:  
(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;

175. Objective 7 of the NPS-UD is also relevant:

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

176. With regard to funding the PPSP states<sup>31</sup>:

Generally, it should be noted that the majority of transport infrastructure identified in this ITA is not currently funded and accordingly there is potential for the delivery of this infrastructure to lag behind future Plan Change processes. There will need to be consideration in any Plan Change provisions to encourage land owners/developers to seek the same transport and land use outcomes as identified in this ITA. This may require collaborative design processes and alternative funding mechanisms as noted above to deliver planned transport infrastructure in a timely manner.

177. The PPSP also states:<sup>32</sup>

The council funds and delivers its public growth infrastructure projects primarily through the collection of development contributions and Watercare's infrastructure growth charges and rates. Developers typically contribute less than one third of this cost through development contributions and infrastructure growth charges, with the rest subsidised by the ratepayer and the taxpayer. Infrastructure sequencing and funding for the council's structure planning areas (including Drury and Pukekohe) is yet to be resolved. Infrastructure projects also have long lead times for planning and construction. Development will need to be staged in accordance with infrastructure decision making over time. Funding options are being investigated inclusive of targeted rates and special purpose vehicle private financing. Although the applicants have proposed to fund infrastructure to mitigate the immediate effects (particularly traffic) of the proposed development that would be enabled as part of the private plan change, the council does not have enough information to accurately assign a fair proportion of future transport costs to the proposed development.

178. Auckland Transport's Integrated Transport Assessment guidelines refer to situations where a required transport project falls outside the RTLP/LTP (i.e. is not included in the RLTP/LTP). The guide states that there will generally be three options available where the project is directly required to mitigate the effects of development:

- Payment of a financial contribution by the applicant if provided for by the relevant District or Unitary Plan provisions (as noted, that is not an envisaged option here)
- A direct payment by the applicant to the relevant Transport Agency amounting to the value of the proposed works (i.e. total project cost including investigation, design, property acquisition and construction costs)
- Construction of the physical works by the applicant, subject to all works being to the satisfaction of the relevant transport agency (AT/ NZTA/ KiwiRail).

179. As the Panel is aware, very similar issues to those raised by this plan change proposal have been the subject of considerable analysis in plan changes PC74, PC76 and PC95. I consider this background to be directly benefit to PC98 where much of the same roading network is involved. Mr Peake has also been involved in all of the plan changes identified, as of course has Auckland Transport. It is understandable that Mr Peake has adopted a similar response to his analysis and recommendations. I fully support that approach and the assessments Mr Peake has made in his review. I also support the recommendations Mr

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<sup>31</sup> Section 8.5 of the PPSP

<sup>32</sup> PPSP, Page 38



Peake has made, which are in turn incorporated into the recommended provisions in **Appendix 8**.

180. The methodology used in the recommendations made is based on an acceptance that there is some capacity in the network, but that regular reviews are necessary. This is reflected in the special information requirements which apply on the first development of a site and at every increment of 60 household units. There are also road infrastructure upgrading triggers which are summarised in a table in the provisions. That methodology has been adopted, incorporating relevant triggers, upgrades and reviews relevant to PC98.
181. The approach taken by Mr Peake, which I agree with, is that development can only occur that is either within the capacity of the road network or where necessary upgrading (in the absence of other funding) is funded by developers. The regular reviews and assessment requirements are designed to ensure that issues do not arise that have not been considered.
182. There will be a point at which road network upgrades, outside of the immediate areas of the precinct, will be required. Further development may be halted at that point, particularly if public funding arrangements, such as development contributions, have not been put in place. Collaboration may be necessary between the developers of all of these areas to allow development to proceed. In that respect I am aware of the concern that development-by-development appraisal of infrastructure demands is not always an efficient method of managing growth. However that can be mitigated by having a good information base of what is likely to be required in response to varying stages of development and traffic generation. That will be across different precincts and across different developments within precincts. Ideally, information will be shared, but in any case is likely to be held and updated by council and Auckland Transport.
183. I understand that Auckland Transport agrees in principle with this approach, although that has not yet been finally confirmed.

## **8.8 Zoning**

184. Part 9.3 of the application AEE addresses different zoning options. The following conclusion is reached:

The option of rezoning to MHU zone aligns with the Structure Plan which has been prepared in accordance with AUP Appendix 1, therefore general assessments have already been undertaken part of the Structure Plan development.

The MHU zone and Structure Plan also aligns with the NPS-UD and other updated documents. It would only be appropriate to propose rezoning that does not align with the Structure Plan where through specific site analysis and assessment there is compelling reason to do so. The options analysis has demonstrated that retaining status quo or proposing alternative zoning, would not best meet the needs, density and typology demand for the area, whilst responding to the infrastructure and site constraints and minimising adverse effects of residential development.

This option is the most efficient and effective in delivering housing typologies that align with the demand for the area, whilst providing a high return on infrastructure investments.....

185. I agree with the applicant's AEE, s32 and urban design assessments relating to the MHU zoning as being the appropriate zoning for the PC98 land, noting that the MHU zone is also the closest zone to aligning with the mandated MDRS.

## 8.9 Other Matters

### Amenity / Property Values

186. Three submissions raise amenity concerns and two submitters raise zoning concerns on the basis of the effects of high density development. One submitter raises a concern in relation to effects on property values. In respect of concerns about changes to neighbourhood character and future housing types it is acknowledged that there will be substantial changes arising from the development enabled by the MHU Zone. However those changes are envisaged by the FUZ zoning that already exists, the PSSP process that anticipates the form of zoning proposed and the MHU zone provisions themselves which are cross-referenced by the proposed precinct provisions and are “standard” provisions applying in many parts of Pukekohe and the wider region. Also relevant are the government-mandated MDRS provisions which are legally required to apply in a new residential zone.
187. For similar reasons (rezoning is anticipated) Submission 9.1, which seeks measures to avoid public access to an adjoining submitter’s boundary and buffer planting / fences, would not align with any normal standard applied in the AUP. I note that the submitter’s property is a lifestyle block however is situated in a FUZ zoning and therefore is itself identified for a future live urban zoning at some future time. I see no basis for extra boundary requirements to be imposed but note that normal fencing obligations between neighbouring sites will apply.
188. Effects on property values are not a valid resource management concern noting, again, in this case that the rezoning proposed and the form of development the new zoning enables is consistent with past planning processes.

### Education

189. In respect of submitter concerns about schools, it is commonly the case on plan changes such as these that concerns are raised about existing school capacity and the need to new schools. The Ministry of Education supports proposed Policy 13 (to become Policy 14) which is:

Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.

190. The Ministry also seeks an addition to proposed Policy 5 to specifically refer to key communication and educational facilities in respect of the need for good connections to the community they serve. I support that requested change. Beyond that, it will be for the Ministry itself to monitor growth and demand on schools and to respond accordingly.

### Extension of Zoning

191. One submitter seeks an extension of the plan change area to encompass the property at 12 Pukekohe East Road. Watercare has further submitted in opposition to that submission.
192. As shown on Figure 11 there are four sites on the corner of Pukekohe East Road and Golding Road that will be isolated in FUZ zoning after the proposed MHU zoning is put in place. The submitter’s property is highlighted. I do not consider that an ideal outcome. It is inevitable that those sites will need to be considered for rezoning at some time and it would have been better for them to be integrated as part of the plan change proposal. That was a matter raised with the Applicants prior to notification. However they wished to proceed with the plan change as-is.



**Figure 11 Remaining FUZ zoning**

193. There is a question as to whether the submission is “on” the plan change. That is a matter that could possibly have been further examined if all four property owners had raised the same issue. However there is only the one submitter and that relates to a property that is not contiguous with the proposed area to be rezoned. I also note, as shown on Figure 8 above, that these properties are affected by NoR 5. That may mean that future development possibilities for those sites needs to be carefully planned. For these reasons I consider that any further live zoning on this corner will need to be addressed at a later date.

## **9. PROVISIONS**

194. Reference has been made in Section 8 of this AEE to most of the amendments to provisions that appear in **Appendix 8**. Further explanation is given in comments boxes.
195. In summary, the recommended amendments to the provisions made arise from the assessments carried out in this report, including via the input of other specialists in the reporting team. As already recorded in the Executive Summary above, they include (with some comment added):

1. Changes to the provisions proposed by the Applicants in response to concerns raised in submissions.

My understanding is that these have mostly been agreed.

2. Changes to provisions proposed by the Applicants as a result of the need to incorporate the Medium Density Residential Standards (**MDRS**).

My understanding is that these have mostly been agreed, with only minor changes, for instance to refer to qualifying matters. I do note, however, that the manner in which the MDRS are incorporated into precinct provisions is still a “work in progress”. There may be further changes proposed but I do not expect them to raise any issue.

3. Changes proposed as a result of Council specialist reviews. These include:

- (a) An additional objective and policy amendments to inform the provision of open space and connections to open space.
- (b) An additional policy reference and amendment to the Appendix 1 table to refer to the proposed collector road not being regarded as suitable for heavy traffic.
- (c) Additional policy references, standards and further information changes to inform the provision of stormwater infrastructure including requirements and references to flooding.

196. Draft changes to the proposed Precinct Plan also appear in **Appendix 8**. These changes include:

1. The open space area at the eastern side of the Site is identified as being removed (this follows advice from Council Parks and Healthy Waters).
2. Alternative locations for a Neighbourhood Park are added (I understand this has been identified with the Applicants, however their position on it may not yet be confirmed).
3. The Key Intersection located within the Site is identified as being removed (this follows advice from Council’s transport reviewer Mr Martin Peake).
4. The proposed collector road and Golding Road (the latter is to be an arterial) need to be reidentified by the appropriate colouring.
5. Golding Road is shown as an arterial road.
6. Elements that are to be within a drainage reserve, identified as such and made “indicative” (I understand this has been agreed between Healthy Waters and the Applicants).
7. All notations on private land outside the precinct are removed.

## 10. SUBMISSIONS

### 10.1 Submitter details

#### Submitters

Submission No.	Name
1	Nicole Sian Stone
2	Nihuan Lin
3	Vishant Nathan
4	Soma Narayan
5	Dean and Bev Forsman
6	Rhoda Anne Fowler
7	Trevor and Megan Earley
8	Kay Thomas
9	Aaron and Tracey Murray

10	Auckland Transport
11	Ministry of Education
12	Watercare Services Limited
13	Auckland Council

## 10.2 Further Submitters

Further Submission No.	Name
1	Watercare Services Limited
2	Cindy Guo

219. The tables below are based on the following topics.

- Infrastructure
- Transport
- Amenity
- Education
- Property Values
- Zoning
- Extension of Zoning
- Provisions
- MDRS

220. It will be noted that these themes closely relate to analyses undertaken in Parts 8 and 9 of this report. In order to avoid repetition, this part of the report therefore contains cross-referencing to the previous assessments.

221. The tables contain a column with a cross-reference to the relevant part of the report that discusses the issue raised. A further column contains a recommendation on the submission.

222. Further submissions have generally not been directly addressed unless containing pertinent new information – recommendations are made in accordance with the recommendation on the primary submission.

## 10.3 Infrastructure

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
1.3	Nicole Sian Stone	Opposes due to strain on infrastructure		8.6	Decline, for the reasons outlined in this report
12.2	Watercare Services Limited	Seeks that the Applicants commit to delivering and funding the local water supply and wastewater network capacity and servicing requirements of the Plan Change		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
12.3	Watercare Services Limited	Seeks that subdivision and development does not proceed before the completion of the bulk water supply and wastewater infrastructure projects		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

		required to service the Plan Change Area			
12.4	Watercare Services Limited	Seeks assurance that any Infrastructure Funding Agreement, to bring forward the required bulk infrastructure to enable development of the Plan Change Area earlier than what Watercare is planning to provide in accordance with its Asset Management Plan, must not unduly impact Council's or Watercare's debt profile or other funding commitments;		8.6	Decline, on the basis that any Infrastructure Funding Agreement is outside the scope of the precinct provisions matters to be determined on the plan change.
12.5	Watercare Services Limited	Seeks a non-complying activity status for any subdivision or development that precedes the provision of adequate water supply and wastewater infrastructure.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
12.6	Watercare Services Limited	Amend standard I45X.6.2.4 Water and Wastewater requiring all subdivision or development to connect to a reticulated wastewater and reticulated potable water network prior to the issue of a s224(c) or a building consent.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
12.7	Watercare Services Limited	Amend the precinct description to include the purpose and function of the amended provisions, development can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision and building consents for development.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
12.8	Watercare Services Limited	Amend objective 8 to include the reference to 'capacity'.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
12.9	Watercare Services Limited	Include new policy 11A to support a non complying activity status.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
12.10'	Watercare Services Limited	Include a new standard I45X.8.4 Water and Wastewater Servicing Plan as a special information requirement.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8



12.11'	Watercare Services Limited	Include new standard I45X.8.5 Water Supply and Wastewater Infrastructure Capacity Assessment as a special information requirement.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
13.2	Auckland Council	Amend I45X.3 Policies to include a new policy as follows: <i>(X) Avoid subdivision and development occurring prior to the provision of sufficient capacity in the water and wastewater network to service the Precinct.</i>	Cindy Guo (support)	8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
13.6	Auckland Council	Amend I45X.6.2.4 with a purpose to ensure subdivision and development in the Precinct is serviced by a water and wastewater network with sufficient capacity. The submission proposes a Table I45X.6.2.4.1 that would require as standards, for any subdivision or development, water and wastewater infrastructure including (T1) Water Supply Network, (T2) Pukekohe East Bulk Supply Point (bulk water supply) by Watercare Services Limited, (T3) Pukekohe North Wastewater Pump Station Project (formerly Isabella Wastewater Pump Station Project) by Watercare Services Limited; (T4) Local wastewater pump station and wastewater network	Cindy Guo (support)	8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

## 10.4 Transport

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
3.1	Vishant Nathan	Opposes due to traffic / congestion		8.7	Decline, for the reasons outlined in this report
5.1	Dean and Bev Forsman	Opposes due to effects of traffic on safety		8.7	Decline, for the reasons outlined in this report
6.1	Rhoda Anne Fowler	Seeks limited size of trucks allowed on Anselmi Ridge Road, new traffic slowing planter bays installed between Bale Way and Stockyard Crescent, middle line painted on bridge, parking on one side of Lyall Farm Road		8.7	Decline, for the reasons outlined in this report
8.1	Kay Thomas	Opposes classification of Anselmi Ridge Road as a collector road		8.7	Decline, for the reasons outlined in this report

8.2	Kay Thomas	Seeks a roundabout or lights on Pukekohe East Road		8.7	Decline, for the reasons outlined in this report
10.1	Auckland Transport	Amend the precinct description to include the following paragraph, or similar:  <i>The transport network in the wider area will be progressively upgraded over time to support planned urban growth in this part of Pukekohe. The Precinct includes provisions to ensure that subdivision and development of land for housing and related activities is coordinated with the construction of transport infrastructure upgrades necessary to mitigate adverse effects on the local and wider transport network.</i>  Otherwise retain the precinct description.		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
10.2	Auckland Transport	Retain the following provisions: Objective 1, Objective 5, Objective 9, Policy 1, Policy 10, Policy 12, (A3),(A4), A7 and (A8) in Table I45X.4.1 Activity Table (subject to cross-referencing changes), I45X.6.5.4 and related matters of discretion, assessment criteria and Appendix 1, standard I45X6.6 Road Noise Attenuation (subject to correcting cross-referencing errors), I45X.7.1(7)(d) and I45X.7.7(6)(a) and (d) (subject to correcting street name)		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
10.3	Auckland Transport	Delete Policy (5)(a)(viii) on the basis that it is no longer required		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

10.4	Auckland Transport	<p>Amend (T3) and (T4) as follows:  (a) Amend references to “50 Pukekohe East Road” in (T3) and (T4) to refer to an area depicted in the Precinct Plan (and amend Precinct Plan 1 accordingly).  (b) Amend (T3) to refer to I453 Pukekohe East-Central Precinct (rather than the “Kohe Precinct”);  (c) Amend (T4) to refer to I453 Pukekohe East-Central Precinct (rather than the “Kohe Precinct”), and to generally clarify the description of the three intersecting roads, namely the intersection of:  i. the new collector referred to in (T3);  ii. Golding Road; and  iii. the I453 Pukekohe East-Central Precinct collector.</p> <p>Amend the numbering of I45X.6.5.3 and the table for consistency with the AUP(OP)’s usual drafting approach and make any other consequential changes.</p> <p>Otherwise retain the text of these rules.</p>		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
10.5	Auckland Transport	<p>Amend I45X.6.5.5(2) to replace the reference to “East Street” with a reference to “Pukekohe East Road”.</p> <p>Amend I45X.6.5.5(3) to read:  <i>“Any new road connection to Pukekohe East Road is only permissible opposite Anselmi Ridge Road in the location shown on the Precinct Plan unless otherwise approved by Auckland Transport.”</i></p> <p>Otherwise retain I45X.6.5.5.</p>		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

10.6	Auckland Transport	Delete standard 145X.6.5.6 and the reference to it within the precinct provisions (see Policy 5(a)(viii) and Appendix 1, first row) on the basis that it is no longer required		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
10.7	Auckland Transport	Amend the precinct plan to: <ul style="list-style-type: none"> <li>- Renumber the plan as Precinct Plan 1.</li> <li>- Identify Golding Road / East Street / Pukekohe East Road and the Collector Road and Golding Road / Pukekohe East Road intersections as key intersections.</li> <li>- Show the integration of key connections required by local networks adjoining the edge of the precinct into the surrounding environment.</li> <li>- Identify Roads 1, 2, 10 and 13 in the Concept Masterplan as main local routes.</li> <li>- Depict the land at 50 Pukekohe East Road for the purposes of (T3) and (T4) in the transport upgrade requirements table.</li> </ul> <p>See the map in Attachment 2 of the submission for further reference</p>		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
10.8	Auckland Transport	Amend the 'Role and function of road' column for Golding Road to delete reference to the NOR (which has been issued).		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

#### Open Space

13.5	Auckland Council	Insert a rule to ensure that there is no funding required or maintenance cost to council asset managers in the open space areas (no building development).	Cindy Guo (support)	8.5	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
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#### 10.5 Amenity

1.1	Nicole Sian Stone	Opposes due to effects on neighbourhood character		8.9	Decline, for the reasons outlined in this report
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7.2	Trevor and Megan Earley	Opposes due to concerns about effects on the community from future housing types		8.9	Decline, for the reasons outlined in this report
9.1	Aaron and Tracey Murray	Seeks measures to avoid public access up to the submitters' adjoining property boundary, including a 5m planted buffer, 1.8m high fence and hedge		8.9	Decline, for the reasons outlined in this report

## 10.6 Education

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
1.2	Nicole Sian Stone	Opposes due to school overcrowding		8.9	Decline, for the reasons outlined in this report
11.1	Ministry of Education	Retain the following provisions: Objective 5, Policy 13		8.9	Accept
	Ministry of Education	Amend Policy 5(a)(iii) as follows (underlined): <i>Ensure that a transport network is provided within and adjoining the Precinct that integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling, including to key <u>community and educational facilities.</u></i>		8.9	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

## 10.7 Property Values

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
	Soma Narayan	Opposes due to effects on property values		8.9	Decline, for the reasons outlined in this report

## 10.8 Zoning

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
3.2	Vishant Nathan	Opposes due to effects of high density		8.9	Decline, for the reasons outlined in this report
4.1	Soma Narayan	Opposes due to effects of high density		8.9	Decline, for the reasons outlined in this report

7.1	Trevor and Megan Earley	Opposes change from farming use		8.9	Decline, for the reasons outlined in this report
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## 10.9 Extension of Zoning

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
2.1	Nihuan Lin	Seeks inclusion of 12 Pukekohe East Road in the proposed plan change	Watercare (oppose)	8.9	Decline, for the reasons outlined in this report

## 10.10 Provisions

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
13.1	Auckland Council	Retain the following provisions: I45X.2 Objectives (1) - (9); I45X.3 Policies (10 - (13); (A4) and (A8) in I45X.4.1 Activity Table	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
13.3	Auckland Council	Amend I45X4.1 Activity table to add a new rule that classifies any activity not complying with standard I45X.6.2.4 as a non-complying activity.	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8
13.4	Auckland Council	Amend I45X4.1 Activity Table to add a new rule that classifies any subdivision not complying with standard I45X.6.2.4 as a non-complying activity.	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8

## 10.11 MDRS

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	This Report Discussion Reference	Recommendation
12.1	Watercare Services Limited	Seeks clarification as to why Medium Density Residential (MDRS) provisions have been included.		9	Accept, to the extent clarified
13.7	Auckland Council	Retain the MDRS provisions at Appendix 2 with amendments to take into account the relevant qualifying matters that make application of the Medium Density Residential Standards inappropriate to some parts of the proposed Pukekohe East-Central Precinct 2.	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Appendix 8



## 11. ALTERNATIVES AND METHODS

223. I have reviewed the alternatives and methods analysis in the Section 32 document and consider it to be sound.
224. The recommendations made in **Appendix 8** include some amendments to the objectives. However that is for clarification purposes. The overall intent of the objectives remains as notified and as assessed in the application documents.
225. In general I consider the other precinct provisions are the most appropriate methods to achieve the objectives, subject to the changes discussed in this report and incorporated in **Appendix 8**.


## 12. RISK OF NOT ACTING

226. The risk of not acting is that development will not be enabled in an area (Pukekohe) that is running out of further greenfield land to develop. Subject to the Panel being satisfied that the PC98 land is capable of being serviced within the next 4 – 5 years I consider it has been shown that the area is ready and capable of being developed for residential purposes and that will add a further opportunity to accommodate Auckland’s growth pressures.

## 13. CONCLUSION AND RECOMMENDATIONS

227. I have raised an issue in this report in relation to the timing of provision of critical water supply and wastewater infrastructure. While provisions have been proposed that I consider will address any proposal to develop the PC98 land prior to services being available I remain concerned that there needs to be an adequate degree of confidence that services will; be available within the short term, which I have defined as being 4-5 years. Subject to the Panel being satisfied on that matter I recommend that PC98 be approved, subject to the modifications in **Appendix 8**.
228. I note that my recommendations will be confirmed or may be further modified once I have reviewed applicant and submitter evidence.

## 14. SIGNATORIES

Name and title of signatories	
Author	 Peter Reaburn Consultant Planner

Reviewer /  
Approver



Craig Cairncross, Team Leader Planning - Central South

**APPENDIX 1**  
**PC98 Precinct Provisions and Precinct Plan as**  
**Notified**

## **I45X. Pukekohe East-Central Precinct 2**

### **I45X.1. PRECINCT DESCRIPTION**

The Pukekohe East-Central Precinct 2 covers approximately 27 hectares of land and is located to the east of Pukekohe Town Centre.

The purpose of the Precinct is to provide for comprehensively planned residential development in a way that supports a quality compact urban form.

Land use, development and subdivision is also to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, while recognising the relationship of Mana Whenua with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with Sections 6 (e) & (f), 7 (a), and 8 of the Resource Management Act 1991 (RMA) or subsequent similar clauses upon repeal and replacement of the RMA.

The underlying zone is Residential – Mixed Housing Urban Zone.

### **I45X.2. OBJECTIVES [RP/DP]**

- (1) Pukekohe East-Central Precinct 2 is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment and enables safe and functional residential development, road network and open space areas.
- (2) Provide for the health and well-being of streams and wetlands within the Precinct.
- (3) Stormwater management and design considers and incorporates Mana Whenua values, mauri, matauranga and tikanga associated with freshwater values in accordance with Regional Policy B6.3.2 Policy 2. **[rp]**
- (4) The network of key watercourses is protected and enhanced where practical in a manner which assists to manage the risk of flooding and provide open space areas for recreation as well as walking and cycling connections.
- (5) A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct and recognises the needs that will arise from development within the Precinct for minimum upgrades necessary to the wider road network.
- (6) Subdivision and development respects tikanga<sup>1</sup>, as specified by Mana Whenua through Regional Policy B6.3.2 Policies 2 and 3 **[rp]**.
- (7) Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. **[rp]**
- (8) Subdivision and development is coordinated with the supply of sufficient water, wastewater and stormwater infrastructure.

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<sup>1</sup> Customary practices of Mana Whenua

- (9) Indoor activities sensitive to noise are protected from adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan).

The overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above. The objectives, policies, rules and other provisions in Appendix 2 apply to and modify the Residential Mixed Housing Urban zoned land within the precinct until Plan Change 78 becomes operative, after which point the provisions no longer apply.

### **I45X.3. POLICIES [RP/DP]**

- (1) Require that the design of any subdivision and development within the Precinct is undertaken in general accordance with the Precinct Plan.
- (2) Encourage development that provides accessible green spaces along stream corridors as shown on the Precinct Plan, where practical.
- (3) Require that new buildings and development do not compromise the purpose of the drainage reserve as shown on the Precinct Plan.
- (4) Require residential development and open spaces be well-integrated by providing a positive interface between residential development and open space areas.
- (5) Ensure that a transport network is provided within and adjoining the Precinct that:
  - (a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by:
    - (i) providing a collector road and key intersections generally in the locations shown in the Precinct Plan;
    - (ii) providing an interconnected urban local road network that achieves a highly connected street layout and integrates with the collector road network;
    - (iii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling;
    - (iv) providing a safe separated lane(s) for cyclists on collector and arterial roads where practical;
    - (v) providing for safe local road intersections onto collector and arterial roads;
    - (vi) including upgrades to existing road frontages adjoining the Precinct and connections to existing and future networks outside the Precinct when adjacent residential development occurs;
    - (vii) requiring upgrades or other measures where necessary to address cumulative effects at the Golding Road / Pukekohe East Road intersection, the Anselmi Ridge Road / Pukekohe East Road

intersection, and Golding Road where it adjoins the Precinct; and

- (viii) providing for Pukekohe East Road's role as an arterial and the possibility that Golding Road will be developed as an arterial if Auckland Transport decides to do so before 30 January 2026, through setbacks and vehicle access restrictions for sites adjoining Golding Road and road and vehicle access restrictions to Pukekohe East Road.
  - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles, including (as far as practicable given the local area's constraints and characteristics).
  - (c) is designed and constructed in a manner that is appropriate having regard to the requirements of Auckland Transport's relevant code of practice or engineering standards.
- (6) Require vacant lot subdivision and larger development to:
- (a) Incorporate Te Auranga Māori Design Principles.
  - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
  - (c) Provide for Mana Whenua to run a cultural induction course for contractors, and perform a karakia, prior to works starting on site (including breaking ground) for development.
- (7) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan by:
- (a) Incorporating sustainable stormwater management systems including on-site retention and communal detention; and
  - (b) Ensuring that stormwater devices are appropriately located, designed and constructed to achieve detention and quality treatment outcomes.
- (8) Requiring planting of riparian margins of streams and buffers of wetlands.
- (9) Provide for the establishment of a neighbourhood reserve within walking distance for all residents and ensuring new buildings and development do not compromise the purpose of the Public Open Space Reserve Area as shown on the Precinct Plan.
- (10) Ensure that a movement network is established within the precinct that provides safe, efficient and integrated connections both within the site and to the surrounding road network, and also promotes walking and cycling.
- (11) Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required water and wastewater connections.
- (12) Ensure that activities sensitive to noise adjacent to future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.

- (13) Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

#### I45X.4. ACTIVITY TABLE

The overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

Table I45X.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe East-Central Precinct 2 pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

*Note 1*

*A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies.*

**Table I45X.4.1 Activity table**

	<b>Activity</b>	<b>Activity status</b>
<b>Development</b>		
(A1)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H5.4.1 in the Residential – Mixed Housing Urban Zone	
(A2)	Show home meeting the standards in Rule H5.6 in the Residential – Mixed Housing Urban Zone	P
(A3)	Any activity not complying with the standards under I45X.6.1, I45X.6.2, I45X.6.3, I45X.6.5.4, or I45X.6.6	RD
(A4)	Any activity not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4, I45X.6.5 (excluding I45X.6.5.4)	D
<b>Infrastructure</b>		
(A5)	Construction of communal stormwater devices or structures	RD
<b>Subdivision</b>		
(A6)	Subdivision listed in Chapter E38 Subdivision - Urban	
(A7)	Subdivision listed in Chapter E38 Subdivision – Urban Subdivision not complying with the standards under I45X.6.1, I45X.6.2, I45X.6.3, I45X.6.5.4, or I45X.6.6	RD
(A8)	Subdivision not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4, I45X.6.5 (excluding I45X.6.5.4)	D



### **I45X.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I45X.4.1 ActivityTable will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I45X.6. STANDARDS**

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I45X.4.1. unless replaced with the following specific standards.

All activities listed in Table I45X.4.1 Activity table must comply with the following standards.

#### **I45X.6.1 Fencing of drainage reserve boundaries**

Purpose: to enable fences and walls to be constructed to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of an adjoining open space
  - minimise visual dominance effects to an adjoining open space
- (1) Any fences, walls or a combination of these structures (where separate or joined together) along a boundary of the drainage reserve area (as shown on Pukekohe East-Central: Precinct Plan 2) must not exceed the height specified below, measured from the ground level at the boundary:
    - (a) 1.4m in height, or
    - (b) 1.8m in height for no more than 50 per cent of the length of the fence along the boundary and 1.4m for the remainder, or
    - (c) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

#### **I45X.6.2 Infrastructure and Servicing**

##### **I45X.6.2.1 Hydrological Mitigation**

Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.

- (1) Provide retention (volume) reduction of at least 5mm runoff depth for non-potable use of all impervious surfaces for which hydrology mitigation is required; and
- (2) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.

- (3) Any stormwater management device or system must be built generally in accordance with Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01) by a suitably qualified service provider and must be fully operational prior to use of the impervious area.
- (4) 'As built' plans for any stormwater management device or system must be provided to the Council within three months of practical completion of the works.
- (5) Any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system;
- (6) The maximum impervious area must not exceed 70 per cent of the site area.

#### **I45X.6.2.2 Water Quality**

Purpose:

- To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces.
- (1) New buildings and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e., zinc, copper and lead).
  - (2) Runoff from all impervious surfaces (including roads) other than roofing meeting clause (1) above must provide for onsite quality treatment. The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.

#### **I45X.6.2.3 Stormwater**

- (1) Subdivision must be designed so that stormwater is directed to communal stormwater device(s) that must be located within the drainage reserve area.

#### **I45X.6.2.4 Water and Wastewater**

- (1) All applications for subdivision or development must be accompanied by a capacity assessment demonstrating that sufficient water and wastewater infrastructure is available to service the proposed new dwellings.

#### **I45X.6.3 Riparian and Buffer Planting**

- (1) The riparian margins of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank. This standard does not apply to that part of a riparian margin where a road, public walkway, or cycleway crosses over the stream. This standard also does not apply where no earthworks are proposed within 50m of any stream.
- (2) The buffer of any natural wetland must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a wetland buffer where a road or public walkway crosses over the buffer or where no earthworks are proposed within 50m any wetland.
- (3) The planting required by clauses (1) - (2) above must:

- (a) use eco-sourced native vegetation;
- (b) be consistent with local biodiversity;
- (c) be planted at a density of 10,000 plants per hectare;
- (d) be undertaken in accordance with the Special Information Requirements in I45X.8.1;  
and
- (e) be legally protected and maintained to establishment for a period of five years.

#### **I45X.6.4 Site Development and Landscaping**

- (1) For developments in excess of ten dwellings or commercial units, site plans must:
  - (a) Incorporate Te Auranga Māori Design Principles; and
  - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
  - (c) provide opportunity for provision of an addendum CVA/CIA if considered necessary by Mana Whenua to further inform the development.
  - (d) Prior to breaking ground for any development in excess of ten dwellings or commercial units, the developer must provide for Mana Whenua to:
    - (e) Run a cultural induction course for contractors; and
    - (f) Perform a karakia.

#### **I45X.6.5 Precinct Plan and Infrastructure requirements**

##### **I45X.6.5.1 Precinct Plan Requirements**

- (1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on Pukekohe East-Central: Precinct Plan 2.
- (2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage and/or public open space purposes or otherwise protected by another suitable legal mechanism acceptable to the Council.
- (3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in Pukekohe East-Central: Precinct Plan 2 such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.

##### **I45X.6.5.2 Transport**

Purpose:

- Mitigate the adverse effects of traffic generation on the surrounding local and wider road network.
  - Achieve the integration of land use and transport.
- (1) Subdivision and development (including construction of any new road) must comply

with the standards in Table I45X.6.5.3.1.

### I45X.6.5.3 Transport Upgrades

**Table I45X.6.5.3.1 Transport Infrastructure Requirements**

Transport Infrastructure Upgrade		Trigger
(T1)	Upgrade of Golding Road to Collector Road standard (east side)	Any subdivision or development with frontage to Golding Road
(T2)	Upgrade of south side of Pukekohe East Road to Collector Road standard (future proof for upgrade for Arterial Road)	Any subdivision or development with frontage to Pukekohe East Road.
(T3)	New Collector Road between Golding Road and Pukekohe East Road including cycle facilities. Note: The Collector Road is to connect opposite Anselmi Ridge Road at Pukekohe East Road and opposite the new east-west Collector Road in Kohe Precinct at Golding Road.	Any subdivision or development resulting in a cumulative total of 100 dwellings within 50 Pukekohe East Road.
(T4)	New Intersection Collector / Kohe Precinct Collector / Golding Road Intersection	Any subdivision or development resulting in a cumulative total of 100 dwellings within 50 Pukekohe East Road.

- (2) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only.

*Note 1: Development relevant to any of the Standards T1 to T2 only apply to the section of the road adjacent to the development or subdivision area. The effects of any gaps in frontage upgrades on active mode connectivity or safety will be considered under matter of discretion I45X.7(5) and the assessment criteria in I45X.7.2(4)(e).*

### I45X.6.5.4 Road Design and Upgrade of Existing Roads

Purpose:

- To ensure that any activity, development and/or subdivision complies with Appendix 1: Road Function and Design Elements Table Minimum Road Width, Function and Required Design Elements, and that existing rural roads are progressively upgraded to an urban standard.
- (1) Any development and/or subdivision must comply with Appendix 1 Minimum Road Width, Function and Required Design Elements as applicable.

### I45X.6.5.5 Site Access

Purpose:

- Maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings and to provide for the safe and efficient operation of the future arterial network.
- (1) Where subdivision and development adjoins a road with existing or (on the Precinct Plan) planned shared footpath or protected cycle lane on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle crossing occurs

directly from the site's frontage over any shared footpath, protected cycle lane or the road frontage.

- (2) Except as provided in (3) no new road intersection (excluding active mode only connections), additional vehicle crossing or additional activities using vehicles crossings existing as at the date of these precinct provisions being made operative shall be permitted along the East Street frontage.
- (3) Any new road connection to Pukekohe East Road are only permissible opposite Anselmi Ridge Road unless otherwise approved by Auckland Transport.

#### **I45X.6.5.6 – Road Widening Setback along Golding Road**

Purpose:

- To provide for the potential future required widening of Golding Road as an arterial road if Auckland Transport issues a notice of requirement to do so prior to 30 January 2026.
- (1) Until 30 January 2026 a 2m-wide road widening setback must be provided along that part of the frontage of the land adjoining Golding Road.
  - (2) The setback must be measured from the legal road boundary that existed as at 1 February 2022. No buildings, structures or parts of a building shall be constructed within this 2m wide setback, prior to 30 January 2026 except where such buildings or structures are intended to be vested in Auckland Council.

This standard shall not apply if Auckland Transport advises prior and up until 30 January 2026 that Golding Road will have collector road status only.

#### **I45X.6.6 Road Noise Attenuation**

Purpose:

- To protect activities sensitive to noise from indoor adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (as a future arterial road as illustrated in the Pukekohe-Paerata Structure Plan).
- (1) Any noise sensitive space (including any indoor spaces in Table I45X.6.1.1) in a new building or alteration to an existing building that contains an activity sensitive to noise located within 75m to the boundary of Pukekohe East Road or Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan) shall be designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values set out in Table I45X.6.6.1.1 below.

**Table I45X.6.6.1.1: Indoor Noise Levels**

<b>Indoor Space</b>	<b>Indoor noise level LAeq(24h)</b>
Residential (excluding home occupation and camping grounds)	40 dB
<i>Building type: Educational Facilities or Tertiary Educational Facilities</i>	
Lecture rooms/theatres, music studios, assembly halls	35 dB

Teaching areas, conference rooms, drama studios	40 dB
Libraries	45 dB
<i>Building type: Health</i>	
Overnight medical care, wards, sleeping areas	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
<i>Building type: Community Facilities</i>	
Marae (excluding any area that is not a noise sensitive space)	35 dB
Places of Worship	35 dB
<i>All other Activities Sensitive to Noise</i>	
All other noise sensitive spaces	40 dB

- (2) If windows must be closed to achieve the design noise levels in Rule I45X.6.6 (1) the building must be designed, constructed and maintained with a mechanical ventilation system that:
- (a) For habitable rooms for a residential activity, must achieve the following requirements:
- (i) Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
  - (ii) Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
  - (iii) Provides relief for equivalent volumes of spill air; and
  - (iv) Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
  - (v) Does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.
- (b) For other spaces, is as determined by a suitably qualified and experienced person.
- (3) A design report must be submitted by a suitably qualified and experienced person to the Council demonstrating compliance with Rule I45X.6.6.1 (1) and (2) prior to the construction or alteration of any building containing an activity sensitive to noise that is within 75m of Pukekohe East Road or Golding Road. In the design, road noise is based on predicted noise levels plus 3 dB, or future predicted noise levels.
- (4) Should noise modelling undertaken on behalf of the by the applicant be used for the purposes of future predicted noise levels under this standard, modelling shall be based on the following inputs:
- (a) An asphaltic concrete surfacing (or equivalent low noise road surface);
  - (b) 50km/hr speed environment;

- (c) The following Arterial Annual Average Daily Traffic (AADT) flow predictions for 2048 and heavy vehicles (HV) % for 2048:

Section of Road	2048	
	AADT	HV%
Pukekohe East Road	27,000	12%
Golding Road (future arterial)	12,000	10%

- (d) Screening from any buildings that exist or buildings for which building consent has been granted and issued, or which form part of the resource consent application being assessed and the application is expressly made on the basis that the buildings will be constructed prior to occupation of any noise sensitive space benefiting from the screening.

## **I45X.7. ASSESSMENT – RESTRICTED DISCRETIONARY ACTIVITIES**

### **I45X.7.1. Matters of discretion**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in Table I45X.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
  - (a) building interface with the drainage reserve as applicable;
- (2) for developments in excess of ten dwellings or commercial units:
  - (a) incorporation of Te Auranga Māori Design Principles;
  - (b) inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists; and
  - (c) provision for cultural inductions of contractors and karakia, prior to breaking ground.
- (3) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
  - (a) the potential adverse effects, including:
    - (i) cumulative effects of increased stormwater flows on freshwater systems;
    - (ii) effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community; and
    - (iii) effects on Mana Whenua values, mauri, matauranga and tikanga associated with freshwater, as advised by Mana Whenua;
  - (b) the best practicable options for reducing existing adverse effects;
  - (c) the processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the catchment designed and sized to accommodate the stormwater runoff from the new



- and redeveloped impervious area and achieve appropriate hydrology mitigation; and
- (d) the practicality and limitations of applying stormwater flow management to the site, taking into account site and operational constraints.
- (4) Construction of communal stormwater devices or structures
- (a) the capacity and design of the stormwater device or structure;
  - (b) the location of the stormwater device or structure; and
  - (c) the ongoing quality, viability and maintenance of the device or structure
- (5) Subdivision
- (a) Transport including development of an integrated road network, road(s), connections with neighbouring sites, access, walking and cycling networks and infrastructure, connections to the existing pedestrian and/or cycle connections including those associated with the Pukekohe train station, design and sequencing of upgrades to the existing road network, and traffic generation.
  - (b) The design and efficiency of stormwater infrastructure and devices (including communal devices) including where relevant, integration of devices with the road corridor and surrounding environment.
  - (c) Open Spaces and open space integration including, where practical development of walking and cycling infrastructure to and adjoining green spaces.
  - (d) Cumulative impacts on the following, and need for any upgrade to the following or other measures to mitigate adverse effects:
    - (i) the Golding Road / East Street / Pukekohe East Road intersection;
    - (ii) the Anselmi Ridge Road / Pukekohe East Road intersection;
    - (v) Golding Road where it adjoins the Precinct; and
  - (e) incorporation of Te Auranga Māori Design Principles for subdivisions creating in excess of 10 sites;
  - (f) for subdivision creating in excess of 10 sites, inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Iwi designers and artists for vacant lot subdivision; and
  - (g) for subdivision creating in excess of 10 sites, provision for cultural inductions of contractors and karakia, prior to breaking ground for vacant lot subdivision.
- (6) Non-compliance with standard I45X.6.5.4 Road Design and Upgrade of Existing Roads:
- (a) Road design and consistency with the transport-related objectives and policies of the Precinct.
- (7) Non-compliance with standard I45X.6.6 – Noise attenuation:
- (a) The effects on people's health and residential amenity;
  - (b) The location of the building;
  - (c) Topographical, building design features or other alternative mitigation that will

mitigate potential adverse health and amenity effects relevant to noise; and

- (d) Technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for Pukekohe East Road and Golding Road.

#### **I45X.7.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
  - (a) building interface with the public realm:
    - (i) the extent to which there is opportunity provided for buildings to overlook existing or proposed open spaces for passive surveillance, such as through the provision of balconies and main glazing facing these spaces; and
    - (ii) the extent to which the development makes a positive contribution to the character and amenity of adjacent public places.
  - (2) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
    - (a) the extent to which Policies E1.3(1), (2), (3), (4), (5), (8) and (9) in Chapter E1 (Water quality and integrated management) are achieved.
  - (3) Construction of communal stormwater devices or structures
    - (a) the capacity and design of the stormwater device or structure:
      - (i) the extent to which stormwater management calculations confirm that the design and capacity of the stormwater management device/structure is fit for purpose and satisfies the requirements of an approved Stormwater Management Plan (SMP) for the Precinct.
    - (b) the location of the stormwater device or structure:
      - (i) the extent to which the location is able to be well-integrated into the design and enhancement of riparian and open space areas.
    - (c) the ongoing quality, viability and maintenance of the device or structure.
      - (i) the extent to which a maintenance plan addresses requirements and responsibilities to ensure the ongoing quality and viability of the stormwater management devices or structures (including communal devices), and in particular their likely efficiency and effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
  - (4) Subdivision, the extent to which:
    - (a) The collector road and its intersections and other connections depicted within the

Precinct Plan are provided generally in the locations on the Precinct Plan to achieve a highly connected street layout that integrates with the surrounding transport network and whether an alternative alignment provides an equal or better degree of connectivity and amenity within and beyond the Precinct may be appropriate, having regard to the following functional matters:

- (i) Landowner patterns and the presence of natural features, natural hazards, contours or other constraints and how these impact on the placement of roads;
  - (ii) The need to achieve an efficient block structure and layout within the Precinct suitable to the proposed activities; and
  - (iii) The constructability of roads and the ability for them to be connected beyond any property boundary.
- (b) A high quality and integrated network of local roads is provided within the Precinct that provides a good degree of accessibility, supports a walkable road network and:
  - (i) where practical (and in so far as land is to be vested in the Council) connect to areas of open space or stream margins containing a walking / cycling network in general accordance with the Precinct Plan; and
  - (ii) where not practical or land is not be vested, other design features are incorporated to provide accessibility and a reasonable standard of amenity and safety.
- (c) Roads are aligned with the drainage network in general accordance with the Precinct Plan and in so far as the drainage network is to be vested in the Council.
- (d) Cycle and pedestrian paths are provided as shown in general accordance with the Precinct Plan and where located within the drainage network in so far as the drainage network is to be vested in the Council, are at a practical grade and alignment, and provide for linkages to paths, on adjacent properties.
- (e) Provision is made for collector roads and local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the Precinct over time.
- (f) The design and layout of the roading network includes urban blocks, connections, and safe walking and cycling networks and infrastructure.
- (g) Improved pedestrian and cycling connections are provided:
  - (i) that responds to the local area's constraints and characteristics; and
  - (ii) to other local area walking and cycling networks existing at the time of development.
- (h) The design and efficiency of stormwater infrastructure and devices (including communal devices) including the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
- (i) The Golding Road / East Street / Pukekohe East Road intersections and section of Golding Road adjoining the Precinct can safely accommodate cumulative effects of traffic.

- (j) If other measures are required to mitigate traffic effects on the above intersections referenced in (b) (i), including completion of the PC 76 Collector Road between Birch Road and Golding Road as shown on the Precinct Plan.
  - (k) Potential adverse effects of retaining walls, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls.
  - (l) Any road as shown on the Precinct Plan that passes adjacent to or through the drainage reserve areas are designed to minimise adverse effects on vegetation, including through the use of retaining structures with terracing rather than battered slopes, and modifications to the road standards typically applied to local roads.
- (5) Non-compliance with standard I45X.6.5.6 Road Design and Upgrade of Existing Roads:
- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
  - (b) Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.
  - (c) Whether the proposed design and road reserve:
    - (i) incorporates measures to achieve the required design speeds;
    - (ii) can safely accommodate required vehicle movements;
    - (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
    - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
  - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (6) Non-compliance with Standard I45X.6.6 Noise Attenuation
- (a) Whether the location of the building or any other existing buildings/structures avoids, remedies or mitigates the adverse noise effects associated with the road traffic noise relating to the operation of East Street and Golding Road as a future arterial road.
  - (b) The extent to which the alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
  - (c) Whether any identified topographical or building design features will mitigate any potential adverse health and amenity effects.
  - (d) Any implications arising from any technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for East Street or Golding Road.
- (7) Cultural Inputs:
- (a) policy 145X.3 (6).

## **I45X.8. SPECIAL INFORMATION REQUIREMENTS**

### **I45X.8.1 Riparian Planting Plan**

- (1) An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must:
  - (a) Identify the location, species, planting bag size and density of the plants;
  - (b) Include a management plan to achieve establishment within 5 years and the eradication of pest weeds;
  - (c) Confirm detail on the eco-sourcing proposed for the planting; and
  - (d) Take into consideration the local biodiversity and ecosystem extent.

### **I45X.8.2 Traffic Assessment**

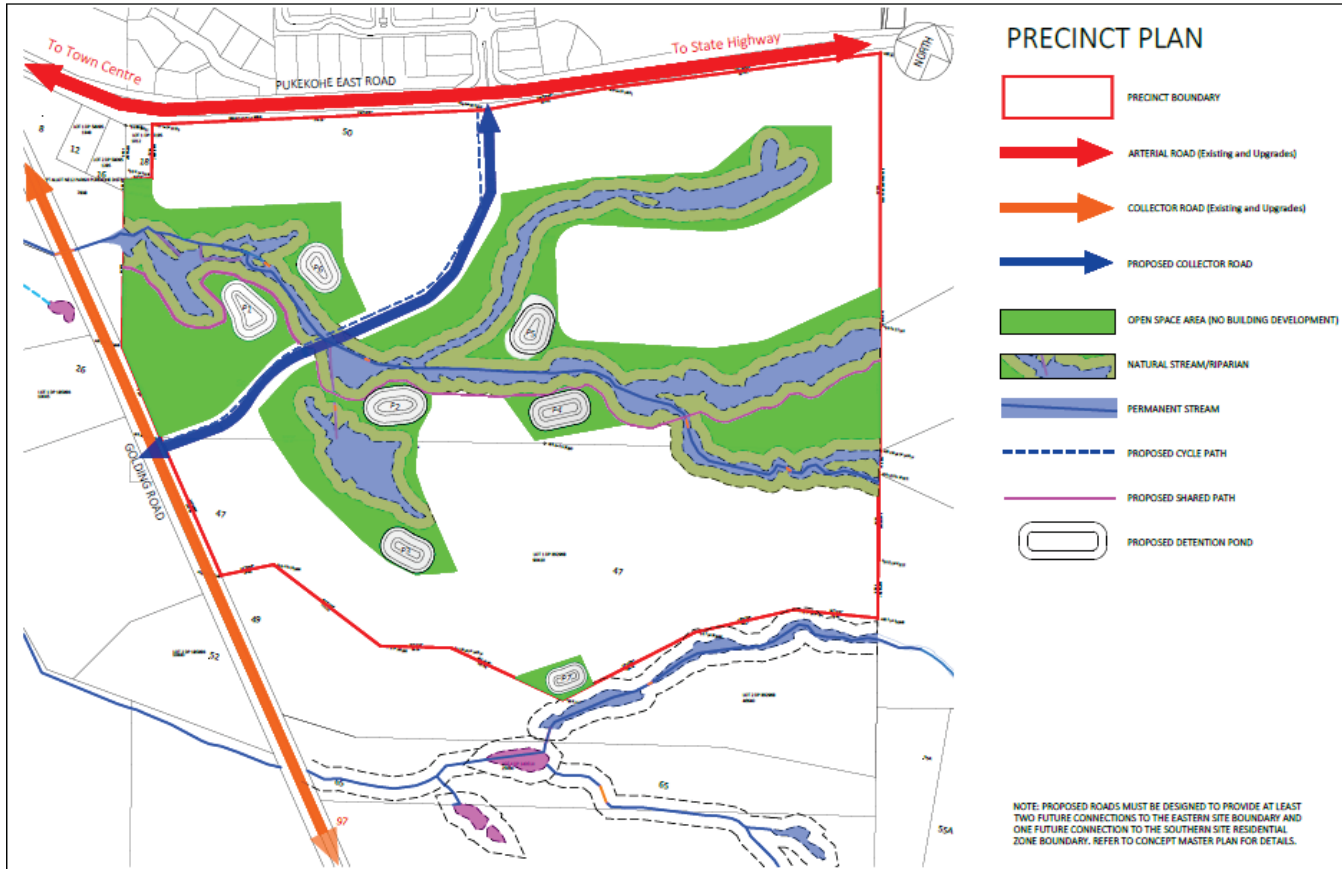
- (1) At the first stage of subdivision or development of any site existing at (date of plan change approval); and
- (2) For any subdivision or development exceeding a cumulative increment of 60 further dwellings/lots within the Precinct a Traffic Assessment must be provided which assesses effects (including cumulative effects) on the safety and efficiency of the road network and in particular addresses the need for:
  - (a) Any upgrade of the Golding Road / Anselmi Ridge Road / Pukekohe East Road intersection;
  - (b) Any upgrade of the Golding Road / East Street / Pukekohe East Road intersection; and
  - (c) Golding Road where it adjoins the Precinct.

### **I45X.8.3 Transport Design Report**

- (1) Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network, and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.

In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.

I45X.9 PUKEKOHE EAST-CENTRAL: PRECINCT PLAN 2



I45X Pukekohe East-Central Precinct 2

**Appendix 1 – Minimum Road Width, Function and Required Design Elements**

Appendix 1 - 1 Minimum Road Width, Function and Required Design Elements Name	Role and function of road	Minimum Road Reserve (Note 1)	Total no. of lanes	Design Speed	Median (Note 2)	Cycle provision	Pedestrian provision	Freight or heavy vehicle route	Access restrictions	Bus Provision (Subject to Note 3)
Golding Road (interim)	Collector/Arterial (unless Auckland Transport issues a notice of requirement for an arterial road status on or before 30 January 2026)	21m	2	50km/h	No	Yes	Precinct side only	Yes	Yes (where protected cycle lane or shared path)	Yes
Pukekohe East Road	Arterial	N/A	2	50Km/h	No	Yes	Precinct side only	Yes	Yes	Yes
Internal Collector Road	Collector	21m/22m (Note 5)	2	50km/h	No	Yes	Both sides	Yes	Yes (where protected cycle lane or shared path)	Yes
Local internal roads	Local	16m	2	30km/h	No	No	Both sides	No	No	No

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

Note 2: Whilst not a general part of the road cross section, flush or solid medians may be required at intersections or crossing points on Golding Road and Pukekohe East Road.

Note 3: Carriageway and intersection geometry capable of accommodating buses.

Note 4: Width of local roads where they adjoin open space may be modified.

Note 5: Collector Road width may be reduced to 21m if a two-way cycleway is provided on one side of the road.

**Appendix 2:** Density standards from Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA.

The following objectives, policies, rules and other provisions apply to and modify the Residential Mixed Housing Urban zoned land within the precinct until Plan Change 78 becomes operative, after which point the following provisions no longer apply.

**[Reference number TBC] Additional MDRS Land Use Objectives**

Objectives (H5.2)

- (A1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- (B1) A relevant residential zone provides for a variety of housing types and sizes that respond to –
  - (a) Housing needs and demand; and
  - (b) The neighbourhood’s planned urban built character, including 3-storey buildings.

*Note: these objectives are adopted from H5.2(A1) and (A2)*

**[Reference number TBC] Additional MDRS Land Use Policies**

Policies (H5.3)

- (A1) Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (B1) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga).
- (C1) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.



(D1) Enable housing to be designed to meet the day-to-day needs of residents.

(E1) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

*Note: these policies are adopted from H5.3*

### **[Reference number TBC] Notification**

(A1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4 9) of the Resource Management Act 1991:

(A2) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2 or 3 dwellings that do not comply with 1 or more of the following:

- (i) Standard H5.6.4 Building height;
- (ii) Standard H5.6.5 Height in relation to boundary;
- (iii) Standard H5.6.8(1) Yards;
- (iv) Standard H5.6.10 Building coverage;
- (v) Standard H5.6.11(3) and (4) Landscaped area;
- (vi) Standard H5.6.12(A1) Outlook space;
- (vii) Standard H5.6.14(A1) – (B1) Outdoor living space; and
- (viii) Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways.

*Note: this rule is adopted from H5.5(4)*

### **[Reference number TBC] Rules**

**[Reference number TBC] Number of dwellings per site**

(1) There must be no more than three dwellings per site.

*Note: this rule is adopted from H5.6.3A*

**[Reference number TBC] Building Height**

Purpose: to manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
  - minimise visual dominance effects;
  - maintain a reasonable standard of residential amenity for adjoining sites; and
  - provide some flexibility to enable variety in roof forms.; and
  - provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill.
- (1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below.

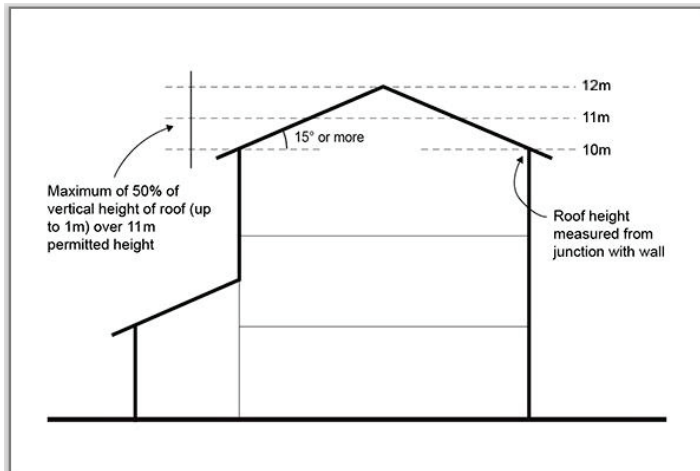


Figure 1 H5.6.4.1 Building Height in the MHUZ

Note: this rule is adopted from H5.6.4 of PC78

**[Reference number TBC] Height in Relation to boundary (H5.6.5)**

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60 degree recession plane measured from a point 4m vertically above ground level alongside and rear boundaries, as shown in Figure H5.6.5.1 Height in relation to boundary below.

Note: this rule is adopted from H5.6.5 of PC78

**[Reference number TBC] Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H5.6.8.1 Yards below.

Yard	Minimum Depth
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I45X Pukekohe East-Central Precinct 2

Front	1.5m
Side	1m
Rear	1m

*Note: this rule is adopted from H5.6.8.1 of PC78*

**[Reference number TBC] Building Coverage**

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.

(1) The maximum building coverage must not exceed 50 per cent of the net site area

*Note: this rule is adopted from H5.6.10 of PC78*

**[Reference number TBC] Landscape areas (H5.6.11)**

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space vegetation; and
- to create a vegetated urban streetscape character within the zone

Developments containing up to three dwellings must comply with the following:

(1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling

*Note: this rule is adopted from H5.6.11 of PC78*

**[Reference number TBC] Outlook Space (H5.6.12)**

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

Development containing up to three dwellings must comply with the following:

(A1) An outlook space must be provided for each dwelling as specified in this clause.

- (a) An outlook space must be provided from habitable room windows as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below.
- (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below:
  - i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must—
  - i. be clear and unobstructed by buildings; and
  - ii. not extend over an outlook space or outdoor living space required by another dwelling

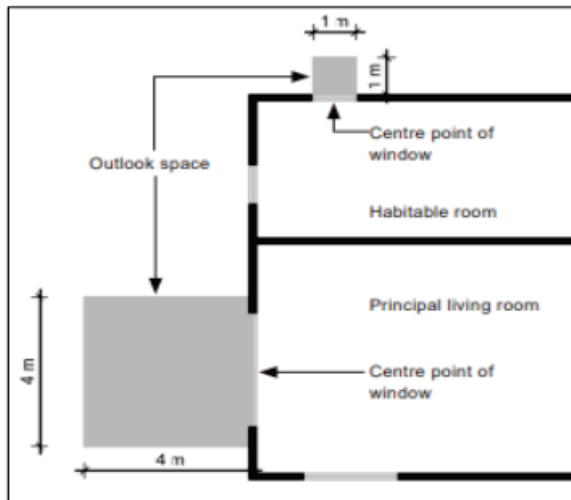


Figure 2 outlook space requirements for development containing up to three dwellings (H5.6.12.A1)

Note: this rule is adopted from H5.6.12 of PC78

#### [Reference number TBC] Outdoor living space (H5.6.14)

Development containing up to three dwellings must comply with the following:

- (A1) A dwelling at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that,—
  - (a) where located at ground level, has no dimension less than 3 metres for three or more dwellings; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location; or

I45X Pukekohe East-Central Precinct 2

- (ii) located directly adjacent to the unit; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (B1) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres for three or more dwellings; and
  - (b) is accessible from the dwelling; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the unit

*Note: this rule is adopted from H5.6.14 of PC78*

**[Reference number TBC] Windows to Street and Private Vehicle and pedestrian accessways (H.5.6.18)**

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

Development containing up to three dwellings must comply with the following:

Any dwelling facing the street must have a minimum of 20 per cent of the streetfacing façade in glazing. This can be in the form of windows or doors.

*Note: this rule is adopted from H5.6.18 of PC78*

**[Reference number TBC] Activity Table – Subdivision in Residential Zones (E.38.4.2)**

Activity	Activity Status
Subdivision for the purpose of the construction or use of dwellings, which are provided for as either permitted or restricted discretionary activities in the Residential – Low Density Residential Zone, Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Buildings Zone	

Note 1		
All Applicants for subdivision consent, including controlled activities A13A and A13B, are subject to section 106 of the RMA.		
(A13A)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.1A.1	C
(A13B)	Subdivision around existing buildings and development complying with Standard E38.8.1A.2.	C

**[Reference number TBC] Notification (E.38.5)**

2A) In the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings Zones, any application for subdivision associated with an application for resource consent for the construction and use of one, two or three dwellings that do not comply with 1 or more of the relevant zone standards will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

The standards referenced in clause 2A above include:

- Standards H5.6.4, H5.6.5, H5.6.8(1), H5.6.10, H5.6.11(3) and (4), H5.6.12, H5.6.14 and H5.6.18 in the Residential - Mixed Housing Urban Zone.
- Standards H6.6.5(1)(a), H6.6.6(1), (5), (6), (7) and (10), H6.6.9, H6.6.11(1), H6.6.12(1A) and (2A), H6.6.13(A1) – (J1), H6.6.15(A1) and (B1), H6.6.19(1) in the Residential - Terrace Housing and Apartment Buildings Zone.

2B) In the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Zones, any application for subdivision associated with an application for resource consent for the construction and use of 4 or more dwellings that comply with the relevant zone standards will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

The standards referenced in clause 2B above include:

- Standards H5.6.4, H5.6.5, H5.6.8(1), H5.6.9, H5.6.10, H5.6.11(5), (6) and (7) and H5.6.12 - H5.6.16 and H5.6.18 – H5.6.21 in the Residential - Mixed Housing Urban Zone.

Across the Residential - Terrace Housing and Apartment Buildings Zone

- Standards H6.6.9, H6.6.10, H6.6.11, H6.6.12(1) – (3), H6.6.13(1) - (9), H6.6.14, H6.6.15(1) - (4), H6.6.16, H6.6.17, H6.6.19(2), H6.6.20, H6.6.21 and H6.6.22 in the Terrace Housing and Apartment Buildings zone.



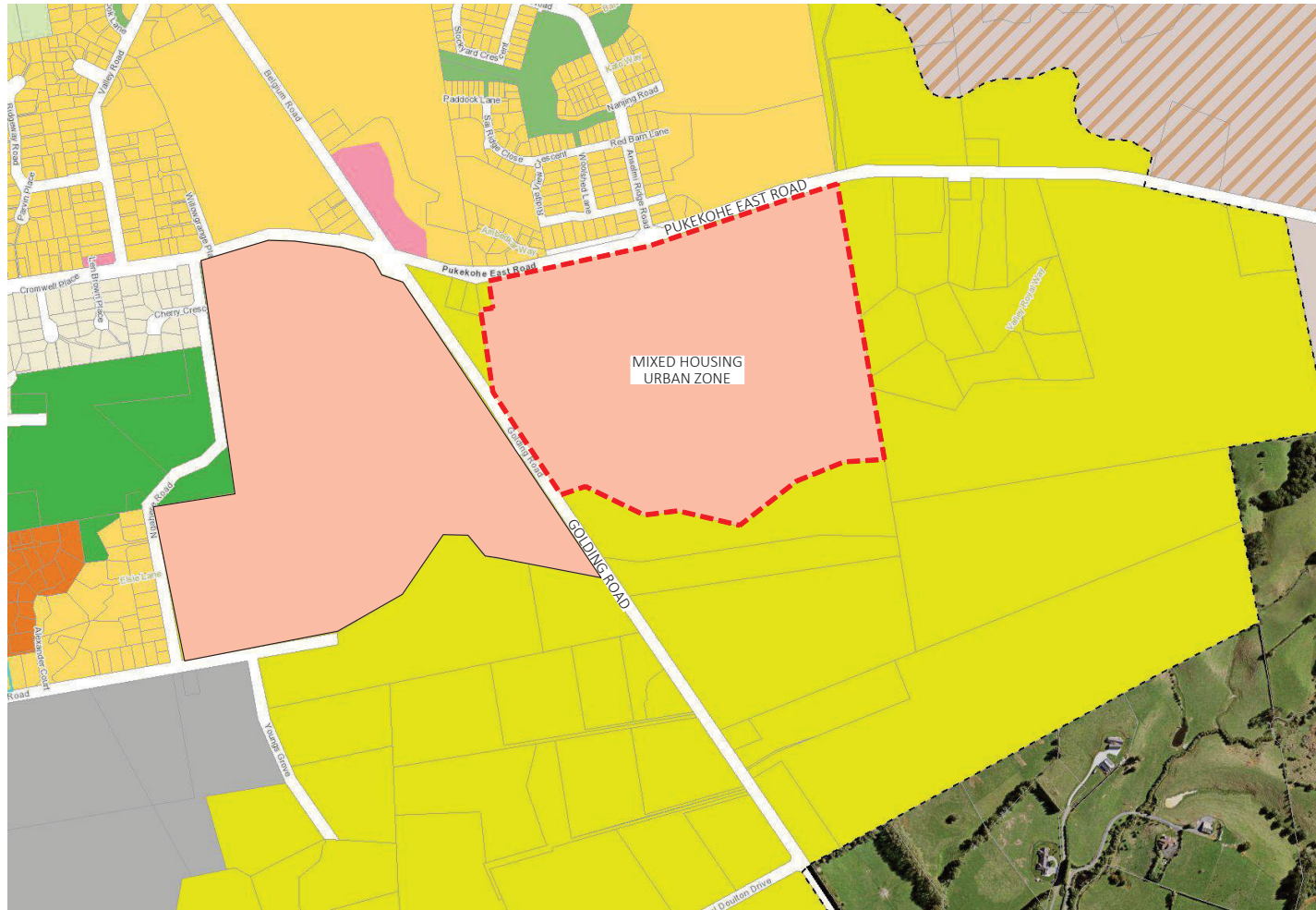
I45X Pukekohe East-Central Precinct 2

In the Residential - Terrace Housing and Apartment Buildings Zone - additional standards for development outside walkable catchments

- Standards H6.6.5(1)(b) and H6.6.6(2), (5) – (7) and (10). In the Residential - Terrace Housing and Apartment Buildings Zone - additional standards for development inside a walkable catchment
- Standards H6.6.5(1)(c) and H6.6.6(3) – (5), (7) and (10).

# AUCKLAND UNITARY PLAN MAP

## PROPOSED ZONING



ZONING	
<b>Residential</b>	
[Yellow]	Residential - Large Lot Zone
[Yellow with diagonal lines]	Residential - Rural and Coastal Settlement Zone
[Light Yellow]	Residential - Single House Zone
[Light Orange]	Residential - Mixed Housing Suburban Zone
[Pink]	Residential - Mixed Housing Urban Zone
[Orange]	Residential - Terrace Housing and Apartment Buildings Zone
<b>Business</b>	
[Red]	Business - City Centre Zone
[Pink with diagonal lines]	Business - Metropolitan Centre Zone
[Pink]	Business - Town Centre Zone
[Light Pink]	Business - Local Centre Zone
[Light Pink]	Business - Neighbourhood Centre Zone
[Light Pink]	Business - Mixed Use Zone
[Light Purple]	Business - General Business Zone
[Purple]	Business - Business Park Zone
[Dark Purple]	Business - Heavy Industry Zone
[Purple]	Business - Light Industry Zone
<b>Open space</b>	
[Green]	Open Space - Conservation Zone
[Light Green]	Open Space - Informal Recreation Zone
[Light Green]	Open Space - Sport and Active Recreation Zone
[Light Green]	Open Space - Civic Spaces Zone
[Light Green]	Open Space - Community Zone
[Blue]	Water [ ]
<b>Future Urban</b>	
[Yellow]	Future Urban Zone
[Green with diagonal lines]	Green Infrastructure Corridor (Operative in some Special Housing Areas)
<b>Infrastructure</b>	
[Grey]	Special Purpose Zone - Airports & Airfields Cemetery Quarry Healthcare Facility & Hospital Tertiary Education Mixed Purpose Major Recreation Facility School
[Grey]	Strategic Transport Corridor Zone

DESIGNED BY	-
DRAWN BY	JB
CHECKED BY	JB
DATE	JB
REVISION	AMENDMENT



PROJECT: 47 GOLDING ROAD & 50 PUKEKOHE EAST ROAD, PUKEKOHE

TITLE: PROPOSED ZONING PC2

STATUS:	FOR INFORMATION ONLY	
DRAWING NO:	A100	
SCALE & DATE:	NTS	A3
REV:	28/11/2023	

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## APPENDIX 2

### **Private Plan Change request, AEE, S32 report and supporting technical reports**

This appendix has not been attached to this report. The documents are available on the council website [here](#)



## **APPENDIX 3**

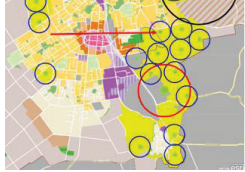
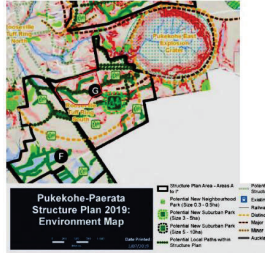
### **Further Information requests and responses**

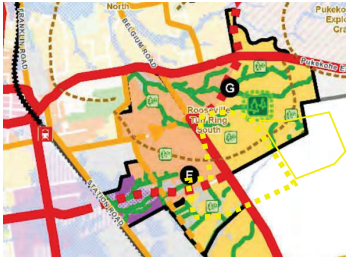
06 June 2023

PPC Application – Clause 23 Requests from Auckland Council including Further Information Requests

**Applicant:** Aedifice Development No.1 Limited  
**Address:** 47 Golding Road and 50 Pukekohe East Road, Pukekohe  
**Proposed activities:** PPC – Pukekohe East-Central Precinct 2

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
<b>LANDSCAPE (SPECIALIST STEPHEN BROWN)</b>						
L1	Attributes & Values	Please provide a summary of the key landscape characteristics and values associated with both public vantage points and neighbouring properties (even if these are regarded as being quite limited) that would be impacted by the proposed Plan Change and future subdivision.	<p>The summaries given of effects on Adjoining Properties, the Surrounding Road Network, and the Wider Surrounding Area are quite brief and skim over the effects on any characteristics and qualities of the landscape that might be relevant. Furthermore, while most of the assessment is consistent with the NZILA's <i>Te Tangi a Te Manu</i> (Aotearoa NZ Landscape Assessment Guidelines, 2022), there are concerns about the emphasis on 'visual effects' in LA4's report, as paragraph 6.8 (second bullet point) makes it clear that:</p> <ul style="list-style-type: none"> <li><i>It is not the change to a view that is an effect, but what such changes are in terms of landscape values. The changes may relate (say) to an expression of the landscape's biophysical well-being, or a meaning associated with it, or its aesthetic qualities.</i></li> </ul> <p>Any assessment of effects should focus less on visual effects and more on changes to the attributes and values of a landscape that are impacted by such changes.</p> <p>The summary requested could be annotated and quite brief, but it would assist with interpretation of the proposal's effects and translate the 'Visual Effects' analysis into findings that are more aligned with the expectations of <i>Te Tangi a Te Manu</i>. This may mean that some conclusions need to be revisited in response to this change in emphasis.</p>	<p>Effects on landscape values are assessed against the existing environment and the relevant statutory provisions. The AUP provisions, given its Future Urban zoning, anticipate significant change and outcomes for the existing landscape values for the site.</p> <p>There are relatively low landscape values and sensitivity associated with the site, which is a relatively degraded, highly modified working environment lacking any significant landscape and natural character values, adjacent to an existing residential area to the north.</p> <p>The site is not high in associative values and is an integral component of the surrounding Pukekohe urban, peri-urban, and semi-rural environment. Similarly, there are relatively low associative and perceptual attributes associated with the site.</p> <p>The only negative outcomes in landscape terms of development enabled by PC2 would be the loss of the remaining rural character, which is anticipated by the relevant AUP planning strategies for the site.</p> <p>The effects of development enabled by PC2 on the landscape values of the site are covered in paragraphs 6.11 – 6.21, and the effects on visual amenity are covered in 6.22 – 6.52 within the original <i>Assessment of Landscape and Visual Effects</i> prepared by LA4 (dated 15.08.22).</p>	No further RFI.	
L2	Statutory Review	Please provide an evaluation of the proposal and its landscape effects against relevant higher order	There is currently no examination of the effects identified against any relevant higher order provisions of the AUP for eastern Pukekohe.	Section 5 of the original <i>Assessment of Landscape and Visual Effects</i> prepared by LA4 (dated 15.08.22) outlines and addresses the provisions most relevant to landscape character and visual amenity matters.	No further RFI.	

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		provisions of the Unitary Plan.				
<b>PARKS (SPECIALIST LEA VAN HEERDEN SENIOR PARKS PLANNER PARKS &amp; COMMUNITY FACILITIES AUCKLAND COUNCIL)</b>						
P1	Passive Open Space / Shared Path	Please provide clarity regarding the ownership and ongoing function / maintenance responsibilities for the proposed areas of Passive Open Space / Shared Path.	<p>The submitted Concept Master Plan illustrates passive public open space along the eastern edge of the precinct with a proposed shared path, but the precinct plan does not demonstrate, through regulatory standards, how this open space will be integrated and activated.</p> <p><u>Subsequent reasons (given 03/10/22) after applicant's initial response.</u></p> <p>Please note and of relevance to the queries raised in the applicant's response under P2, the "passive public open space" as demonstrated on the precinct plan does not meet open space provision policy in terms of shape size and accessibility. We require a neighbourhood park located more centrally within the precinct plan but not towards the southern eastern edge of the precinct plan</p>	No issue with providing a public open space, provisions can be worded accordingly however the location is to remain flexible.	No further RFI.	
P2	Neighbourhood Park	Please demonstrate the provision of a neighbourhood park that will meet the open space provision policy.	<p>The plan change and precinct plan process is one of and if not councils only tool to secure the provision of a park under the RMA and the location and size has an effect on the spatial master planning of any new development (noting that the actual acquisition process sits outside of the RMA). Based on a review of the indicative open space locations shown on the Pukekohe-Paerata Structure Plan 2019, to align them more accurately with the Open Space Provision Policy 2016 provision metrics and physical constraints (primarily hydrology and topography), Parks Planning have identified a provision gap in the circled location shown on the annotated screenshot of the structure plan map below.</p>  <p>There is need for a neighbourhood park in the blue circle – which coincides well with the plan change boundary along the northern edge.</p>	<p>Refer to comment provided under "P1" above.</p>  <p>Note the screenshot of the Council's indicative location does not appear to be from the Pukekohe-Paerata Structure Plan (the "Structure Plan") and needs clarification where this originates. The open spaces in the Structure Plan are as snipped above which shows no reserve at all on the subject site, however we note Councils subsequent response provided.</p>	No further RFI.	

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
			<p>The main issue with the location shown on the plan above is its close proximity to Pukekohe East Road and Golding Road which are barriers to access from the north and west respectively. It is advised to locate a 'neighbourhood park' more centrally within the plan change area to provide better and more equitable access to surrounding future residents.</p> <p><u>Subsequent reasons (given 03/10/22) after applicant's initial response.</u></p> <p>To clarify we acknowledge the structure plan identifies the need for a neighbourhood park demonstrated between Golding and Ngahere Road. (see area demonstrated in stipple yellow below).</p>  <p>However, Council's Community Investment Team, Senior Community Policy Advisor and Open Space Provision Specialist recently reviewed the indicative open space provision in the Pukekohe-Paerata Structure Plan to ensure it was consistent with the Open Space Provision Policy (2016) in terms of distribution and size and securing that council can acquire the land (LGA requirement) at the right locations (RMA requirement) in the future.</p> <p>This review was prompted by the stresses on the council arising from the scale and speed of development across Auckland that have recently come to the fore and securing the provision of future parks (NPSUD/ AUP requirements) was correctly quantified and aligned with policy as per the requirement of the RMA and the LGA 2002 to inform the refresh of the council's DC policy currently being undertaken.</p>	<p>Noting the subsequent response provided, we have taken on board the comments provided to date and have also considered the <i>Open Space Provision Policy (2016)</i>. In response, we have sought expert assessment and options from Craig Jones of Visitor Solutions and he has identified two options that meet many of the policy outcomes for the location of the proposed Public Reserve, subject to some design tweaks for access and parking, and levels for recreational neighbourhood park type activities as identified in the Open Space Provision Policy. Mr. Jones has also identified significant issues with the location identified by Ms. Van Heerden for the preferred location in the blue circle adjacent to East Road and Golding Road.</p> <p>It was noted by Mr. Jones that the Councils indicative location is not a good option because:</p> <ul style="list-style-type: none"> <li>• It's a busy road frontage (main road into town).</li> <li>• It will require a fence unless you want balls / kids going onto the main road.</li> <li>• Neighbours will likely erect fences so less optimal sightlines (CPTED issues).</li> <li>• Has less optimal linkages (no shared pathways etc).</li> <li>• It takes out of play good residential land.</li> </ul> <p>The applicants current preferred option provides the following advantages:</p> <ul style="list-style-type: none"> <li>• Interesting landscape (with water features and when replanted in native trees etc).</li> <li>• Very good CPTED characteristics (because it's a low spur it is looked down on from the elevated areas either side = very open sight lines from the proposed side roads and residential units)</li> <li>• Can be reached from either side (I think easily done with a floating boardwalk rather than large foot bridges = lower dev cost).</li> <li>• Has areas we can bench creating a flattish area for casual ball sports etc.</li> <li>• Nice links with shared pathway.</li> </ul> <p>The applicant is willing to provide the necessary open space provision, but this needs to be provided in the optimal location that balances competing public / private interests. Post further discussions with the applicants project team and Council experts, a confirmed location is expected to be shown on the Precinct Plan as part of the future PPC next steps.</p>		



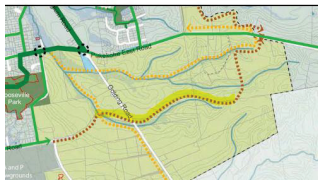
#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
			<p>The map (above) (reasons for requests) shows the <b>revised</b> locations of open space across the Pukekohe-Paerata Structure Plan area based on a service needs gap analysis.</p> <p>This supersedes the indicative locations shown in the structure plan. The neighbourhood park is no longer required between Golding and Ngahere Road. The existing open space (Roosevelt Park; approx. 11.4ha) meet council open space provision targets for that area, particularly a neighbourhood park within 400m walking distance for that area and so the gap location has been demonstrated to the north west, within this particular precinct plan.</p> <p>There is a gap within the open space provision policy to adequately secure the provision of a neighbourhood park for future communities that will meet the open space provision policy.</p> <p>The reason why we say it must meet open space provision policy is threefold:</p> <ol style="list-style-type: none"> <li>1) to make sure the park demonstrated is more or less of the location and standard that enables council to acquire that land for the communities in the future.</li> <li>2) ensure any developer in the future secures the provision of this open space as part of their development that will enable them to demonstrate meeting open space provision policies as required under both the NPS-UD and underlying AUP zoning Policies.</li> <li>3) The location of such a park (3-5ha) can have a spatial effect on the master planning of any new development that affects road layouts, access etc.</li> </ol> <p>The “passive public open space” as demonstrated on the precinct plan does not meet open space provision policy in terms of shape size and accessibility.</p> <p>We require a neighbourhood park located more centrally within the precinct plan, that can be fronted by a minimum of two roads to meet the gap within the open space provision policies</p>			
<b>ECOLOGY (SPECIALIST JASON SMITH, MORPHUM ENVIRONMENTAL)</b>						

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
E1	Objectives and Policies	Please explain why objectives and policies relating to the benefits of riparian vegetation and the enhancement of ecological functions are not proposed in the plan change, or alternatively suggest appropriate provisions.	<p>The precinct plan should be updated to include objectives and policies that highlight the benefits of riparian vegetation (including but not limited to habitat provision, migration pathways, overland contaminant filtration and stream bank stability), as well as, a mechanism to ensure the planting is delivered as proposed (such as a standard linked to future activities, commonly subdivision). It is further considered appropriate to incorporate additional provisions that relate to the enhancement of ecological functions. Recent examples of provisions can be found in Plan Changes 48 – 50:</p> <p>Objective: Freshwater, sediment quality, and biodiversity are improved. Policy: Contribute to improvements to water quality, habitat and biodiversity, including by providing planting on the riparian margins of permanent and intermittent streams.</p>	<p>We will amend the riparian planting related provisions to reflect those as arrived at through caucusing for PC-76. Similar to the following:</p> <p><u>Objectives:</u></p> <ol style="list-style-type: none"> <li>1. Provide for the health and well-being of streams and wetlands within the Precinct.</li> <li>2. The network of key watercourses is protected and enhanced where practical in a manner which assists to manage the risk of flooding and provide open space areas for recreation as well as walking and cycling connections.</li> </ol> <p><u>Policies:</u></p> <ol style="list-style-type: none"> <li>1. Requiring planting of riparian margins of streams and wetlands.</li> </ol> <p>Exact wording can be agreed in due course.</p>	No further RFI.	
E2	Width of Riparian Buffer	Please explain why a wider (than 10m) riparian buffer is not justified considering any future earthworks that may be required to stabilise the stream and manage the flood plain.	<p>The EIA states that the Pukekohe-Paerata Structure Plan takes a precautionary approach seeks a 20m riparian buffer for permanent and intermittent streams. Note that the Plan also states that there has been additional analysis on the issue of stream bank erosion since the preparation of the 2019 stormwater management plan. The 18 July 2019 version of the stormwater management plan reflects stream bank erosion risks to, and caused by, development. It states that 20m either side of all streams may be needed for earthworks to stabilise the stream and manage the flood plain and that further assessment will be carried out to refine this approach around intermittent streams at the plan change stage.</p> <p>The application material contains no assessment of stream erosion, and accordingly why a 20m margin should not be provided.</p>	<p>We note that the 10m riparian buffer has been accepted for PC-76 and there are provisions agreed in caucusing for that addressing these matters. We will ensure similar provisions are included in response to this matter. Similar to the following:</p> <p><u>XXX Riparian and Buffer Planting</u></p> <ol style="list-style-type: none"> <li>1. The riparian margins of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank. This standard does not apply to that part of a riparian margin where a road, public walkway, or cycleway crosses over the stream. This standard also does not apply where no earthworks are proposed within 50m any stream.</li> <li>2. The buffer of any natural wetland must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a wetland buffer where a road or public walkway crosses over the buffer or where no earthworks are proposed within 50m any wetland.</li> <li>3. The planting required by clauses (1)-(3) above must: <ol style="list-style-type: none"> <li>a) use eco-sourced native vegetation;</li> <li>b) be consistent with local biodiversity;</li> <li>c) be planted at a density of 10,000 plants per hectare;</li> <li>d) be undertaken in accordance with the Special Information Requirements in XXX;</li> <li>e) Be legally protected and maintained to establishment for a period of five years.</li> </ol> </li> </ol>	No further RFI.	

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
				Exact wording can be agreed in due course.		
E3	Riparian Buffer Planting	Please explain what mechanism is proposed to ensure the delivery of riparian planting.	No mechanism is proposed to ensure the delivery of riparian planting.	<p>This has been included the PC-76 provisions in response to caucusing and we propose the same or similar provisions to be included for this PPC.</p> <p>Refer to commentary and provisions noted under E2 above. In addition – Special Information Requirements may include:</p> <p><b>XXX Special information requirements</b>  <u>XXX Riparian Planting Plan</u></p> <ol style="list-style-type: none"> <li>1. An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must: <ol style="list-style-type: none"> <li>a) Identify the location, species, planting bag size and density of the plants;</li> <li>b) Include a management plan to achieve establishment within 5 years and the eradication of pest weeds.</li> <li>c) Confirm detail on the eco-sourcing proposed for the planting</li> <li>d) Take into consideration the local biodiversity and ecosystem extent.</li> </ol> </li> </ol>	No further RFI.	
E4	Riparian Buffer protection mechanism	Please explain what method is proposed for protecting and maintaining riparian buffers.	The application material infers that the riparian margins would be vested to Council. However, no correspondence has been included in the application material to confirm that Council is willing to accept this land for vesting; nor have alternative measures to protect the vegetation in perpetuity been identified if Council in unwilling to accept this land for vesting.	<p>This has been included the PC-76 provisions in response to caucusing and we propose the same or similar provisions to be included for this PPC.</p> <p>This includes the onus on the developer to legally protect and maintain the planting until establishment for a period of 5 years, noting after this these stormwater reserve areas will be owned and managed by Healthy Waters (i.e. vested).</p>	No further RFI.	
<b>HEALTHY WATERS (CONTACT: SUSAN ANDREWS: PRINCIPAL - HEALTHY WATERS 027 211 1016)</b>						
SW 1	Flood risk and hazard	Please provide the Flood model with all the relevant files.	The flood model is referred to in the SMP but has not been provided in its digital form. This is a fundamental piece of information to inform an assessment of stormwater, flooding and freshwater effects of the plan change Only a Flood modelling methodology report has been provided.	A TuFlow model has been prepared and is to be provided to Healthy Waters for review and approval. Refer to <b>Attachment 1</b> .	Please update the following items (underlined) in the .tcf files and re-run the models to provide waterRIDE output and rainfall checking files for all scenarios, (these were not included in the current model) <ul style="list-style-type: none"> <li>• Map Output Data Types = h V q d MB5_IMPERVIOUS MB2 VA <u>RFC</u> <u>RF</u></li> <li>• Map Output Format = GRID DAT <u>WRC</u></li> </ul>	Noted. TuFlow model is being updated as per Healthy Waters comments. Coordination with Link Zhao & Nimal Gamage is happening in parallel.
SW 2	Flood detention ponds	Please provide concept designs for the flood detention ponds proposed.	Insufficient information has been provided on sizing and location of the ponds. This is required to understand if the effects of the development can be managed in the plan change area.	Pond locations and its sizing have been shown in <i>Drawing 20000 – Drainage Reserve Extent Plan</i> within <b>Attachment 2</b> . Please find the drawing for more details.	The Drainage Reserve Extent Plan provided shows wet pond locations. The SMP mentions that the detention ponds will be sized to accommodate temporary storage with a drain down period of 24 hours for the difference between the pre-development	Concept design for the flood detention ponds will be provided along with the sizing calculations.

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					(grassed state) and post development runoff volumes from the 95 <sup>th</sup> percentile, 24-hour rainfall event minus the retention volume. Please give consideration to this being a precinct provision.  Further information is needed regarding the concept designs showing calculations relating to detention and treatment pond sizing.	
SW 3	Stormwater quality treatment	Please demonstrate why the chosen mitigation approach is the best practical option and provide clarification regarding the type of ponds proposed as to whether they are wet or dry ponds.	Wet ponds are considered to be necessary given stormwater treatment is proposed via ponds.	Yes, wet ponds are proposed. Refer to <i>Drawing 20000 – Drainage Reserve Extent Plan</i> within <b>Attachment 2</b> .  For roading, primary treatment will be provided via catch pit inserts/litter trap. While secondary treatment will be provided with Raingardens (where practicable) and tertiary treatment will be via wet ponds.  For lots, all buildings will be provided with retention tanks.  For JOAL'S/driveway, treatment will be via Stormfilter devices.  Refer to the <i>Stormwater Management Plan</i> included within <b>Attachment 3</b> for more details.	Clarification has been provided that wet ponds will be constructed however a Best Practicable Option (BPO) Assessment is still missing. The other options for stormwater management still have not been discussed. The BPO Assessment should include: <ul style="list-style-type: none"> <li>The sensitivity of the receiving environment to the nature of the stormwater discharge with respect to the particular option</li> <li>Financial implications of the options and the effect on the environment for each option</li> <li>The current state of technical knowledge and the likelihood that the option can be successfully applied.</li> </ul>	The BPO Assessment for the Stormwater Quality Treatment will be included in the revised <i>Stormwater Management Plan (SMP)</i> .
SW 4	Raingardens	Please clarify whether AT approval has been obtained for assets in the road corridor.	SMP section 6.6 refers to raingardens for mitigating road run off. This will help clarify if this is a practical option or not and will impact the overall integrated stormwater approach.	AT approval is yet to be obtained for raingardens or other assets within the road corridor.	No further RFI, however noting that there should be at least agreement in principle at this stage. The specific details of raingardens would be reviewed at subdivision/LUC stage including the vesting of these raingardens.	Noted and agreed.
SW 5	Assets	Please specify the stormwater assets under public and private categories.	This will assist in understanding whether the mitigation measures proposed are appropriate. It is not clear which assets will be vested to Auckland Council.	Any stormwater assets proposed within the road corridor will be public and vested to Council / AT appropriately. Private assets will be proposed within the lot developments.	There is a discrepancy around the extent of the drainage reserve between the plan titled: <i>Concept Master Plan PC2, Drawing No. A103</i> dated 20/07/22 and the plan titled: <i>Drainage Reserve Extent Plan, Drawing No. 20000</i> and dated 06/03/23. The drainage reserve appears larger under the Concept Master Plan than in the Drainage Reserve Extent Plan. Please provide clarification around this discrepancy.	Concept Master Plan PC2, Drawing No. A103 and Drainage Reserve Extent Plan, Drawing No. 20000 will be revised to match the latest.
SW 6	NDC and SMP	Please provide a Stormwater Management Plan (SMP) as a standalone document.	An approved SMP is required for authorisation of stormwater diversion and discharge under the regional network discharge consent. The SMP acts in the plan change process as both an assessment of effects of stormwater discharge and is part of the process for having stormwater discharges	Refer to the <i>Stormwater Management Plan</i> included within <b>Attachment 3</b> for more details.	No further RFI	

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			authorised under Auckland Council Healthy Water's region wide Network Discharge Consent for stormwater (NDC).			
SW 7	Drainage reserves	Please clarify the purpose of the drainage reserve areas mapped in the Concept Master Plan, function and Precinct Plan.	Healthy Waters needs to understand whether there is a specific stormwater mitigation purpose behind these areas and the applicant's intention with regard to ownership of these areas.	<p>Similar to PC-76, a drainage reserve area will be created to attenuate up to 1% AEP flood event within the site and that no adverse effects will be caused to the downstream environment. This drainage reserve area will be vested to Council. All ponds will be located within the drainage reserve area.</p> <p>Please refer to Drawing 20000 – Drainage Reserve Extent Plan within <b>Attachment 2</b> for more details.</p>	<p>Please clarify why the 'drainage reserve' has been classified as a drainage reserve.</p> <p>Please provide the Landscape Plan. Is this the same as the Concept Plan?</p> <p>Please confirm if the latest Ecology Report is from July 2022.</p> <p>Please confirm how the stream flow will be maintained where it intersects with Road 12 (refer to the Concept Plan). There are no comments made in the SMP around the fact that the proposal will require culvert installation/bridge construction at the intersection of Road 12 and the stream on site. Assessment comments should discuss how the proposal minimises the need to have engineered structures in streams, so perhaps justification around why that layout has been selected.</p>	<p>The intention is to adopt a comparable strategy to PC76. The region identified as a drainage reserve serves the purpose of mitigating floods with a frequency of up to 1% Annual Exceedance Probability (AEP). Therefore, these areas are deemed unsuitable for any residential or habitable developments.</p> <p>We will show the landscape areas on the Concept Plan. However, the specific details of planting would be provided at subdivision/LUC stage.</p> <p>Yes, confirmed.</p> <p>As the stream is recognized as a natural wetland, no alterations to the stream/riparian are planned. Consequently, a bridge is proposed to facilitate the crossing of Road 12 over the stream.</p>
<b>TRANSPORT (SPECIALIST MARTIN PEAKE, PROGRESSIVE TRANSPORT SOLUTIONS)</b>						
T1	Consistency of Proposals with Structure Plan	Please provide a comparison of the proposed number of dwellings with the number of dwellings assumed in the Structure Plan for the site to show that the proposals are consistent with the Structure Plan.	The ITA does not provide details of how the number of dwellings proposed compares to the number assumed in the Structure Plan. A comparison of the plan change and structure plan of the number of dwellings is required to demonstrate that the proposals are consistent with that assumed for the Structure Plan.	<p>TPC have advised:</p> <p><i>"The PPSP documentation does not provide a detailed breakdown by site of the anticipated yields and works with larger zones. Therefore, we do not have any isolated information for a comparison of assumptions on yields.</i></p> <p><i>The proposed zoning within the PC area is Mixed Housing Urban and this is consistent with what has been anticipated within the PPSP.</i></p> <p><i>Furthermore, under the Mixed Housing Urban zone, resource consent is required for any land use or subdivision that accommodates more than 100 lots, or if there is a change in land use greater than 3 dwellings. Assessment of any effects on the road network, including the effects of the location and design of any intersections on the safe and efficient operation of the adjacent transport network, will be required.</i></p>	No further RFI	

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				<p>Thus, the AUP already requires the effects on the efficient operation of the transport network to be considered for any redevelopment on the subject site. It is thus expected that the effects of motor vehicle traffic generated by any future development on the road network, will require to be assessed and addressed at the resource consent stage by the AUP controls relating to development.</p> <p>If Council remains concerned with the risk of higher yields, consideration could be given to establishing thresholds within the activity tables of the precinct provisions that any dwellings above certain thresholds could be assessed in a similar manner to those that have recently been agreed with PC74 &amp; PC76".</p>				
T2	Active Modes	Please provide details as to how the plan change would allow for the future bridal path along the southern boundary of the plan change area.	<p>The Pukekohe-Paerata Paths Plan included in the PPSP (and shown as Figure 10 in the ITA) includes a potential future bridal trail along the southern boundary of the plan change area. The proposed plan change does not appear to take this path into account.</p> <p>The route is highlighted in yellow in the image below.</p> 	As per PC-76, Bridal paths are no longer required, and we expect these will be removed from future Precinct Plan considerations noting the urbanisation of the PC area.	No further RFI			
T3	Assessment of Effects	Please provide a breakdown of the trip generation and distribution between the trips associated with the proposed plan change and the trips associated with PC76. This could be in the form of the diagrams in Attachment 1 of the ITA with the proposed plan change trips and the PC76 trips shown separately.	<p>Attachment 1 of the ITA provides a summary of the base vehicle flows and the 'new' trips that have been used in the traffic modelling. The 'new' trips include trips associated with the proposed plan change and trips associated with PC76. It is considered appropriate that PC76 trips be taken into account in the assessment, however, it is not possible to determine how the trips for the proposed plan change and those associated with PC76 have been applied, including reassignment of trips from PC76 onto the network.</p>	<p>TPC have advised:</p> <p><i>"Please refer to the enclosed trip generation mapping that separates the vehicle trips between PC76 and this application".</i></p> <table border="1" data-bbox="877 1019 1306 1161"> <tr> <td> <p>Redistribution of traffic through the Plan Change Area (apply to existing and PC76 traffic only).</p> </td> <td> <ul style="list-style-type: none"> <li>Assuming 40% of traffic heading south onto Galding Road would utilise Road 1</li> <li>Assuming 40% of traffic heading east via Galding Road and Pukekohe East Road would utilise Road 1</li> </ul> </td> </tr> </table>	<p>Redistribution of traffic through the Plan Change Area (apply to existing and PC76 traffic only).</p>	<ul style="list-style-type: none"> <li>Assuming 40% of traffic heading south onto Galding Road would utilise Road 1</li> <li>Assuming 40% of traffic heading east via Galding Road and Pukekohe East Road would utilise Road 1</li> </ul>	<p>Re the Information provided in the spreadsheet. Commentary on the assumptions behind the distribution of PC76 and existing traffic is required to determine how this traffic has been allocated between the new road through the proposed plan change area and traffic using East Street and Pukekohe East Street.</p>	<p>TPC have advised the detailed trip distribution and the assumption were included in the spreadsheet provided. The key assumptions are also summarised as follows:</p> <ul style="list-style-type: none"> <li>Outbound/inbound flows for external trips from the precinct are based on an 80/20 split in the AM peak and 20/80 split in the PM peak.</li> <li>The predicted destination of the vehicle trips generated by the proposal have been based on the existing directional flows on East Street with an assignment of 5% towards the north and south. For the AM peak this result in a destination of 39% East, 51% West. For the PM peak this result in a destination of 48% East, 42% West.</li> <li>In terms of the anticipated split between intersections of the</li> </ul>
<p>Redistribution of traffic through the Plan Change Area (apply to existing and PC76 traffic only).</p>	<ul style="list-style-type: none"> <li>Assuming 40% of traffic heading south onto Galding Road would utilise Road 1</li> <li>Assuming 40% of traffic heading east via Galding Road and Pukekohe East Road would utilise Road 1</li> </ul>							

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						<p>periphery of the precinct we have assumed that the Road 1 / Pukekohe East intersection will attract 60% of the movements to and from the precinct, the Road 1 / Golding Road intersections would attract 30% of the traffic and Road 2 would attract 10% of the traffic.</p> <ul style="list-style-type: none"> <li>With the introduction of Road 1 we have made the assumption that 40% of traffic from PC76 would redistribute from Golding Road to Road 1 and not travelling through the Golding Road roundabout at Pukekohe East Street.</li> </ul>
74	Assessment of Effects	Please provide an evaluation of the trip rates used for the traffic assessment to demonstrate that they are appropriate for this site, taking into account factors such as access to Pukekohe Station and public transport and employment.	<p>The trip rates adopted in the assessment have been derived from the Pukekohe-Paerata Structure Plan (PPSP) ITA. These trip rates assume a high uptake of public transport, in particular travel by rail. Whilst the site is proposed to have a walking and cycling route to Pukekohe Station through PC76 and Birch Road, the site is not within a typical walking distance of the station. The topography of Birch Road and the route through PC76 could be a barrier to using public transport for cyclists. Therefore, the assumed trip rates utilised from the PPSP may be low for this particular site and thus the effects may be under reported.</p> <p>In addition, if the proposed east-west road for PC76 that connects Golding Road to Birch Road is not constructed in a timely fashion, this would further impact on access to Pukekohe Station and thus further reduce the attractiveness of the use of rail.</p>	<p>TPC have advised:</p> <p><i>"It must be acknowledged that walking to the train station is not the only mode choice for households with this plan change area. Figure 9 in the ITA sets out the future public transport network for Pukekohe. Both Pukekohe Road East/East Street and Golding Street roads are anticipated to have future Connector and Local bus services. These will further enhance the options for travel for households within the plan change area. Both these road connect to the Pukekohe Centre and Train Station and provide for an integrated network. People will also have the opportunity to cycle or use micro-mobility devices such as electric scooters to travel to and from the households which is becoming common in urban areas.</i></p> <p><i>The timing of the road connection through PC76 can be expected to have an influence on route choice to the train station and may result in a higher uptake in vehicle use. On the same note, if the public transport services are not provided by Auckland Transport, then there will also be the potential for a higher uptake in vehicle use. It would be in the best interested of Auckland Transport to therefore provide these services as development occurs.</i></p> <p><i>I would recommend that the PC76 connection is completed in the early stages of development in this plan change area. Precinct provisions to that effect could be included.</i></p> <p><i>Notwithstanding, if Council remains concerned with the risk of higher trip generation rates, consideration could be given to establishing precinct provisions that require regular assessment of effects on the local road network in a similar manner to those that have recently been agreed with PC74 &amp; PC76".</i></p>	No further RFI.	
75	Assessment of Effects	Please provide appropriate analysis of the effects of the plan change should the east-west road	The proposed plan change assumes that the proposed east-west road to Birch Road through PC76 would be constructed to provide access to Pukekohe Rail Station and to provide additional route choice for residents. If this road was not	Please refer to T4 above. The connection road through PC-76 is provided post the initial 200 homes being constructed, which is considered to be a relatively early stage of PC-76 development. Noting both plan changes are currently being progressed by the same developer, it is likely the collector	No further RFI.	

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		through PC76 not be constructed, and whether any staging of the development is necessary.	constructed or its construction delayed this would affect the routing of traffic from the plan change area.	road will be consented and (most likely) in the process of being constructed prior to residential construction commencing within the PPC area.		
T6	Assessment of Effects	<p>Please provide an assessment of the cumulative effects of this proposed plan change (including PC74, PC76 and other FUZ land) on the operation of the key intersections:</p> <ul style="list-style-type: none"> <li>• Golding Road / East Street,</li> <li>• Pukekohe East Road / New Plan Change Road / Anselmi Ridge Road; and</li> <li>• the proposed new intersection between Golding Road / PC76 / New Plan Change road.</li> </ul>	The ITA has undertaken modelling of the traffic effects of the proposed plan change taking into account development traffic from PC76. No account of development traffic from PC74 has been taken into account. There is likely to be cumulative effects from this proposed plan change as well as PC74 and PC76 (as well as rezoning of other FUZ land).	<p>Please refer to T4 above. It is recommended that Precinct provisions are provided that require regular assessment of effects on the local road network in a similar manner to those that have recently been agreed with PC-74 &amp; PC-76.</p> <p>Similar to the following:</p> <p><i>XXX Objectives [rp/dp]</i></p> <ol style="list-style-type: none"> <li>1. <i>A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages roads adjacent to the drainage reserve, and the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct.</i></li> </ol> <p><i>XXX Policies [rp/dp]</i></p> <ol style="list-style-type: none"> <li>1. <i>Ensure that a transport network is provided that:</i> <ol style="list-style-type: none"> <li>a) <i>integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by:</i> <ol style="list-style-type: none"> <li>i. <i>providing a collector road and key intersections generally in the locations shown in the Precinct Plan or as fixed by the Precinct Plan;</i></li> <li>ii. <i>providing an interconnected urban local road network that achieves a highly connected street layout and integrates with the collector road network;</i></li> <li>iii. <i>identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling;</i></li> <li>iv. <i>providing a safe separated lane(s) for cyclists on collector and arterial roads</i></li> <li>v. <i>providing for safe local road intersections onto collector and arterial roads.</i></li> <li>vi. <i>including upgrades to existing road frontages of the Precinct and connections to existing and future networks outside the Precinct;</i></li> <li>vii. <i>requiring upgrades or other measures where necessary to address cumulative effects at the Golding Road / Pukekohe East Road intersection where it adjoins the Precinct;</i></li> </ol> </li> <li>b) <i>facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles, (as far as practicable given the local area's constraints and characteristics);</i></li> <li>c) <i>is designed and constructed in a manner that is appropriate having regard to the requirements of</i></li> </ol> </li> </ol>	<p>Whilst objectives and policies could be incorporated, the plan change should assess the cumulative effects of the PC74 and PC76 with the proposed Kohe 2 Plan Change. The Plan Change is the appropriate time to assess the effects of the rezoning of the land to determine if additional transport infrastructure is required rather than just relying on Precinct Provisions for further assessment.</p>	<p>TPC have advised the cumulative effects of all FUZ land including the plan change areas of PC74 and PC76 have been addressed by Supporting Growth and the Structure Plan ITA. Given that the proposed plan change is not seeking additional yield beyond what is already been anticipated, then is not anticipated that any additional infrastructure (beyond what has already been identified in the application) is required. This conclusion is also supported in recent business case studies completed by Supporting Growth that has revisited their assumptions around trip generation and have decided not to pursue some of the new roads that were originally set out in the structure plan. This reinforces that no additional infrastructure is required beyond those intersection and roads already identified in the proposed plan change assessments and those identified in PC74 and PC76.</p>



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				<p><i>Auckland Transport's relevant code of practice or engineering standards.</i></p> <p>Note the above excludes specific commentary on walkability and connectivity to the Pukekohe Rail Station due to walkable catchments and distances – however such provisions can be further discussed and included where relevant.</p> <p>Road design standards, as per those associated with PC-76 can be replicated.</p>		
77	Assessment of Effects	Please provide an assessment that demonstrates that traffic signals are the most appropriate form for the intersections at either end of the east-west road with Golding Road and Pukekohe East Road.	The intersections at either end of the east-west road through the plan change are proposed to be traffic signals. No assessment or analysis has been provided to demonstrate that traffic signals are the most appropriate intersection form.	<p>Traffic signals have been indicated at these intersections as they best fit the available road corridors and would not require land from potentially multiple land owners. Although roundabouts may provide some different benefits, it does not need to be determined at this time.</p> <p>We are aware that the Golding Road intersection, as agreed with all parties, is subject to precinct provisions that require further assessment and justification at the time of resource consent application within PC-76. It is not unreasonable to expect that the intersection with Pukekohe East Road would also have similar consent conditions.</p>	<p>No further RFI</p> <p>However, note – PC76 did include Special Information requirements with respect to the design of the intersections.</p>	Noted. Please refer to updated provisions I45X.8.2 Traffic Assessment and I45X.8.3 Transport Design Review under I45X.8 Special Information Requirements.
78	Assessment of Effects	Please provide plans that show the layout of the intersections at either end of the proposed east-west road at Golding Road and Pukekohe East Road, to demonstrate that the intersections proposed are feasible and can be constructed within the available land.	No plans are provided that demonstrate that the intersections at either end of the proposed east-west road through the plan change area are feasible or can be constructed without third party land.	As above, this matter can be addressed at resource consent stage. We understand both roads are planned to be arterial road corridors and will have sufficient width to allow the intersections to be constructed. In both instances, there is only one single landowner for the south side of Pukekohe East Road and Golding Road where the intersections are proposed and are within the plan change area. This provides the opportunity to localised widening if needed. Furthermore, the likely precinct provisions will provide road design parameters to ensure that appropriate land is provided for the required intersection.	<p>No further RFI</p> <p>However, note – Specific precinct provisions may be required to ensure that there is sufficient land provided for the construction of this intersection.</p>	Noted.
79	Assessment of Effects	Please update the traffic modelling to include pedestrian crossings on all approaches to the intersections at either end of the proposed east-west road.	The traffic modelling for the proposed two signalised intersections at either end of the proposed east-west road include pedestrian crossing facilities on only three approaches to the intersections. Pedestrian crossing facilities should be provided on all approaches to the intersection. Omission of the fourth crossing may affect the performance of the intersections.	<p>Please refer to the updated SIDRA modelling outputs enclosed that include the additional pedestrian crossing. Although the crossing has influenced the operation of the intersections, they remain within acceptable limits.</p> <p>Notwithstanding the modelling results, and as indicted above, assessment of the effects on these intersections will be addressed under agreed precinct provisions set out for PC-76 and would be adopted to include this plan change area.</p>	No further RFI.	
710	Precinct Plan	Please confirm that the "Proposed Road" shown in blue on the Precinct Plan would be constructed as a Collector Road.	Precinct Plan 1 shows a "Proposed Road" that runs through the site from Golding Road to Pukekohe East Road. The ITA indicates that this road would operate as a collector road and would provide a route for vehicles from PC76 as well as from Golding Road to travel to Pukekohe East Road	This is intended to be a collector road and have similar design parameters to those agreed under the precinct provisions for PC-76.	No further RFI.	

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			without traveling through the East Street / Golding Road roundabout. The precinct does not state the standard of the road.			
T11	Assessment of Effects				<p>Please assess the potential effects of an intersection between the plan change area and Pukekohe East Road on the ability to provide an arterial road intersection for the Pukekohe North East arterial as proposed by SGA.</p> <p>The assessment should consider the effects of omitting the eastern road connection from the plan change area on the operation of the proposed Road 1 / Pukekohe East Road intersection.</p> <p>Note: this is an additional RFI. Since the application has been lodged, the Supporting Growth Alliance has provided further information on the preferred alignments for future arterials. The preferred route of the Pukekohe North East arterial has a connection to Pukekohe East Road in the vicinity of the eastern boundary of the plan change area. The concept plan provided with the application and the ITA has assumed a road connection between the plan change area and Pukekohe East Road towards the eastern boundary. The provision of an intersection in this location may affect the provision of the SGA proposed arterial road intersection.</p> <p>It is noted that the analysis for the Road 1 / Pukekohe East Road intersection shows this to be effectively at capacity in the AM peak period and should only one intersection be provided onto Pukekohe East Road, this may affect the operation of the Road 1 intersection.</p>	<p>TPC have advised a review of the latest information from Supporting growth indicates that the proposed North-East Arterial will intersection with Pukekohe East Road as a roundabout about 50 metres to the east of the indicative "Road 2 intersection" from the plan change area. We agree that this location is close to the roundabout and unlikely to be realised without some sort of restriction on turning movements. This in turn may result in additional traffic utilising other intersections such as the Road 1 intersection. Alternatively, this intersection may be better located further west away from the roundabout such that turning movements could be retained (there is approximately, 360 metres between the Road 1 intersection and the North-East arterial. An intersection at the midpoint of these two intersections could be a viable solution.</p> <p>As set out above in T3, only 10% of the trip generation to and from the precinct was anticipated to utilise the Road 2 intersection. If there is no intersection, then the added demand, depending on the final road network within the precinct, is likely to utilise the Road 1 intersection.</p> <p>We do not consider that additional assessment will be required in determining if additional infrastructure is required if Road 2 does not connect to Pukekohe East Street. Similar to PC74 and PC76, it is anticipated that regular assessment and traffic modelling will occur at key intersections, including the Road 1 intersection, with each RC application requiring an assessment at increments of 60 dwellings. This will ensure that any assessment of effects can be dealt with at RC stage.</p>
<b>PLANNING, STATUTORY AND OTHER MATTERS</b>						
P1	Plan Change Extent	Please provide a justification as to why the properties on the corner of Golding Road and	The plan change, if it proceeds, would leave an isolated area of Future Urban zoned land on the corner of Golding Road and Pukekohe East Road. A stream and wetland also straddle the boundary between the PPC area and 8 Pukekohe East Road –	This is not owned by the applicant and is not proposed to be included; however we note consultation is currently being undertaken with landowners directly adjoining the PPC area, and we will advise of any feedback in due course.	No further RFI	

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
		Pukekohe East Road have not been included in the plan change request.	raising the question as to whether there can be an adequate management framework for those natural resources.			
P2	Consultation	Please clarify the consultation that has been undertaken with landowners adjoining the plan change area.	While there is no requirement under Part 2 of the First Schedule to the RMA for a private plan change applicant to undertake any consultation prior to making a private plan change request, it is nevertheless good practice in order to obtain an understanding of effects on potentially interested parties in the vicinity of the PPC area. Note that this request also relates to P1 above.	As per the above. Consultation is currently occurring, noting land along western edge of the PPC area (fronting Golding Road) mostly controlled by applicant and subject to PC-76.  The AEE noted this had not been undertaken at time of lodgement due to the PPC simply implementing development expected for the MHUZ as already widely consulted upon under the Structure Plan process.  Notwithstanding – preliminary consultation has been undertaken in Feb / March 2023 to those individuals listed in <b>Attachment 4</b> at the bottom of this response.  In addition to the consultation being undertaken, notification of this PPC should therefore suffice noting the considerable time and resources for consulting all neighbouring/near properties.	No further RFI	
P3	Consultation – Council entities	Please provide an update of consultation carried out with Auckland Transport, Watercare, Strategic Growth Alliance and Healthy Waters	10.4 of the AEE / s32 gives no detail of how consultation has influenced the PPC as proposed.	Consultation with various agencies is on-going. Feedback received will be reported on in due course. Noting the proximity to PC-76, a number of critical issues have already been raised and incorporated into the PPC.	No further RFI	
P4	Consultation – Government Departments	Please clarify whether the New Zealand Transport Agency Waka Kotahi and the Ministry of Education has been consulted with in the preparation of the PPC.	Given the PPC has consequences for trips generated on the current and future local and strategic network, it would be helpful to understand the extent of consultation undertaken with Waka Kotahi.  Given the PPC has consequences (including cumulative demands) for the provision of schools in the area it would be helpful to understand the extent of consultation undertaken with the Ministry of Education.	Both Waka Kotahi and the Ministry of Education were provided initial documents on 24.02.23 – and any responses will be provided to Council for review in due course.	No further RFI	
P5	National Policy Statement Highly Productive Soils	Please update 7.1.5 of the AEE.	The NPS is now in place.	The NPS-HPS does not apply to land zoned Future Urban.	No further RFI	
P6	Integrated Planning approach	Please confirm the “what”, “how”, “when” and “by whom” for the funding and delivery of infrastructure required to support	This information is required to better understand the infrastructure effects and their management, noting that this plan change application is being made prior to the indicated timeframe in the Future Urban Land Supply Strategy and that currently funding mechanisms are not currently in place.	Costs may piggyback on the back of PC-76, noting the same developer. As such – the funding and timing arrangement will be similar and can be provided via a range of trigger mechanisms as suggested.	No further RFI	

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests
		the PPC. If there is no mechanism to deliver infrastructure that requires third party land, third party process, third party agreement, and/or third-party funding, then the reasonableness of assuming that this infrastructure will be available to support future development needs clarification.	This concern may be able to be partly addressed through consideration of appropriate trigger mechanisms in the precinct provisions. It is noted that trigger provisions have not been proposed.	In addition, we are also considering using the Infrastructure Funding and Financing Model from Crown Infrastructure Partners.		
P7	Consistent Planning Approach	Please clarify what consideration has been given to aligning plan change provisions with those that are being developed through Plan Changes 74 and 76.	Plan Changes 74 and 76 are in the same area, and many of the same resource management issues arise. As far as possible like issues should be treated in a like way. Acknowledging that Plan Changes 74 and 76 are yet to be finalised some analysis of this matter, leading to an ultimate consistency of approach is justified.	We will align the provisions with those as caused for PC-74 and PC-76 as much as possible, except where there are clear site differences requiring an amended approach. Also, we had amended the provisions in response to consultation with iwi so there will be some differences.	Please provide an updated set of provisions for notification purposes incorporating all matters identified in the Clause 23 responses.  Note: It is advised that the PC76 provision wording be utilised as far as is appropriate, recognising there are aspects of this site that may need to be addressed differently.	Please refer to the attached Precinct Provisions – these have been amended to align with PC-76 provisions, notwithstanding some formatting and slight rewording.  Key changes are: <ul style="list-style-type: none"> <li>• Removal of reference to primary connections to the Pukekohe Train Station</li> <li>• Greater emphasis on iwi inputs especially in relation to stormwater and riparian areas.</li> </ul> These can be refined further in due course.
P8	Stream Width	Please confirm, by way of appropriate survey, whether there are any streams that would draw a requirement for an esplanade reserve.	In view of the uncertainties relating to what, if any, land will be vested as reserve, and the proposal for 10m (rather than 20m) riparian buffers it is necessary to confirm whether esplanade reserves will apply.	We had determined to state that noting the similarities with PC-76 and the agreed approaches to the riparian widths and plantings, we would not consider this necessary for this PPC as we are proposing the same outcomes for this application here.  Stream width surveys will be undertaken as part of future subdivision / land use consent proposals to determine exact requirements.		Similar provisions to PC-76 are now including, noting these have been accepted by Council and their relevant specialists.

## **APPENDIX 4**

### **Submissions and further submissions**

## **Before you fill out the attached submission form, you should know:**

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 16, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only

Submission No:

Receipt Date:

### Submitter details

#### Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full  
Name)

Nicole Sian Stone

#### Organisation Name (if submission is made on behalf of Organisation)

#### Address for service of Submitter

50 Anselmi Ridge Road, Pukekohe, 2120

Telephone:

2108255278

Email:

slimline.nicole@gmail.com

Contact Person: (Name and designation, if applicable)

### Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 98 (Private)

Plan Change/Variation Name

47 Golding Road & 50 Pukekohe East Road, Pukekohe

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Plan change 98

Or

Property Address

Or

Map

Or

Other (specify)

### Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

The Ninjang and & Belgium raod subdivisions already have a major shortage in parking. This is going to over flow onto Anselmi Ridge.

Changing the zoning to mixed urban will jeopardize the character of our neighbourhood, which could lead to social tension and 1  
would disrupt our close nit community. This will also lead to 2 school overcrowding and strain on our already struggling infrastructure. 3

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

Pukekohe is a Suburban town not urban, please dont ruin the character of our town & area by allowing mixed urban housing.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing



Signature of Submitter  
(or person authorised to sign on behalf of submitter)

03/31/2024  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - Nihuan Lin  
**Date:** Wednesday, 3 April 2024 8:30:56 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Nihuan Lin

Organisation name:

Agent's full name:

Email address: nihuanlin@hotmail.com

Contact phone number: 021411958

Postal address:  
12 pukekohe east road  
pukekohe  
Pukekohe  
Auckland 2677

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:

Property address: 12 pukekohe east road, pukekohe

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The Mixed Housing Urban Zone designation aligns with the evolving needs of our neighborhood, promoting a mix of housing options while preserving its unique character. By including 12 Pukekohe East Road in this rezoning initiative, we can contribute to a more inclusive and vibrant community environment. 1

I am genuinely concerned that if my address is not included, it may indicate that my house is not aligned with the overall plan. This prospect does not seem fair, especially considering the efforts being made to create a more inclusive and sustainable community.

Could you please clarify whether 12 Pukekohe East Road is part of the rezoning proposal? Your response would help me better understand the situation.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: I urge you to I consider this submission favorably and support the rezoning of 12 Pukekohe East Road to Mixed Housing Urban Zone.

Submission date: 3 April 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - nihuan lin  
**Date:** Monday, 15 April 2024 11:15:42 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: nihuan lin

Organisation name:

Agent's full name:

Email address: nihuanlin@hotmail.com

Contact phone number: 021411958

Postal address:  
12 pukekohe east road  
pukekohe  
Pukekohe  
Auckland 2677

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:

Property address: 12 Pukekohe east road, Pukekohe

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The Mixed Housing Urban Zone designation aligns with the evolving needs of our neighborhood, promoting a mix of housing options while preserving its unique character. By including 12 Pukekohe East Road in this rezoning initiative, we can contribute to a more inclusive and vibrant community environment.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: I urge you to I consider this submission favorably and support the rezoning of 12 Pukekohe East Road to Mixed Housing Urban Zone.

Submission date: 15 April 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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## **Before you fill out the attached submission form, you should know:**

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

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- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 16, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

### Submitter details

#### Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Vishant Nathan

#### Organisation Name (if submission is made on behalf of Organisation)

#### Address for service of Submitter

5 Paddock Lane, Pukekohe

Telephone:

2102753498

Email:

vnathan.mreddy@gmail.com

Contact Person: (Name and designation, if applicable)

### Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 98 (Private)

Plan Change/Variation Name

47 Golding Road & 50 Pukekohe East Road, Pukekohe

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

PC98

Or

Property Address

Or

Map

Or

Other (specify)

### Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

traffic and congestion, smaller living spaces, houses being built nowadays are way too close to each other reducing any privacy. We would dislike to move away from the rural suburban feels of pukekohe to a mixed urban living with lots of noise and environmental pollution

1

2

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Vishant Nathan

06/04/2024

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

***If you could gain an advantage in trade competition through this submission please complete the following:***

I am  / am not  directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - Soma Narayan  
**Date:** Sunday, 7 April 2024 12:00:47 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Soma Narayan

Organisation name:

Agent's full name: Soma

Email address: dipinti\_n@yahoo.com

Contact phone number:

Postal address:

8 Te Ara Hikoi

Auckland

Auckland 2120

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:

I do not agree to the change of Auckland unitary plan from urban zone to mixed housing urban zone. This will mean a likelihood of apartments and townhouses in the subdivision. This will likely lower the value of residents homes in the Reynolds Green subdivision. 1 2

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I do not agree to the change of Auckland unitary plan from urban zone to mixed housing urban zone. This will mean a likelihood of apartments and townhouses in the subdivision. This will likely lower the value of residents homes in the Reynolds Green subdivision

I or we seek the following decision by council: Decline the plan change

Submission date: 6 April 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Bev Forsman](#)  
**To:** [Unitary Plan](#)  
**Subject:** Plan Change 98 (Private) - 47 Golding Road & 50 Pukekohe East Road, Pukekohe  
**Date:** Monday, 15 April 2024 11:27:45 am

---

Good morning

We write with concern regarding the above proposal on changing the Auckland Unitary Plan to rezone 27.15 hectares of land from Future Urban Zone to Residential - Mixed Housing Urban Zone.

We have lived at 98c Pukekohe East Road for 9 years and prior to that at 112 Pukekohe East Road for 15 years. We love the area with one exception - access onto and off Pukekohe East Road from our home.

There have been numerous accidents in the area from 88 to 112 Pukekohe East Road with residents heading from Pukekohe turning right into their respective driveways. There is no middle pull-off lane and no room to pull over on the left shoulder, so we sit in the fast lane indicating and pray we are not hit from behind.

We approached the Council several years ago to voice our concern and were advised there was nothing being proposed to help with safety in that area except that the Council would not be allowing any further access onto Pukekohe East Road.

So we note with alarm the proposed change to 50 Pukekohe East Road into a subdivision which will have two road accesses onto Pukekohe East Road.

What proposals are there for the numerous residents of this new subdivision getting in and out of the subdivision?

As the subdivision goes right up to 88 Pukekohe East Road, will any new traffic management like a centre right turn bay coming from Pukekohe be extended through to 112 Pukekohe East Road to help with the safety of the 15 residences?

Thank you for your consideration into our concerns.

Kind regards

Dean and Bev Forsman

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - Rhoda Anne Fowler  
**Date:** Thursday, 18 April 2024 8:45:18 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Rhoda Anne Fowler

Organisation name: no company

Agent's full name: RHODA ANNE FOWLER

Email address: rhodaf@xtra.co.nz

Contact phone number:

Postal address:  
40C Anselmi Ridge Road  
Pukekohe East  
Pukekohe 2120

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:

(T3) New Collector Road between Golding Road and Pukekohe East Road including cycle facilities.

Note: The Collector Road is to connect opposite Anselmi Ridge Road at Pukekohe East Road and opposite the new east-west Collector Road in Kohe Precinct at Golding Road. Any subdivision or development resulting in a cumulative total of 100 dwellings within 50 Pukekohe East Road

Property address: 40C Anselmi Ridge Road

Map or maps:

Other provisions:

Road alignment from the development to Anselmi Ridge Road ,  
Reduction of speed on the road

Limited to truck size using Anselmi Ridge Road to small not large trucks

Trucks associated with development not to use Anselmi Ridge  
Lyll Farm Road cannot currently handle light domestic traffic with parking on both sides of the road. It would be ridiculous t not review parking on both sides of the road while increasing traffic on that road.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I live on Anselmi Ridge Road just past the bridge and on the initial rise up the hill. We have 2 new developments that will filter on to Anselmi Ridge road. The road has proven to be quite dangerous for cars and trucks as they regularly cross the middle part of the road on the corner where there is limited visibility. The trucks are the worst! I do not support all vehicle types on this road. Trucks are large in Pukekohe and they should not be allowed to travel on Anselmi Ridge Road. The lights or a round about is needed on Pukekohe East Road. There needs to be traffic slowing bays as the first part of Anselmi Ridge Road on the bridge and hill up to at least Stockyard Crescent. Racers come travel the road regularly and slowing mechanisms will limit this. Residents are limited in what they can do to limit noise as the covenant on our properties limits our ability to construct fences, grow hedges etc.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Limit size of trucks allowed on Anselmi Ridge Road, New Traffic slowing planter bays installed between Bale Way and Stockyard Crescent. Middle line painted on bridge. Parking on one side of Lyall Farm Road

1

Submission date: 18 April 2024

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - Trevor and Megan Earley  
**Date:** Friday, 19 April 2024 2:00:51 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Trevor and Megan Earley

Organisation name:

Agent's full name:

Email address: matakas78@gmail.com

Contact phone number:

Postal address:

3 Muster Road

Pukekohe

Auckland 2120

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:

Property address: 47 Golding Road & 50 Pukekohe East Road, Pukekohe

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

1

The reason for my or our views are:

why are you getting rid of more farmland - produces food - framers income.

I have heard that there will be about 30 Kāinga Ora houses going into the above ground, can you guarantee that the people in those houses will look after the properties and respect our lovely township

2

I or we seek the following decision by council: Decline the plan change

Submission date: 19 April 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - Kay Thomas  
**Date:** Tuesday, 30 April 2024 11:15:58 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Kay Thomas

Organisation name:

Agent's full name: Kay Thomas

Email address: kaythomas@gmail.com

Contact phone number:

Postal address:  
51 Anselmi Ridge road  
Auckland  
Auckland 2120

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:  
The classification of Anselmi Ridge Road as a collector road.

Property address: 51 Anselmi Ridge Road Pukekohe

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
I reject the classification of Anselmi Ridge Road as a collector road. Anselmi ridge itself is heavily covenanted and is designed as a quiet settlement, which is why residents have purchased in the area. The area itself is not laid out for heavy traffic flow or as a through road, the streets are narrow and have limited parking. 1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: I support a roundabout or lights on Pukekohe East Road. 2

Submission date: 30 April 2024

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 98 - Tracey Ana Murray  
**Date:** Tuesday, 30 April 2024 2:01:21 pm  
**Attachments:** [PC 98 Submission MurravAandT\\_20240430135745.612.pdf](#)  
[112 Pukekohe East Road\\_20240430135748.612.pdf](#)

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The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Tracey Ana Murray

Organisation name:

Agent's full name:

Email address: traceym741@gmail.com

Contact phone number: 0274 939 608

Postal address:  
112 Pukekohe East Road  
RD 2  
Pukekohe  
Auckland 2677

**Submission details**

**This is a submission to:**

Plan change number: Plan Change 98

Plan change name: PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**My submission relates to**

Rule or rules:  
Precinct Plan PC2 and Concept Master Plan Layout:  
Proposed Reserve and Shared Pathway Eastern Boundary

Property address: 112 Pukekohe East Road LOT 10 DP 167571-INT IN ROW ELEC & TELEPHONE ESMTS

Map or maps: Precinct Plan PC2 Concept Master Plan Layout

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Please refer attached .pdf

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 30 April 2024

Supporting documents

PC 98 Submission\_MurrayAandT\_20240430135745.612.pdf  
112 Pukekohe East Road\_20240430135748.612.pdf

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

April 29th, 2024

**Plan change name:**

PC 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**Submission from:**

Aaron and Tracey Murray  
112 Pukekohe East Road  
LOT 10 DP 167571-INT IN ROW ELEC & TELEPHONE ESMTS

**Submission relates to:**

Submission Precinct Plan PC2 and Concept Master Plan Layout:  
Proposed Reserve and Shared Pathway Eastern Boundary

**Position:**

Support in part  
Require amendments

**Reasons for Submission:**

We are the property that borders the precinct boundary on the north eastern edge where there is a proposed open space with a shared pathway leading up to our fence line. We currently have free range poultry and stock running in these paddocks with post and batten 7 wire rural fencing and enjoy good rural views to the west.

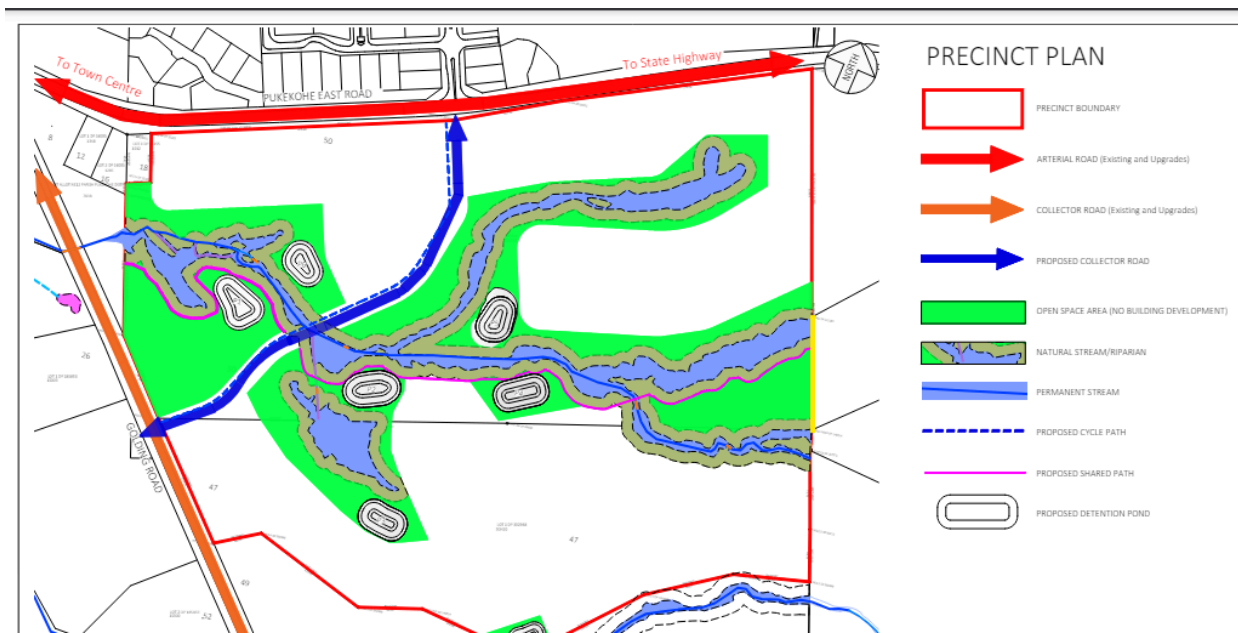
On the Concept Master Plan PC2 an open spaced area proposed shared pathway and proposed riparian planting and stream would extend up to our western boundary. We have concerns that when development occurs, members of the public will have ease of access right up to our rural boundary fencing. This will impact on our privacy, amenity values, security and enjoyment of our rural lifestyle block. As we have both free range chickens and stock on our property, we are also concerned that people and dogs using the open space areas and proposed shared pathway would have an adverse affect on them.

**Amendment Request:**

To mitigate our concerns, we suggest a 5 metre deep planted buffer running along our boundary between the two streams- preventing the shared pathway and reserve users from coming right up to our boundary . Additionally we would require 1.8 metre high deer fencing and a line of quick growing hedging (on the reserve side) for our privacy and security and maintaining our amenity values.

1

We have attached separately a map of our proposed amendment and below the Precinct Plan PC2 indicating where our Boundary line with the proposed development.



Boundary Line for LOT 10 DP 167571

We are happy to be heard on this submission if that is required.

Please don't hesitate to contact us on the number below.

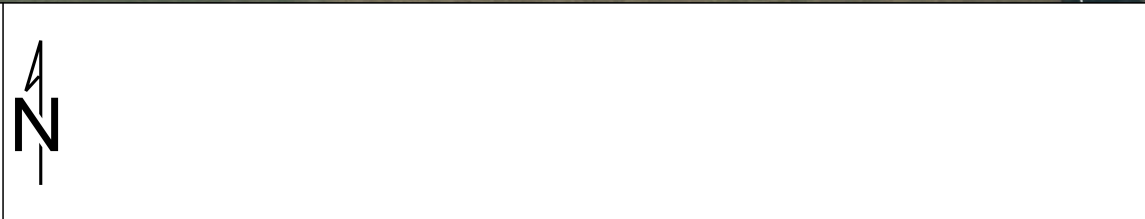
Kind regards

Aaron and Tracey Murray  
Mob: 0274 939 608 (Aaron)  
[traceym741@gmail.com](mailto:traceym741@gmail.com)





Map Prepared



DISCLAIMER: This map/plan is illustrative only and all information should be independently verified on site before taking any action. Whilst due care has been taken, Grip gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

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1:2000 @ A4

April 28, 2024





An Auckland Council Organisation

20 Viaduct Harbour Avenue, Auckland 1010  
Private Bag 92250, Auckland 1142, New Zealand  
**Phone** 09 355 3553 **Website** [www.AT.govt.nz](http://www.AT.govt.nz)

30 April 2024

Plans and Places  
Auckland Council  
Private Bag 92300  
Auckland 1142

Attn: Planning Technician

Email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**Proposed Private Plan Change 98 – Pukekohe East-Central Precinct 2 – 47 Golding Road & 50 Pukekohe East Road, Pukekohe**

Please find attached Auckland Transport's submission on **Proposed Private Plan Change 98 - 47 Golding Road & 50 Pukekohe East Road, Pukekohe**. The applicants are OMAC Limited (47 Golding Road) & Next Generation Properties Limited (50 Pukekohe East Road).

If you have any queries in relation to this submission, please contact me at [spatialplanning@at.govt.nz](mailto:spatialplanning@at.govt.nz) or on 021 204 9623.

Yours sincerely

*Robbie Lee*

Robbie Lee  
**Planner, Spatial Planning Policy Advice**

cc:  
Duncan Ross, Civix  
by email [duncan@civix.co.nz](mailto:duncan@civix.co.nz)

## Submission by Auckland Transport on Private Plan Change 98: 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**To:** Auckland Council  
Private Bag 92300  
Auckland 1142

**Submission on:** Proposed Private Plan Change 98 from OMAC Limited & Next Generation Properties Limited for land located at 50 Pukekohe East Road and 47 Golding Road in Pukekohe East

**From:** Auckland Transport  
Private Bag 92250  
Auckland 1142

### 1. Introduction

- 1.1  OMAC Limited & Next Generation Properties Limited (**the Applicants**) are seeking a private plan change (**PC98** or **the plan change**) to the Auckland Unitary Plan - Operative in Part (**AUP(OP)**) to rezone approximately 27.15ha of land (**the site**) in Pukekohe East from Future Urban Zone to Residential – Mixed Housing Urban. The plan change also proposes to apply a “Pukekohe East-Central Precinct 2” over the site.
- 1.2  Auckland Transport is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.<sup>1</sup> In fulfilling this role, Auckland Transport is responsible for the following:
- a.  The planning and funding of most public transport, including bus, train and ferry services
  - b.  Promoting alternative modes of transport (i.e., alternatives to the private motor vehicle)
  - c.  Operating the roading network
  - d.  Developing and enhancing the local road, public transport, walking and cycling networks.
- 1.3  Urban development on greenfield land not previously developed for urban purposes generates transport effects and needs transport infrastructure and services to support construction, land use activities and the communities that will live and work in these areas. Auckland Transport's submission seeks to ensure that the transport-related matters raised by PC98 are appropriately considered and addressed as the wider surrounding area develops.
- 1.4  Auckland Transport was a submitter to PC76 relating to land to the west of the site on the opposite side of Golding Road. Through the Schedule 1 process for PC76, Auckland Transport reached agreement with the applicants as to appropriate precinct provisions to address transport matters, including its integration with land use. Many of the PC76

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<sup>1</sup> Local Government (Auckland Council) Act 2009, section 39.

precinct provisions, now contained in the operative I453 Pukekohe East-Central Precinct, are suitable to be carried over to this plan change.

1.5□ Auckland Transport is part of the Te Tupu Ngātahi Supporting Growth Alliance (**Te Tupu Ngātahi**) which is a collaboration between Auckland Transport and The New Zealand Transport Agency to plan and route protect, where appropriate, the preferred transport network in future growth areas such as Pukekohe. The Recommended Strategic Transport Network Identified by Te Tupu Ngātahi to support growth in Pukekohe identifies two projects of direct relevance to this site:

- Pukekohe North-East Arterial: Notice of Requirement for a new transport corridor including Pukekohe East Road
- Pukekohe South-East Arterial: Notice of Requirement to upgrade part of Pukekohe East Road and Golding Road, and a new connection from Golding Road to Svendsen Road.

1.6□ Auckland Transport is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

## 2. Strategic context

2.1□ The key overarching considerations and concerns for Auckland Transport are described below.

### Auckland Plan 2050

2.2□ The Auckland Plan 2050 (**Auckland Plan**) is a 30-year plan outlining the long-term strategy for Auckland's growth and development, including social, economic, environmental and cultural goals<sup>2</sup>. The transport outcomes identified in the Auckland Plan include providing better connections, increasing travel choices and maximising safety. To achieve these outcomes, focus areas outlined in the Auckland Plan include targeting new transport investment to the most significant challenges; making walking, cycling and public transport preferred choices for many more Aucklanders; and better integrating land use and transport. The high-level direction contained in the Auckland Plan informs the strategic transport priorities to support growth and manage the effects associated with this plan change.

### Sequencing growth and aligning with the provision of transport infrastructure and services

2.3□ The Auckland Plan 2050 and the Future Development Strategy 2023 (**FDS**) work together to set the high-level direction for Auckland over the long-term. The FDS sets out the timing of when future urban areas will be ready for development to commence.

2.4□ The site is zoned Future Urban and is therefore identified for growth. Following a structure plan, a plan change is required to rezone future urban land to an appropriate

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<sup>2</sup> The Auckland Plan is a statutory spatial plan required under section 79 of the Local Government (Auckland Council) Act 2009.

live urban zoning. Residential or business occupation should not occur until the bulk infrastructure / networks are in place. The FDS identifies the future urban land included within the plan change as being within Pukekohe East. The plan change is out of sequence with the expected timing for development of the Pukekohe East Future Urban Area, which is set out as not before 2035+ in the FDS.

- 2.5□ Appendix 6 of the FDS includes infrastructure prerequisites, linked to the development readiness of areas. Transport prerequisites relevant to the plan change area include Pukekohe Southeast Arterial & Mill Road Upgrade (Bombay Interchange and Harrisville Road).
- 2.6□ The FDS notes that there may be cases where the timing and development of areas could be brought forward. However, this will be considered on a case-by-case basis, and the application will need to ensure that there is not a significant impact on the Council's financial position and broader well-functioning urban environment outcomes can be met.
- 2.7□ The growth in transport demands across Auckland comes from development in greenfield areas as well as from the smaller scale incremental intensification enabled through the AUP(OP). There is a need to support the movement of the additional people, goods and services resulting from the widespread growth. This increases pressure on the available and limited transport resources. A high level of certainty is needed about the funding, financing and delivery of transport infrastructure and services if the growth enabled by the AUP(OP) and plan changes is to be aligned with the required transport infrastructure and services. Otherwise, there will continue to be a significant deficiency in the ability of the transport network to provide and co-ordinate transport responses to dispersed growth across the region. This results in poor transport outcomes including lack of travel choice and car dependency.
- 2.8□ Plan changes which allow future urban land to be urbanised need to be carefully considered in the context of the wider staging and delivery of planned transport infrastructure and services. Any misalignment in timing between urbanising greenfield areas and providing infrastructure and services brings into question whether the proposed development area is 'development ready'. The matters that need to be carefully considered include:
- Whether the plan change includes mechanisms requiring applicants to mitigate the transport effects associated with their development and to provide the transport infrastructure needed to service or meet the demands from their development.
  - Whether the development means that any strategic transport infrastructure being planned to service the wider growth area identified in the FDS needs to be provided earlier.
  - Whether the development impacts the ability to provide any strategic transport infrastructure identified to service the wider growth area e.g. will it foreclose route options or hinder future upgrades of existing strategic transport infrastructure.
- 2.9□ The need to coordinate urban development with infrastructure planning and funding decisions is highlighted in the objectives of the National Policy Statement on Urban Development 2020 (**NPS-UD**). Those objectives are quoted below (with emphasis in bold):

'Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) **the area is well-serviced by existing or planned public transport**
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.'

'Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) **integrated with infrastructure planning and funding decisions;** and
- (b) strategic over the medium term and long term; and
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.'

- 2.10□ The Regional Policy Statement (**RPS**) objectives and policies in the AUP(OP) place similar clear emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure. Refer, for instance, to Objectives B2.2.1(1)(c) and (5) and B3.3.1(1)(b), and Policies B2.2.2(7)(c) and B3.3.2(5)(a). For example, Policy B3.3.2(5)(a) is to: *'Improve the integration of land use and transport by... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth'*. The alignment of infrastructure to support growth is essential to achieving a well-functioning urban environment.
- 2.11□ The Regional Land Transport Plan (**RLTP**) sets out the 10-year programme of transport infrastructure investment required to support the transport network including planned and enabled growth in the Auckland region. The RLTP is aligned with the Council's priority areas and the spend proposed within the Council's 10 Year Budget 2021-2031. There is no current identified funding for any of the Pukekohe related transport elements which PC 98 will directly benefit from. However, the upgrading of Pukekohe Station will help support travel demand to and from this location.

#### **Mitigation of adverse transport effects**

- 2.12□ A critical issue is whether the Plan Change includes appropriate provisions to require development and subdivision proposals to mitigate adverse transport effects and to provide the transport infrastructure and services needed to serve it. This is addressed further in **Attachment 1**.
- 2.13□ As mentioned above, adverse transport effects that arise when development occurs without required transport infrastructure and services being provided at an appropriate time cannot be addressed without funding to support the planning, design, consenting and construction of necessary transport infrastructure and services. There is a need to assess and clearly define responsibilities relating to the required infrastructure and the potential range of funding and delivery mechanisms. This includes a consideration of what infrastructure is required at various stages of development.

### **3. Specific parts of the plan change that this submission relates to**

- 3.1  The specific parts of the plan change that this submission relates to are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport and transport assets, including integration between transport and land use.
- 3.2  Auckland Transport **does not oppose** the plan change, subject to the matters raised in **Attachment 1** being satisfactorily addressed by the Applicants.
- 3.3  Auckland Transport is available and willing to work through the matters raised in this submission with the Applicants.

**4. Decisions sought**

- 4.1  The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**.
- 4.2  In all cases where amendments to the plan change are proposed, Auckland Transport would consider alternative wording or amendments which address the reason for Auckland Transport's submission. Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.

**5. Appearance at the hearing**

- 5.1  Auckland Transport wishes to be heard in support of this submission.
- 5.2  If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.

**Name:** Auckland Transport

**Signature:**



Rory Power  
Manager - Spatial Planning Policy Advice

**Date:** 30 April 2024

**Contact person:** Robbie Lee  
Planner - Spatial Planning Policy Advice

**Address for service:** Auckland Transport  
Private Bag 92250  
Auckland 1142

**Telephone:** 021 204 9623

**Email:** [spatialplanning@at.govt.nz](mailto:spatialplanning@at.govt.nz)

Attachment 1

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
Overall	Oppose in part	<p>Auckland Transport does not oppose the plan change to rezone 27 hectares of land to a Mixed Housing Urban Zone and apply a new Pukekohe East-Central Precinct 2. However, amendments are needed to address a range of outstanding points regarding transport-related matters. These matters must be addressed before Auckland Transport can be satisfied that appropriate provision has been made to ensure the transport needs of the precinct can be met, and that future strategic transport infrastructure is provided for and protected.</p> <p>It is essential that the plan change addresses how transport infrastructure and services will be provided for to support the planned growth, mitigate adverse transport effects, and achieve a well-functioning urban environment.</p>	Accept the plan change, provided that the matters outlined in the main body of this submission and the issues identified in this table are addressed and resolved to Auckland Transport's satisfaction.
<b>Pukekohe East-Central Precinct 2</b>			
I45X.1 – Precinct description	Oppose in part	The precinct description requires an additional paragraph to explain that the precinct includes provisions to ensure that subdivision / development is co-ordinated with the provision of transport upgrades, similar to the third paragraph in the precinct description for Pukekohe East-Central Precinct.	<p>Amend the precinct description to include the following paragraph, or similar:</p> <p><i>The transport network in the wider area will be progressively upgraded over time to support planned urban growth in this part of Pukekohe. The Precinct includes provisions to ensure that subdivision and development of land for housing and related activities is coordinated with the construction of transport infrastructure upgrades necessary to mitigate adverse effects on the local and wider transport network.</i></p> <p>Otherwise retain the precinct description.</p>

1



Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
I45X.2. Objective 1	Support	Objective 1 is consistent with integrating subdivision and development with effective, efficient and safe transport.	Retain Objective 1.	2
I45X.2. Objective 5	Support	Objective 5 is consistent with integrating subdivision and development with effective, efficient and safe transport.	Retain Objective 5.	2
I45X.2. Objective 9	Support	Objective 9 is consistent with the protection of activities sensitive to noise from the operation of strategic transport networks. This is required to protect people's health and amenity value while they are indoors.	Retain Objective 9.	2
I45X.3. Policy 1	Support	Policy 1 is consistent with integrating subdivision and development with effective, efficient and safe transport.	Retain Policy 1.	2
I45X.3. Policy 5	Support in part	<p>Policy 5 is needed to ensure and require appropriate transport infrastructure to be provided to service subdivision and development.</p> <p>However, the NOR has been lodged by Supporting Growth on behalf of Auckland Transport to route protect the Golding Road corridor for a future upgrade. Therefore, Policy 5(a)(viii) is no longer required as the NOR provides sufficient protection.</p>	<p>Delete Policy (5)(a)(viii).</p> <p>Otherwise retain Policy 5.</p>	3
I45X.3 Policy 10	Support	Policy 10 is needed to ensure that a movement network is established within the precinct that provides safe, efficient and integrated connections both within the site and to the surrounding road network, and also promotes walking and cycling.	Retain Policy 10.	2

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
I45X.3. Policy 12	Support	Policy 12 is needed to ensure activities sensitive to noise are protected from the operation of strategic transport networks.	Retain Policy 12.
Table I45X.4.1 Activity table	Support in part	<p>The activity statuses for development and subdivision included within the activity table are appropriate to achieve effective, efficient and safe transport and road noise attenuation.</p> <p>While in some instances non-complying activity status is required for non-compliance with transport infrastructure upgrade requirements in precincts, in this particular instance Auckland Transport is satisfied that (full) discretionary activity status will suffice.</p>	<p>Retain (A3), (A4), (A7) and– (A8) in Table 145X.4.1 Activity Table.</p> <p>However, amend numbering cross-references, as necessary, to give effect to the relief requested in relation to the numbering of the table at I45X.6.5.3 below.</p>
I45X.6.5.2 and I45X.6.5.3 – Transport Upgrades	Oppose in part	<p>The transport infrastructure upgrades proposed in the table, (T1) to (T4), are <i>generally</i> supported as measures required to mitigate the adverse effects of traffic generation and achieve the integration of land use and transport.</p> <p>However, the upgrades and triggers in (T3) and (T4) require clarification and various corrections:</p> <p>(a) In the ‘upgrade’ column, ‘Kohe Precinct’ is not the correct name of the adjacent precinct. These references should be corrected to I453 Pukekohe East-Central Precinct. The project description in (T4) is also slightly unclear and should be clarified.</p>	<p>Amend (T3) and (T4) as follows:</p> <p>Amend references to “50 Pukekohe East Road” in (T3) and (T4) to refer to an area depicted in the precinct plan (and amend Precinct Plan 1 accordingly)</p> <p>(b) Amend (T3) to refer to I453 Pukekohe East-Central Precinct (rather than the “Kohe Precinct”);</p> <p>(c) Amend (T4) to refer to I453 Pukekohe East-Central Precinct (rather than the “Kohe Precinct”), and to generally clarify the description of the three intersecting roads, namely the intersection of:</p> <ul style="list-style-type: none"> <li>i. the new collector referred to in (T3);</li> <li>ii. Golding Road; and</li> </ul>

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Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>(b) In the ‘trigger’ column, the references to “50 Pukekohe East Road” in (T3) and (T4) should be amended to refer to an area depicted in the precinct plan, based on the current property boundaries of that property. Reference to a particular property address is too uncertain.</p> <p>Further, the numbering of the table does not follow the AUP(OP)’s usual approach. The table should be numbered I45X.6.5.2.1 (with consequential changes to numbering elsewhere in the precinct provisions).</p>	<p>the I453 Pukekohe East-Central Precinct collector.</p> <p>Amend the numbering of I45X.6.5.3 and the table for consistency with the AUP(OP)’s usual drafting approach, and make any other consequential changes.</p> <p>Otherwise retain the text of these rules.</p>
I45X.6.5.4 – Road Design and Upgrade of Existing Roads, and related matters of discretion, assessment criteria, and Appendix 1.	Support	Auckland Transport supports provisions which specify overall minimum road reserve widths as well as the functional requirements and key design elements for street design. It supports the application of RDA status, with related matters of discretion and assessment criteria, to provide for instances where these requirements are not met.	Retain I45X.6.5.4 and related matters of discretion, assessment criteria, and Appendix 1.
I45X.6.5.5 – Site Access	Support in part	Auckland Transport supports the site access requirements and restrictions stated in this rule, but notes that there is an error in the street name in I45X.6.5.5(2), and a minor typographical error in I45X.6.5.5(3).	<p>Amend I45X.6.5.5(2) to replace the reference to “East Street” with a reference to “Pukekohe East Road”.</p> <p>Amend I45X.6.5.5(3) to read:</p> <p><i>“Any new road connection to Pukekohe East Road <del>is are</del> only permissible opposite Anselmi Ridge Road <b>in the location shown on the Precinct Plan</b> unless otherwise approved by Auckland Transport.”</i></p> <p>Otherwise retain I45X.6.5.5.</p>

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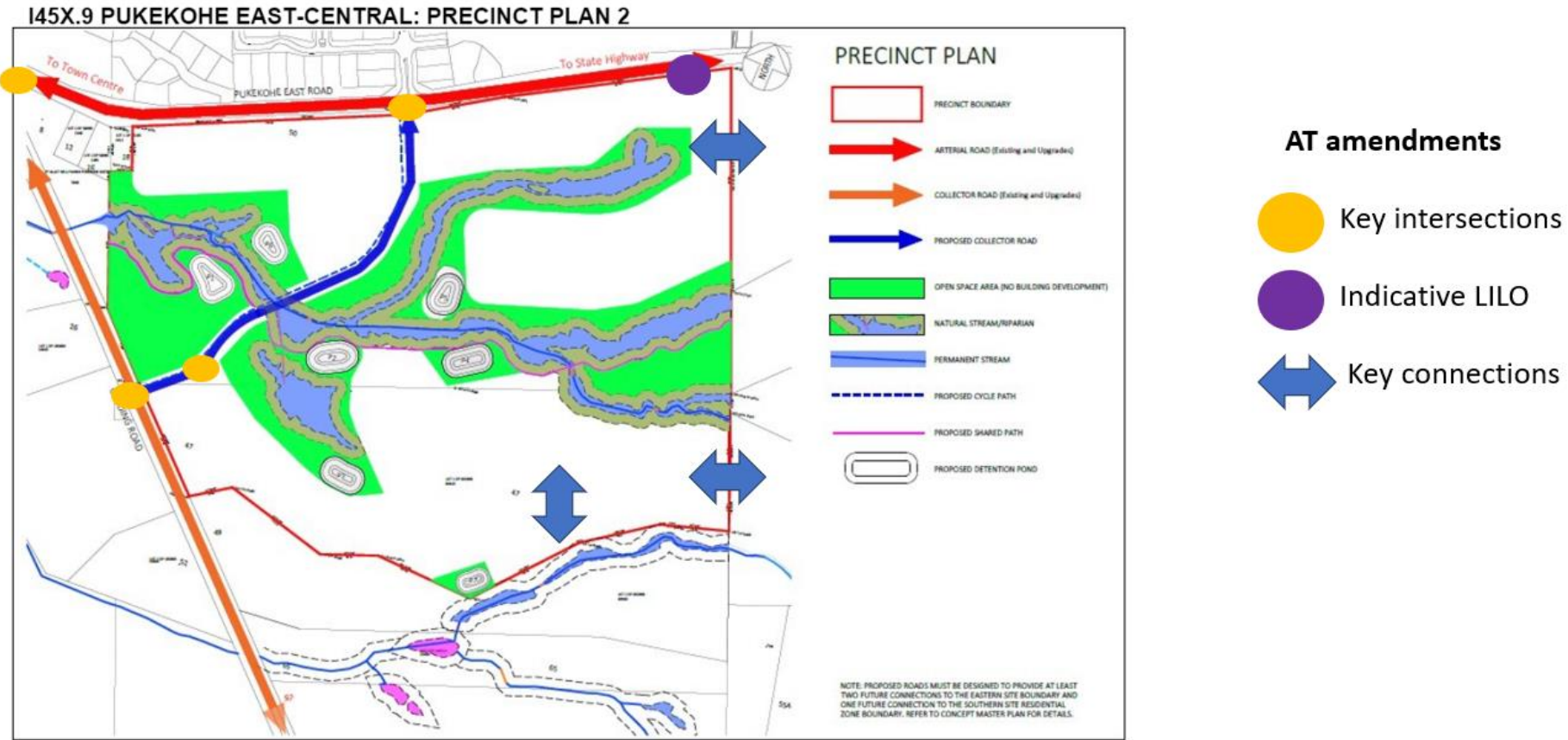
5

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
I45X.6.5.6 – Road Widening Setback along Golding Road	Oppose	The NOR has been lodged by Supporting Growth on behalf of Auckland Transport to route protect the Golding Road corridor for a future upgrade. Therefore, this standard is no longer required as the NOR provides sufficient protection.	Delete standard 145X.6.5.6 and the reference to it within the precinct provisions (see Policy 5(a)(viii) and Appendix 1, first row).	6
I45X.6.6 Road Noise Attenuation	Support in part	The requirement to protect activities sensitive to noise arising from road traffic noise associated with the operation of Pukekohe-East Road and Golding Road is consistent with protecting people’s health and amenity value while they are indoors.	Retain Standard 145X.6.6 Road Noise Attenuation.  However, correct the following cross-referencing errors:  (a) To the table in I45X.6.6(1); and  (b) To rules I45X.6.6(1) and (2) in rule I45X.6.6(3).	2
I45X.7.1(7) – Matters of discretion – noise attenuation	Support in part	The matters of discretion are supported for the reasons stated in relation to I45X.6.6 above, subject to correction of one error.	Amend reference to “East Street” with “Pukekohe East Road” in I45X.7.1(7)(d).  Otherwise retain.	2
I45X.7.2(6) – Assessment criteria – noise attenuation	Support in part	The assessment criteria are supported for the reasons stated in relation to I45X.6.6 above, subject to correction of two errors.	Amend references to “East Street” with “Pukekohe East Road” in I45X.7.2(6)(a) and (d).  Otherwise retain.	2
I45X.9 Pukekohe East-Central: Precinct Plan 2	Oppose in part	Precinct Plan 2 (which should be numbered Precinct Plan 1) requires minor amendments to ensure that key information is provided to support the integration of the transport network within the precinct into the surrounding area.  Currently, the Precinct Plan does not show the connections that are required by the local road network to support adjacent land parcels. This is	Amend the precinct plan to:  - <input type="checkbox"/> Renumber the plan as Precinct Plan 1. - <input type="checkbox"/> Identify Golding Road / East Street / Pukekohe East Road and the Collector Road and Golding Road / Pukekohe East Road intersections as key intersections. - <input type="checkbox"/> Show the integration of key connections required by local networks adjoining the edge of the precinct into the surrounding environment.	7

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>important to ensure future development can adjoin the precinct in a contiguous manner.</p> <p>Additionally, as Pukekohe East Road is an existing arterial and Golding Road is a future arterial, it is important that their intersections with the proposed Collector Road are defined as key intersections. Key intersections need to be identified to assist with the application of the Special Information Requirement in 145C.8.3 Transport Design Report. This is also consistent with Policy 5(a)(i).</p> <p>Key local roads within the precinct that are required to support it should be identified within the Precinct Plan to provide certainty that development will be supported by the necessary transport infrastructure.</p> <p>The Precinct Plan should also depict the land at 50 Pukekohe East Road for the purposes of (T3) and (T4) in the transport upgrade requirements table.</p>	<ul style="list-style-type: none"> <li>- <input type="checkbox"/> Identify Roads 1, 2, 10 and 13 in the Concept Masterplan as main local routes.</li> <li>- <input type="checkbox"/> Depict the land at 50 Pukekohe East Road for the purposes of (T3) and (T4) in the transport upgrade requirements table.</li> </ul> <p><b>See Attachment 2 for further reference</b></p>
Appendix 1 – Minimum Road Width, Function and Required Design Elements	Support in part	Appendix 1 is supported to specify overall minimum road reserve widths as well as the functional requirements and key design elements for street design, subject to one amendment.	Amend the 'Role and function of road' column for Golding Road to delete reference to the NOR (which has been issued).

Attachment 2

Auckland Transport's requested amendments to Precinct Plan 2





## FORM 5

### Submission on a publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

**Name of submitter:** Te Tāhuhu o te Mātauranga | Ministry of Education

Address for service: C/- Beca Ltd  
PO Box 6345  
Wellesley  
Auckland 1141

Attention: Krupa Patel

Phone: 09 336 9440

Email: krupa.patel@beca.com

**This is a submission on the Plan Change 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe.**

#### Background

Te Tāhuhu o te Mātauranga | Ministry of Education ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact existing and future educational facilities and assets the Auckland region.

## **The Ministry of Education's submission is:**

### **Future school network impacts**

Plan Change 98 (PC 98) is seeking to rezone approximately 27.15 hectares of land at 47 Golding Road and 50 Pukekohe East Road, from Future Urban Zone to Residential – Mixed Housing Urban Zone. PC98 also seeks to introduce a new precinct to the Auckland Unitary Plan (Operative in Part) – Pukekohe East-Central Precinct 2. The proposed plan change will provide development capacity of approximately 580 new additional dwellings<sup>1</sup> with a developable area of approximately 12.7ha. Although the rezoning of this land was anticipated as it is being rezoned from Future Urban Zone, PC 98 would enable urban growth, thereby increasing the demand on the local school network in Pukekohe.

In 2019, the Ministry developed the National Education Growth Plan 2030 (NEGP), which identifies where growth of school-age children may occur across New Zealand. The NEGP comprises 39 catchment plans covering the areas of highest student population growth, including Tāmaki Makaurau. The NEGP identified the Pukekohe Paerata Tuakau area as one of “complex growth”, acknowledging that the timing of development will impact how and when the Ministry can respond to the future growth planned for the area.

The Ministry recognises that additional capacity within its network will be required to service the growth of this plan change and the wider growth of Pukekohe. The Ministry will endeavour to liaise with the Applicant to discuss opportunities for educational facilities within the plan change area (PCA). In addition, the Ministry considers that the current precinct provisions are consistent with other recent plan changes in the area, and appropriately recognise that education facilities should be enabled throughout residential areas where student populations reside.

### **Walking and cycling provisions**

The Ministry broadly agrees with the proposed walking and cycling provisions through the PCA. Quality pedestrian and cycle connections to schools and through neighbourhoods have health and safety benefits for children and reduce traffic generation at pick up and drop off times. All future schools should be well serviced by safe and accessible pedestrian and cycling links and it is considered that the proposed provisions would require adequate consideration of walking and cycling provisions.

### **The Ministry's position on the Proposed Plan Change**

The Ministry is neutral on PC 98 with proposed precinct provisions in its current form.

The Ministry agrees with the provisions in the plan change that seek to put in place a framework that will deliver integrated communities with a street and block pattern that supports the concepts of liveable, walkable and connected neighbourhoods. This includes a transport network that is easy and safe to use

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<sup>1</sup> Assessment of Effects on the Environment and S32 Report, Civix, 2021. Available at: <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc98-private-plan-change-application-ae-and-section-32.pdf>



for pedestrians and cyclists and is well connected to public transport, shops, schools, employment, open spaces and other amenities.

### Decision sought

The Ministry requests that the following policy wording is retained in the plan change as this enables the establishment of a future educational facility, should the need arise:

*Policy 13: Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.*

This wording is identical to what was agreed between the applicant and the Ministry (and adopted in the decision) for PC 74 (Private): Golding Meadows and Auckland Trotting Club Inc. and PC 76 (Private): Kohe, and provides consistency to the approach taken by the new precincts towards educational facilities.

The Ministry seeks an outcome where walking and cycling provisions are prioritised. Therefore, the Ministry requests the objectives and policies that seek to provide safe walking and cycling networks through the precinct, be retained, in particular the following:

*Objective 5: A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct and recognises the needs that will arise from development within the Precinct for minimum upgrades necessary to the wider road network.*

The Ministry also seek an outcome that enforces safe walking and cycling connections to schools and through the neighbourhood. Therefore, the Ministry requests for the following amendment to the policy below (underlined in red):

*Policy 5(a)(iii): Ensure that a transport network is provided within and adjoining the Precinct that integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling, including to key community and educational facilities.*

Overall, the Ministry is neutral on PC 98 in its current form as it enables the establishment of schools and seeks to provide a safe walking and cycling network within and through the precinct.

**The Ministry wishes to be heard in support of its submission.**



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**Krupa Patel**  
**Planner – Beca Ltd**  
**(Consultant to the Ministry of Education)**

**Date:** 30 April 2024

Auckland Council  
Unitary Plan Private Bag 92300  
Auckland 1142

Attn.: Planning Technician

[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**TO:** Auckland Council

**SUBMISSION ON:** Plan Change 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**FROM:** Watercare Services Limited

**ADDRESS FOR SERVICE:** [planchanges@water.co.nz](mailto:planchanges@water.co.nz)

**DATE:** 30 April 2024

**Watercare could not gain an advantage in trade competition through this submission.**

## 1. WATERCARE'S PURPOSE AND MISSION

- 1.1. Watercare Services Limited ("Watercare") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council ("Council").
- 1.2. As Auckland's water and wastewater services provider, Watercare has a significant role in helping Auckland Council achieve its vision for the Auckland region. Watercare's mission is to provide reliable, safe, and efficient water and wastewater services to Auckland's communities.
- 1.3. Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets. Watercare must also give effect to relevant aspects of the Council's Long Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) and the Auckland Future Development Strategy 2023-2053<sup>1</sup>.

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<sup>1</sup> Local Government (Auckland Council) Act 2009, s58.

## 2. SUBMISSION

### General

- 2.1. This is a submission on a change proposed by OMAC Limited and Next Generation Properties Limited (“Applicants”) to the Auckland Unitary Plan (Operative in Part) (AUP(OP)) that was publicly notified on 28 March 2024 (“Plan Change 98”).
- 2.2. The Applicants propose to rezone approximately 27 hectares of land located at 50 Pukekohe East Road and 47 Golding Road, Pukekohe (“Plan Change 98 Area”) from Future Urban Zone to Residential – Mixed Housing Urban Zone in the AUP(OP) and to introduce a precinct plan and precinct provisions, via a new Precinct – Pukekohe East-Central Precinct 2.
- 2.3. Plan Change 98 proposes approximately 580 new residential dwellings within a developable area of approximately 12.7ha. The balance of the Plan Change 98 Area is comprised of wetlands, streams, open space reserve and road reserve.
- 2.4. The purpose of this submission is to address the technical feasibility of the proposed water and wastewater servicing to ensure that the effects on Watercare’s existing and planned water and wastewater networks are appropriately considered and managed in accordance with the Resource Management Act 1991.
- 2.5. In making its submission, Watercare has considered the relevant provisions of the Auckland Plan 2050, Te Tahua Pūtea Tau 2021-2031 / The 10-year Budget 2021-2031, the Auckland Future Development Strategy 2023-2053, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision and the Watercare Asset Management Plan 2021 – 2041. It has also considered the relevant RMA documents including the AUP(OP) and the National Policy Statement on Urban Development 2020.

### Specific parts of the Plan Change

- 2.6. The specific parts of Plan Change 98 that this submission relates to are:
  - a) the effects of Plan Change 98 on Watercare’s existing and planned water supply and wastewater network; and
  - b) the proposed Precinct provisions for water supply and wastewater.

### Sequencing and density of growth in Pukekohe’s Future Urban Areas

- 2.7. The Auckland Future Development Strategy 2023 -2053 (FDS) informs Watercare’s asset planning and infrastructure funding priorities and sequencing. The FDS replaced the Auckland Future Urban Land Supply Strategy 2017 (FULSS) in December 2023.
- 2.8. Plan Change 98 refers to the FULSS, however it should be updated to refer to the FDS. Noting the FULSS identifies the Pan Change area as being development ready in Decade One 2nd half: 2023-2027 which is a shift from the FDS as noted below.

- 2.9. The FDS identifies Pukekohe as a rural node with investment signalled for the longer term (years 11-30). The Pukekohe Future Urban Areas (FUAs) are timed for development either not before 2035+ or not before 2040+, refer below and Figure 1.
- Pukekohe East timing not before 2035+
  - Pukekohe Southwest not before 2035+
  - Pukekohe Northeast not before 2040+
  - Pukekohe Southeast not before 2040+
  - Pukekohe Northwest not before 2040+

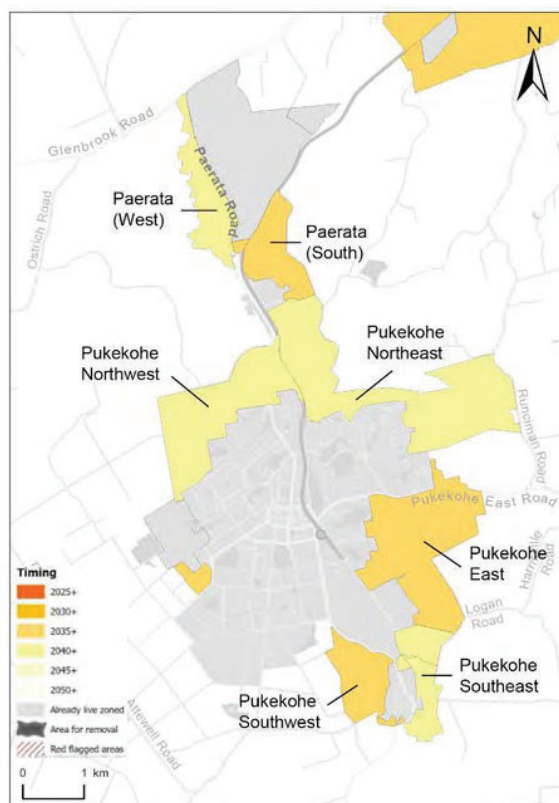


Figure 1 – Pukekohe and Paerata FUA Cluster (Auckland Future Development Strategy 2023-2053)

- 2.10. Appendix 6 of the FDS identifies the infrastructure prerequisites<sup>2</sup> i.e. the infrastructure that is required to support the growth and the timing of when the council will be able to fund that infrastructure. The FDS states “*The timing of the live-zoning future urban areas spans over 30 years from 2023 – 2050+ and is necessary in acknowledging the council’s limitations in funding infrastructure to support growth. Distributing the live zoning of future urban areas over this timeframe enables proactive planning in an orderly and cost-efficient way, ensuring the areas are supported by the required bulk infrastructure and able to delivery quality urban outcomes anticipated in this FDS.*”

<sup>2</sup> As defined and introduced in the FDS 2023 Appendix 6, page 32.

- 2.11. Plan Change 98 is located within the Pukekohe East FUA where bulk infrastructure is not planned to support development before 2035. The Pukekohe Trunk Sewer is identified as an infrastructure prerequisite necessary to support the development and growth of the Pukekohe East FUA. The Pukekohe Trunk Sewer is now referred to as the Station Road gravity transmission pipeline.
- 2.12. The Pukekohe-Paerata Structure Plan 2019 sets out the pattern of land use and the supporting infrastructure network for the Future Urban zones land around Pukekohe and Paerata. The Pukekohe-Paerata Structure Plan projects the total Pukekohe population to grow to 33,809 over a 30 year period, with the FUAs anticipated to contribute to approximately 12,517 additional dwellings.
- 2.13. The FDS does not provide anticipated dwelling capacities per node or for the Pukekohe Future Urban Areas but does inform Auckland Councils Growth Scenario (AGSv1). The AGSv1 must be used by Auckland Council and CCOs as a basis to inform planning for services and infrastructure as well as their funding and financing. The AGSv1 was issued in February 2024 and is being incorporated as the new baseline in Watercare's population model.
- 2.14. Watercare understands that Plan Change 98 seeks to establish 580 additional dwellings which equates to approximately 580 development unit equivalents (DUEs)<sup>3</sup>. For the purpose of water and wastewater planning, 580 DUEs is equivalent to a population of 1,740.

### **Plan Change 78**

- 2.15. Plan Change 78 responds to the governments National Policy Statement on Urban Development 2020 (amended in 2022) and requirements of the RMA. This means amongst other things that Auckland Council must incorporate the Medium Density Residential Standards (MDRS) that enable three storey housing in relevant residential zones in urban Auckland, e.g. Residential – Mixed Housing Urban Zone, and implement qualifying matters to reduce height and density of development required by the RMA where full intensification is not appropriate. Plan Change 78 was notified on 18 August 2022 and hearings are ongoing.
- 2.16. As part of Plan Change 78 water and wastewater servicing constraints were identified as a new qualifying matter under section 771(j) in applying the MDRS as specified in Schedule 3A of the RMA and policy 3 of the NPS UD to relevant residential zones. This is discussed in detail in Auckland Councils section 32 evaluation report. The Water and Wastewater Servicing Constraints qualifying matter is proposed to be accommodated in Plan Change 78 as an additional layer/new control on the AUP(OP) planning maps. Plan Change 78 does not apply to Future Urban Zoned land. i.e. it applies to the existing residential zoned land and is Auckland Councils Intensification Planning Instrument. The MDRS provisions have been included in Appendix 2 of Plan Change 98. Noting government have signalled changes may be made to MDRS this year. Plan Change 98 is sought in accordance with Clause 21 of Schedule 1 of the RMA.
- 2.17. As Plan Change 78 amends the provisions of the Residential – Mixed Housing Urban Zone in accordance with the MDRS, it is unclear why the MDRS provisions have been included in Appendix 2 of the proposed precinct provisions of Plan Change 98. It would be useful for the Applicants to clarify why these have been included.

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<sup>3</sup> A Development Unit Equivalent (DUE) is the unit of demand used to calculate IGCs. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

### **Plan Change 76 Kohe**

- 2.18. Private Plan Change 76 (Kohe) (Plan Change 76) is now operative and relates to approximately 30.6 hectares of land in eastern Pukekohe, bounded by East Street and Golding Road, Ngahere Road and Birch Road. Plan Change 76 also sought to rezone land from Future Urban Zone to Residential – Mixed Housing Urban Zone. Plan Change 76 was notified in May 2022 and made fully operative on 20 July 2023. Golding Road separates the two plan change areas, Plan Change 98 is located to the east of Plan Change 76.
- 2.19. As set out below Plan Change 98 has a number of local network infrastructure dependencies required to be in place to enable the development of the Plan Change Area. These local network infrastructure requirements have a number of complex independencies and are delivered by different parties. Based on Watercare’s recent experiences with Plan Change 76 there is a need for developers to prepare a local network wastewater and water servicing plan for their development area ahead of the resource consent process starting. Amendments to the Precinct provisions are sought as part of this submission, refer paragraphs 2.42 and 2.43 below.

### **Wastewater servicing**

- 2.20. There is no capacity in the adjacent existing local wastewater network to service the Plan Change Area.

### **Local Wastewater Network**

- 2.21. The Applicants propose to service the Plan Change Area via the local wastewater pump station proposed to be constructed to service Plan Change 76.
- 2.22. The Applicants propose that the entire wastewater catchment for the Plan Change Area will gravitate towards the lowest point on the west of the Plan Change Area in line with the new Road 12 to a connection point just east of Golding Road. A proposed wastewater pipeline will then cross under Golding Road, where it will connect to the new reticulation (including pump station) to be constructed in accordance with Plan Change 76.
- 2.23. The local wastewater pump station required to service Plan Change 76 is currently subject to approval by Watercare as part of a resource consent application.
- 2.24. The Applicants will need to work with Watercare in advance of lodging resource consents for subdivision to confirm the requirement and timing for the local wastewater infrastructure. A wastewater servicing plan for the local wastewater catchment will need to be confirmed with Watercare prior to lodging resource consents for development of the Plan Change Area.
- 2.25. Funding and delivery of the local wastewater infrastructure necessary to service the Plan Change Area is at the cost of the Applicants.
- 2.26. All wastewater infrastructure will be required to comply with Watercare’s Code of Practice for Land Development and Subdivision.
- 2.27. As per Watercare’s Code of Practice for Land Development and Subdivision, all local networks collecting and conveying wastewater from the Plan Change Area must be sized to accommodate the

proposed development yield and the future upstream and downstream development potential at the developers cost.

### **Bulk Wastewater Network**

- 2.28. The Pukekohe North Wastewater Pump Station Project (formerly Isabella Wastewater Pump Station Project), comprising a new 800mm diameter gravity wastewater pipeline along Station Road, wastewater rising mains, and a new wastewater pump station located at Isabella Drive, is required to service the Plan Change Area.
- 2.29. Specifically, the 800mm diameter gravity pipeline along Station Road (referred to in the FDS as the Pukekohe Trunk Sewer) will need to be completed prior to development of the Plan Change Area.
- 2.30. The Pukekohe North Wastewater Pump Station Project is currently anticipated to be completed by the end of 2025 however the timing of this Project may be subject to change as part of Auckland Council's Long Term Plan process.

### **Water supply servicing**

- 2.31. There is no capacity in the adjacent existing reticulated water supply network to service the Plan Change Area.
- 2.32. Limited information has been provided by the Applicants for the proposed water supply network solution.

### **Local Water Supply Network**

- 2.33. Development from the Plan Change Area will need to connect to the proposed Pukekohe East Bulk Supply Point (BSP) and to the Plan Change 76 boosted local water supply network.
- 2.34. The Applicants will need to work with Watercare in advance of lodging resource consents for subdivision to confirm the requirement and timing for the local water supply infrastructure. A water supply servicing plan for the local water supply catchment will need to be confirmed with Watercare prior to lodging resource consents for development of the Plan Change Area.
- 2.35. Funding and delivery of the local water supply infrastructure necessary to service the Plan Change Area is at the cost of the Applicants.
- 2.36. All water supply infrastructure will be required to comply with Watercare's Code of Practice for Land Development and Subdivision.
- 2.37. As per Watercare's Code of Practice for Land Development and Subdivision, all local networks supplying water to the Plan Change Area must be sized to accommodate the proposed development yield and the future upstream and downstream development potential at the developers cost.

### **Bulk Water Supply Network**

- 2.38. The Pukekohe East BSP Project will need to be completed prior to development of the Plan Change Area. The Pukekohe East BSP Project is at the construction delivery stage and is currently anticipated to be completed by mid 2025.



### **Programme risk**

- 2.39. Any infrastructure delivery dates provided in this submission are forecast dates only and therefore subject to change. Development and subdivision should not proceed prior to the commissioning of the necessary bulk infrastructure required to service the Plan Change. Where the developer proposes to undertake works ahead of the commissioning of these water and wastewater assets this will be at the developer's risk and cost.

### **Funding**

- 2.40. Funding of the local water and wastewater infrastructure necessary to service the Plan Change Area is at the cost of the Applicants.
- 2.41. Where any of the identified bulk infrastructure projects necessary to service the Plan Change Area are requested to be brought forward ahead of the timing set out in Watercare's Asset Management Plan, this will be at the Applicant's cost and an Infrastructure Funding Agreement will be required.

### **Precinct Provisions**

- 2.42. Watercare strongly supports precinct provisions that require subdivision and development to be coordinated with the provision of sufficient water supply and wastewater infrastructure.
- 2.43. Watercare seeks the following amendments (as set out in Attachment 1) to the Precinct provisions:
- a) Seeks a non-complying activity status for any subdivision or development that precedes the provision of adequate water supply and wastewater infrastructure.
  - b) Amendments to standard I45X.6.2.4 Water and Wastewater requiring all subdivision or development to connect to a reticulated wastewater and reticulated potable water network prior to the issue of a s224(c) or a building consent.
  - c) Amendments to the precinct description to include the purpose and function of the amended provisions, development can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision and building consents for development.
  - d) Amendment to objective 8 to include the reference to 'capacity'.
  - e) Amendments to include new policy 11A to support a non complying activity status.
  - f) Amendments to include a new standard I45X.8.4 Water and Wastewater Servicing Plan as a special information requirement.
  - g) Amendments to include new standard I45X.8.5 Water Supply and Wastewater Infrastructure Capacity Assessment as a special information requirement.

### 3. DECISION SOUGHT

- 3.1. Watercare opposes the Plan Change as currently proposed by the Applicants, on the basis that it is out of sequence with the expected timing for development of the Pukekohe East Future Urban Area, which is set out as not before 2035+ in the Auckland Future Development Strategy 2023-2053.
- 3.2. In the event that the Plan Change is approved notwithstanding Watercare's opposition, Watercare seeks that:
  - a. The Applicants commit to delivering and funding the local water supply and wastewater network capacity and servicing requirements of the Plan Change;
  - b. Subdivision and development does not proceed before the completion of the bulk water supply and wastewater infrastructure projects required to service the Plan Change Area;
  - c. Any Infrastructure Funding Agreement, to bring forward the required bulk infrastructure to enable development of the Plan Change Area earlier than what Watercare is planning to provide in accordance with its Asset Management Plan, must not unduly impact Council's or Watercare's debt profile or other funding commitments;
  - d. The inclusion of the proposed amendments to the precinct provisions as set out in Attachment 1, or similar provisions that will achieve the same outcomes.

### 4. HEARING

- 4.1. Watercare wishes to be heard in support of its submission

30<sup>th</sup> April 2024

*Mark Iszard*

Mark Iszard  
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**Attachment 1.**

Amendments requested by Watercare shown in red text. Deletions are shown in red strike out.

**I45X. Pukekohe East-Central Precinct 2****I45X.1. PRECINCT DESCRIPTION**

The Pukekohe East-Central Precinct 2 covers approximately 27 hectares of land and is located to the east of Pukekohe Town Centre.

The purpose of the Precinct is to provide for comprehensively planned residential development in a way that supports a quality compact urban form.

Land use, development and subdivision is also to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, while recognising the relationship of Mana Whenua with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with Sections 6 (e) & (f), 7 (a), and 8 of the Resource Management Act 1991 (RMA) or subsequent similar clauses upon repeal and replacement of the RMA.

The standards for the precinct recognise that development of residential lots and development can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision and building consent for development. The standards do require that development and lots are connected to a functioning water and wastewater network with sufficient capacity to service the proposal prior to the issuing of s224(c) certification for subdivision and building consent for development (where subdivision may not be occurring or development occurs before subdivision).

The underlying zone is Residential – Mixed Housing Urban Zone.

**I45X.2. OBJECTIVES [RP/DP]**

(1) Pukekohe East-Central Precinct 2 is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment and enables safe and functional residential development, road network and open space areas.

(2) Provide for the health and well-being of streams and wetlands within the Precinct.

(3) Stormwater management and design considers and incorporates Mana Whenua values, mauri, matauranga and tikanga associated with freshwater values in accordance with Regional Policy B6.3.2 Policy 2. [rp]

(4) The network of key watercourses is protected and enhanced where practical in a manner which assists to manage the risk of flooding and provide open space areas for recreation as well as walking and cycling connections.

(5) A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct and recognises the needs that will arise from development within the Precinct for minimum upgrades necessary to the wider road network.

(6) Subdivision and development respects tikanga<sup>4</sup>, as specified by Mana Whenua through Regional Policy B6.3.2 Policies 2 and 3 [rp].

(7) Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. [rp]

(8) Subdivision and development is coordinated with the supply **and capacity** of sufficient water, wastewater and stormwater infrastructure.

(9) Indoor activities sensitive to noise are protected from adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan).

The overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above. The objectives, policies, rules and other provisions in Appendix 2 apply to and modify the Residential Mixed Housing Urban zoned land within the precinct until Plan Change 78 becomes operative, after which point the provisions no longer apply.

### **I45X.3. POLICIES [RP/DP]**

(1) Require that the design of any subdivision and development within the Precinct is undertaken in general accordance with the Precinct Plan.

(2) Encourage development that provides accessible green spaces along stream corridors as shown on the Precinct Plan, where practical.

(3) Require that new buildings and development do not compromise the purpose of the drainage reserve as shown on the Precinct Plan.

(4) Require residential development and open spaces be well-integrated by providing a positive interface between residential development and open space areas.

(5) Ensure that a transport network is provided within and adjoining the Precinct that:

(a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by:

(i) providing a collector road and key intersections generally in the locations shown in the Precinct Plan;

(ii) providing an interconnected urban local road network that achieves a highly connected street layout and integrates with the collector road network;

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<sup>4</sup> 1customary practices of Mana Whenua

- (iii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling;
  - (iv) providing a safe separated lane(s) for cyclists on collector and arterial roads where practical;
  - (v) providing for safe local road intersections onto collector and arterial roads;
  - (vi) including upgrades to existing road frontages adjoining the Precinct and connections to existing and future networks outside the Precinct when adjacent residential development occurs;
  - (vii) requiring upgrades or other measures where necessary to address cumulative effects at the Golding Road / Pukekohe East Road intersection, the Anselmi Ridge Road / Pukekohe East Road intersection, and Golding Road where it adjoins the Precinct; and
  - (viii) providing for Pukekohe East Road's role as an arterial and the possibility that Golding Road will be developed as an arterial if Auckland Transport decides to do so before 30 January 2026, through setbacks and vehicle access restrictions for sites adjoining Golding Road and road and vehicle access restrictions to Pukekohe East Road.
- (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles, including (as far as practicable given the local area's constraints and characteristics).
  - (c) is designed and constructed in a manner that is appropriate having regard to the requirements of Auckland Transport's relevant code of practice or engineering standards.
- (6) Require vacant lot subdivision and larger development to:
- (a) Incorporate Te Auranga Māori Design Principles.
  - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
  - (c) Provide for Mana Whenua to run a cultural induction course for contractors, and perform a karakia, prior to works starting on site (including breaking ground) for development.
- (7) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan by:
- (a) Incorporating sustainable stormwater management systems including on-site retention and communal detention; and
  - (b) Ensuring that stormwater devices are appropriately located, designed and constructed to achieve detention and quality treatment outcomes.
- (8) Requiring planting of riparian margins of streams and buffers of wetlands.
- (9) Provide for the establishment of a neighbourhood reserve within walking distance for all residents and ensuring new buildings and development do not compromise the purpose of the Public Open Space Reserve Area as shown on the Precinct Plan.

(10) Ensure that a movement network is established within the precinct that provides safe, efficient and integrated connections both within the site and to the surrounding road network, and also promotes walking and cycling.

(11) Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required water and wastewater connections.

**(11A) Avoid subdivision and development progressing ahead of the provision of a functioning water and wastewater network with sufficient capacity to service the proposed development.**

(12) Ensure that activities sensitive to noise adjacent to future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.

(13) Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

#### **I45X.4. ACTIVITY TABLE**

The overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

Table I45X.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe East-Central Precinct 2 pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

##### *Note 1*

*A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies.*

	<b>Activity</b>	<b>Activity status</b>
	<b>Development</b>	
(A1)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H5.4.1 in the Residential – Mixed Housing Urban Zone	
(A2)	Show home meeting the standards in Rule H5.6 in the Residential – Mixed Housing Urban Zone	P
(A3)	Any activity not complying with the standards under	RD

	I45X.6.1, I45X.6.2, I45X.6.3, I45X.6.5.4, or I45X.6.6	
(A4)	Any activity not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4, I45X.6.5 (excluding I45X.6.5.4)	D
<b>(A4A)</b>	<b><u>Any activity not complying with standard I45X.6.2.4</u></b>	<b><u>NC</u></b>
	<b>Infrastructure</b>	
(A5)	Construction of communal stormwater devices or structures	RD
	<b>Subdivision</b>	
(A6)	Subdivision listed in Chapter E38 Subdivision - Urban	RD
(A7)	Subdivision listed in Chapter E38 Subdivision – Urban Subdivision not complying with the standards under I45X.6.1, I45X.6.2, I45X.6.3, I45X.6.5.4, or I45X.6.6	RD
(A8)	Subdivision not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4, I45X.6.5 (excluding I45X.6.5.4)	D
<b>(A9)</b>	<b><u>Subdivision not complying with standard I45X.6.2.4</u></b>	<b><u>NC</u></b>

### I45X.5. Notification

(1) Any application for resource consent for an activity listed in Table I45X.4.1 Activity Table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

### I45X.6. STANDARDS

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I45X.4.1. unless replaced with the following specific standards.

All activities listed in Table I45X.4.1 Activity table must comply with the following standards.

#### I45X.6.1 Fencing of drainage reserve boundaries

...

## I45X.6.2 Infrastructure and Servicing

### I45X.6.2.1 Hydrological Mitigation

Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.

- (1) Provide retention (volume) reduction of at least 5mm runoff depth for non-potable use of all impervious surfaces for which hydrology mitigation is required; and
- (2) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- (3) Any stormwater management device or system must be built generally in accordance with Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01) by a suitably qualified service provider and must be fully operational prior to use of the impervious area.
- (4) 'As built' plans for any stormwater management device or system must be provided to the Council within three months of practical completion of the works.
- (5) Any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system;
- (6) The maximum impervious area must not exceed 70 per cent of the site area.

### I45X.6.2.2 Water Quality

...

### I45X.6.2.4 Water and Wastewater

~~(1) All applications for subdivision or development must be accompanied by a capacity assessment demonstrating that sufficient water and wastewater infrastructure is available to service the proposed new dwellings.~~

#### Purpose:

#### To ensure efficient delivery of wastewater and potable water infrastructure for Pukekohe East-Central Precent 2

- (1) All development or subdivision located on land identified as Residential - Mixed Housing Urban Zone shall connect to a reticulated wastewater network.
- (2) All development or subdivision located on land identified as Residential - Mixed Housing Urban Zone shall connect to a reticulated potable water network.
- (3) Prior to the issue of s224(c) or building consent, the lot or development shall be connected to a functioning water and wastewater network with sufficient capacity to service the proposed lots or development.

## I45X.6.3 Riparian and Buffer Planting



...

**I45X.6.4 Site Development and Landscaping**

...

**I45X.6.5 Precinct Plan and Infrastructure requirements****I45X.6.5.1 Precinct Plan Requirements**

(1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on Pukekohe East-Central: Precinct Plan 2.

(2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage and/or public open space purposes or otherwise protected by another suitable legal mechanism acceptable to the Council.

(3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in Pukekohe East-Central: Precinct Plan 2 such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.

**I45X.6.5.2 Transport**

Purpose:

- Mitigate the adverse effects of traffic generation on the surrounding local and wider road network.
- Achieve the integration of land use and transport.

(1) Subdivision and development (including construction of any new road) must comply with the standards in Table I45X.6.5.3.1.

**I45X.6.5.3 Transport Upgrades****Table I45X.6.5.3.1 Transport Infrastructure Requirements**

Transport Infrastructure Upgrade		Trigger
(T1)	Upgrade of Golding Road to Collector Road standard (east side)	Any subdivision or development with frontage to Golding Road
(T2)	Upgrade of south side of Pukekohe East Road to Collector Road standard (future proof for upgrade for Arterial Road)	Any subdivision or development with frontage to Pukekohe East Road.
(T3)	New Collector Road between Golding Road and Pukekohe East Road including cycle facilities. Note: The Collector Road is to connect opposite Anselmi Ridge Road at Pukekohe East Road and opposite the new	Any subdivision or development resulting in a cumulative total of 100 dwellings within 50 Pukekohe East Road.

	east-west Collector Road in Kohe Precinct at Golding Road.	
(T4)	New Intersection Collector / Kohe Precinct Collector / Golding Road Intersection	Any subdivision or development resulting in a cumulative total of 100 dwellings within 50 Pukekohe East Road.

(2) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only.

Note 1: Development relevant to any of the Standards T1 to T2 only apply to the section of the road adjacent to the development or subdivision area. The effects of any gaps in frontage upgrades on active mode connectivity or safety will be considered under matter of discretion I45X.7(5) and the assessment criteria in I45X.7.2(4)(e).

#### **I45X.6.5.4 Road Design and Upgrade of Existing Roads**

...

#### **I45X.6.5.5 Site Access**

...

#### **I45X.6.5.6 – Road Widening Setback along Golding Road**

...

#### **I45X.6.6 Road Noise Attenuation**

...

### **I45X.7. ASSESSMENT – RESTRICTED DISCRETIONARY ACTIVITIES**

#### **I45X.7.1. Matters of discretion**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in Table I45X.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) For new buildings, fences, and additions to buildings that do not comply with the standards:

(a) building interface with the drainage reserve as applicable;

(2) for developments in excess of ten dwellings or commercial units:

(a) incorporation of Te Auranga Māori Design Principles;

(b) inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists; and

(c) provision for cultural inductions of contractors and karakia, prior to breaking ground.

(3) Development of new or redevelopment of existing impervious areas that do not comply with the standards:

(a) the potential adverse effects, including:

(i) cumulative effects of increased stormwater flows on freshwater systems;

(ii) effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community; and

(iii) effects on Mana Whenua values, mauri, matauranga and tikanga associated with freshwater, as advised by Mana Whenua;

(b) the best practicable options for reducing existing adverse effects;

(c) the processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the catchment designed and sized to accommodate the stormwater runoff from the new and redeveloped impervious area and achieve appropriate hydrology mitigation; and

(d) the practicality and limitations of applying stormwater flow management to the site, taking into account site and operational constraints.

(4) Construction of communal stormwater devices or structures

(a) the capacity and design of the stormwater device or structure;

(b) the location of the stormwater device or structure; and

(c) the ongoing quality, viability and maintenance of the device or structure

(5) Subdivision

(a) Transport including development of an integrated road network, road(s), connections with neighbouring sites, access, walking and cycling networks and infrastructure, connections to the existing pedestrian and/or cycle connections including those associated with the Pukekohe train station, design and sequencing of upgrades to the existing road network, and traffic generation.

(b) The design and efficiency of stormwater infrastructure and devices (including communal devices) including where relevant, integration of devices with the road corridor and surrounding environment.

(c) Open Spaces and open space integration including, where practical development of walking and cycling infrastructure to and adjoining green spaces.

(d) Cumulative impacts on the following, and need for any upgrade to the following or other measures to mitigate adverse effects:

(i) the Golding Road / East Street / Pukekohe East Road intersection;

(ii) the Anselmi Ridge Road / Pukekohe East Road intersection;

(v) Golding Road where it adjoins the Precinct; and

(e) incorporation of Te Auranga Māori Design Principles for subdivisions creating in excess of 10 sites;

(f) for subdivision creating in excess of 10 sites, inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Iwi designers and artists for vacant lot subdivision; and

(g) for subdivision creating in excess of 10 sites, provision for cultural inductions of contractors and karakia, prior to breaking ground for vacant lot subdivision.

(6) Non-compliance with standard I45X.6.5.4 Road Design and Upgrade of Existing Roads:

(a) Road design and consistency with the transport-related objectives and policies of the Precinct.

(7) Non-compliance with standard I45X.6.6 – Noise attenuation:

(a) The effects on people's health and residential amenity;

(b) The location of the building;

(c) Topographical, building design features or other alternative mitigation that will mitigate potential adverse health and amenity effects relevant to noise; and

(d) Technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for Pukekohe East Road and Golding Road.

#### **I45X.7.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) For new buildings, fences, and additions to buildings that do not comply with the standards:

(a) building interface with the public realm:

(i) the extent to which there is opportunity provided for buildings to overlook existing or proposed open spaces for passive surveillance, such as through the provision of balconies and main glazing facing these spaces; and

(ii) the extent to which the development makes a positive contribution to the character and amenity of adjacent public places.

(2) Development of new or redevelopment of existing impervious areas that do not comply with the standards:

(a) the extent to which Policies E1.3(1), (2), (3), (4), (5), (8) and (9) in Chapter E1 (Water quality and integrated management) are achieved.

(3) Construction of communal stormwater devices or structures (a) the capacity and design of the stormwater device or structure:

(i) the extent to which stormwater management calculations confirm that the design and capacity of the stormwater management device/ structure is fit for purpose and satisfies the requirements of an approved Stormwater Management Plan (SMP) for the Precinct.

(b) the location of the stormwater device or structure:

(i) the extent to which the location is able to be well-integrated into the design and enhancement of riparian and open space areas.

(c) the ongoing quality, viability and maintenance of the device or structure.

(i) the extent to which a maintenance plan addresses requirements and responsibilities to ensure the ongoing quality and viability of the stormwater management devices or structures (including communal devices), and in particular their likely efficiency and effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.

(4) Subdivision, the extent to which:

(a) The collector road and its intersections and other connections depicted within the Precinct Plan are provided generally in the locations on the Precinct Plan to achieve a highly connected street layout that integrates with the surrounding transport network and whether an alternative alignment provides an equal or better degree of connectivity and amenity within and beyond the Precinct may be appropriate, having regard to the following functional matters:

(i) Landowner patterns and the presence of natural features, natural hazards, contours or other constraints and how these impact on the placement of roads;

(ii) The need to achieve an efficient block structure and layout within the Precinct suitable to the proposed activities; and

(iii) The constructability of roads and the ability for them to be connected beyond any property boundary.

(b) A high quality and integrated network of local roads is provided within the Precinct that provides a good degree of accessibility, supports a walkable road network and:

(i) where practical (and in so far as land is to be vested in the Council) connect to areas of open space or stream margins containing a walking / cycling network in general accordance with the Precinct Plan; and

(ii) where not practical or land is not be vested, other design features are incorporated to provide accessibility and a reasonable standard of amenity and safety.

(c) Roads are aligned with the drainage network in general accordance with the Precinct Plan and in so far as the drainage network is to be vested in the Council.

(d) Cycle and pedestrian paths are provided as shown in general accordance with the Precinct Plan and where located within the drainage network in so far as the drainage network is to be vested in the Council, are at a practical grade and alignment, and provide for linkages to paths, on adjacent properties.

(e) Provision is made for collector roads and local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the Precinct over time.

(f) The design and layout of the roading network includes urban blocks, connections, and safe walking and cycling networks and infrastructure.

(g) Improved pedestrian and cycling connections are provided:

(i) that responds to the local area's constraints and characteristics; and

(ii) to other local area walking and cycling networks existing at the time of development.

(h) The design and efficiency of stormwater infrastructure and devices (including communal devices) including the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.

(i) The Golding Road / East Street / Pukekohe East Road intersections and section of Golding Road adjoining the Precinct can safely accommodate cumulative effects of traffic.

(j) If other measures are required to mitigate traffic effects on the above intersections referenced in (b) (i), including completion of the PC 76 Collector Road between Birch Road and Golding Road as shown on the Precinct Plan.

(k) Potential adverse effects of retaining walls, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls.

(l) Any road as shown on the Precinct Plan that passes adjacent to or through the drainage reserve areas are designed to minimise adverse effects on vegetation, including through the use of retaining structures with terracing rather than battered slopes, and modifications to the road standards typically applied to local roads.

(5) Non-compliance with standard I45X.6.5.6 Road Design and Upgrade of Existing Roads:

(a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.

(b) Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.

(c) Whether the proposed design and road reserve:

(i) incorporates measures to achieve the required design speeds;

(ii) can safely accommodate required vehicle movements;

(iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;

(iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.

(d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.

(6) Non-compliance with Standard I45X.6.6 Noise Attenuation

(a) Whether the location of the building or any other existing buildings/structures avoids, remedies or mitigates the adverse noise effects associated with the road traffic noise relating to the operation of East Street and Golding Road as a future arterial road.

(b) The extent to which the alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.

(c) Whether any identified topographical or building design features will mitigate any potential adverse health and amenity effects.

(d) Any implications arising from any technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for East Street or Golding Road.

(7) Cultural Inputs:

(a) policy 145X.3 (6).

**I45X.8. SPECIAL INFORMATION REQUIREMENTS**

**I45X.8.1 Riparian Planting Plan**

(1) An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must:

(a) Identify the location, species, planting bag size and density of the plants;

(b) Include a management plan to achieve establishment within 5 years and the eradication of pest weeds;

(c) Confirm detail on the eco-sourcing proposed for the planting; and

(d) Take into consideration the local biodiversity and ecosystem extent.

**I45X.8.2 Traffic Assessment**

(1) At the first stage of subdivision or development of any site existing at (date of plan change approval); and

(2) For any subdivision or development exceeding a cumulative increment of 60 further dwellings/lots within the Precinct a Traffic Assessment must be provided which assesses effects (including cumulative effects) on the safety and efficiency of the road network and in particular addresses the need for:

- (a) Any upgrade of the Golding Road / Anselmi Ridge Road / Pukekohe East Road intersection;
- (b) Any upgrade of the Golding Road / East Street / Pukekohe East Road intersection; and
- (c) Golding Road where it adjoins the Precinct.

### **I45X.8.3 Transport Design Report**

(1) Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network, and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.

In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.

### **I45X.8.4 Water and Wastewater Servicing Plan**

**(1) At the first stage of subdivision or development of any site existing at (date of plan change approval) within the Precinct the applicant is required to provide a Water and Wastewater Servicing Plan for the Precinct Area. The Water and Wastewater Servicing Plan must:**

**(a) Identify the location, size and capacity of the proposed water supply and wastewater network for the Precinct.**

**(b) Identify the location, size and capacity of the key water and wastewater infrastructure dependencies located outside of the Precinct Area but are necessary to service the Precinct.**

**(c) Identify the location, size and capacity of the local connections within the Precinct.**

### **I45X.8.5 Water Supply and Wastewater Infrastructure Capacity Assessment**

**(1) All applications for subdivision or development must be accompanied by a Water Supply and Wastewater Infrastructure Capacity Assessment. The applicant is required to produce a water supply and wastewater infrastructure capacity assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network to service the proposed development or lots.**



Appendix 2: Density standards from Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA...

**IN THE MATTER** of the Resource  
Management Act 1991  
(**RMA**)

**A N D**

**IN THE MATTER** of a submission under  
clause 6 of the First  
Schedule to the RMA on  
Private Plan Change 98:  
47 Golding Road & 50  
Pukekohe East Road,  
Pukekohe

**SUBMISSION ON NOTIFIED PROPOSAL FOR PRIVATE PLAN CHANGE 98  
TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART)**

**To:** Auckland Council

**Name of submitter:** Auckland Council  
(contact: Warren Maclennan)

**Address for service:** 35 Albert Street  
Private Bag 92300  
Auckland 1142

**INTRODUCTION**

1. This is a submission on Private Plan Change 98: 47 Golding Road & 50 Pukekohe East Road, Pukekohe (**the plan change**) to the Auckland Unitary Plan (Operative in Part) (**AUP**) by OMAC Limited and Next Generation Properties Limited (**the Applicant**).
2. This submission by Auckland Council is in its capacity as submitter (**ACS**).
3. ACS could not gain an advantage in trade competition through this submission.

## THE SPECIFIC PROVISIONS OF THE PROPOSAL THE SUBMISSION RELATES TO

4. The specific provisions of the plan change that this submission relates to are:
  - a. Pukekohe East-Central Precinct 2 in its entirety
  - b. I45X.2 Objectives
  - c. I45X.3 Policies
  - d. I45X.4.1 Activity table
  - e. I45X.6 Standards
  - f. Appendix 2: Density standards from Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA.

## SUBMISSION

5. ACS does not oppose the plan change, subject to the matters raised in this submission being addressed. The key issues are providing for the strategic integration of transport and wastewater infrastructure, and the planning / funding of such infrastructure, with the land use proposed in the plan change. In addition, ACS seeks amendments to take into account relevant qualifying matters that make the application of the Medium Density Residential Standards inappropriate in some parts of the proposed Pukekohe East-Central Precinct 2 (the **Precinct**).

### Infrastructure prerequisites

6. The National Policy Statement on Urban Development (**NPS-UD**) and Auckland Regional Policy Statement (**RPS**) Chapters B2 and B3 of the AUP contain objectives and policies that place strong emphasis on the importance of ensuring the integration of infrastructure, including transport infrastructure, with land use / urbanisation. Section 75(3) of the RMA requires the plan change to “give effect to” these higher order provisions. This is a strong directive requiring the relevant objectives and policies to be implemented.<sup>1</sup> Examples of these provisions include:
  - a) Objective 6 of the NPS-UD which requires local authority decisions on urban development that affect urban environments to be “*Integrated with infrastructure planning and funding decisions*”.
  - b) The range of RPS provisions in chapters B2 and B3 that address the need for the integration of infrastructure provisions, planning and funding with land use,

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<sup>1</sup> *Environmental Defence Society Inc v New Zealand King Salmon Company Ltd* [2014] NZSC 38 at [77].

and the timely, efficient, and adequate provision of infrastructure, including B2.2.1(1); B2.2.2(2)(c) and (d); B2.2.2(4) and (7); B3.3.1(1)(b); B3.3.2(5).

7. Policy B2.2.2(7) is directly relevant to the plan change as it applies to Future Urban Zoned land.

*B2.2.2(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following*

*(a) support a quality compact urban form;*

*(b) provide for a range of housing types and employment choices for the area;*

*(c) integrate with the provision of infrastructure; and*

*(d) follow the structure plan guidelines as set out in Appendix 1.*

8. Plan Change 80 amended Policy B2.2.2(7) to integrate the concepts of “well-functioning urban environment” and added the following additional clause: “(caa) provide good accessibility, including by way of efficient and effective public or active transport”. The decision on this plan change was notified on 14 September 2023.

9. B2.9 Explanation and Principal Reasons for Adoption of the objectives and policies, states:

*In addressing the effects of growth, a key factor is enabling sufficient development capacity in the urban area and sufficient land for new housing and businesses over the next 30 years. The objectives and policies guide the location of urban growth areas. They identify how greenfield land which is suitable for urbanisation will be managed until it is re-zoned for urban development. They encourage provision for Mana Whenua to develop and use their resources. They also set out the process to be followed to ensure that urban development is supported by infrastructure on a timely and efficient basis.*

*They should be considered in conjunction with the Council’s other principal strategic plans such as the Auckland Plan, the Long-term plan and the Regional Land Transport Plan. The strategies and asset management plans of infrastructure providers will also be highly relevant.*

10. The explanatory text at B3.5 of the RPS confirms the intention that “development, especially that associated with growth in greenfield areas, must be integrated and co-ordinated with the provision of infrastructure and the extension of networks”.

11. Auckland Council recently adopted the Auckland Future Development Strategy 2023-2053 (**FDS**). This replaces the Future Urban Land Supply Strategy (2023-2027). The FDS meets the intent behind the NPS-UD and focuses on the long-term future of Tamaki Makaurau. A key component of the FDS is to integrate long-term land use and infrastructure planning while meeting future climate, environmental, population, housing and employment needs. While the plan change was lodged prior to the FDS being finalised, it is still a relevant consideration particularly in terms of the funding of infrastructure requirements.
12. The FDS introduces infrastructure prerequisites, linked to the development readiness of areas. This is to ensure that bulk infrastructure for development is well-coordinated and is able to provide a safe, sustainable environment on which communities can be based. In the previous strategy the plan change area was identified as being development ready in the second half of decade one between 2023-2027. The FDS identifies the timing for the plan change area is now not before 2035+. The infrastructure prerequisites<sup>2</sup> identified for the Pukekohe East Future Urban Area are the Pukekohe South-East Arterial, Mill Road Upgrade (Bombay Interchange and Harrisville Road), Papakura to Pukekohe Rail Electrification and Pukekohe Trunk Sewer.
13. Matters concerning the provision, timing and funding of infrastructure are directly relevant to decisions on zoning. It is not sound resource management practice and contrary to the purpose of the RMA to zone land for an activity when the infrastructure necessary to allow that activity to occur without adverse effects on the environment does not exist, or there is a high degree of uncertainty as to whether that infrastructure will be provided in a timely and efficient way.<sup>3</sup>
14. Where infrastructure needed to support a plan change is not planned for in the Long Term Plan and Regional Land Transport Plan<sup>4</sup>, it is incumbent on the Applicant to show how the infrastructure needed to service the development would be provided.
15. A key concern for ACS is therefore that the plan change must adequately provide for the strategic integration of transport and wastewater infrastructure, and the planning / funding of such infrastructure, with land use, otherwise it would be contrary to the principles of the FDS.
16. The Pukekohe Trunk Sewer is a Watercare project known as Pukekohe North Wastewater Pump Station, with an anticipated completion date of late 2025. However, this is subject to funding provision being made in the Long Term Plan, which will not be finalised until June 2024.

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<sup>2</sup> Auckland Future Development Strategy 2023-2053, Appendix 6 Future urban infrastructure prerequisites, at p40

<sup>3</sup> See, for instance, *Foreworld Developments Ltd v Napier City Council* EnvC Wellington W8/2005, 2 February 2005.

<sup>4</sup> Documents to which regard must be had under section 74(2)(b)(i) of the RMA.

17. Auckland Transport lodged a notice of requirement for the Pukekohe South-East Arterial (NoR 5) on 2 October 2023. This notice of requirement relates to the upgrade of Pukekohe East Road and Golding Road and a new connection from Golding Road to Svendsen Road, Pukekohe across Station Road and the North Island Main Trunk Rail Line - including active mode facilities. It is part of the Pukekohe package lodged by Te Tupu Ngātahi Supporting Growth Alliance. The majority of these strategic transport network projects are currently not funded in the Long Term Plan or Regional Land Transport Plan.
18. The FDS recognises there may be times where alternative funding methods or partners enable all or parts of these future urban areas to be live zoned earlier than where the provision of infrastructure solely rely on council funding. At this time, there are no Infrastructure Funding Agreements in place to deliver the required infrastructure earlier than what is provided for in the FDS.
19. ACS acknowledges that the Applicant has gone some way to address issues relating to infrastructure prerequisites. Specifically, the Pukekohe East-Central Precinct 2 provisions mirror those of Plan Changes 74 and 76, including standards that identify triggers for certain transport infrastructure. However, ACS is concerned that the provisions are not sufficient to address the funding and delivery of the water and wastewater infrastructure prerequisites. ACS consider this is fundamental to enabling land zoned Future Urban to be rezoned for development ahead of the areas prioritised for investment in the FDS. ACS seeks additional standards and rules to trigger resource consent as a non-complying activity where the required water and wastewater infrastructure is not in place.
20. ACS is concerned that the areas shown as open space areas (no building development) on the precinct plan may vest in council and there will be a need to ensure that there is no funding or maintenance cost to council asset managers.

### **Medium Density Residential Standards**

21. Section 77G of the RMA requires that Medium Density Residential Standards (MDRS) are incorporated into any relevant urban zone. The requirements may only be less enabling of development than provided in the MDRS if a qualifying matter, as set out in section 77I, is present. Section 77I matters of relevance to this plan change include the presence of streams and wetlands, flood plains, water and wastewater servicing constraints.
22. While the plan change incorporates the Medium Density Residential Standards, as is required by section 77G of the RMA, it does not take into account the presence of qualifying matters. ACS consider that amendments are required to the precinct provisions to reflect the presence of qualifying matters that make the application of the MDRS to some parts of the Precinct inappropriate.

**DECISION SOUGHT**

23. ACS seeks the following decisions on the proposed Pukekohe East-Central Precinct 2, or any other alternative or consequential relief to give effect to this submission:
- a. Retain I45X.2 Objectives (1) – (9). 1
  - b. Retain I45X.3 Policies (1) – (13). 1
  - c. Amend I45X.3 Policies to include a new policy as follows: 2
    - (X) Avoid subdivision and development occurring prior to the provision of sufficient capacity in the water and wastewater network to service the Precinct.*
  - d. Retain (A4) and (A8) in Table I45X.4.1 Activity table. 1
  - e. Amend Table I45X.4.1 Activity table to add a new rule that classifies any activity not complying with standard I45X.6.2.4 as a non-complying activity. 3
  - f. Amend Table I45X.4.1 Activity table to add a new rule that classifies any subdivision not complying with standard I45X.6.2.4 as a non-complying activity. 4
  - g. Insert a rule to ensure that there is no funding required or maintenance cost to council asset managers in the open space areas (no building development). 5
  - h. Amend I45X.6.2.4 as follows: 6

*Purpose:*

- *To ensure subdivision and development in the Precinct is serviced by a water and wastewater network with sufficient capacity.*

*(1) Subdivision and development must comply with the standards in Table I45X.6.2.4.1.*

*I45X.6.2.4.1 Water and wastewater infrastructure requirements*

<i>Water and wastewater infrastructure</i>		<i>Trigger</i>
<i>(T1)</i>	<i>Water supply network</i>	<i>Any subdivision or development</i>

(T2)	<i>Pukekohe East Bulk Supply Point (bulk water supply) by Watercare Services Limited)</i>	<i>Any subdivision or development</i>
(T3)	<i>Pukekohe North Wastewater Pump Station Project (formerly Isabella Wastewater Pump Station Project) by Watercare Services Limited</i>	<i>Any subdivision or development</i>
(T4)	<i>Local wastewater pump station and wastewater network</i>	<i>Any subdivision or development</i>

- i. Retain the MDRS provisions at Appendix 2 with amendments to take into account the relevant qualifying matters that make application of the Medium Density Residential Standards inappropriate to some parts of the proposed Pukekohe East-Central Precinct 2.<sup>7</sup>

#### **APPEARANCES AT THE HEARING**

24. ACS wishes to be heard in support of its submission.
25. If others make a similar submission, ACS will consider presenting a joint case with them at the hearing.

**DATED** 2 May 2024

On behalf of Auckland Council as submitter:




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Councillor Richard Hills, Chairperson of the Planning, Environment and Parks Committee





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Councillor Angela Dalton, Deputy Chairperson of the Planning, Environment and Parks Committee



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Ed Ashby, Independent Māori Statutory Board member

Address for service:  
Warren Maclennan  
Manager Planning – Regional, North, West & Islands  
Email: [warren.maclennan@aucklandcouncil.govt.nz](mailto:warren.maclennan@aucklandcouncil.govt.nz)  
Telephone: 09 301 0101

Postal address:  
Auckland Council  
135 Albert Street  
Private Bag 92300  
Auckland 1142

Auckland Council  
Unitary Plan Private Bag 92300  
Auckland 1142

Attn.: Planning Technician

[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**TO:** Auckland Council

**SUBMISSION ON:** Plan Change 98 (Private): 47 Golding Road & 50 Pukekohe East Road, Pukekohe

**FROM:** Watercare Services Limited

**ADDRESS FOR SERVICE:** [planchanges@water.co.nz](mailto:planchanges@water.co.nz)

**DATE:** 1 July 2024

**Watercare could not gain an advantage in trade competition through this submission.**

## 1. INTRODUCTION

Watercare Services Limited ("**Watercare**") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council.

Watercare made an original submission on Proposed Private Plan Change 98 and wishes to make a further submission on the plan change. This further submission responds to points raised in other submissions that may have implications on Watercare's assets and operations.

## 2. FURTHER SUBMISSION

Watercare's further submissions are included in the **attached** table.

Watercare seeks the following relief:

- a) That the submissions opposed in the **attached** table be disallowed (either in full or in part).
- b) Such further, alternative, or other consequential amendments as may be necessary to fully address Watercare's further submissions.

**3. HEARING**

Watercare wishes to be heard in support of both its submission and further submission.

1 July 2024

Mark Iszard  
**Head of Major Developments**  
**Watercare Services Limited**

Address for Service:  
Amber Taylor  
Development Planning Lead  
Watercare Services Limited  
Private Bag 92521  
Victoria Street West  
Auckland 1142  
Phone: 022 158 4426  
Email: [Planchanges@water.co.nz](mailto:Planchanges@water.co.nz)

**FURTHER SUBMISSIONS FROM WATERCARE SERVICES LIMITED**

Submitter ID	Submission Point #	Submitter name	Submission point	Support / oppose	Watercare further submission commentary / relief sought
2	2.1	Nihuan Lin	The submitter seeks inclusion of 12 Pukekohe East Road in the proposed plan change.	Oppose	Watercare opposes the inclusion of the submitter's land in the plan change on the basis that it is out of scope.
2	2.2	Nihuan Lin	The submitter seeks to rezone 12 Pukekohe East Road to Mixed Housing Urban.	Oppose	Watercare opposes rezoning of the submitter's land to Mixed Housing Urban on the basis that it is out of scope.

## **Before you fill out the attached submission form, you should know:**<sup>FS 02</sup>

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**Further Submission in support of, or opposition to, a notified proposed plan change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991  
FORM 6



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 16, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Further Submission No:
Receipt Date:

**Further Submitter details**

**Full Name or Name of Agent (if applicable)**

Mr/Mrs/Miss/Ms(Full Name)

Cindy Guo

**Organisation Name (if further submission is made on behalf of Organisation)**

**Address for service of Further Submitter**  
88 Pukekohe East Road, Pukekohe

Telephone:

2102896198

Email:

stonetreenz@gmail.com

Contact Person: (Name and designation, if applicable)

**Scope of Further Submission**

**This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:**

Plan Change/Variation Number

PC 98 (Private)

Plan Change/Variation Name

47 Golding Road & 50 Pukekohe East Road, Pukekohe

**I support** :  **Oppose**  (tick one) **the submission of:**

*(Please identify the specific parts of the original submission)*

*(Original Submitters Name and Address)*

**Submission Number**

**Point-Number**

Auckland Council

13

13

Submissions 13.1 to 13.7

**The reasons for my support / opposition are:**

I support the rezoning of PC98 land in the most effective manner

(continue on a separate sheet if necessary)

I seek that:

the whole :

or part  (describe precisely which part) \_\_\_\_\_

of the original submission be **allowed**

**disallowed**

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Cindy Guo

07/01/2024

Signature of Further Submitter  
(or person authorised to sign on behalf of further submitter)

Date

**PLEASE COMPLETE THE FOLLOWING SECTION**

Please tick one

I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

\_\_\_\_\_  
\_\_\_\_\_

I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

**My land directly adjoins the PC98 site**

\_\_\_\_\_  
\_\_\_\_\_

**Notes to person making submission:**

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.





# **APPENDIX 5**

## **Statutory Matters**

## STATUTORY MATTERS

1. Private plan change requests can be made to the council under Clause 21 of Schedule 1 of the RMA. The provisions of a private plan change request must comply with the same mandatory requirements as council-initiated plan changes, and the private plan change request must contain an evaluation report in accordance with section 32 and clause 22(1) in Schedule 1 of the RMA<sup>1</sup>.

### Resource Management Act 1991

2. Sections of the RMA relevant to private plan change decision making are recorded in the following table.

RMA Section	Matters
Part 2	Purpose and intent of the Act
Section 31	Outlines the functions of territorial authorities in giving effect to the RMA
Section 32	Requirements preparing and publishing evaluation reports. This section requires councils to consider the alternatives, costs and benefits of the proposal.
Section 67	Contents of regional plans – sets out the requirements for regional plan provisions, including what the regional plan must give effect to, and what it must not be inconsistent with
Section 72	Sets out that the purpose of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.
Section 73	Sets out Schedule 1 of the RMA as the process to prepare or change a district plan
Section 74	Matters to be considered by a territorial authority when preparing a change to its district plan. This includes its functions under section 31, Part 2 of the RMA, national policy statement, other regulations and other matter.
Section 75	Contents of district plans – sets out the requirements for district plan provisions, including what the district plan must give effect to, and what
Section 76	Provides that a territorial authority may include rules in a district plan for the purpose of (a) carrying out its functions under the RMA; and (b) achieving objectives and policies set out in the district plan.
Schedule 1	Sets out the process for preparation and change of policy statements and plans by local authorities. It also sets out the process for private plan change applications.

3. The mandatory requirements for plan preparation are comprehensively summarised by Environment Court in *Long Bay-Okura Great Park Society Incorporated and Others v North Shore City Council* (Decision A078/2008), 16 July 2018 at [34] and updated in subsequent cases including *Colonial Vineyard v Marlborough District Council* [2014] NZEnvC 55 at [17]. When considering changes to district plans, the RMA sets out a wide range of issues to be addressed. The relevant sections of the RMA are set out above and the statutory tests that must be considered for PC74 are set out 1 below.

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<sup>1</sup> Clause 29(1) Schedule 1 of the RMA provides “except as provided in subclauses (1A) to (9), Part 1, with all necessary modifications, shall apply to any plan or change requested under this Part and accepted under clause 25(2)(b)”.

## **A. General requirements**

1. *A district plan (change) should be designed to accord with and assist the territorial authority to carry out its functions so as to achieve, the purpose of the Act.*
2. *When preparing its district plan (change) the territorial authority must give effect to any national policy statement or New Zealand Coastal Policy Statement.*
3. *When preparing its district plan (change) the territorial authority shall:*
  - (a) *have regard to any proposed regional policy statement;*
  - (b) *not be inconsistent with any operative regional policy statement.*
4. *In relation to regional plans:*
  - (a) *the district plan (change) must not be inconsistent with an operative regional plan for any matter specified in section 30(1) [or a water conservation order]; and*
  - (b) *must have regard to any proposed regional plan on any matter of regional significance etc.*
5. *When preparing its district plan (change) the territorial authority must also:*
  - *have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulations; and to consistency with plans and proposed plans of adjacent territorial authorities;*
  - *take into account any relevant planning document recognised by an iwi authority; and*
  - *not have regard to trade competition;*
6. *The district plan (change) must be prepared in accordance with any regulation (there are none at present);*
7. *The formal requirement that a district plan (change) must also state its objectives, policies and the rules*

## **B. Objectives [the section 32 test for objectives]**

8. *Each proposed objective in a district plan (change) is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act.*

## **C. Policies and methods (including rules) [the section 32 test for policies and rules]**

9. *The policies are to implement the objectives, and the rules (if any) are to implement the policies;*
10. *Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account:*
  - (a) *the benefits and costs of the proposed policies and methods (including rules); and*
  - (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

## **D. Rules**

11. *In making a rule the territorial authority must have regard to the actual or potential effect of activities on the environment.*

## **E. Other statutes:**

12. *Finally territorial authorities may be required to comply with other statutes. This includes, within the Auckland Region, the Local Government (Auckland) Amendment Act 2004.*



# **APPENDIX 6**

## **Specialist peer review reports**

MEMO: **PUKEKOHE EAST PRECINCT 2 PLAN CHANGE, PUKEKOHE: LANDSCAPE EFFECTS REVIEW**

Prepared For: Peter Reaburn  
Consultant  
Cato Bolam  
e. [PeterR@catobolam.co.nz](mailto:PeterR@catobolam.co.nz)

Prepared By: Stephen Brown  
Brown NZ Ltd

Date: 26<sup>th</sup> August 2024

Peter,

I have reviewed the East Precinct 2 Plan Change proposal, LA4's landscape assessment of the proposed precinct, the Clause 23 reply from Aedifice Development No.1 Limited, together with Sameer Vinnakota's comments about the precinct proposal. In brief, my only comments about the development proposals and landscape effects of the Plan Change are as follows:

- I agree with LA4 that the landscape within the Precinct does not have any specific values of note;
- The proposal would not adversely affect the character and values of the rural landscapes beyond the FUZ – other than is anticipated in relation to the wider Future Urban zoning;
- The proposed road and section layouts, together with the Drainage Reserve and stream corridor, would 'work' with the natural contours of the site and would enhance its most prominent feature – the central stream course and its margins;
- The proposed roading pattern contemplates integration with other FUZ development to the east and south;
- The proposed Drainage Reserve would integrate appropriately with future development to the east; and
- The proposed Shared Path would also accommodate interconnection with future development to the east.

Overall, it is my assessment that the proposed Precinct would give rise to effects that are consistent with those anticipated when Future Urban Zoning was applied to both the subject site and adjoining properties. In turn, the future suburban development proposed would be consistent with the Chapter B2.2 (Urban Growth and Form) provisions, as described in LA4's assessment of landscape affects. Moreover, the Precincts location within a wider area of FUZ

means that it would not be contrary to Chapter H18 (FUZ) provisions of the AUP which set out to protect rural character and rural amenity values at the interface with rural zones.

Regards,

**Stephen Brown**

BTP, Dip LA, Fellow NZILA



## **Private Plan Change 98 - Pukekohe East-Central Precinct 2 (PPC98)**

### **Specialist Review (*Open Space and Open Space Integration*) on behalf of Auckland Council**

**Lea van Heerden (Senior Parks Planner)**

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#### **1. Introduction**

- 1.1. My name is Lea van Heerden. I hold Bachelor of Planning (Honours) qualifications from the University of Pretoria. I have more than 8 years' experience as an urban planner, transport planner and parks planner in both New Zealand and South Africa. I have practised both in the private and the public sector. In these positions, I have assisted with several plan changes and assessed and reviewed various resource consent applications.
- 1.2. Auckland Council has engaged me as an expert planner to provide specialist input for Parks and Community facilities. I provide expert planning evidence on parks, open space and recreation.
- 1.3. I was engaged by Auckland Council at the time the application for PPC98 was lodged. My role has been to:
  - Review the original plan change application documents;
  - Visit the site;
  - Identify matters, within my area of expertise, that required further information from the applicant, and assessing the applicant's response;
  - Review the submissions and further submissions;
  - Identify issues relevant to my area of expertise;
  - Give my expert opinion on the issues, with recommendations where appropriate;
  - Provide this Review as part of Councils RMA s42A reporting process to the Commissioners.
- 1.4. In preparing this Review I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note (2014) and agree to comply with it. The content of this review is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

#### **2. Summary**

- 2.1. I rely on the reporting planner to explain PPC98, including its location and what the plan change is seeking.
- 2.2. The regulatory framework for Parks and Community Facilities' assessments is set out within the below regulatory mechanisms that enable the provision of various forms of open space that may vest to the council:



- Pukekohe-Paerata Paths Plan (Greenways Plan)
- Pukekohe-Paerata Structure Plan 2019
- Parks and Open Space Acquisition Policy 2013
- Franklin Local Board Plan 2023
- Open Space Provision Policy 2016
- The National Policy Statement Urban Development (NPSUD) 2020, specifically related to policy requirements at 2.2 and 3.5.
- The National Policy Statement for Freshwater Management 2020 (NPS-FM) and the protection and enhancement of water bodies as a form of open space.
- The Resource Management Act 1991, which under s229 and 230 requires the provision of esplanade reserves for the purposes of protecting conservation values, enabling public access and recreational use to or along any sea, river, or lake.
- Auckland Plan 2050
- Auckland Unitary Plan: Auckland Regional Policy Statement and Objectives and Policies, including but not limited to:
  - Subdivision Urban - Objective E38.2.3
  - Subdivision Urban - Policy E38.3(18)

2.3. I have reviewed the following documents in preparing this report:

- 2.3.1. PC2 AEE and s32 Report Final
- 2.3.2. Appendix 2 PC2 Concept Master Plan
- 2.3.3. Appendix 3 PC 2 Conspect Master Plan Combined
- 2.3.4. Appendix 4 PC2 Precinct Plan
- 2.3.5. Appendix 4 Precinct 2 Rules
- 2.3.6. Appendix 8 Urban Design Assessment
- 2.3.7. Appendix 12 Assessment of Landscape and Visual Effects Assessment
- 2.3.8. Response to request for further information in accordance with section 23 of the Resource Management Act 1991, which included further information responses to questions asked under section 92 of the Resource Management Act 1991 (RMA).

### **3. Scope and Structure**

- 3.1. The scope of this report is to provide a park planning assessment of the proposed plan change and the relevant submissions received on them.
- 3.2. I rely on the reporting planner to explain PPC98, including its location and what the plan change is seeking.
- 3.3. The structure of this report is as follows:
  - 3.3.1. Section 4: Summary of key issues and recommendations
  - 3.3.2. Section 5: Comment on the Assessment of Effects
  - 3.3.3. Section 6: Comment on the precinct provisions and recommendations
  - 3.3.4. Section 7: Submissions
  - 3.3.5. Section 8: Local Board Input
  - 3.3.6. Section 9: Conclusion

## 4. Summary of Key Issues

4.1. The key parks planning issues that I have identified and addressed in this report are:

- (a) There has been no provision of a neighbourhood park (3ha) that is accessible, in accordance with the open space provision policy, located outside flooding, and fairly flat.
- (b) There is a lack of precinct provisions to help manage some required outcomes related to open space.. The ownership and way in which these mechanisms are regulated through standards, objectives and/ or policies will have a direct effect on the following aspects:
  - enabling access to water bodies and nature;
  - enabling appropriate passive recreation and activation of the open spaces;
  - enabling access to the provision of a park;
  - enabling the connectivity and integration of various forms of open spaces in a way that is safe and maintainable; and
  - contributing to the overall amenity of future communities
  - enable a specific standard of the asset to vest in council as a form of open space.

4.2. The recommendations I make in respect of these issues are:

- (a) Include the provision of a neighbourhood park indicatively as part of the precinct plan and provisions.
- (b) Include policy direction to emphasise quality park and open space provision. Council strategic documents have already identified a gap in the open space network, and the council is seeking to acquire land, subject to local board approval, in the future to meet the open space provision policy specifically relating to a neighbourhood park. This will enable the Council to secure adequate parkland for new communities in the future.
- (c) Include policy or precinct provisions that emphasise the life costs and considerations associated with open space as a matter of discretion and policy. Since drainage purposes aid walkability and informal recreation, these can vest without requiring additional approvals. Esplanade areas must vest as per the Resource Management Act, providing outcomes similar to those of drainage reserves, and they will also not need additional approvals. As for recreational reserves, these are to provide for specific recreational purposes and a need for future communities but can only vest with local board approval, whether acquired through a sales and purchase agreement or without any cost. It is here where the need takes precedence to facilitate the outcome due to the increase in density of the area, the loss in the open nature of the existing environment through hard infrastructure and built environment and smaller private open spaces. The quality in which these open spaces are vested must be considered.
- (d) Include precinct provisions, such as interface controls, fencing treatment, and landscaping requirements to create legibility, high-quality open spaces and safe environments for people to travel through.

- (e) Include policy direction to emphasise the quality provision of open space and open space integration to mitigate visual and amenity effects of whilst enabling passive recreation specific to this plan change.
- (f) Include policy direction to emphasise that open spaces are well integrated and activated where they form part of key connectivity routes. The precinct provisions should provide safe and convenient walking and cycling facilities as part of the proposed open space network, including local roads and greenway connections to parks and other open spaces, in a way capable of vesting in the council.

## **5. Comments on the assessment of effects - General**

- 5.1. In this section, I comment on the Assessment of Effects on the Environment (AEE) and the supporting technical reports prepared by OMAC Limited and Next Generation Properties Limited, focusing on the aspects relevant to parks planning. I note areas of agreement and disagreement with the plan change assessment and discuss the methodology, scope, and environmental effects assessments where relevant.

### **AEE Effects Assessment – General**

- 5.2. The AEE provides a high-level assessment of the potential benefits and adverse effects of providing a range of open spaces in relation to access, connectivity, amenities, recreation, and ecological and cultural values.
- 5.3. The AEE proposes a concept master plan and precinct plans demonstrating the indicative locations of continuous informal recreation areas. The open space is generally formed around streams within the site, and areas subject to flooding are annotated as drainage reserves in Figure 1 below. The stream's natural course follows a y-shape east-to-west downstream catchment. The western portion of the stream is downstream from the east and northeast streams and encompasses a larger area of drainage reserves annotated as A on Figure 1 below.

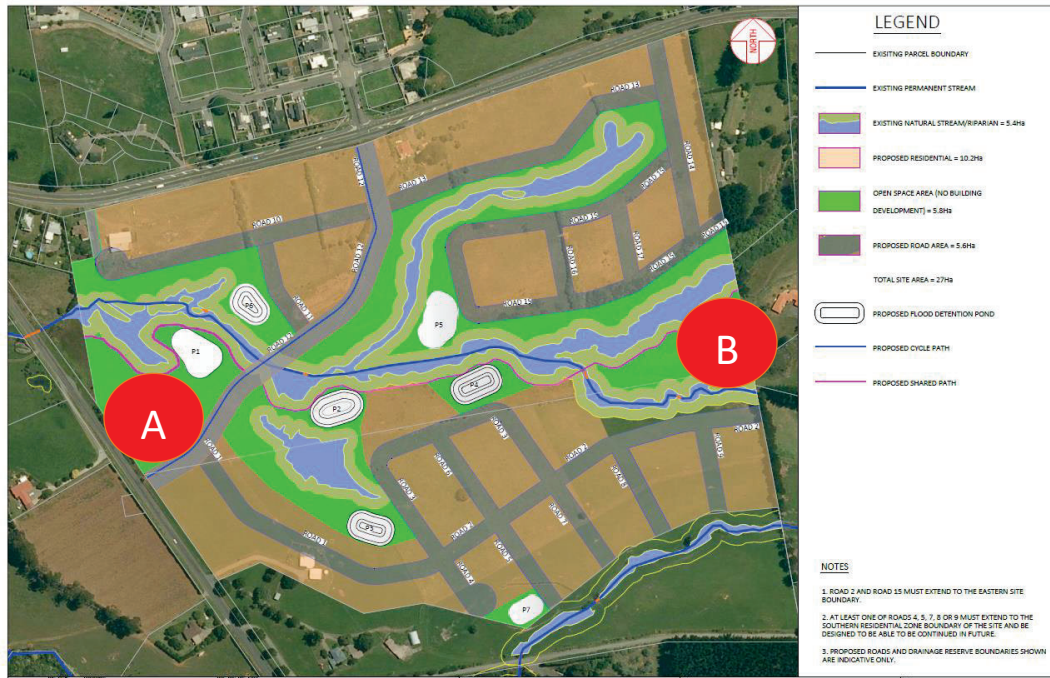


Figure 1 The PPC98 Master Plan demonstrating the open space network.

- 5.4. The open space network comprises wetlands and streams covering approximately 5.4 hectares. The precinct provisions primarily designate the open space next to the stream as drainage reserve areas totalling approximately 2.5 hectares. These areas will include a minimum 10-meter riparian buffer around the wetlands and streams and requirements for riparian planting plans and stormwater management devices. The AEE refers to the drainage reserves that restore and enhance the freshwater system through planting while also addressing the management of stormwater effects resulting from the development.
- 5.5. The AEE has identified that none of the streams would qualify to trigger esplanade requirements under s229 of the Resource Management Act, but it is acknowledged that should esplanade reserves be triggered, it would be considered at subdivision stage rules under E38 of the Auckland Unitary Plan. A formal stream survey has yet to be obtained to determine this.
- 5.6. The AEE further refers to the opportunity to vest a future park development. A public open space reserve of approximately 0.6 hectares was originally proposed to the east boundary of the plan change area, between the east and northeast stream, surrounded by riparian planting and streams. Please refer to point B in Figure 1 above. The remaining area, approximately 5.8 hectares, will be designated as a road reserve.
- 5.7. The AEE further states that a shared path would address and enhance further amenity effects and improve the integration, connectivity and access of land use to areas of recreation and amenity in relation to the land use that will be considered medium to high-density. The PPC provides a link from Golding Road through the

Site to Pukekohe East Road and a shared pedestrian path along the southern portion of the stream.

- 5.8. The plan change depends on addressing the effects of formal public amenities and facilities by utilising Roosevelt Park and the Pukekohe Town Centre, located west of the plan change area. It also relies on the future provision of neighbourhood parks in the future urban areas to the east, as indicated in the structure plan. The PPC relies on these more formal amenities to be accessed through proposed road connections and a shared path network.
- 5.9. In terms of activation, passive surveillance, and reverse sensitivities effects, the AEE refers to the "front fence zone" for boundary treatment where land is developed adjacent to Drainage reserves specifically. I generally support this; however, I would recommend the PPC address the boundary treatment to open space and not only drainage reserves.
- 5.10. My assessment covers the open space provision of the Precinct Plan that may vest in Council as open space and any effects associated with open space.

The proposed change will maintain the same Residential zoning (Mixed Housing Urban) as the Structure Plan indicates. It includes a Precinct Plan that shows open space in the form of primarily informal recreational areas, especially around stream corridors, to meet minimum riparian margins, that is, 10m of planted areas adjacent streams. I generally agree with PPC assessment. I consider this to be generally in accordance with the Structure Plan.

- 5.11. I agree with the applicant that if a stream qualifies, esplanades will be considered separately during the subdivision applications
- 5.12. The intent of the open space adjacent streams is to be drainage reserves. The PPC does not specify a drainage reserve that includes a full 20-meter riparian buffer along all intermittent and permanent streams. Instead, the drainage area provides 10-meter riparian buffers, with some areas exceeding 20 meters around the key floodplain area, especially downstream. Please refer to point A on Figure 1 above. The PPC is also proposing riparian planting adjacent to streams. This will result in a similar outcome to esplanade reserves.
- 5.13. While I cannot speak on behalf of Healthy Waters, I consider it a form of open space that ultimately contributes to the visual, amenity, and recreation effects. Healthy Waters will determine whether they accept the land to vest as part of their stormwater network. Healthy Waters, in consultation with the applicant pending confirmation, is supportive of designating the open space areas subject to flooding as drainage reserves to vest in the council. However, the applicant was asked by Healthy Waters to reduce the green spaces to accurately reflect the areas of flooding, which they have not done. This will affect the general size and width of the open space.
- 5.14. There will be more than 7ha of open space, floodplain/riparian margin within the PPC98, enabling informal open space with a range of passive recreational opportunities either through active road frontages, assuming they follow the master plan and a shared pathway following the southern portion of the stream. To give

effect to the provision of the variety of open spaces that can enable the recreation and amenity effects whilst ensuring it is safe for users, managed, and maintainable, the precinct has not provided enough precinct provisions to ensure the quality of the landscaping that will contribute to the visual and amenity effect. No standards or rules included within the precinct plan will secure the outcomes within, for example, drainage reserves. While the applicant has addressed boundary interfaces where private lots are developed next to open spaces, they have not proposed park-edge roads as part of the precinct requirements. Often, these roads play an important role in activating and integrating the open spaces.

- 5.15. The Pukekohe-Paerata Structure Plan indicates the need for a 20m riparian buffer along each side of a permanent and intermittent stream. The Pukekohe-Paerata 2019 Ecology report further supports this, requiring planting riparian margins to a minimum width of 20m on both sides of watercourses. The applicant has proposed 10m of riparian planting adjacent to the streams; while common, I know that these areas intend to vest as a drainage reserve subject to the PPC planting out all areas of the drainage reserve. This will have a direct impact on the future amenity and landscape effects experienced by the community. I cannot see that the precinct requirements have captured this outcome.
- 5.16. While the wide margin also provides an ecological corridor and buffer for the stream, the width accommodates appropriate connections to ecological areas and enables blue-green connections or accessibility in the form of shared use paths.
- 5.17. Blue-green connections and accessibility to ecological areas are requirements under The National Policy Statement Urban Development (NPSUD) 2020, specifically related to policy requirements at 2.2 and 3.5.
- 5.18. Ecological corridors are relevant to open space provision. They are part of blue-green networks in the structure plans that enable connectivity, accessibility to passive recreation, and ecological amenities. When done correctly, they enable the integration of various open spaces.
  - 5.18.1. The PPC98 suggests a triangular, narrow, isolated open space located east of the site, between the two streams noted as Public Open Space. The purpose of this open space needs to be clarified. Upon the applicant's response to further information, the drawings annotated this area as undevelopable. Considering the contours, it is considered a ridge outside the flood area, too. Initially, the PPC proposed turning it into a park, but the site is isolated regarding accessibility and activation and does not meet the open space provision policy. The applicant's proposed public open space is not supported as shown on their concept masterplan due to its lack of road frontage and relatively narrow elongated configuration.
  - 5.18.2. As a result, the PPC98 needs more provision and integration of a formal open space as a neighbourhood park. It relies on the surrounding provision to meet future communities' formal recreational, amenity, and facility needs.
  - 5.18.3. While the Pukekohe-Paerata Structure Plan indicates that a future neighbourhood park is unnecessary, the Council reviewed the indicative open space provision in the Pukekohe-Paerata Structure Plan to ensure it was consistent with the Open



Space Provision Policy (2016) in terms of service provision, function, distribution, and size.

5.18.4. Figure 1 below shows the revised open space locations across the Pukekohe-Paerata Structure Plan area, superseding the indicative locations shown in the structure plan.

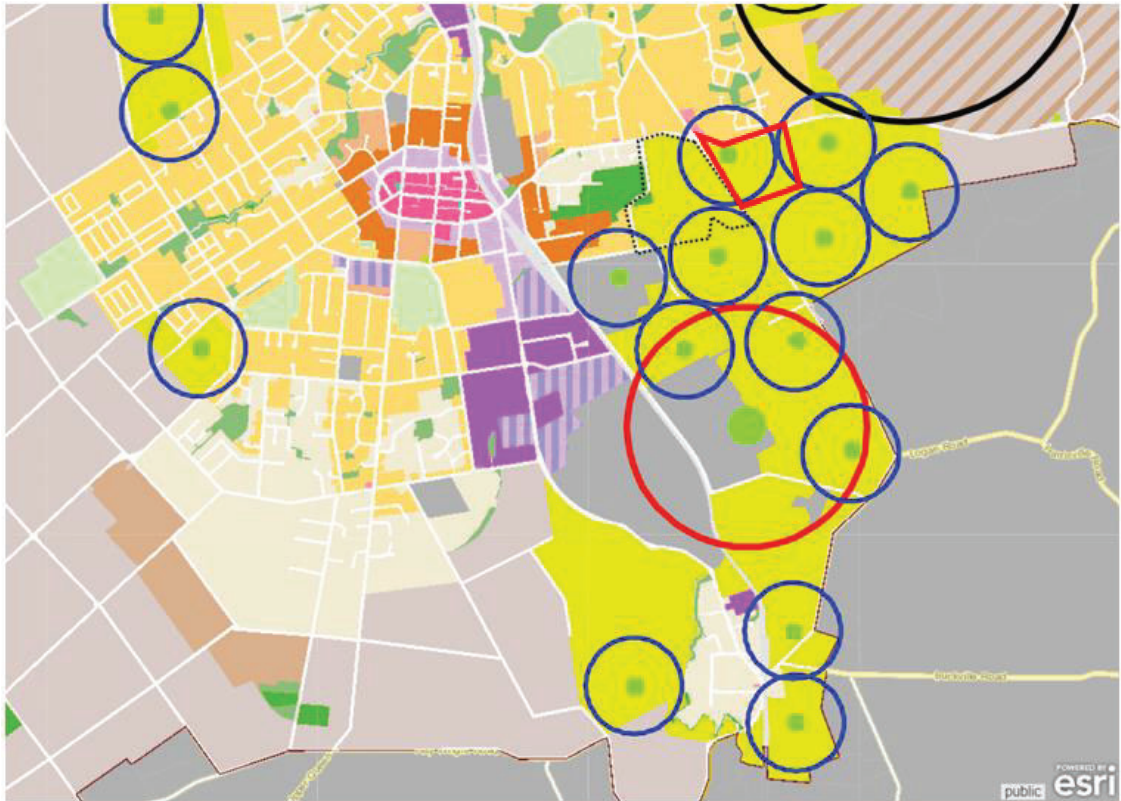


Figure 2: Open Space Gap Analysis (The blue circles demonstrate the need for neighbourhood parks)

5.18.5. Therefore, there is a gap within the open space network regarding formal recreation in the location of the PPC area, and a new neighbourhood park is required within the precinct area.

5.18.6. Roosevelt Park, comprising 10 ha, is located far west of the proposed PPC area. The new neighbourhood parks proposed south and east outside the PPC area, as proposed in the structure plan, will not meet the council open space provision targets, particularly a neighbourhood park within 400m walking distance.

5.18.7. The site is challenging in terms of location and topography. Given the proximity to Pukekohe East Road and Golding Road, which are barriers to access from the north and west, respectively, a park of 3ha is recommended central within the plan change. The location of the stream network directly impacts the block structure and road network. This needs to be considered along with the urban design review, as the southern and north-eastern parts of the site support multiple blocks but only have one major road connection. These factors will affect the walkability and accessibility of a neighbourhood park.

5.18.8. From an open space provision perspective, the open space provision specialist considered two options for providing a neighbourhood park in Figure 2 below. The northern site potentially interfaces with a newly proposed collector road but is in a legible area of the site and is directly related to other open spaces. It can be envisaged that the proposed superblock will face further subdivision, resulting in additional local road connections, which will soften the interface as opposed to the collector road. Through discussions with the applicant, we found that the site is constrained by gradient issues.

5.18.9. The stream network limits connectivity in the site's southern portion, as movement patterns depend on one road connection. The alternative site for a neighbourhood park has the same constraints but supports a more uniform residential area. Both sites provide an appropriate catchment associated with the proposed locations for a neighbourhood park.

5.18.10. Neither site location will result in a provision gap for the proposed plan change area. The southern portion may yield a more efficient, wider network as it can support growth areas south of the proposed plan change area. Due to local roads, the southern location is preferred. However, either location must have pedestrian bridges to ensure that the park is easily accessible and well-integrated with the surrounding area.

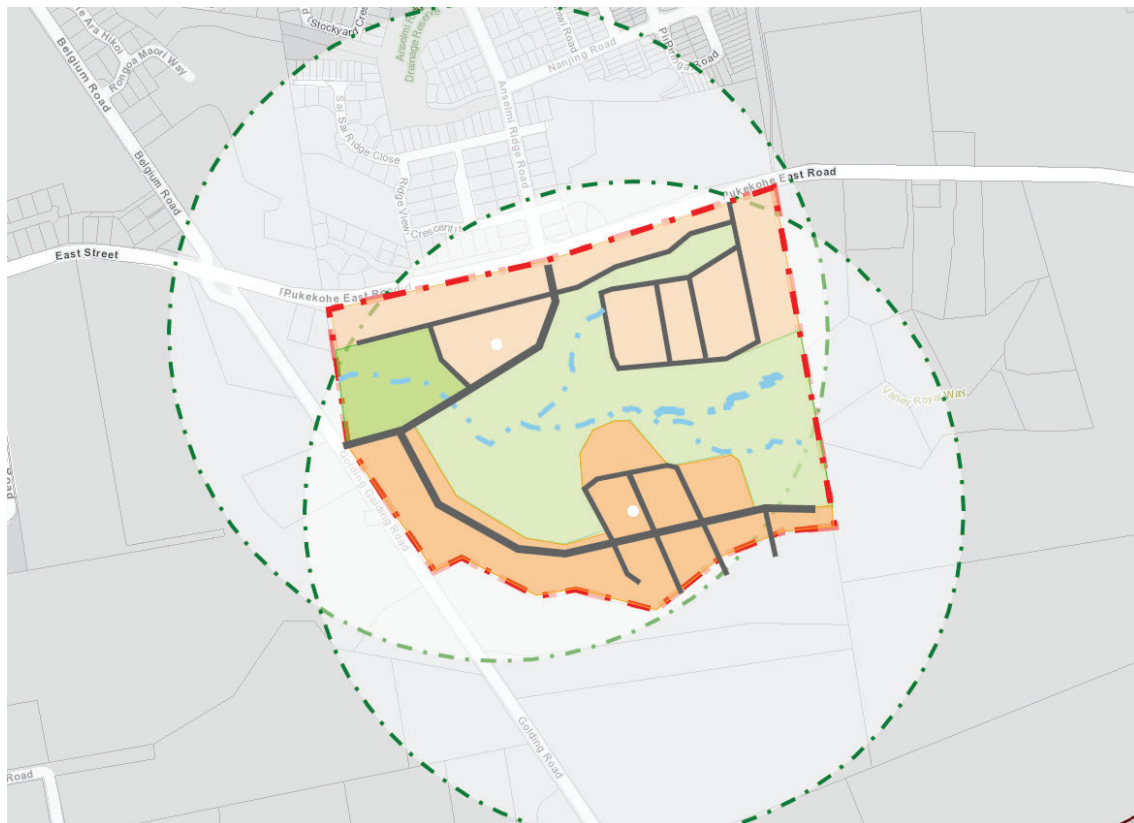


Figure 3 North and South proposed neighbourhood park locations.



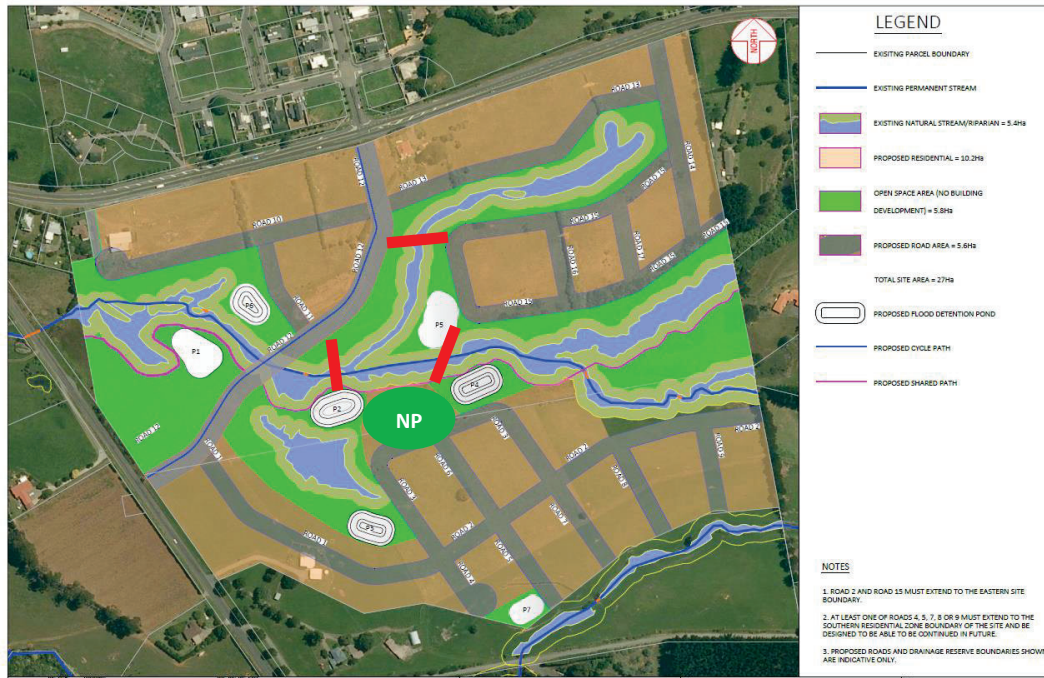


Figure 4 Recommended Neighbourhood Park in dark green with recommended pedestrian bridge connections.

### Urban Design Assessment

5.19. There is no independent open space network assessment. The assessment of open space, amenity and integration effects of development enabled by the proposed PPC98 is generally outlined as part of the Urban Design Assessment and Neighbourhood Design Statement (UDANDS) prepared by Ian Munro.

The precinct plan relies heavily on the realization of these open spaces to enhance overall amenity and passive recreation.

5.20. Other than key provisions under the Auckland Unitary Plan (AUP) and underlying objectives and policies, Mr Munro relies on Pukekohe-Paerata Structure Plan 2019 and associated reports together with the Neighbourhood Design Statement (NDS) of the council's Structure Plan to secure the provision of open spaces and ensure open spaces are well integrated.

5.21. He relies on the master plan and the precinct plan prepared by Civix Ltd to identify key open space areas and connectivity routes and utilise the drainage reserve and stream corridor to connect the various open spaces by shared paths and road connection.

5.22. Under section 3.2 and 3.3 of the UDANDS, Mr Munro acknowledges the following:

*In this instance, the proposal is for a scale and type of land use and development that is in line with the plan-making and land use frameworks set out within the AUP: OP. As such, for this assessment it is not considered necessary to identify urban*

*design outcomes or precedents beyond the provisions of the AUP: OP. However, based on direction at AUP: OP Appendix 1.3, the Auckland Plan, Auckland Design Manual, and the Franklin Local Board Plan (2017) have been reviewed and considered. The Council's Pukekohe-Paerata Structure Plan 2019 has been regarded as a particularly critical input. It is noted at the outset that the proposal is considered to be generally compatible with the Council's Structure Plan and the Local Board Plan.*

*The key provisions of the AUP: OP relevant to the proposal in urban design terms are **Appendix 1** (structure plan guidelines); **B2 RPS** (urban growth and form); **E38** (urban subdivision); and **H5** (mixed housing urban zone). Although the concept master plan includes future open spaces (drainage network) these Urban Design Assessment would be determined and, it is assumed, vested through a later subdivision process and so cannot be soundly 'zoned' as public open space ahead of that.*

- 5.23. I agree with the assessment above. It is not unusual, and the identification of the open space is annotated on the precinct plan and not the zone map. There is a general understanding that the council is not obligated to accept land that does not meet a specific metric or network standard. Most open spaces vest during subdivision consents and do not warrant an open space zoning. However, demonstrating anticipated stormwater management areas, riparian margins and parks within the precinct plan enable both mitigating the effects of stormwater and recreation in the form of open space. It directly impacts the design layout of subdivisions and how open spaces integrate and enable active and passive recreation in a safe and maintainable way.
- 5.24. Mr Munro has acknowledged throughout his assessment that where the Council did not seek to vest the land, the obvious alternative would be for it to be subdivided into larger sites accessed by a small bridge across one of the streams. However, the bridge connection he refers to connects the site to the 0.6ha of public open space, which at this point has no purpose. I would expect to see connections to integrate the future location of a neighbourhood park to the surrounding development
- 5.25. Based on what is being proposed, I agree that the proposed open space network generally follows the Pukekohe-Paerata Structure Plan and the updated Franklin Local Board Plan 2023.
- 5.26. The Pukekohe-Paerata Paths Plan (Greenways Plan) has yet to be developed to include future urban areas. However, it does identify that a future urban zone connection must be delivered within the future development. The applicant has achieved this by proposing a shared pathway that follows the streams.
- 5.27. Sections 4 and 6 of the UDANDS considered the site analysis, site context and proposal, respectively, for formal and informal recreation. Mr Munro writes under section 4.1.j., p11 and 6.8.d., p15:

*"The structure plan does not indicate that any recreation reserves would be required on the Site, with open space identified further south-east within the FUZ. I would expect that facilities*

*provided in conjunction with the riparian networks (walking trails etc.) would provide for recreation and health needs as well as along the new streets that subdivision would enable."*

*The proposal does not presently include any proposed new public recreation reserves, which I consider appropriate noting the distribution of future reserves shown on the Council's Structure Plan and that the Site will accommodate a spacious-feeling future stream and drainage reserve network including cycle facilities. I consider that the Site could accommodate a 3,000m<sup>2</sup> - 4,000m<sup>2</sup> recreation reserve but further discussions would be needed with Auckland Council's Parks team if this was to be identified as a Council preference. I am supportive of the proposal to identify an area of land at the Site's eastern end between two stream arms as public reserve but am neutral whether that should occur at the time of the plan change or at the time of subdivision once a final determination on the total amount of the stream and riparian areas the Council seeks ownership of*

- 5.28. I do not support the location of the land to the east of the PPC as open space. The applicant has yet to confirm the management and purpose of this land. The council has established the need for a neighbourhood park to be located centrally within the PPC98. Please refer to my comments under section 5.18. It is important to use the precinct and plan change process to secure the provision of a neighbourhood park, as a size of 3ha can have quite an effect on the master planning and spatial development of the land.
- 5.29. Under section 5, Mr Munro refers to the PPC98 as the design lead for the integration of the streams' ecological inputs.
- 5.30. Under 6.2.c., p11 Mr Munro write:

*"The concept master plan demonstrates that a logical and well-connected street and block structure can be accommodated on the Site, with the stream network and indicative but likely drainage reserves providing additional spaciousness and on-site amenity for the new zoned area. "*

- 5.31. Under sections 6.4, 6.5, and 6.13, Mr Munro provides his opinion on the PPC98's general aim to achieve well-connected and integrated outcomes with high amenities and open spaces that are well-integrated and physically connected.
- 5.32. Subject to the applicant agreeing to the recommended precinct provision to ensure adequate interface controls to address passive surveillance and CPTED issues and deliver high-quality, acceptable open spaces, I agree with the amenity outcomes. I agree that the proposed PPC will enable access to open spaces and water bodies. However, I have to disagree with the site being well-connected. The stream imposes a fragmented road structure and severs one block from the other. Specifically relating to open space, if the PPC98 includes a provision for a neighbourhood park, additional pedestrian bridges will be required to ensure greater accessibility.

## 6. Assessment of open design effects and management methods

Should the plan change be endorsed, I recommend the following inclusion:

1.1. For the purpose of this section, I have recommended deletion by means of ~~strike through,~~ and insertion via underlying.

### 1.2. I45X.1.Precinct Description

While the precinct descriptions refer to development to be undertaken in a manner that allows the stream and road networks to be integrated with residential and open space development, there is no reference to the quality of the open space.

Land use, development and subdivision are to be undertaken in a manner that activates, integrates and enhances the open space network in the development.

Future land use, development and subdivision consents will give effect to the key elements of the precinct plan and provide opportunities for pedestrian and roading connections into future development areas and open spaces.

### 1.3. I45X.2. Objectives

I propose adding the following objectives to address the need for a neighbourhood park and the integration of activated open spaces.

- (x) A network of activated, safe and functionally distinct open space areas comprising a neighbourhood reserve and drainage reserves, which enhance the amenity, ecological values and recreational opportunities within the xx precinct.
- (x) A high quality and safe public open space and green corridor network that integrates stormwater management, ecological amenity and recreational functions.

### 1.4. I45X.3. Policies

I propose adding the following policies to address the need for a neighbourhood park, enhance the quality of the open spaces.

- (xx) Require the provision of open space for the purpose of a neighbourhood park as shown on XX Precinct Plan through subdivision and development unless the council determines that the indicative open space is no longer required or fit for purpose.
- (xx) Provide for the provision of open space for the purpose of a neighbourhood park in an alternative location and alignment of the open space as shown on XX

Precinct Plan where it can be demonstrated to achieve the same size, purpose and functionality.

(xx) Establish a neighbourhood reserve within walking distance for all residents and were required through pedestrian bridge connections.

(xx) Enable an integrated network of high-quality landscaped public open spaces and green corridors, predominately edged by roads and served by walkways and cycleways with adjoining residential development.

## Infrastructure

(x) Require a safe and interconnected road and greenway network which provides for:

- pedestrian and cycle linkages to and through the precinct, including two pedestrian bridges across the streams to enable access to the neighbourhood park.

I recommend deleting the following policy provision since the open space on the PPC98 precinct plan will not meet open space provision policy:

~~(9) Provide for the establishment of a neighbourhood reserve within walking distance for all residents and ensuring new buildings and development do not compromise the purpose of the Public Open Space Reserve Area as shown on the Precinct Plan.~~

## 7. Submissions

7.1. No submissions were made in relation to open space.

## 8. Local Board Concerns

8.1. The local board raised the following concerns

### Open space, parks and public amenity

*vii) question if the positioning, scale and access to the proposed neighbourhood park has been adequately considered in the context of the wider open space amenity. The board would request more detail on the form and function of this park, with special consideration for the challenges that the waterways will present in terms of broad access to open space i.e. will footbridges be needed to ensure that any park is easily accessible*

8.2. I have addressed the concern for this comment in my assessment under sections 5.17. The open space identified as Public Open Space in the PPC, which is located east of the PPC and between the two streams, does not meet the open space provision policy. I agree with the Local Board that this land is inaccessible. The

applicant has yet to address the purpose of the land and how it will be managed and maintained.

- 8.3. My assessment indicates a need for a neighbourhood park, meeting the open space provision policy. Should the PPC be approved, it is recommended that the applicant include the indicative location of the park on their precinct plan, along with the precinct provisions addressed under section 6 of my assessment.

*viii) note that board's expectation that any play amenity would be delivered by the developer at their cost in the early stages of the development and as a priority*

*ix) note that approval of this 'out of sequence' development through a plan change should be contingent on planned investment in growth funded local amenity being brought forward*

*x) note the financial and capacity impact that this additional housing development will have on services funded through limited local board budgets, including Library Services, Art Services, recreational services including pools, indoor recreation centres and note that there is no mechanism for local boards to offset the cost of these through developer contributions*

- 8.4. The local board matters raised under viii, ix and x are for consideration under the LGA and not plan making.

## **9. Conclusions and recommendations**

- 9.1. Overall, the development of PPC98 will result in a gap in the open space provision framework. Subject to recommended changes, PPC98 will secure the provision of at least a neighbourhood park that enables positive recreational and amenity effects for the future community.
- 9.2. Other than the neighbourhood park, I support the PPC98 in terms of open space provision. The proposed open spaces are functional (drainage reserves to mitigate stormwater effects) and subject to Healthy Waters agreeing to accept that land based on network, service needs assessment, and open space provision policies. There is no obligation for the Council to accept land where the need for these assets has not been anticipated.
- 9.3. The provision of a neighbourhood park is considered a need for future communities and an outcome that should be achieved regardless of whether the council acquires the land.
- 9.4. If the PPC98 is approved, I recommend including pedestrian bridges to ensure accessibility.



**Prepared by:**

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***Lea van Heerden***  
***Senior Parks Planner, Parks and Community Facilities***



**Private Plan Change 98 - Pukekohe East-Central Precinct 2 (PPC98)**  
**Specialist Review (Ecology) on behalf of Auckland Council**  
**(Jason Smith)**

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**Introduction**

1. My name is Jason Graham Smith, and I am a Senior Environmental Scientist at Morphem Environmental Limited.
2. I have undertaken a review of the application material provided for Private Plan Change 98 (**PC98**) on behalf of Auckland Council (As Regulator) in relation to ecological effects (both freshwater and terrestrial).
3. I hold the qualification of Bachelor of Science (Hons.) – Geography (2011) from the University of Auckland.
4. I have 12 years' experience as a professional Environmental Scientist, including 8 specialising in ecology. My experience includes undertaking ecological assessments, preparing and peer reviewing ecological impact assessments, and providing technical advice to support district and regional plan changes.
5. In my current role I regularly provide advice to Auckland Council, as well as, several other district and regional councils, in relation to earthworks, streamworks, and ecology (both freshwater and terrestrial).
6. Prior to my employment with Morphem Environmental, I was employed by Auckland Council as an Earthworks and Streamworks Specialist in a similar role providing technical input primarily on resource consent applications.
7. I have completed the Ministry for the Environment 'Making Good Decisions Course'.
8. I am a member of the New Zealand Freshwater Science Society, International Erosion Control Association and the Environment Institute of Australian and New Zealand Inc.
9. I was engaged by Auckland Council at the time the application for PPC98 was lodged. My role has been to:
  - Review the original plan change application documents;
  - Identify matters, within my area of expertise, that required further information from the applicant, and assessing the applicant's response;
  - Review the submissions;
  - Identify issues relevant to my area of expertise;
  - Give my expert opinion on the issues, with recommendations where appropriate;
  - Provide this review as part of Councils RMA s42A reporting process to the Commissioners.
10. In preparing this Review I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note (2023) and agree to comply with it. Except where I state that I am relying on the specified evidence of another person, the content of this



Review is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

## Summary

11. In preparing this assessment I have reviewed:
  - a. *47 Golding Road & 50 Pukekohe East Road, Pukekohe Request for Private Plan Change AEE & Section 32 Evaluation Report*, report prepared by Civix, dated 12/08/2022.
  - b. *PC2 Ecological Impact Assessment: 47 Golding Road and 50 Pukekohe East Roads*, report prepared by Bioreserches, revision 1, dated August 2022 (**EclA**).
  - c. *PPC Application – Clause 23 Requests from Auckland Council including Further Information requests*, dated 16/03/23.
  - d. *PPC Application – Clause 23 Requests from Auckland Council including Further Information requests*, dated 20/07/23.
  - e. *I45X Pukekohe East-Central Precinct 2*, precinct plan which was provided at Appendix 4 in the June 2023 Clause 23 response (**Precinct Plan**).
12. I have not been to site. I am reliant on the description of the site and the site's ecological values from the EclA.
13. I rely on the reporting planner to explain PPC98 including its location and what the plan change is seeking.
14. Following the Clause 23 response, including the updated Precinct Plan, I have no outstanding concerns relevant to my area of expertise.

## Submissions

15. PC98 has been notified and there has been one submission (Aaron and Tracey Murray) received that touch upon planting matters.
16. Submission point 9.1 seeks a 5 m planted buffer between the plan change area and the submitters land, the submission is presented from a privacy/access perspective.
17. I raise no response to this from an ecological perspective other than to support the general approach to allow for, and include, planting and preferably native planting within the plan change area.

## Conclusions

18. From an ecological perspective, I have not identified any reasons to oppose the plan change and do not consider and amendments are required.

Jason Smith

05/08/2024.

## **Private Plan Change 98 - Pukekohe East-Central Precinct 2 (PPC98)**

### **Specialist Review Traffic and Transportation on behalf of Auckland Council**

**Martin Peake, Progressive Transport Solutions Limited**

**27 August 2024**

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#### **Introduction**

1. My name is Martin Peake. I hold the qualification of a Masters in Civil Engineering with Management from the University of Birmingham in the UK (1993). I am a Chartered Engineer (UK) and a member of the Institution of Civil Engineers, and a member of the Chartered Institution of Highways and Transportation.
2. I have over 30 years' experience as a traffic engineer. I have worked for several major consultant engineering firms, and as a Team Leader of one of Auckland Transport's Traffic Operations Teams. I have owned and operated my own traffic engineering consultancy since 2014. In these roles, I have worked in a variety of areas of transportation including traffic engineering, traffic modelling and temporary traffic management. I have provided expert traffic and transportation advice on a range of resource consents and plan changes across the Auckland region.
3. I have been involved in Private Plan Change 98 (PPC98) since November 2022 providing advice to Auckland Council on the traffic and transport aspects of the proposal. I have visited the site on a number of occasions with the last being 11 August 2024. I am familiar with the area having provided advice to Auckland Council on PPC74 Pukekohe East-Central Precinct and PPC76 Golding Meadows and have recently provided advice on PPC95 for the part re-zoning of PPC76 to a Neighbourhood Centre Zone.
4. I was engaged by Auckland Council at the time the application for PPC98 was lodged. My role has been to:
  - Review the original plan change application documents;
  - Visit the site;
  - Identify matters, within my area of expertise, that required further information from the applicant, and assessing the applicant's response;
  - Review the submissions and further submissions;
  - Identify issues relevant to my area of expertise;
  - Give my expert opinion on the issues, with recommendations where appropriate;
  - Provide this Review as part of Councils RMA s42A reporting process to the Commissioners.
5. In preparing this Review I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note (2014) and agree to comply with it. Except where I state that I am relying on the specified evidence of another person, the content of this Review is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

## Summary

6. I rely on the reporting planner to explain PPC98 including its location and what the plan change is seeking.
7. I have identified the following issues relevant to my area of expertise:
  - (a) Alignment of Plan Change with Future Development Strategy
  - (b) Traffic Effects
    - i. Trip rates
    - ii. Cumulative effects of Plan Changes in the vicinity of PPC98
    - iii. Form of intersection at Golding Road / PC76 / Collector Road
  - (c) Function of Collector Road
  - (d) Connectivity of the Plan Change to wider network for Active Modes
  - (e) Precinct Provisions
  - (f) Pukekohe Transport Networks
8. The recommendations I make in respect of traffic and transport issues on PPC98 are:
  - a) the Precinct Provisions should provide better guidance on the intended function of the Collector Road to ensure that the road is designed to discourage through traffic, particularly heavy vehicles, from using the road. To achieve this I recommend:
    - i. Policy 5(a) is amended to include a new item:

*(ix) discouraging the use of the Collector Road for through traffic, heavy vehicles, and freight.*
    - ii. The table in Appendix 1 - Minimum Road Width, Function and Design Elements has the collector road through the plan change area specified as a freight and / or heavy vehicle route, I recommend that the collector road should not provide the freight and / or heavy vehicle function, and the table should be updated accordingly.
    - iii. I recommend a new note under the Appendix 1 table that states:

*Note 6: The Collector Road shall be designed to discourage through traffic, particularly freight and heavy vehicles.*
  - b) I support the amendment to Policy 5(a)(iii) as proposed by the Ministry of Education<sup>1</sup> to signal the importance of providing active mode connections to local facilities:

*(iii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling including to key community and educational facilities*
  - c) Policy 10 should be deleted as this is covered by Policy 5.

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<sup>1</sup> Ministry Of Education Submission Point 11.1

- d) The triggers in Table X45X.6.5.3.1 for both (T3) and (T4) should relate to the whole precinct and not just 50 Pukekohe East Road.
- e) The references to the Matters of Discretion and the Assessment Criteria in Note 1 under Table I45X.6.5.3.1 should be corrected to refer to I45X.7.1(5)(a) and I45X.7.2(4)(g), respectively.
- f) Standard I45X.6.5.5(2) should refer to "Golding Road and Pukekohe East Road frontage" rather than "East Street frontage".
- g) The Matters of Discretion I45X.7.1(5) and Assessment Criteria I45X.7.2(4) should relate to Development as well as Subdivision to be consistent with the Activity status in Table I45X.4.1(A3) and (A7).
- h) For consistency with I453 Pukekohe East-Central Precinct, the Special Information Requirements I45X.8.2 Traffic Assessment, should be updated so that the list of intersections includes the Station Road / East Street intersection.
- i) The "key road intersections" referred to in the Special Information Requirements I45.8.3 should be shown on the precinct plan (and should include the Golding Road / East Street / Pukekohe East Road roundabout as is the case for Pukekohe East-Central Precinct and also included in the proposed Special Information Requirement I45X.8.2(b)).
- j) I support the Auckland Transport recommended amendments to the Precinct Provisions in the Auckland Transport Submission Points 10.1, 10.3, 10.5 and 10.7.
- k) I am neutral on Auckland Transport's proposed amendments at Submission point 10.4.
- l) Provided that the Notice of Requirement for NoR 5 (Golding Road and Pukekohe East Road) are confirmed, I support Auckland Transport's submission point 10.6 to delete Standard I45X.6.5.6 and submission point 10.8 to amend the table in Appendix 1 to remove the reference to the Notice or Requirements for Golding Road.

### **Assessment of Plan Change**

- 9. The following sections provide an assessment of the traffic and transportation issues identified and listed in Paragraph 7.
- 10. In undertaking the review I note that the Supporting Growth Alliance (**SGA**) on behalf of Auckland Transport has lodged a Notice of Requirement (**NoR**) for the Pukekohe Transport Network which includes upgrades to Pukekohe East Road and Golding Road as provided for in NoR 5 of the transport network package. A hearing was held earlier this year but the decision has yet to be published. The NoR confirms that Golding Road is to be an Arterial Road as well as the extent of the upgrades proposed for Pukekohe East Road and Golding Road, which both front the plan change area. This information is new to that included in the Integrated Transport Assessment (**ITA**) that was provided to support PPC98.
- 11. A hearing was held for PPC95 which rezoned some of the land in the Pukekohe East-Central Precinct west of Golding Road to Neighbourhood Centre Zone in early August 2024. There was strong agreement between the parties on the rezoning of this land, including the Precinct Provisions. A decision on this plan change may be available prior to the hearing for PPC98.

12. In respect of traffic and transportation, I support the plan change subject to the Precinct Provisions proposed and my recommended changes.

*Alignment of Plan Change with the Future Development Strategy*

13. The Integrated Transport Assessment (**ITA**) Section 3.1 outlines how PPC98 aligns with the Pukekohe-Paerata Structure Plan (**PPSP**) and the Future Urban Land Supply Strategy (**FULSS**). The FULSS identifies the anticipated timing of when land would be development ready. The FULSS anticipated that the area of land, which includes PPC98, would be developed during the second half of decade one, being between 2023 and 2027.
14. The FULSS has subsequently been replaced by Auckland Council's Future Development Strategy (**FDS**). This was approved in the latter part of 2023, after the lodgement of this Plan Change. PPC98 sits within the Pukekohe East area, and the FDS pushes out when land in this location would be developed to 2035+. The FDS also includes infrastructure prerequisites which would need to be in place prior to that development occurring. The prerequisites identified are:
  - (a) Pukekohe South East Arterial;
  - (b) Mill Road Upgrade (Bombay Interchange and Harrisville Road);
  - (c) Papakura to Pukekohe Rail Electrification; and
  - (d) Pukekohe Trunk Sewer.
15. Only items (a) to (c) are transport related. Of these, the Papakura to Rail Electrification is currently under construction and according to the Auckland Transport website, this is due to be completed in 2025. Upgrades to Pukekohe Station are also being undertaken.
16. The Supporting Growth Alliance (SGA) on behalf of Auckland Transport has lodged Notices of Requirements (**NoR**) for the Pukekohe Transport Network, a package of eight NoRs for new roads and roading upgrades within Pukekohe. The NoRs have been lodged for route protection and there is no current funding for the construction of these projects. This package includes the Pukekohe South East Arterial (NoR 5) which includes upgrades to Pukekohe East Road and Golding Road adjacent to PPC98, and it included the Mill Road Upgrade (NoR 8). A hearing for the NoRs was held earlier this year (2024) but a decision has yet to be released.
17. The FDS changes the timing of when development is anticipated to occur within the Pukekohe South East area. It is understood that the rationale for the change in timing is to do with the funding and implementation of the respective infrastructure to support that development. Therefore, the timing of PPC98 is out of phase with the FDS, although at the time of lodgement, it was aligned with the FULSS timing.
18. The Precinct Provisions require PPC98 to deliver parts of the Pukekohe South East Arterial through upgrades to Pukekohe East Road and Golding Road where the development fronts onto these roads. In addition, development within the I453 Pukekohe East-Central Precinct, west of Golding Road, will deliver upgrades to the western side of Golding Road. Earthworks are already occurring on this land. Through PPC98 and the Pukekohe East-Central Precinct parts of the South-East Arterial will be implemented.

19. The submission from Auckland Council as Submitter (**ACS**) discusses the timing of the development in relation to the FDS. In its submission, ACS does not oppose the plan change on the grounds that PPC98 is progressing in advance of the FDS timing in relation to the transport prerequisites. ACS acknowledge that the plan change (and the development within Pukekohe East-Central) will be providing upgrades to the adjacent roads and it notes that there are Precinct Provisions that ensure that the upgrades will occur as well as assessments of the operation of key intersections (including Golding Road / East Street / Pukekohe East Road) to ensure intersection upgrades are implemented, if required. ACS is more concerned about the alignment of the PPC98 with the Pukekohe Trunk Sewer.
20. Auckland Transport's submission does not oppose the plan change occurring ahead of the timing of the transport infrastructure.
21. Whilst PPC98 is occurring in advance of the revised timing of development identified in the FDS compared to the FULSS, PPC98 will partly deliver some of the prerequisite infrastructure in the vicinity of the plan change. These improvements will support traffic and active mode movements from the plan change area to the adjacent transport network. The Precinct Provisions also require the on-going assessment of key intersections which provides confidence that if upgrades are needed to support development, then these would be implemented in a timely fashion by the developer. Therefore, I consider that whilst PPC98 does not align with the FDS timing for development, it will go some way to providing the necessary prerequisite transport infrastructure. Upgrades along the South-Eastern Arterial will also be delivered by other recently approved plan changes along Golding Road (PPC74 – Pukekohe Golding Precinct and PPC76 – Pukekohe East-Central Precinct).

#### *Traffic Effects*

22. The PPC98 ITA forecast development traffic volumes were based on the trip generation rates used in the PPSP ITA for the relevant zone that covers PPC98 (0.54 trips per dwelling in the AM peak and 0.55 trips per dwelling in the PM peak). The model zone in the PPSP is large and applies an average trip rate across quite a wide area and therefore the trip rate does not take into account variations across the zone depending on particular site constraints or location. Whilst I consider that these rates would be appropriate where there is good quality pedestrian and cycle connections to Pukekohe Rail Station, access to public transport and good provision for active modes, I consider that for PPC98, that these rates are low. This is because the most direct route to the station is via a new collector road through the Pukekohe East-Central Precinct which includes steep topography and that the station is over 1.4km from the western edge of PPC98. This is beyond the typical walking distance from a rapid transit stop (800m). The distance and topography is likely to be a deterrent for walking to the station. Whilst the station is within easy cycling distance, the topography may be a deterrent to those with non-powered bicycles.
23. In terms of buses serving the area, the SGA ITA supporting the Pukekohe Transport Network NoRs indicated that a new connector bus service would operate along Golding Road and East Street. However, this would only occur in the future once the new network is in place and there is funding for the new service. Notwithstanding, the Regional Public Transport Plan 2023-2031 shows that the existing bus service, Route 931, on East Street will be replaced by a new service, AT Local, by 2025. The AT Local



service is an on-demand service and provides greater flexibility than the fixed route local bus service. It is not clear the area that the AT Local would cover, but I would consider that it would be reasonable to expect such a service to be extended to cover PPC98 once it is developed. This service would improve connectivity to Pukekohe Station by bus compared to the existing public transport provision.

24. The assessment of the traffic effects undertaken has considered the traffic generation from PPC98 as well as the traffic associated with PPC76 (Pukekohe East-Central). However, the traffic associated with PPC74 (Pukekohe – Golding) has not been taken into account even though a significant proportion of the traffic from that plan change is anticipated to travel along Golding Road and through the Golding Road / East Street / Pukekohe East Road roundabout. Therefore, the total cumulative effects of development in the area have not been considered.
25. Whilst I consider that the trip rates are on the low side and that the total cumulative effects of development in the area have not been adequately taken into account, the Special Information Requirements in the Precinct Provisions require further assessment of key intersections as developed progresses. This will ensure that the effects of the development is addressed as development occurs and will take into account trip generation at that time as well as other development which has been completed or is consented. Furthermore, I note that the ITA has used existing traffic turning volumes in the traffic modelling whilst there is forecast to be a reduction in traffic on East Street and Pukekohe East Road once the Pukekohe Transport Network is in place. Therefore, I am comfortable that there is some robustness to the analysis should a higher trip rate occur.
26. The intersection of Golding Road with the PPC98 Collector Road and the proposed Collector Road through Pukekohe East-Central precinct has been assumed to be a four-armed signalised intersection with single lane approaches. The modelling undertaken forecasts that the intersection would operate within capacity and at a good Level of Service, LOS C<sup>2</sup>.
27. I consider that whilst the intersection operates acceptably, that the single lane approaches along Golding Road on a future Arterial Road would not be appropriate; turning lanes are likely to be required for right turn movements. This will provide greater efficiency for the through movements along the Arterial Road. The design and the form of the intersection would need to be confirmed and agreed with Auckland Transport during consent stages. The proposed cross section for the Golding Road arterial includes a median which could be used for turning lanes.
28. The Special Information Requirement I45X.8.3 Transport Design Report in the Precinct Provisions requires a transport design report to be prepared that demonstrates the design supports the safe and efficient operation of the transport network. Any interim design needs to demonstrate how it would be upgraded to a final form. Therefore, I consider that this Special Information requirement provides assurance that the design of key intersections will be appropriately considered.

#### *Function of Collector Road*

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<sup>2</sup> Traffic Planning Consultants, Integrated Transport Assessment, September 2023, Section 5.3.3

29. The proposed Collector Road through PPC98 connects the future Arterial road of Golding Road with the existing Arterial road of Pukekohe East Road at an intersection with Anselmi Ridge Road. This road would enable motorists to avoid traveling through the Golding Road / East Road / Pukekohe East Road roundabout.
30. The intended function of the Collector Road is primarily to provide access to the residential development in PPC98.
31. The Pukekohe Transport Network proposes Golding Road and Pukekohe East Road as arterial roads which are best suited for freight and / or through traffic.
32. I am concerned that motorists travelling through the area on Golding Road and Pukekohe East Road may choose to use the Collector Road rather than remaining on the arterial roads and travelling through the Golding Road / East Road / Pukekohe East Road roundabout. The traffic modelling of the Golding Road / East Street / Pukekohe East Road roundabout indicates that the Golding Road approach to the roundabout would operate at a LOS E in the AM peak; therefore some motorists may choose to use the Collector Road to avoid delays at the roundabout. In addition the Collector Road may be perceived as being more direct than remaining on the arterial roads.
33. This could increase the traffic volumes along the Collector Road which may adversely affect safety. This is of particular concern if the route is used by heavy commercial vehicles; the SGA ITA for the NoRs highlights that there would be freight movements between Pukekohe East Road and Golding Road<sup>3</sup>.
34. The Franklin Local Board has also raised concern that the Collector Road could be a 'rat-run'.
35. To manage this effect, I consider that the Precinct Provisions should provide better guidance on the intended function of the Collector Road and to ensure that the road is designed to discourage through traffic, particularly heavy vehicles from using the Collector Road. This could be achieved, for instance, by imposing a heavy goods vehicle restriction on the Collector Road. To achieve this outcome I make the following recommendations:

(a) Policy 5(a) is amended to include a new item:

*(ix) discouraging the use of the Collector Road for through traffic, heavy vehicles, and freight.*

(b) The table in Appendix 1 – Minimum Road Width, Function and Design Elements has the collector road through the plan change area specified as a freight and / or heavy vehicle route, I recommend that the collector road should not provide the freight and / or heavy vehicle route function, and the table updated accordingly; and

(c) I recommend a new note under the Appendix 1 table that states:

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<sup>3</sup> Supporting Growth Alliance, Integrated Transport Assessment – Pukekohe Transport Network, Figure 3-19



Note 6: The Collector Road shall be designed to discourage through traffic, particularly freight and heavy vehicles.

*Connectivity of the Plan Change to wider network for Active Modes*

36. PPC98 includes for roading upgrades to Golding Road and Pukekohe East Road. These upgrades include for walking and cycling facilities along each of these roads. However, there is the potential for a gap in active mode facilities between these roading upgrades along Golding Road and Pukekohe East Road and existing (or future) pedestrian / cycle facilities on East Street. This will affect connectivity between the Plan Change and the surrounding areas (including to amenities such as Valley Primary School, local shops on East Street, or walking / cycling to bus stops or the station (if the collector road through PPC76 is not constructed).
37. This is of particular concern at the Golding Road / East Street / Pukekohe East Road roundabout. The frontage of PPC98 does not extend up to this roundabout along either Golding Road or Pukekohe East Road. Therefore, should upgrades to the roundabout not be required to address traffic effects, this could result in a lack of an appropriate pedestrian/cycle facility across Golding Road to allow for the movement of active modes between Pukekohe East Road and East Street. Crossing facilities are likely to be available at the proposed Golding Road / Collector Road intersection, or the Pukekohe East Road / Collector Road / Anselmi Ridge Road intersection, however, these would not necessarily be convenient for residents where there is more ready access to Pukekohe East Road.
38. The submission from the Ministry of Education raises a concern about the connectivity of the movement network and has requested in Submission point 11.1 an addition to Policy 5(a)(iii) which includes reference to connections to community and educational facilities. I agree that the amendment would signal the importance of providing such connections.
39. Note 1 under Table I45X.6.5.3.1 Transport Infrastructure Requirements notes that any gaps in the active mode connections as a result of the staged construction of upgrades along either Golding Road or Pukekohe East Road would be considered under matters of discretion and assessment criteria. Subject to correcting the references to the relevant matters of discretion and assessment criteria (refer to Paragraph 45), this would ensure an assessment of the connections to other walking and cycling networks is undertaken.

*Precinct Provisions*

40. I have reviewed the Precinct Provisions and the Precinct Plan and I have the following comments and recommendations.
41. The Precinct Provisions are largely consistent with those for PPC76 (I453 - Pukekohe East-Central) in relation to traffic and transport. I consider that this is appropriate as there are common matters that need to be included to address effects.
42. Policy 10 is not required as this is effectively replaced by Policy 5.
43. Table X45X.6.5.3.1 has triggers of "a cumulative total of 100 dwellings within 50 Pukekohe East Road" for the new collector road (T3) and new intersection on Golding

Road (T4). This trigger is only for subdivision or development within 50 Pukekohe East Road. However, if development were to occur within 47 Golding Road, this trigger would not apply and this could result in an additional intersection being required from Golding Road which has not been assessed or anticipated. It is considered that the trigger should relate to the whole precinct and not just 50 Pukekohe East Road. It is recommended that the trigger for both (T3) and (T4) should be amended as follows:

*Any subdivision or development resulting in a cumulative total of 100 dwellings ~~within 50 Pukekohe East Road.~~*

44. Without the above amendment, this may require any development in 47 Golding Road to be staged to be after or concurrently with land in 50 Pukekohe East Road.
45. Note 1 under Table I45X.6.5.3.1 refers to assessment criteria I45X.7.2(4)(e). This should refer to I45X.7.2(4)(g) and this would be consistent with the precinct provisions for I453 – Pukekohe East-Central Precinct. The matters of discretion should refer to I45X.7.1(5)(a).
46. Standard I45X.6.5.5(2) should refer to "Golding Road and Pukekohe East Road frontage" rather than "East Street frontage".
47. The Matters of Discretion I45X.7.1(5) and Assessment Criteria I45X.7.2(4) should relate to Development as well as Subdivision to be consistent with the Activity status in Table I45X.4.1(A3) and (A7).
48. Special Information Requirements I45X.8.2 Traffic Assessment, provides a list of intersections where the traffic effects should be assessed. For consistency with the Pukekohe East-Central Precinct, the Station Road / East Street intersection should be included in the list of intersections. The other intersections in the Pukekohe East-Central Precinct not included in PPC98 are more closely associated with the effects of that precinct.
49. Special Information Requirements I45.8.3 refers to "key road intersections" illustrated on the Precinct Plan. However, there are no key road intersections included on the plan. These should be shown on the plan (and should include the Golding Road / East Street / Pukekohe East Road roundabout as is the case for Pukekohe East-Central Precinct and included in the list in I45X.8.2(b)).

#### *Pukekohe Transport Networks*

50. Notice of Requirements have been lodged for the Pukekohe Transport Networks which include NoR 5 for the South Eastern Arterials (Pukekohe East Road and Golding Road).
51. A hearing for the NoRs was held earlier this year (2024) but a decision is still pending at the time of writing.
52. The lodgement of the NoRs confirm that Golding Road is intended to be an Arterial Road.
53. The NoR defines the extent of the designation for both the operation of the road upgrades as well as land required for construction. Concept designs for the roads were

provided in the NoRs but these will be subject to change and will depend on detailed design.

54. The Applicant for PPC98 provided a submission on the NoRs as well as written evidence. The Supporting Growth Alliance (**SGA**) on behalf of Auckland Transport provided written evidence which responded to issues raised in the Applicant's submission.
55. From reviewing the evidence I understand that there is close agreement between the Applicant and the SGA on the design and that the design does not preclude the construction of intersections for the Collector Road on Golding Road and at Anselmi Ridge Road. The SGA have acknowledged that it is likely that the upgrades to the Golding Road and Pukekohe East Road frontages will likely be undertaken by the Applicant and the developer for the land west of Golding Road.
56. From the evidence I have reviewed, I am comfortable that the NoRs and the PPC98 should not be in conflict with each other.

### **Submissions**

57. Submissions for PPC98 have been reviewed in relation to traffic and transportation matters raised. I provide comments on the various submissions below.
58. Submission 3.1 (Vishant Nathan) raises concern about traffic and congestion with PPC98. I consider that the traffic and transportation effects have been assessed in the PPC98 ITA and that these effects can be managed through the proposed Precinct Provisions.
59. Submission 5.1 (D and B Forsman) raises concern about new accesses onto Pukekohe East Road and that any flush median or turning bay should be extended to allow for vehicles to turn into existing vehicle crossings.
60. The proposed precinct does not permit new vehicle crossings on Pukekohe East Road. Vehicle access will only be provided by way of a new intersection at Anselmi Ridge Road or via any new intersection with the agreement of Auckland Transport as required by Standard I45X.6.5.5(3).
61. The vehicle crossings referred to by the submitter are east of PPC98 and therefore it would be outside the extent of any site frontage upgrade that would be required. I note that the Pukekohe Transport Network upgrades (NoR 5) would result in amendments to Pukekohe East Road in the vicinity of the submitter's vehicle crossing.
62. Submitter 6.1 (Rhoda Fowler) is concerned about the type of traffic that may utilise Anselmi Ridge Road from PPC98. The PPC98 ITA does not indicate that a significant number of vehicles would use Anselmi Ridge Road. It is considered that the PPC98 will not have a significant adverse effect on Anselmi Ridge Road.
63. Submitter 8.1 (Kay Thomas) does not support Anselmi Ridge Road being classified as a Collector Road as it is not suitable for heavy traffic flow or through traffic flows. The Plan Change does not make any changes to the classification of the Anselmi Ridge Road. Auckland Transport's Future Connect has no classification of the road either

currently or in the first decade, therefore it is considered that this is a local road and this will not change in the future.

64. The submitter at submitter point 8.2 supports the formation of a traffic signal intersection or roundabout at the Anselmi Ridge Road intersection with Pukekohe East Road.
65. Submission 11.1 (Ministry of Education) requests an addition to Policy 5(a)(iii) that refers to the requirement for the movement network that facilitates walking and cycling facilities. The amended is to add “including to key community and educational facilities.” to the policy. I agree with the amendment due to the potential gap in the movement network that I have highlighted in Paragraphs 36 and 37.
66. Auckland Transport (submitter 10) has provided a detailed submission and have sought a number of changes to the Precinct Provisions to better address the traffic and transportation effects of the plan change. I provide my comments on these submission points in Table 1.

*Table 1 - Comments on Auckland Transport Submission (Submission 10)*

<b>Submission Point</b>	<b>Summary of Submission Point</b>	<b>Comment</b>
10.1	Requests an amendment to the Precinct Description to include reference to the progressive upgrades of the surrounding transport network which would be consistent with the Pukekohe East-Central Precinct.	I support the amendment as the transport upgrades are important to support the development within the Precinct.
10.3	Requests deletion of Policy 5(a)(viii) which relates to the upgrade of Pukekohe East Road and Golding Road upgrade to an Arterial Road. The NoR has now been lodged which confirms the upgrades and the arterial status.	I support the deletion of the policy, but I note that the decision on the NoRs has yet to be made.
10.4	Requests amended wording to the description of the intersection in Table I45X.6.5.3.1 (T4) to provide clarification over the intersection.	I am neutral to the amendment proposed.
10.5	Requests a correction to I45X.6.5.5 (2) to correct an error in the naming of the road from East Street to Pukekohe East Road.  Request an amendment to I45X.6.5.5(3) to provide reference to the Precinct Plan	I support the proposed amendments.
10.6	Request the deletion of I45X.6.5.6 Road Widening Setback Along	I support the deletion of the standard provided that the NoR is approved.

Submission Point	Summary of Submission Point	Comment
	Golding Road as the NoR for the Golding Road upgrade has now been lodged.	Once the designation is in place, any works within the designation will require approval from Auckland Transport under Section 176 of the RMA.
10.7	A number of amendments to the Precinct Plan are requested which include showing key intersections and key local roads.	<p>I support the requested amendments as these are required to ensure that the effects on these intersections are appropriately addressed by the Special Information Requirements. The amendments would be consistent with the Pukekohe East-Central precinct.</p> <p>The only exception is for the Key intersection internal to the precinct shown on the Collector Road. I consider that this intersection would need to be designed as part of the development through subdivision and / or resource consenting processes.</p>
10.8	Requests an amendment to the Table in Appendix 1 to remove reference to the NoR for the upgrade of Golding Road as this NoR has now been lodged.	I support the deletion of the reference to the NoR for Golding Road.

67. The Franklin Local Board has provided comments on PPC98 in relation to transportation<sup>4</sup>. I discuss each of the Board's comments below.

*“iii) is concerned about the current proposal and implications for on the local traffic network, In particular;*

*A. the road connecting through the development between Golding Road and Pukekohe East will become a ‘rat-run’ for both commuter vehicles and freight*

*B. the Supporting Growth programme overlay including the impact of new intersections”*

68. I concur with the Local Board's concern that the new Collector Road connecting Golding Road to Pukekohe East Road may become a ‘rat-run’. I discuss this in paragraph 29 to 35, and recommend that the road be designed to discourage the Collector Road being used as a through route.

69. With regards to the Supporting Growth programme, the effects of this on PPC98 were discussed through the hearings for the Notice of Requirement (as I have noted in

<sup>4</sup> Franklin Local Board, Resolution Number FR/224/96

Paragraphs 50 to 56). From reviewing the evidence provided at the hearings, I understand that the design has considered the future intersections and that the Applicant is comfortable that there is an appropriate solution.

*“iv) consider there is insufficient consideration for how future residents will connect with public transport services including the Pukekohe Train Station and buses, and recommend that the proposal should pro-actively enable resident connection”*

70. I discuss public transport in Paragraph 23. There are bus services either anticipated along Golding Road or the planned AT Local that could potentially be extended to cover PPC98. AT Local is programmed to commence in 2025 and therefore should be operational prior to the occupation of dwellings on this site. This service would improve access to the Train Station. In terms of active mode connections, a new Collector Road with active mode facilities is anticipated to be constructed through the land to the west of Golding Road. This will improve connections for active modes but I consider that the topography and distance from the station may be a deterrent for some users. I agree that connections to public transport are important and that the AT Local (or other buses along Golding Road), would improve that connectivity.

*“v) consider there is insufficient consideration for enabling active transport and recommend that the proposal address how it will connect with and facilitate deliverable of the Pukekohe-Paerata Paths plan (walking and cycling aspirational plan)”*

71. PPC98 includes for active mode facilities along the proposed Collector Road as well as a shared path alongside the natural streams. The path alongside the stream generally follows a similar alignment to the Pukekohe-Paerata Paths plan except the path at the eastern end follows a more southerly stream alignment than the path shown on the Pukekohe-Paerata Paths plan which follows a stream to the north before connecting with Pukekohe East Road. The active modes facilities along the Collector Road effectively performs the same function as the northerly route on the Pukekohe-Paerata Paths Plan in terms of providing the connection to Pukekohe East Road.

*vi) question if the proposed roading design will adequately support parking for private vehicles, noting that new public transport services are not anticipated to service this area*

72. The matter of parking would be dealt with through the Resource Consent process.

Martin Peake

27 August 2024



**Private Plan Change 98 – Pukekohe East-Central Precinct 2 (PPC98) for 47 Golding Rd and 50 Pukekohe East Rd**

**Specialist Urban Design Review on behalf of Auckland Council**

22 August 2024

To: Peter Reaburn, Consultant Planner, Plans and Places, Auckland Council  
From: Lisa Mein, Senior Urban Designer on behalf of the Tamaki Makaurau Design Open Plans and Places, Auckland Council

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## 1.0 Introduction

- 1.1 OMAC Limited and Next Generation Properties Limited (**the Applicants**) are requesting a plan change to rezone approximately 27 hectares of land at 47 Golding Road and 50 Pukekohe East Road, Pukekohe from Future Urban to Residential – Mixed Housing Urban. A concept master plan indicating a proposed layout and connections with the Plan Change 76 land to the west was included.
- 1.2 PPC98 also proposes to introduce a new precinct – Pukekohe East-Central Precinct 2 - within the Auckland Unitary Plan – Operative in Part (**AUP**). The precinct plan indicates key movement connections between PPC98 and adjacent plan change areas. The developable area of the plan change is approximately 12.7 hectares.

## 2.0 Qualifications and Relevant Experience

- 2.1 My name is Lisa Kate Mein.
- 2.2 I hold the qualifications of Bachelor of Planning from University of Auckland (1994) and Master of Arts (Urban Design) from the University of Westminster in London (2001). I am a full member of Te Kokiringa Taumata - the New Zealand Planning Institute, a member of ICOMOS NZ and a member and current co-chair of the Urban Design Forum Aotearoa. I am also a certified Resource Management Hearings Commissioner and sit on a number of hearing panels around the country, including the Auckland Council Hearings Panel.
- 2.3 I have in excess of 28 years' experience as an urban designer and planner in New Zealand, the UK and Ireland. I am a Director and Senior Urban Designer at Mein Urban Design and Planning Limited. Immediately prior to establishing Mein Urban Design and Planning in 2019, I worked for Boffa Miskell Limited for fifteen years. In the final three years of that time, I was a Senior Principal and managed the Auckland Urban Design and Landscape Planning team.
- 2.4 Recent relevant experience includes the following:

**Auckland Council, South Frequent Transit Network NoR, 2023-2024**

Urban design review of the four NoRs, lodged by Auckland Transport, to future proof Takanini and Manurewa for a Bus Frequent Transit Route. This included attendance at briefing meeting



and site visit with Te Tupu Ngātahi - Supporting Growth Alliance, review of submissions as they related to urban design, preparation of an urban design memo to inform the s42A report. It also included attendance at the hearing to listen to the Requiring Authority and submitters, give a brief statement and respond to questions from the panel.

**Auckland Council, Airport to Botany NoRs, 2023**

Urban design review of the five NoRs, lodged jointly by Auckland Transport and Waka Kotahi NZ Transport Agency, to enable the Airport to Botany Bus Rapid Transit Route. This included attendance at briefing meeting and site visit with Te Tupu Ngātahi - Supporting Growth Alliance, review of submissions as they related to urban design, preparation of an urban design memo to inform the s42A report. It also included attendance at the hearing (online) to listen to the Requiring Authority and submitters, give a brief statement and respond to questions from the panel.

**Auckland Council, Private Plan Change 73, 2021-2022**

Urban design review of Proposed Private Plan Change 73 to the AUP-OP (and subsequent submissions and further submissions) to rezone approximately 32.5 ha in rural Waiuku from Rural – Mixed Rural to Residential - Mixed Housing Urban zone and to introduce a new precinct within the AUP. Included preparation of material for the s42A report and attendance at the Council hearing to give a brief statement and answer questions from the panel. I am currently an urban design witness to an Environment Court appeal by Gardon Trust and others, likely to be heard in December 2024.

**Auckland Council, Private Plan Change 58, 2020 – 2021**

Urban design review of Proposed Private Plan Change 58 to the AUP-OP to live zone land from Future Urban zone to Residential - Mixed Housing Suburban zone and submissions/ further submissions. Included preparation of material for the s42A report.

**Auckland Council, Private Plan Change 52, 2020 – 2021**

Urban design review of Proposed Private Plan Change 52 to the AUP-OP to live zone land from Future Urban zone to Residential - Mixed Housing Urban zone and submissions/ further submissions. Included preparation of material for the s42A report.

**Auckland Council, Auckland Unitary Plan Plan Change 34 2019 –2020**

Preparation of a character statement for Howick Village (Howick Business special character area), including amendments to the planning maps to add four new sites to the special character area and identification of character buildings. Assistance with s32, preparation of material for s42A report and attendance at Council hearing.

**Auckland Council, Auckland Unitary Plan Proposed Plan Change 25 (Private) – 2019-2021**

Urban design review of Proposed Private Plan Change 25 to the Auckland Unitary Plan and submissions/further submissions. Included preparation of material for the s42A report, attendance at the Council hearing and assistance with preparation of the Council's closing statement. Subsequent urban design witness to an Environment Court appeal by Middle Hill to PC25.

**Auckland Unitary Plan Hearings 2014-2016**

A key role for Auckland Council on the Special Character overlay provisions of the Proposed Auckland Unitary Plan throughout the Independent Hearing Panel process and at the Environment Court



### **3.0 Code of Conduct**

3.1 I have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and have complied with it in preparing this memo and agree to comply with it when giving any oral evidence to the Hearing. Except where I state that I am relying on the advice of another person(s), the content of this review is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **4.0 Overview and Scope of Urban Design Memorandum**

4.1 This technical memorandum assesses the urban design considerations and any actual or potential effects of the above proposed private plan change. This review does not address any subsequent resource consent for use of the land following plan change.

4.2 In writing this memo, I have reviewed the following documents:

- Request for Private Plan Change, AEE and s32 Evaluation Report by Civix, dated 12 August 2022
- Concept Master Plan prepared by Civix dated 20 July 2022
- Proposed Precinct Plan, dated 20 July 2022
- Proposed Precinct Provisions (updated), dated 7 June 2023
- Urban Design Report, by Ian Munro, dated July 2022
- Pukekohe-Paerata Structure Plan, Auckland Council, dated August 2019
- Auckland Future Urban Land Supply Strategy, Auckland Council, dated July 2017
- Auckland Future Development Strategy 2023-2053, Auckland Council, released 2023
- Responses to the RFI, dated 8 March 2023
- Further responses to the Clause 23 RFI, dated 6 June 2023
- Submissions to the private plan change

4.3 When the request for a private plan change was first lodged, I reviewed the material in advance of a request for further information in accordance with the expectations of Schedule 1, Clause 23 of the RMA. At that stage I did not request any further information as the site had been identified for future growth and, from an urban design perspective, the proposed plan change was consistent with expectations in other planning documents including the Pukekohe-Paerata Structure Plan (**PPSP**) and the Auckland Future Urban Land Supply Strategy (**FULSS**).

4.4 I undertook a site visit on 30 May 2023 and intend to revisit the site before the hearing later this year.

### **5.0 Background**

5.1 The Auckland Plan 2050 signals that just under a third of Auckland's anticipated population growth will be accommodated in future urban areas. The Auckland Plan identifies Pukekohe as a "satellite town" with the potential to accommodate up to 14,000 additional dwellings. It anticipates that, as Pukekohe serves a wide catchment, it has the potential to function semi independently from the main urban area of Auckland.

5.2 As a result, significant growth is anticipated in this area. Approximately 1,700 hectares of land around Pukekohe-Paerata, has been zoned as Future Urban zone. The Future Urban zone is applied to greenfield land that has been identified as suitable for urbanisation. The process to live zone future urban land requires preparation of a structure plan and plan change.

5.3 Auckland Council, with input from landowners, started preparing a Structure Plan for the Pukekohe-Paerata area in 2017. It was adopted in August 2019. Pukekohe-Paerata is part of a much greater southern growth area comprising approximately 45% of the future urban areas in

Auckland. The Pukekohe-Paerata Structure Plan (**PPSP**) builds on previous work done for the Future Urban zone including the Pukekohe Area Plan 2014, Auckland Council's FULSS and Te Tupu Ngātahi Supporting Growth Programme. Overall, the PPSP provides for approximately 34,000 new people within the wider area (over and above growth in the existing settlements).

5.4 The FULSS anticipated the Pukekohe Future Urban zoned land, including the plan change area, being ready for development between 2023-2027. Development ready means that urban zoning and bulk infrastructure is provided. However, the recent adoption of Auckland Council's Future Development Strategy (**FDS**) has shifted the dates out to which the subject site will be development ready.

5.5 Like the Auckland Plan and the FULSS, the FDS views Pukekohe as an important rural growth node for the south of Auckland. In preparing the FDS, reassessment of the future urban area confirmed the land area zoned future urban is appropriate for development in the future. However, the bulk infrastructure required to ensure the land is development ready includes the Pukekohe Southeast Arterial and the Mill Road Upgrade, rail electrification between Papakura and Pukekohe and the Pukekohe trunk sewer. Based on these requisites, Pukekohe East is not anticipated for live zoning before 2035.

## 6.0 The site and context

6.1 The plan change area is outlined in Figure 1. It is located 2.5km to the east of Pukekohe township and within a central location with respect to the wider structure plan area, in a location that is changing from rural to more urbanised. The site's topography is undulating. It slopes away from the ridgeline of Pukekohe East Road down to a gully approximately halfway down the site and gently back up again. The site also slopes down from east to west, towards Golding Road.



Figure 1: Aerial depicting plan change location within context of Anselmi Ridge residential area to the immediate north (source: Private Plan Change Request)

6.2 The subject site and its surrounds are all part of a wider area anticipated for future growth (see Figure 2). Immediately to the north of Pukekohe East Road is land already live zoned for residential development, including the relatively recently developed Anselmi Ridge and Paddock Lane, still ongoing development. To the west of Golding Road, immediately opposite the site and also within the structure plan area, is 30.6 hectares of land subject to the now operative Private Plan Change 76, also zoned residential – mixed housing urban. Plan Change 74, located further to the south on Golding Road, offering a combination of residential, light industrial and a neighbourhood centre on 82 hectares, has similarly also been made operative recently. In totality these plan changes anticipate a high degree of change in the locality, with medium intensity residential development either underway or planned for much of the area.

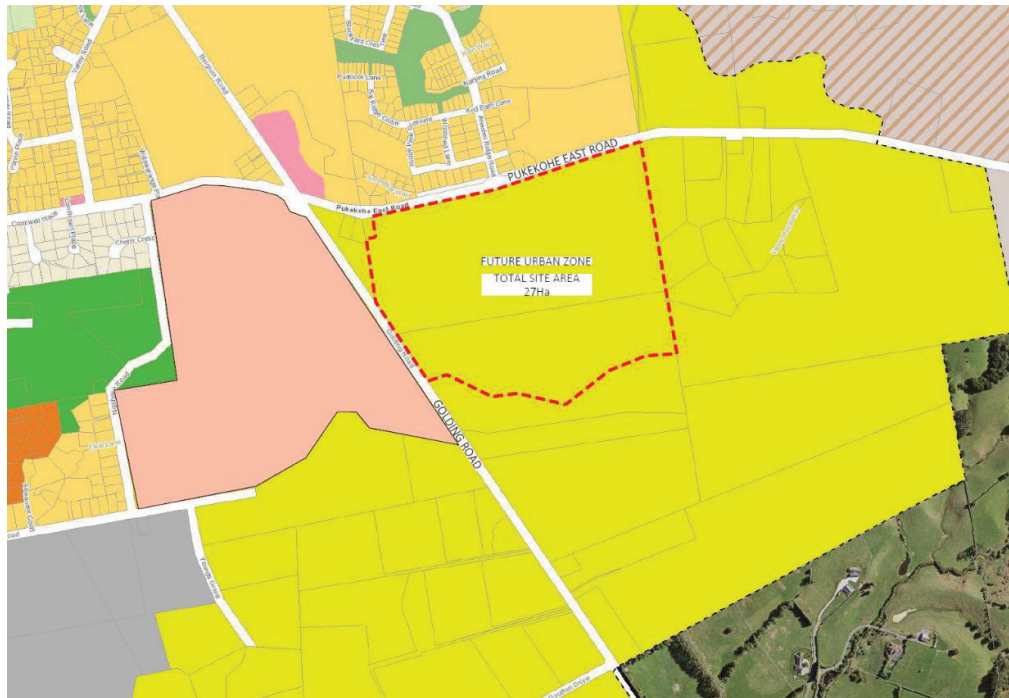


Figure 2: Plan change area within wider context of existing and future urban zoned land

## 7.0 Overall zoning response and precinct provisions from an urban design perspective (Key Urban Design Issues)

7.1 As stated above, the site has been identified for future urban development. Within the PPSP, the site forms part of Area G and identified as predominantly being suitable for Mixed Housing Urban zoning due to its proximity to the existing Pukekohe Town Centre<sup>1</sup>. A plan change to the AUP is required to both give effect to the PPSP and to live zone Future Urban zoned land. The proposed zoning for the 27-ha plan change area is Residential – Mixed Housing Urban (MHU) (see Figure 3); consistent with the direction of the PPSP for this land.

7.2 The land in question is already anticipated for future urban development per the RPS as it was included within the Rural Urban Boundary and zoned Future Urban. From an urban design perspective, the proposed plan change is generally consistent with, and gives effect to, the Urban Growth objectives and policies within Chapter B2 – Urban Growth and Form of the RPS, particularly in relation to quality, compact urban form and residential growth. However, I am conscious there are other objectives and policies within B2 that seek to ensure development of land is integrated with the provision of appropriate infrastructure (e.g. B2.2.1(5) and B2.2.2(2)(d), and B2.4.2(6)), and that the timing of infrastructure is critical to ensuring the land is development ready.

<sup>1</sup> Pukekohe Paerata Structure Plan, 2019, p95



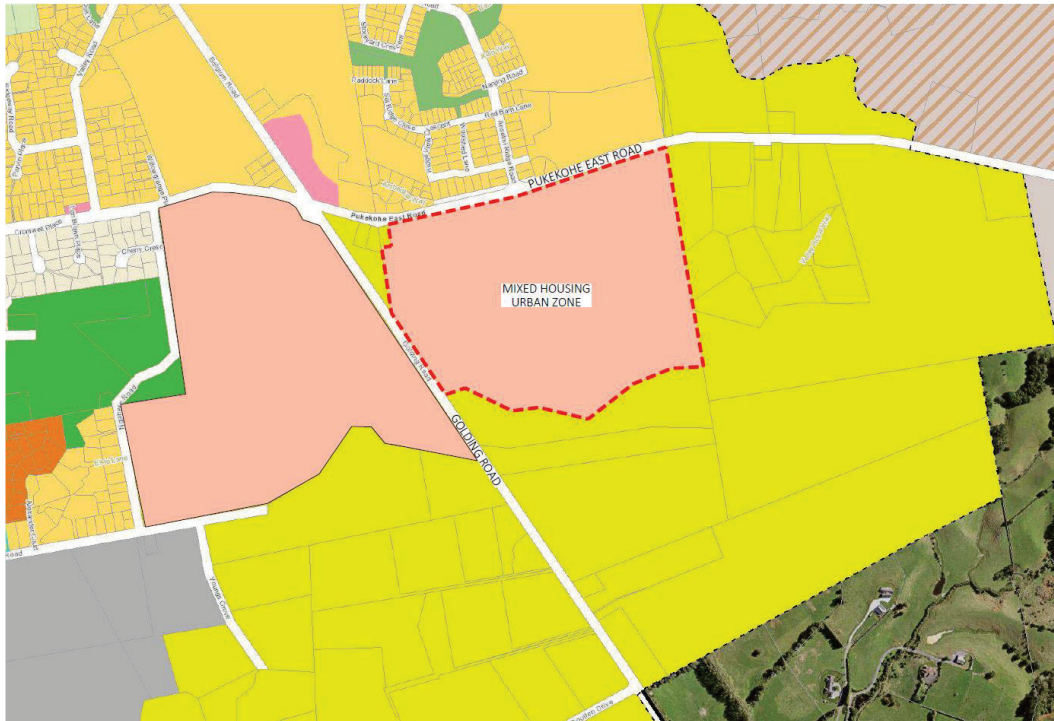


Figure 3: Proposed zoning of PPC98 within its context (source: Private Plan Change request)

- 7.3 The proposed plan change is relatively simple in that it only proposes residential MHU zoning across the whole of the site. It is also proposed to create a precinct to ensure the existing stream and proposed road network are appropriately integrated with residential and open space development and to incorporate stormwater management systems. In my opinion the provisions of the MHU are appropriate to enable a high quality built form response, particularly when coupled with the specific precinct provisions seeking that residential development and open-spaces are well-integrated and provide a positive interface.
- 7.4 I note the timing of the plan change may also affect infrastructure provision, in particular water, wastewater and transport. I understand other specialists are addressing the requirements for and timing of provision of infrastructure to support the proposed plan change and therefore this memo is focused solely on urban design impacts. However, I would state that the timely provision of transport infrastructure, in particular, impacts on the success of a development from an urban design perspective as well-functioning places need to be well connected for all transport modes.
- 7.5 The purpose of the precinct is to provide for comprehensively planned residential development in a way that supports a quality, compact urban form. From an urban design perspective, I support the purpose of the precinct and the inclusion of objectives seeking that the land is subdivided and developed in a comprehensive and integrated way in order to achieve a high-quality environment, and a safe and integrated transport network with legible connections through the precinct. I note that the precinct plan includes standards for internal collector and local roads. However, the Precinct Plan 2 only indicates one collector road linking Pukekohe East Road to Golding Road through the site and a proposed shared path along the southern side of the stream. This would benefit from further consideration and identification of indicative local roads to open up access to the stream and open space, possibly along the northern side of the central stream, and connection through to neighbouring FUZ land to the south and east.
- 7.6 The policies and accompanying precinct plan establish an overarching structure for subdivision, including the provision of green spaces along the stream corridors (see Figure 4). The extent of green space and riparian margins appears to be consistent with the PPSP, which seeks a 20m riparian buffer for permanent and intermittent streams; noting also that policy 8 of the precinct requires planting of riparian margins of streams.

7.7 The policies also require development and the green spaces to be well integrated, with specific reference to a positive interface between residential development and open spaces and engagement with mana whenua. Similarly, policies are included to provide a well-connected movement network. I am supportive of these policies from an urban design perspective as they set up a framework for the standards, matters of assessment and assessment criteria, to ensure creation of a well-integrated and quality residential built environment and offer opportunities for mana whenua involvement in place-making. However, Precinct Plan 2 fails to identify potential locations for open space, beyond that which is generally assumed to be floodplain. This should be included in consultation with Auckland Council parks planners.

7.8 Urban design related assessment criteria are included within the precinct plan to ensure good passive surveillance of open spaces from neighbouring buildings and the contribution buildings make to the character and amenity of public spaces. In my opinion these enhance the assessment criteria within the MHU zone, and are appropriate given the likelihood of dwellings backing onto riparian reserves.

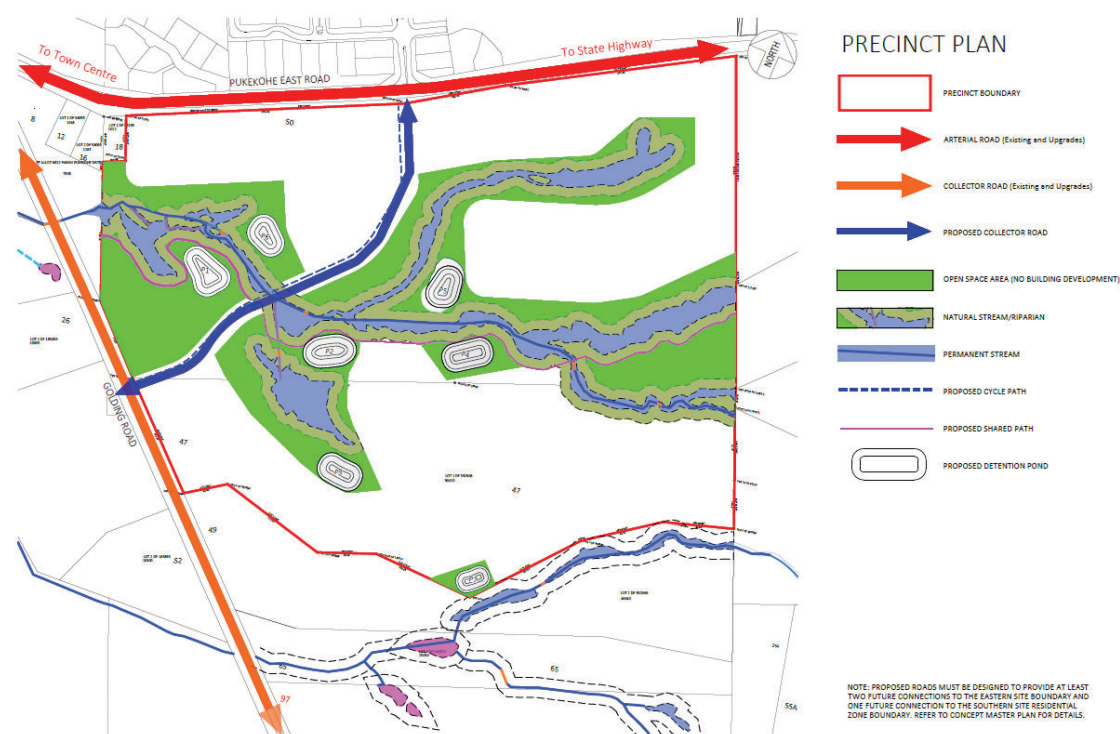


Figure 4: Precinct Plan indicating proposed collector route through the site and existing of open space around riparian margins

7.9 In summary, other than the timing of the plan change relative to others and the provision of requisite infrastructure, there are no significant urban design issues for the private plan change. The zoning proposed is consistent with the built form outcomes anticipated within the PPSP and the precinct provisions serve to strengthen the MHU provisions within the AUP(OP), providing site specific responses to the opportunities and constraints. Notwithstanding, it would be appropriate to include indicative locations for local roads to open up frontage onto the northern side of the stream and connections to adjoining sites to the south and east.

### 8.0 Assessment of urban design effects and management methods

8.1 An Urban Design Assessment (UDA) and Neighbourhood Design Statement (NDS) was prepared by Ian Munro. This forms Appendix 8 of the original Proposed Plan Change material. Within his report, Mr Munro references the Council's NDS, which he correctly observes is an implementation tool. Appendix 1 of the AUP establishes that a neighbourhood design statement be prepared to support implementation of a structure plan and plan change process. In my

experience, including the NDS's I produced for Paerata North and Warkworth, an NDS does tend to function as a design guide. Mr Munro's report, therefore, is drafted as an urban design assessment for the plan change, rather than an NDS/ implementation tool.

8.2 Section 4 of the UDA report sets out a very clear site and context analysis, in large supporting the site description contained within the planning assessment. Mr Munro includes a brief summary of the existing built form across the lots that comprise the plan change area, topography and access and movement framework. I agree with this summary and also with his assumption that the site falls outside a convenient walking distance of Pukekohe town centre or train station, but that otherwise it is well-connected to existing development on the eastern edge of Pukekohe.

8.3 Section 5 of the UDA report sets out the key aspects of the proposal. This sets out the rationale for the key road connection between Pukekohe East and Golding Roads. The internal connection is proposed to meet Pukekohe East Road immediately opposite Anselmi Ridge, which would provide a safe and controlled intersection to the north and extend to Golding Road and also include a controlled intersection to a key road within what is now the operative PPC76 land to the west. A plan for this is included within the UDA report as Attachment 3. Mr Munro notes that the precinct plan would also require road connectivity to be provided to the eastern and southern site boundaries. As stated in section 7 above, I agree with this statement from an urban design perspective. In my opinion this will be necessary to ensure the site is well-connected to existing and future urban areas. I note the objectives and policies within the precinct plan seek to achieve an interconnected urban local road network. However, the precinct plan 2 falls short of identifying where these might be and would benefit from an indication of location of key local roads.

8.4 According to the report, other than the placement of roads and other key infrastructure, the proposed precinct plan does not seek to vary or change any provisions of the underlying zone. I do note that the provisions include specific standards for the fencing of drainage reserve boundaries to provide privacy for dwellings while enabling passive surveillance of the open space and minimise visual dominance effects to adjoining open space; and specific site development and landscape standards to incorporate Te Aranga Māori design principles for developments greater than ten dwellings or commercial units. I support the inclusion of these standards to ensure quality built form outcomes that ground the development in its place.



Figure 5: Concept masterplan



- 8.5 A concept masterplan is included as Attachment 2 to the UDA (see Figure 5). This does not form part of the precinct plan but tests the concepts and demonstrates that the land is capable of being developed for residential purposes consistent with the aspirations of the PPSP and the provisions within the AUP. I note this could also be used inform future subdivision plans for the land. In his UDA, Mr Munro estimates a dwelling yield in the order of 500-600 dwellings. While I do not disagree with his analysis, in my opinion the proposed densities and yield are somewhat theoretical given that a single zone is being applied to the whole site with no specific vacant lot subdivision standards beyond those included within chapter E38 of the AUP.
- 8.6 I note no specific open space zoning is proposed for the site. However, the precinct plan and provisions anticipate and provide for establishment of a neighbourhood reserve and green spaces along stream corridors. The latter includes specific standards for riparian planting to protect water quality. As stated in paragraph 8.4, I support the inclusion of the standards to activate the public open space. However, there are no specific standards to ensure establishment of a neighbourhood reserve. From an urban design perspective, I support the provision of a neighbourhood park to provide a focal point for the neighbourhood, particularly in light of the anticipated densities. However, the exact size and location needs to be determined in consultation with Auckland Council's parks planning team.
- 8.7 The assessment undertaken in section 6 of the UDA concludes the proposed zoning and precinct plan to represent the most appropriate urban design outcome for the site. While the urban design assessment itself is somewhat brief, overall, in my opinion, the proposed process has used a robust urban design methodology to reach a conclusion that is consistent with the intent of the PPSP.

## **9.0 Submissions**

- 9.1 A total of 13 submissions were received in response to the proposed plan change. One was generally in support but wanted their property included. Three submissions, from Auckland Council, Auckland Transport and Ministry of Education, were generally neutral but raised specific matters to be addressed, largely related to infrastructure. Nine submissions were in opposition for various reasons including reasons related to character.
- 9.2 Submissions 1, 3 and 4 are from residents in nearby Anselmi Ridge Road, Paddock Lane and Te Ara Hikoi respectively, they all oppose the plan change citing impacts on character, specifically the impact of the proposed mixed housing urban zone on the rural character of the locality. There is no doubt that urbanisation of the plan change area will alter the existing bucolic character from the pastures and sporadic dwellings typical of rural land, to an intensive residential area. However, this has been signalled for over a decade, since the land was zoned Future Urban in the AUP, and extensive engagement was carried out by Auckland Council in preparing the PPSP in 2017. I also make the observation that Anselmi Ridge Road and Paddock Lane are located within the Anselmi Ridge development which itself is a relatively intensively developed residential masterplanned community punctuated by open space. Te Ara Hikoi is located within the Reynolds Green subdivision, a new residential area to the west of Anselmi Ridge. These developments themselves have contributed to a change in the character of the Pukekohe East area from rural to suburban, which the proposed plan change will continue.
- 9.3 Notwithstanding the obvious infrastructure constraints, from an urban design perspective, the proposed plan change is consistent with the direction for future land use within the PPSP. The precinct plan and concept masterplan depict large areas of open space adjoining the stream network, and the provisions will ensure these are well overlooked by neighbouring dwellings in a similar vein to those within Anselmi Ridge. The provisions within the MHU zone (including as amended by the MDRS), while more urban in character, set an expectation for a type of development similar to that within recent neighbouring developments. Therefore, I am not concerned about the proposed change to the character of the locality.

- 9.4 As I stated in paragraphs 7.5 and 8.3 above, the precinct plan falls short of identifying locations for road connections to the south and east. In its submission to the proposed plan change, AT identifies and seeks inclusion of these connections. I would support that being added to the precinct plan to create certainty for future connectivity.
- 9.5 While not a formal submission, Franklin Local Board has provided its views on the proposed plan change. With respect to urban design, in my opinion the concerns related to active transport, future residents connecting with public transport and the detail of parks can be better addressed at resource consent stage rather than through specific precinct provisions. Furthermore, provision of frequent public transport services is the responsibility of Auckland Transport.
- 9.6 Having reviewed the precinct provisions and the MHU provisions, I do not consider there are specific provisions that need to be included or amended from an urban design perspective. I also note that the proposed provisions are consistent with the provisions in the now operative PPC76. However, I support Auckland Council's submission to retain the MDRS provisions with amendments to take into account the relevant qualifying matters that make application of the MDRS inappropriate to some parts of the proposed precinct.

#### **10.0 Conclusions and recommendations**

- 10.1 Overall, PPC98 has properly considered the urban design impacts of the proposed development of the subject site on the existing and intended future environment of Pukekohe East and the wider environs. I generally support the approach to residential zoning, which is consistent with the PPSP, the direction and framework of the AUP and gives effect to the relevant objectives and policies of the RPS (in particular Chapter B2). I also support the precinct provisions insofar as they will give rise to positive urban design outcomes as outlined within my memo. However, I note that this is somewhat academic, as implementation of the precinct will be contingent on the availability of bulk infrastructure.



**Lisa Mein, BPlan, MA(Urban Design), MNZPI, UDIA**



## **Private Plan Change 98 - Pukekohe East-Central Precinct 2 (PPC98)**

### **Specialist Review (Stormwater) on behalf of Auckland Council**

**(Sameer Vinnakota and Lisa Dowson)**

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#### **Introduction**

1. This memo has been written by Sameer Vinnakota, Environmental Planner at Jacobs and Lisa Dowson, Healthy Waters Specialist providing catchment management advice on behalf of Auckland Council Healthy Waters.
2. Sameer Vinnakota has worked as a Consultant Planner for Healthy Waters since 2021 and holds a Bachelor of Urban Planning (Honours) from University of Auckland. Mr Vinnakota's experience includes preparing and processing resource consent applications, providing stormwater input for plan change applications and undertaking environmental audits to assess for compliance. With respect to PPC 98, Mr Vinnakota will be providing planning input with respect to the applicant's stormwater management approach.
3. Lisa Dowson has worked as a Consultant Catchment Manager for Healthy Waters since 2023 and holds a Masters of Science (Ecology) from the University of the Witwatersrand. Ms Dowson's experience includes water resources consulting, catchment management, flood risk management and preparing and reviewing supporting reports for Plan Changes, Resource Consents and EPAs both as a Consultant for land development clients and on behalf of Auckland Council. With respect to PPC 98, Ms Dowson will be providing catchment management input in relation to the applicant's stormwater management approach.
4. Mr Vinnakota was engaged by Auckland Council in March 2023 upon the resignation of the previous planner, Ms Eseta Fonokalafi. Ms Dowson was engaged by Auckland Council in late 2023 on the retirement of the incumbent catchment manager, Nimal Gamage. Our role has been to:
  - Review the original plan change application documents;
  - Identify matters, within our area of expertise, that required further information from the applicant, and assessing the applicant's response;
  - Review the submissions and further submissions;
  - Identify issues relevant to our area of expertise;
  - Give our expert opinion on the issues, with recommendations where appropriate;
  - Provide this Review as part of Councils RMA s42A reporting process to the Commissioners.

In fulfilling the above, we have assessed the Stormwater Management Plan (SMP) submitted as part of PPC98, on behalf of Auckland Council Healthy Waters, in relation to stormwater effects against the plan change requirements. Comments have also been provided in relation to the Auckland Council Healthy Waters Regionwide Network Discharge Consent (NDC).

5. In preparing this Review we have read the code of conduct for expert witnesses contained in the Environment Court Practice Note (2014) and agree to comply with it. Except where we state that we are relying on the specified evidence of another person, the content of this Review is within our area of expertise. We have not omitted to consider material facts known to us that might alter or detract from the opinions we express.
6. In writing this memo, we have reviewed the following documents:
  - 47 Golding Road & 50 Pukekohe East Road, Pukekohe Stormwater Management Plan, dated 20/07/2023 and prepared by Civix
  - Proposed Precinct Provisions for I45X. Pukekohe East Central Precinct 2
  - Submissions received (and any focussing on stormwater related issues)
7. The applicant proposes to rezone the existing land zoned as Future Urban Zone to Residential – Mixed Housing Urban Zone in the Auckland Unitary Plan (operative in part) (AUP(OP)). The proposed residential rezoning will be over 27.23ha. The applicant proposes a SMAF-1 control over the whole precinct and precinct provisions are also provided for consideration.
8. The following sections are provided to assist the reporting planner’s consideration of the plan change proposal in terms of stormwater effects.
9. The PPC 98 Applicant has indicated that they wish to have their stormwater discharges covered by the NDC and intends to vest stormwater assets with Auckland Council. The NDC authorisation and SMP adoption process will be discussed in this memo.

### **Key Stormwater Issues**

10. We rely on the reporting planner to explain PPC 98 including its location and what the plan change is seeking. We would like to add that PPC 98 will enable greenfield development on the site and result in new stormwater discharges and diversions of existing flows.
11. The following issues pertaining to stormwater have been identified:
  - Water Quality: Stormwater from the site will eventually discharge into the Whangapouri Creek and the Pahurehure Inlet, where there is already an issue with excessive nitrate concentrations in surface water and groundwater bodies. Additionally, this receiving environment also has excessive sediment and polluted stormwater discharge resulting in a poor water quality within streams and a poor estuarine environment at the inlet.<sup>1</sup>

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<sup>1</sup> Section 2.5 of the Stormwater Management Plan titled: *47 Golding Road & 50 Pukekohe East Road, Pukekohe Stormwater Management Plan*, dated 20/07/2023 and prepared by Civix.

- Raingardens within the road reserve: It should be noted that applicant in their SMP has proposed raingardens to form part of a ‘treatment train approach’ to treat stormwater road runoff. No assessment has been made around the appropriateness of stormwater devices within the road corridor to be vested to Auckland Transport.
- Natural Hydrology: There are two existing natural wetlands adjacent to the permanent stream within the site. The applicant proposes to have a riparian planting buffer to protect these features and have overland flows be diverted around these features to protect the natural hydrological regime of the existing natural wetlands. However, if all overland flows are diverted around the wetlands, the wetlands are at risk of drying out and the hydrological regime of these wetlands will change.
- Stream Hydrology and Erosion: The increase in impervious cover that PPC 98 enables will result in an increase in the peak flow rate and volume of stormwater discharging from the site. This has the potential to result in erosion in watercourses in the receiving environment if unmitigated.
- Flood Risk Management: The increase in impervious cover that PPC 98 enables will result in an increase in the peak flow discharging out of the site when compared to the existing scenario. This will increase flooding effects downstream if unmitigated.
- Changes to the notified precinct provisions and additional precinct provisions are required to ensure the implementation of stormwater mitigation measures proposed in the SMP (including potential staging scenarios).

## **Applicant’s Assessment**

12. Section 6 of the SMP sets out the stormwater management proposed by the applicant. The proposed management in relation to water quality, hydrological and erosion mitigation, and flooding are summarised below.

### Water Quality – Stormwater Treatment

13. Section 6.2.1 of the SMP details the water quality measures to be undertaken. This includes primary treatment, secondary treatment and tertiary treatment.
14. In terms of primary treatment of stormwater for private lots, the applicant proposes to use inert building materials as noted in the precinct provision standards for Pukekohe East-Central Precinct 2 to address stormwater roof runoff. Additionally, rainwater reuse tanks for all private lots is proposed enabling reuse for non-potable purposes and filtering out sediments in stormwater runoff. To address stormwater quality from Commonly Owned Access Lots (COALs) and driveway areas on private lots and roads in public areas, all catchpits are proposed to have litter traps installed for primary treatment. For secondary treatment, runoff from roads will be treated via raingardens while stormfilter devices are proposed for COALs and private driveways. For tertiary treatment all runoff from private lots and public roads will be treated via communal stormwater ponds. This represents a treatment train approach by proposing multiple modes of treatment in series.

15. Table 3 in Section 3 of the SMP summarises that all runoff from all public and private impervious areas are to receive a level of treatment consistent with GD01 - Stormwater Management Devices in the Auckland Region December 2017 (GD01). It should also be noted that devices in both private lots and public spaces will be designed and constructed to GD01 standards.

#### Hydrological and Erosion Mitigation

16. The applicant proposes to provide the equivalent of SMAF-1 hydrology mitigation (i.e., under chapter E10 of the AUP(OP)) by way of introducing the SMAF-1 control for the plan change area. This comprises retention (5mm runoff to be removed from the discharge through reuse and/or infiltration) and detention (discharge of the 95<sup>th</sup> percentile rainfall event over a 24-hour period).
17. No direct discharge to the stream is proposed. Stormwater from the plan change area is proposed to be treated and detained within the communal stormwater pond before being slowly released over a 24-hour period for the 95<sup>th</sup> percentile rainfall event. This is being proposed to prevent stream erosion and the riparian buffer planting proposed as shown in the precinct plan aims to ensure bank stability.
18. Additionally, the riparian buffer planting and ensuring overland flows are directed around the two natural wetlands on site seeks to protect the existing natural hydrological features on site.

#### Stormwater Devices and Vesting

19. The applicant has included a precinct plan as part of the precinct provisions showing the location of the communal stormwater ponds, permanent stream and riparian buffers including an 'Open Space Area (No Building Development )'<sup>2</sup>.
20. The Precinct Plan indicates seven communal stormwater ponds that will be established where the 1% and 10% AEP flows will be treated and attenuated, which is located in the 'Open Space Area (No Building Development)' and is proposed to be vested to Council as a drainage reserve due to potential flooding hazards.

#### Flood Management within the PPC 98 Area

21. The Overland Flow Paths (OLFPs) on the site will be conveyed along the road network. A new pipe network is proposed to be constructed within the site in accordance with the Stormwater Code of Practice (SWCoP). The proposed pipe network will have capacity for the 10% AEP storm events and will incorporate flows from the contributing catchments at Maximum Probable Development (MPD). The OLFP network will have capacity for secondary flows up to and including the 100 year AEP storm event with a 2.1 degree allowance for climate change as per the Flood Modelling Report provided by the applicant.

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<sup>2</sup> The applicant has called this an 'Open Space Area' (No Building Development), but this is not a zone under the AUP(OP).

22. No buildings are proposed within the 1% AEP floodplain and minimum finished floor levels will be established as per the SWCoP.

#### Downstream Flood Risks

23. The applicant has undertaken modelling and has advised Healthy Waters that there are minor increases in flood levels downstream in the 1% AEP event without mitigation. To mitigate this downstream flood risk, attenuation is provided in the form of communal stormwater ponds to maintain runoff levels from the site to existing pre-development levels.

### **Assessment of Stormwater Effects**

24. Based on the discussion in the applicant's assessment above, the assessment of stormwater effects of PPC 98 are summarised as follows:

#### Water Quality – Stormwater Treatment

25. The stormwater quality treatment proposed in the applicant's SMP is for the runoff from all impervious areas to receive GD01 level of treatment. As discussed above, this will include the use of inert building materials, rainwater reuse tanks, litter traps, raingardens and wet ponds. Ms Dowson has recommended that the wording of the precinct provisions be updated to include Council approved inert building materials. This gives Council the opportunity to review and certify the inert building materials that will be used prior to the construction of dwellings, either at resource consent or building consent plan check stage. With the recommended change to include Council approved inert building materials, these measures are considered appropriate to address stormwater quality effects and give effect to the National Policy Statement for Freshwater Management (NPS-FM), the Regional Policy Statement (RPS) provisions for water quality<sup>3</sup> and integrated management objectives and policies in Chapter E1 of the AUP(OP).
26. The applicant has proposed stormwater management objectives, policies and standards (I45X.2.(7), I45X.3.(7) and I45X.6.2.2) as part of the precinct provisions. The wording and the requirements of these provisions are not consistent with the stormwater management measures identified in the SMP. This includes the following points:
- a. The policies do not stipulate the need for stormwater management systems within private lots to provide for detention and the communal detention is for runoff from public areas.
  - b. The policies do not specify that the stormwater devices should serve all impervious areas and that a 'treatment train approach' is to be implemented. The 'treatment train approach' is particularly important as the SMP details primary, secondary and tertiary treatment approach. The 'treatment train approach' ensures that different pollutants are targeted at the different stages (e.g., gross pollutants and coarse sediments will be captured by litter traps, fine sediments to be captured by raingardens etc).

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<sup>3</sup> Chapters B7.3 and B7.4 of the AUP(OP).

- c. Policy I45X.3.(7) does not include a policy around ensuring new buildings and redevelopment of existing buildings are constructed using Council approved inert buildings as discussed above. The policy wording has therefore been revised to include this.
  - d. Further to point (b) above, the Standard under I45X.6.2.2 requires that all runoff from impervious surfaces (including roads) other than roofing must provide for onsite quality treatment. It should be noted that the applicant has stipulated primary, secondary and tertiary treatment requirements in their SMP which are not reflected in the existing precinct provisions. It is therefore recommended that the precinct provisions be revised.
27. Amendments to the precinct provisions with respect to stormwater quality treatment is therefore recommended (outlined in **Attachment A**) to ensure implementation of appropriate stormwater quality treatment. More discussion on the need for precinct provisions is provided in the sections below.

#### Hydrology and Erosion Mitigation

28. Ms Dowson considers that the introduction of the SMAF-1 control for the entire plan change area will provide appropriate hydrological mitigation. The underlying zone (Residential Mixed Housing – Urban) under Standard H5.6.9 and the SMAF-1 control is sufficient to address hydrological mitigation requirements, however the applicant proposes a maximum impervious area of 70 percent which is higher than the 60 percent maximum threshold provided for in the Residential – Mixed Housing Urban Zone. Ms Dowson has raised concerns around the feasibility to accommodate hydrological mitigation in the plan change area on private lots in the event the maximum impervious area is 70 percent. This includes challenges in accommodating stormwater tanks sized and designed to provide for SMAF-1 mitigation in relation to retention and detention requirements. On this basis we recommended that Standard I45X.6.2.1 is deleted.
29. As noted above, the applicant has provided stormwater management objectives, policies and standards. With respect to hydrological mitigation, the precinct plan provisions have the following omission:
- a. There is no direction around protecting the hydrological values of natural wetlands. It should be noted that the applicant in their SMP has specified that OLFPs will be diverted around the natural wetlands to protect their hydrological values and conveyed along channels within the road reserve areas.

Healthy Waters recommends the applicant clarifies in their evidence whether the diversion of OLFPs around the natural wetlands is related to only new post development flows and that existing flows to the natural wetland will be protected to maintain the hydrological values of these two wetlands. Additionally, precinct provisions under Policy I45X.3.(7) have been amended to address this shortfall.

#### Stormwater Devices and Vesting

30. While Healthy Waters supports the intention of the applicant to vest the 'Open Space Area (No Building Development)' as a drainage reserve to ensure there is no future development of buildings within the floodplain, the concern that Healthy Waters has



currently is that the actual extent of the 1% AEP floodplain has not been determined and it is uncertain at the plan change stage as to how much land will be needed for the communal stormwater ponds once additional flood modelling at a 3.8 degree climate change factor is undertaken. It should also be noted that there is a section of this Open Space Area (No Building Development) that is not contained within the 1% AEP floodplain and does not contain any communal stormwater ponds (refer to Figure 1). As such, this area should not be indicated as a drainage reserve. Changes to the precinct provisions are therefore recommended in **Attachment A**. This includes the following:

- Special Information Requirement for detailed flood modelling including taking into account the climate change factor at the time of development to ascertain the 1% AEP floodplain, and the amount of land needed to accommodate the communal stormwater ponds to determine the extent of the drainage reserve.
- The requirement to update the precinct plan terminology from Open Space Area (No Building Development) to 'Indicative Drainage Reserve Area'. The change in wording will ensure alignment and consistency with the precinct plan provisions and recommended Special Information Requests. It is also recommended to remove the area between the two streams at the eastern extent of the plan change area from being classified as a drainage reserve.
- Precinct provision wording to be consistent, and any reference made to the indicative drainage reserve be reflected as such and not to use different terminology (e.g., public open space). This will avoid ambiguity when implementing the precinct provisions and the precinct plan in the future.



**Figure 1.** The area of Open Space Area (No Building Development) that lies between the two streams at the eastern extent of the plan change area (outlined in black) should not be drainage reserve as this area is not within the 1% AEP floodplain and no communal stormwater ponds are located in this area.

31. It should also be noted that the applicant proposes to undertake detailed geotechnical investigations at the resource consent stage. This will determine the soil composition, the permeability of soils and will inform the size of the communal stormwater ponds. The requirement to undertake this further geotechnical testing is recommended to be reflected in the Pukekohe East-Central Precinct 2 provisions. This will further inform the extent of area needed to be vested to Council to construct the communal stormwater ponds, gain access and undertake the necessary maintenance of these devices.
32. In addition, it is Healthy Waters understanding that Parks and Community Facilities would like the applicant to explore whether there are opportunities to provide a neighbourhood park. Healthy Waters would like to encourage the applicant to consider in their evidence whether co-locating the communal stormwater ponds within a neighbourhood park is feasible. Healthy Waters would also like to encourage the applicant to address in their evidence if there is a possibility of providing additional flood attenuation storage at the downstream (western end) of the site. Concept contour plans and stormwater pond calculations would be needed to demonstrate this.
33. In addition to the above, Healthy Waters notes that the precinct provisions do not cover potential staging scenarios as development is undertaken on site. At present, it is uncertain how the stormwater management approach will be implemented if the subdivision takes place in stages (i.e., at what stage do the communal stormwater ponds need to be constructed ). Proposed precinct provisions have been included and are discussed further below.

#### Flood Management within the PPC 98 Area

34. It should be noted that the Stormwater Code of Practice will be updated (likely early 2025) to consider 3.8 degrees allowance for climate change. It is therefore recommended that the applicant revise the SMP and Flood Modelling Report as part of their evidence for Healthy Waters consideration to take into account the 3.8 degrees allowance for climate change.
35. Chapter E36 of the AUP(OP) will apply and impose restrictions on development activities affecting OLFPs, and PPC 98 is not proposing to override those provisions.
36. It should be further noted that development of buildings is not proposed within the 1% AEP floodplain.

#### Downstream Flood Risks

37. As noted above, the applicant has advised that there will be minor increases in flood levels downstream in the 1% AEP event and to mitigate the risk of flooding downstream, the applicant has proposed attenuation in the form of communal stormwater ponds to maintain runoff levels on site at existing pre-development levels. Detailed flood modelling will be required to demonstrate adequate mitigation has been provided in line with the NDC and the SWCoP at the time of subdivision and resource consent. Precinct provisions have been recommended to address this matter.
38. Ms Dowson and Mr Vinnakota consider that the provisions under Standard I45X.6.2.2 and Standard I45X.6.2.3, along with the recommended amendments are sufficient to



ensure that stormwater devices and systems are in place, sized, designed and constructed appropriately to ensure stormwater flows are attenuated from the development to minimise flood risk downstream.

## **Network Discharge Consent and Stormwater Management Plan**

39. Auckland Council Healthy Waters holds a region wide NDC for stormwater which commenced on 30 October 2019. Diversions and discharges of stormwater through the public network are permitted by the NDC provided that the discharges and network are authorised by an SMP, and the impervious area is lawfully established. This includes a privately built network that wants to connect to the public stormwater network.
40. The NDC authorisation applies through the adoption of SMPs into Schedule 10 of the NDC. If an SMP is adopted, then no other discharge consent is needed. If no SMP is adopted or Healthy Waters does not accept developer-built stormwater devices for vesting in Council, then a private discharge consent is required. Necessary approvals to connect to the public stormwater network are still covered by the Stormwater Bylaw 2015 and infrastructure must meet the SWCoP.
41. The PPC 98 Applicant has indicated that it wishes its stormwater discharges to be covered by the NDC and intends to vest stormwater assets with Auckland Council.
42. For greenfield developments, including PPC 98, it is a requirement of the NDC that an SMP is notified with the plan change documents and meets the NDC's requirements.
43. The SMP must be consistent with the NDC's Schedule 2 (which sets out the NDC's strategic objectives, outcomes, and targets) and Schedule 4 (the performance requirements).
44. If an SMP is to be adopted following the approval of a notified plan change, the SMP must have been prepared to support the notified plan change and the plan change must be consistent with the SMP. The requirement that the plan change must be consistent with the SMP is to ensure that the precinct provisions are adequate to implement the management methods and mitigation measures set out in the SMP.

## **Need for Precinct Provisions**

45. The NDC is a discharge consent and cannot, on its own, require the implementation of necessary measures identified in an SMP. While SMPs are useful to inform the land development process, they cannot be enforced on their own as they are neither a rule nor a regulation. In addition, the suite of AUP(OP) Auckland-wide rules that relate to stormwater management are not by themselves sufficient for new greenfield development. For example, the only rules in the AUP(OP) relating to water quality are in Chapter E9 – Stormwater Quality – High contaminant generating car parks and high use roads.
46. Therefore, appropriate precinct plan provisions are necessary to ensure the SMP is implemented to manage stormwater discharges and associated effects in subsequent land development processes. The applicant's SMP proposes a number of stormwater

management measures (including stormwater quality treatment of all impervious areas) which need to be supported by precinct plan provisions.

47. Based on the above, new precinct provisions and recommended amendments to the applicant's proposed provisions, as outlined in **Attachment A**, are considered necessary to be included as precinct provisions within PPC 98. This is to ensure the implementation of the applicant's SMP and mitigation of stormwater effects on the receiving environment, as well as to achieve the NDC's outcomes via appropriate land development controls.

## Submissions

48. The submissions received on PPC 98 which raised stormwater related matters are summarised in Table 1 below. Discussion on the matters and our recommendations are also included in the table below.

**Table 1. Summary of Submissions, Discussions and Recommendations on PPC 98.**

Sub. No.	Name of Submitter	Relevant stormwater issues raised by the Submitter
1.3	Nicole Sian Stone	<p>The concerns that have been pointed out in this submission in relation to infrastructure is the school overcrowding and strain on the already struggling infrastructure.</p> <p><i>Discussion</i></p> <p>The submission does not go into detail as to whether there are any concerns relating to stormwater infrastructure. Ms Dowson has reviewed information provided around flood modelling and stormwater capacity. The assessment has been provided above. Mr Vinnakota has recommended precinct provisions to ensure measures outlined in the SMP and discussed during the c123 RFI's are reflected in precinct provisions presented in <b>Attachment A</b> below. Overall, Mr Vinnakota remains satisfied that the applicant has demonstrated the ability to provide adequate stormwater infrastructure to service the intensification proposed at the subject site.</p>
10.2	Auckland Transport	<p>Auckland Transport in their submission would like to retain Objective 5. A part of the objective encourages the effective management of stormwater within the drainage reserve as shown on the precinct plan</p> <p><i>Discussion</i></p> <p>It is recommended that the wording of Objective 5 therefore remains.</p>
11.1	Ministry of Education	<p>The Ministry of Education is also supportive of the retention of Objective 5 including effective stormwater management.</p> <p><i>Discussion</i></p>

Sub. No.	Name of Submitter	Relevant stormwater issues raised by the Submitter
		It is recommended that the wording of Objective 5 therefore remains. This submission is more in relation to ensuring safe walking and cycling networks.
12.6	Watercare Services Limited	<p>Watercare Services Limited have requested that amendments to Objective 8 be made to reference the word 'capacity'.</p> <p><u>Discussion</u></p> <p>The submission from Watercare Services Limited relates primarily to water and wastewater infrastructure, however requested amendments to Objective 8 will also include ensuring that subdivision and development is coordinated with the supply and capacity of sufficient stormwater infrastructure. Ms Dowson is of the view that there is sufficient capacity in the stormwater network with the applicant undertaking measures outlined in their SMP. Mr Vinnakota recommends precinct provisions to ensure that future development can be undertaken in accordance with the recommended wording of Objective 8.</p>
N/A	Franklin Local Board (Angela Fulljames)	<p>Careful consideration needed for flooding given the topography of the site and adjacent development that will deliver more hard surfaces increasing waterflow.</p> <p><u>Discussion</u></p> <p>Implementation of appropriate stormwater management is required to mitigate the effects of the increase in impervious area. The topography of the subject site currently slopes towards the permanent stream onsite. Future development will require earthworks to be undertaken to create the road network, building platforms and trenching for drainage and utility services. Further to this, a Flood Modelling Report has been prepared by the Applicant detailing the stormwater effects of the development taking into consideration the increase in impervious surfaces on flows discharging from the site, and the mitigation measures that have been proposed. The findings of this exercise has concluded the following:</p> <ol style="list-style-type: none"> <li>1. There is no increase in flooding downstream of the site (which includes the adjacent development to the west (Pukekohe East – Central Precinct)).</li> <li>2. Any differences in the 100-year peak flows between the existing and proposed development scenarios can be effectively managed through the implementation of strategically sized flood ponds and stormwater tanks within the individual lots.</li> </ol> <p>Ms Dowson is therefore of the view that the increased impervious surfaces from both the subject site and from the adjacent development (Pukekohe East – Central Precinct) can be feasibly mitigated through appropriate stormwater management design, to avoid what would otherwise be an increase in flooding impacts downstream of development. The stormwater management design will be further developed through the subdivision and resource consenting process, through which the</p>

Sub. No.	Name of Submitter	Relevant stormwater issues raised by the Submitter
		applicants will need to demonstrate no increase in flood risk downstream.

### SMP Adoption under the Regionwide NDC

49. While it is acknowledged that the SMP adoption and NDC authorisation process is a separate process to the plan change process, the SMP must be prepared to support the notified plan change and the plan change must be consistent with the SMP (as discussed above).
50. The SMP and Flood Modelling Report prepared by the applicant will need to be updated to account for the 3.8 degree climate change factor. The applicant can submit a revised Flood Modelling Report and SMP taking this into account for Healthy Waters to review and consider for provisional approval under the NDC.

### Conclusion and Recommendations

The Applicant's proposed precinct provisions, **subject to the recommended amendments as outlined in Attachment A**, will ensure future developments enabled by PPC 98 provide appropriate stormwater quality treatment, hydrological and erosion mitigation, and onsite flood management. For these reasons, PPC 98 is supported by Healthy Waters from a stormwater and flooding perspective.

*Sameer Vinnakota and Lisa Dowson*

*(02 September 2024)*

## Attachment A – Recommended Precinct Provisions

The recommended changes to the precinct provisions include additions underlined, with deletions struck-through.

1. The below amendment is recommended to the proposed stormwater management policy for the Pukekohe East-Central Precinct 2.

### ***Policy I45X.3.(7)***

*Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan by:*

- a. Incorporating sustainable stormwater management systems including on-site retention and detention for private lots and communal detention for public areas; and*
  - b. Ensuring that stormwater devices are appropriately located, designed and constructed to achieve detention and quality treatment outcomes for all impervious surfaces and that a treatment train approach is implemented.*
  - c. Ensuring all new buildings and redevelopment of existing buildings incorporate the use of appropriate inert building materials*
  - d. Requiring the appropriate design and location of stormwater outfalls.*
  - e. Ensuring that hydrological values of natural wetlands identified in the I45X.9 Pukekohe East-Central: Precinct Plan 2 is not compromised by development.*
2. The below amendment is recommended to the proposed stormwater management policy for the Pukekohe East-Central Precinct 2.

### ***Policy I45X.3.(11)***

*Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required water ~~and~~, wastewater ~~connections~~ and stormwater infrastructure.*

3. The below deletion is recommended in relation to Standard I45X.6.2.1 for the Pukekohe East-Central Precinct 2.

### ***~~Standard I45X.6.2.1 Hydrological Mitigation~~***

*~~Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.~~*

- ~~(1) Provide retention (volume) reduction of at least 5mm runoff depth for non-potable use of all impervious surfaces for which hydrology mitigation is required; and~~*
- ~~(2) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.~~*

~~(3) Any stormwater management device or system must be built generally in accordance with Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01) by a suitably qualified service provider and must be fully operational prior to use of the impervious area.~~

~~(4) 'As built' plans for any storm water management device or system must be provided to the Council within three months of practical completion of the works.~~

~~(5) Any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system~~

~~(6) The maximum impervious area must not exceed 70 per cent of the site area~~

4. The below amendments are recommended for the proposed standards under the Pukekohe East-Central Precinct 2.

#### **Standard I45X.6.2.2 Water Quality**

*Purpose: To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces*

(1) *New buildings and additions to buildings must be constructed using Council approved inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e., zinc, copper and lead).*

(2) *Roof runoff is to be discharged into an approved stormwater device sized for the minimum of 5mm retention volume for non-potable reuse within the private property.*

(3) *Runoff from all impervious surfaces (including roads) other than roofing meeting clause (2) above must be treated by a stormwater device or system and must implement primary, secondary and tertiary treatment. The devices or systems must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01).*

5. The below amendments are recommended for the proposed standards under the Pukekohe East-Central Precinct 2.

#### **Standard I45X.6.2.3 Stormwater**

*Purpose: To ensure that sufficient stormwater attenuation is provided within the precinct area so that downstream flooding risks are not increased.*

(1) *Subdivision and development must be designed so that stormwater is directed to communal stormwater pond(s) that must be located within the drainage reserve area and must be appropriately sized following detailed soil testing results in each sub catchment to confirm soil type and condition.*

6. The below amendments are recommended for the proposed standards under the Pukekohe East-Central Precinct 2 to incorporate changes to the Precinct Plan.

#### **Standard I45X.6.5.1 Precinct Plan Requirements**

(1) *Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on Pukekohe East-Central: Precinct Plan 2.*

- (2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage ~~and/or public open space~~ purposes following the provision of detailed flood modelling information under I45X.8.4 and delineation of the drainage reserve, or otherwise protected by another suitable legal mechanism acceptable to the Council.
- (3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in Pukekohe East-Central: Precinct Plan 2 such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.
7. The below amendments are recommended for the Special Information Requirements under the Pukekohe East-Central Precinct 2.

### **I45X.8. SPECIAL INFORMATION REQUIREMENTS**

#### **I45X.8.4 Detailed Flood Modelling**

1. An application for resource consent for subdivision and/or development must be accompanied by a detailed flood modelling assessment prepared by a suitably qualified person demonstrating that there is no increase in flood risk downstream. The detailed flood modelling assessment must include but is not limited to:
  - a. Downstream effects
  - b. Assessment of coinciding peak flows downstream
  - c. Planting details must be included and the effect of roughness from the riparian planting
  - d. To define the extent of the 1% AEP floodplain which takes into account the climate change factor at the time of subdivision and/or development
  
2. The extent of the drainage reserve to be vested to Council is to be supported by the detailed flood modelling assessment required by (1) above at subdivision stage showing the extent of the 1% AEP floodplain and demonstrating the location and area of land needed to accommodate the communal stormwater ponds and area to be vested as drainage reserve and must be in general accordance with Pukekohe East-Central: Precinct Plan 2.

#### **I45X.8.5 Drainage Reserve Planting Plan**

3. At the time of subdivision and prior to vesting of the drainage reserve, the applicant must provide a detailed planting plan for Council approval showing the entire extent of the drainage reserve area to be planted excluding any area needed for the access and maintenance of the communal stormwater ponds. The detailed planting plan must include the following:

- a. A plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting.
- b. A programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme)



## **APPENDIX 7**

### **Amendments provided by the applicant in response to the Panel's direction #1**

**WITHOUT PREJUDICE**

## Legend

### Watercare submission

### Auckland Transport submission

### Auckland Council submission

### Ministry of Education submission

Red wording – MDRS provisions, in general accordance with Auckland Council's MDRS Precinct Provisions guidelines

Green wording – Additional wording proposed by Auckland Council's MDRS Precinct Provisions guidelines for consistency and clarity

Underlined wording – wording for clarity

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## I45X. Pukekohe East-Central Precinct 2

### I45X.1. Precinct Description

The Pukekohe East-Central Precinct 2 covers approximately 27 hectares of land and is located to the east of Pukekohe Town Centre.

The purpose of the Precinct is to provide for comprehensively planned residential development in a way that supports a quality compact urban form. **The Precinct also incorporates the Medium Density Residential Standards (MDRS) contained in Schedule 3A of the Resource Management Act 1991 (RMA). The MDRS provide for the use or construction of up to 3 dwellings as a permitted activity, complying with identified Standards.**

Land use, development and subdivision is to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, while recognising the relationship of Mana Whenua with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with Sections 6 (e) and (f), 7 (a), and 8 of the RMA or subsequent similar clauses upon repeal and replacement of the RMA.

The standards for the Precinct recognise that development of residential lots and development can occur concurrently with the provision of infrastructure, but prior to the issuing of s224(c) certification for subdivision and building consent for development. The standards require that development and lots are connected to a functioning water and wastewater network with sufficient capacity to service the proposal prior to the issuing of s224(c) certification for subdivision and building consent for development (where subdivision may not be occurring or development occurs before subdivision). **(NB: Watercare submission to add)**

**The transport network in the wider area will be progressively upgraded over time to support planned urban growth in this part of Pukekohe. The Precinct includes provisions to ensure that subdivision and development of land for housing and related activities is coordinated with the construction of transport infrastructure upgrades necessary to mitigate adverse effects on the local and wider transport network. (NB: Auckland Transport submission to add)**

**WITHOUT PREJUDICE**

The underlying zone is Residential – Mixed Housing Urban Zone. The outcomes anticipated in the Precinct correspond to the Residential – Mixed Housing Urban Zone with MDRS incorporated, and the Precinct's provisions apply except to the extent the MDRS are incorporated.

**I45X.2. Objectives [rp/dp]**

- (1) The Precinct is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment and enables safe and functional residential development, road network and open space areas.
- (2) Provide for the health and well-being of streams and wetlands within the Precinct.
- (3) Stormwater management and design considers and incorporates Mana Whenua values, mauri, matauranga and tikanga associated with freshwater values in accordance with Regional Policy B6.3.2 Policy 2. **[rp]**
- (4) The network of key watercourses is protected and enhanced where practical in a manner which assists to manage the risk of flooding and provide open space areas for recreation as well as walking and cycling connections.
- (5) A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct and recognises the needs that will arise from development within the Precinct for minimum upgrades necessary to the wider road network.
- (6) Subdivision and development respects tikanga<sup>1</sup>, as specified by Mana Whenua through Regional Policy B6.3.2 Policies 2 and 3 **[rp]**.
- (7) Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. **[rp]**
- (8) Subdivision and development is coordinated with the supply and capacity of sufficient water, wastewater and stormwater infrastructure. **(NB: Watercare submission to add words)**
- (9) Indoor activities sensitive to noise are protected from adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan).
- (10) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (11) A relevant residential zone provides for a variety of housing types and sizes that respond to –
  - (a) housing needs and demand; and
  - (b) the neighbourhood's planned urban built character, including three-storey buildings.]

Commented [JC1]: Sch 3A cls 6(1) - Objectives

<sup>1</sup> Customary practices of Mana Whenua.

**WITHOUT PREJUDICE**

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this Precinct **with the exception of the following:**

- H5.2(2) Objectives

~~The overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above. The objectives, policies, rules and other provisions in Appendix 2 apply to and modify the Residential Mixed Housing Urban zoned land within the precinct until Plan Change 78 becomes operative, after which point the provisions no longer apply.~~

**I45X.3. Policies [rp/dp]**

- (1) Require that the design of any subdivision and development within the Precinct is undertaken in general accordance with the Precinct Plan.
- (2) Encourage development that provides accessible green spaces along stream corridors as shown on the Precinct Plan, where practical.
- (3) Require that new buildings and development do not compromise the purpose of the drainage reserve as shown on the Precinct Plan.
- (4) Require residential development and open spaces be well-integrated by providing a positive interface between residential development and open space areas.
- (5) Ensure that a transport network is provided within and adjoining the Precinct that:
  - (a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by:
    - (i) providing a collector road and key intersections generally in the locations shown in the Precinct Plan;
    - (ii) providing an interconnected urban local road network that achieves a highly connected street layout and integrates with the collector road network;
    - (iii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling, **including to key community and educational facilities (NB Ministry of Education submission)**;
    - (iv) providing a safe separated lane(s) for cyclists on collector and arterial roads where practical;
    - (v) providing for safe local road intersections onto collector and arterial roads;
    - (vi) including upgrades to existing road frontages adjoining the Precinct and connections to existing and future networks outside the Precinct when adjacent residential development occurs;
    - (vii) requiring upgrades or other measures where necessary to address cumulative effects at the Golding Road / Pukekohe East Road intersection, the Anselmi Ridge Road / Pukekohe East Road intersection, and Golding Road where it adjoins the Precinct; and

**WITHOUT PREJUDICE**

~~(viii) providing for Pukekohe East Road's role as an arterial and the possibility that Golding Road will be developed as an arterial if Auckland Transport decides to do so before 30 January 2026, through setbacks and vehicle access restrictions for sites adjoining Golding Road and road and vehicle access restrictions to Pukekohe East Road. (NB Auckland Transport submission to remove)~~

- (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles, including (as far as practicable given the local area's constraints and characteristics).
  - (c) is designed and constructed in a manner that is appropriate having regard to the requirements of Auckland Transport's relevant code of practice or engineering standards.
- (6) Require vacant lot subdivision and larger development to:
- (a) Incorporate Te Auranga Māori Design Principles.
  - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
  - (c) Provide for Mana Whenua to run a cultural induction course for contractors, and perform a karakia, prior to works starting on site (including breaking ground) for development.
- (7) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan by:
- (a) Incorporating sustainable stormwater management systems including on-site retention and communal detention; and
  - (b) Ensuring that stormwater devices are appropriately located, designed and constructed to achieve detention and quality treatment outcomes.
- (8) Requiring planting of riparian margins of streams and buffers of wetlands.
- (9) Provide for the establishment of a neighbourhood reserve within walking distance for all residents and ensuring new buildings and development do not compromise the purpose of the Public Open Space Reserve Area as shown on the Precinct Plan.
- (10) Ensure that a movement network is established within the precinct that provides safe, efficient and integrated connections both within the site and to the surrounding road network, and also promotes walking and cycling.
- (11) Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required water and wastewater connections.
- (12) ~~Avoid subdivision and development progressing ahead of the provision of a functioning water and wastewater network with sufficient capacity to service the proposed development. (NB: Both Watercare submission and Auckland Council submission to add)~~
- (13) Ensure that activities sensitive to noise adjacent to future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they

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are indoors.

- (14) Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.
- (15) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (16) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).
- (17) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (18) Enable housing to be designed to meet the day-to-day needs of residents.
- (19) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

**Commented [JC2]:** Sch 3A cls 6(2) - Policies (1)-(5)

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this Precinct with the exception of the following:

- Policies H5.3(1) – (5) Policies

**I45X.4. Activity Table**

The overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

Table I45X.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe East-Central Precinct 2 pursuant to sections 9(2), 9(3) and 11 of the RMA.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Note:

All applications for subdivision consent are subject to section 106 of the RMA.

*Note 1*

*A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies.*

**Table I45X.4.1 Activity table**

Activity	Activity status
<b>Use</b>	
(A1) Up to three dwellings per site each of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive	P
(A2) Four or more dwellings per site	

**Commented [A3]:** Sch 3A cls 2(1) and 10

**Commented [A4]:** Rules C1.8(1) and C1.9(1) apply so applicable objectives and policies, and standards, will apply to four or more dwellings and should not be specified in the precinct.

Leave activity status field blank so the activity status of underlying zone applies.

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(A3)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of three dwellings each of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive	P
<b>Development</b>		
(A44)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H5.4.1 in the Residential – Mixed Housing Urban Zone	
(A52)	Show home meeting the standards in Rule H5.6 in the Residential – Mixed Housing Urban Zone	P
(A63)	Any activity not complying with the standards under I45X.6.1, I45X.6.2, I45X.6.3, I45X.6.5.4, or I45X.6.6	RD
(A74)	Any activity not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4, I45X.6.5 (excluding I45X.6.5.4)	D
(A84A)	Any activity not complying with standard I45X.6.2.4 (Water and wastewater) (NB: <b>Auckland Council submission to add. Also Watercare's submission to add</b> )	NC
(A9)	Accessory buildings associated with a development of dwellings each of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive	P
(A10)	Internal and external alterations to buildings for a development of dwellings all of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive	P
(A11)	Additions to an existing dwelling which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive	P
<b>Infrastructure</b>		
(A125)	Construction of communal stormwater devices or structures	RD
<b>Subdivision</b>		
(A136)	Subdivision listed in Chapter E38 Subdivision - Urban	
(A147)	Subdivision listed in Chapter E38 Subdivision – Urban Subdivision not complying with the standards under I45X.6.1, I45X.6.2, I45X.6.3, I45X.6.5.4, or I45X.6.6	RD
(A158)	Subdivision not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4, I45X.6.5 (excluding I45X.6.5.4)	D

**Commented [A5]:** Sch 3A cls 2(1) and cls 1(1) see definition of construction

**Commented [A6]:** Sch 3A cls 2(1)

**Commented [A7]:** Sch 3A cls (2(1) and cls (1) see 'construction' definition

**Commented [A8]:** Sch 3A cls (2(1) and cls (1) see 'construction' definition

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(A169)	Subdivision not complying with standard <del>I45X.6.4.4</del> <del>I45X.6.2.4</del> (Water and wastewater) (NB: Auckland Council submission to add. Also Watercare's submission to add)	NC
<b>Subdivision for the purpose of the construction or use of dwellings</b>		
(A17)	Subdivision in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct, and meeting I45X.6.2 Standards for controlled subdivision activities	C
(A18)	Subdivision for up to three sites accompanied by: <ul style="list-style-type: none"> <li>(a) A land use consent application for up to three dwellings one or more of which does not comply with any of Standards I45X.6.1.2 to I45X.6.1.9 inclusive but does comply with all applicable zonal, Auckland-wide and overlay standards; or</li> <li>(b) A certificate of compliance for up to three dwellings each of which complies with Standards I45X.6.1.2 to I45X.6.1.9 inclusive and applicable zonal, Auckland-wide and overlay standards</li> </ul>	C
(A19)	Any subdivision listed above not meeting I45X.6.2 Standards for controlled subdivision activities	
(A20)	Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive	D
(A21)	Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D

**Commented [A9]:** Sch 3A Cls 3, and cls 7 and cls 8

Council guidelines: Suggested text clarifies land use consent granted was MDRS related (as that is the purpose of the Precinct - any other form of subdivision is addressed by Chapter E38 whose provisions continue to apply).

Subdivision around existing development.

**Commented [A10]:** See Sch 3A cls 8(b)(i) and (ii).

Council guidelines - Concurrent LUC satisfying cls 8b (and any applicable non-density standard elsewhere in Plan) would be a PA, so would be a CoC, not an LUC.

Subdivision of a vacant lot for the purpose of the construction or use of dwellings that comply with MDRS, or for which an MDRS land use consent application is sought.

**Commented [A11]:** Council guidelines - (A8)(a) provides for subdivision as a controlled activity as per cls 3 where purpose is construction and use of residential units in accordance with cls 4.

**Commented [A12]:** Council guidelines - General residential subdivision standards excluding the matters specified in Sch 3A cls 8. Equivalent to E38.4.2 (A30)

**Commented [A13]:** Council guidelines - General standards in residential zones: transport; access to rear sites.

**Commented [A14]:** Sch 3A cls 5(1)

Sch 3A cls 5(2) is already incorporated in the AUP by H5.5(1)(a) so is not repeated in the precinct. Public and limited notification of an application for resource consent is precluded if the application is for the construction and use of 4 or more residential units that comply with the density standards (except for the standard in [clause 10](#)) in the district plan (once incorporated as required by [section 77G](#)).

**Commented [A15]:** The purpose of the precinct is to incorporate MDRS. The precinct includes MDRS density standards for building height, height to boundary, yards, building coverage, landscaped area, outlook space, outdoor living area and windows facing the street. Ensure the numbering of these standards is accurately recorded in IXXX.5(1) to include all these standards as numbered in the precinct, (but no other standards), otherwise each standard would have to be listed.

The application of equivalent zonal provisions cannot apply as these would be 'density standards' and their inclusion is prevented by Sch 3A cls 2(2).

Only zonal standards that do not relate to the matters at Sch 3A Part 2 can apply in addition to MDRS, or zonal rules that accommodate qualifying matters (eg riparian yards). The non-density zonal provisions continue to apply and are not replicated in the precinct.

**I45X.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I45X.4.1 Activity Table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (3) **Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings that do not comply with Standards I45X.6.1.2 to I45X.6.1.9**



**WITHOUT PREJUDICE**

- (4) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:
- (a) one, two or three dwellings that do not comply with one or more of the Standards listed in I45X.5(3); or
  - (b) four or more dwellings that comply with all the Standards listed in Table H5.4.1 (A4).
- (5) Any application for a resource consent which is listed in I45X.5(3), I45X.5(4), or I45X.5(5) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

Commented [A16]: Sch 3A cls 5(3)

**I45X.6. Standards**

- (1) Unless specified in Standard I45X.6.(2) below, all relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I45X.4.1.
- (2) The following zone standards do not apply to activities (A1), (A3), (A9) to (A11) listed in Activity Table I45X.4.1 above:
- (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
  - (b) H5.6.4 Building height;
  - (c) H5.6.5 Height in relation to boundary;
  - (d) H5.6.6 Alternative height in relation to boundary;
  - (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
  - (f) H5.6.8 Yards (except standards in H5.8.6. for riparian, lakeside and coastal protection yards apply in the I45X Pukekohe East-Central Precinct 2);
  - (g) H5.6.10 Building coverage;
  - (h) H5.6.11 Landscaped area;
  - (i) H5.6.12 Outlook space; and
  - (j) H5.6.14 Outdoor living space;
- (3) The activities listed as a permitted activity in Activity Table I45X.4.1 must comply with permitted activity standards I45X.6.1.1 to I45X.6.1.9.
- (4) Restricted discretionary activity (A2) in Activity Table I45X.4.1 must comply with permitted activity standards I45X.6.1.2 to I45X.6.1.9.
- (5) The activities listed as a controlled activity in Activity Table I45X.4.1 must comply with I45X.6.2 Standards for controlled subdivision activities and the E38 subdivision standards listed in Activity Table I45X.4.1.

Commented [A17]: Additional provision suggested to assist plan readers and for integration with AUP (as proposed to be modified by PC78)

Notification preclusions in Sch 3A only apply to particular Sch 3A matters specified in clause 5 - not other parts of a plan.

Commented [JC18]: Council guidelines - (A2) excluded as 4 or more dwellings rely on standards specified in the underlying zone.

**I45X.6.1.1 Number of dwellings per site**

Commented [A19]: Sch 3A cls 10

Commented [JC20]: Sch 3A, Part 2 - Standards

**WITHOUT PREJUDICE**

(1) There must be no more than three dwellings per site.

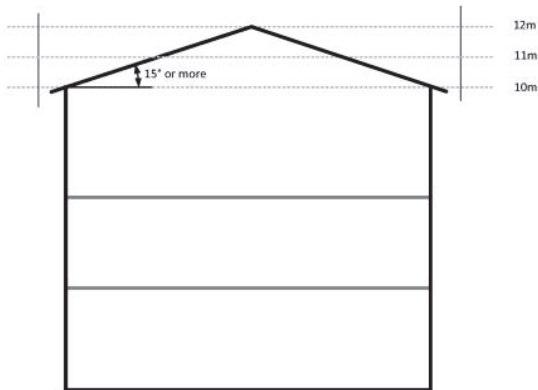
**I45X.6.1.2 Building height**

Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

(1) Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure I45X.6.1.2.1 below.

**Figure I45X.6.1.2.1 Building height**



**I45X.6.1.3 Height in relation to boundary**

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

(1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure I45X.6.1.3.1 Height in relation to boundary below.

(c) Standard I45X.6.1.3(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.

(2) Standard I45X.6.1.3(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Commented [A21]: Sch 3A cls 11

Commented [A22]: Sch 3A cls 12

Commented [A23]: Sch 3A cls 12

Commented [A24]: Council guidelines - Suggested amendment for consistency with incorporation of MDRS in AUP via PC 78

Commented [A25]: Sch 3A cls 12(2)(a).

Commented [A26]: More lenient than Sch 3A so may be incorporated.

Commented [JC27]: Sch 3A cl 12(2)(c)

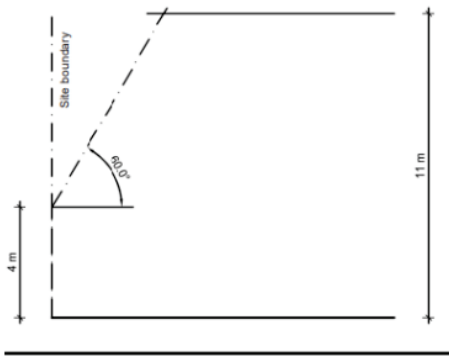
**WITHOUT PREJUDICE**

- (3) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (4) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Commented [A28]: Sch 3A cls 12(1) sentence two.

Commented [A29]: Sch 3A cls 12(2)(b).

**Figure I45X.6.1.3.1 Height in relation to boundary**



**I45X.6.1.4 Yards**

Commented [A30]: Sch 3A cls 13 - setbacks

**Purpose:**

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:
  - (a) Front yard: 1.5m.
  - (b) Side yard: 1m
  - (c) Rear yard: 1m

(2) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table I45X.X Yards below.

**Table I45X.X Yards**

Yard	Minimum depth
Riparian	10m from the edge of all other permanent and intermittent streams

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**WITHOUT PREJUDICE**

Lakeside	30m
Yard	Minimum depth
Coastal protection yard	10m or as otherwise specified in Appendix 6 Coastal protection yard

- (3) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Commented [JC31]: Sch 3A cl 13(2)

**I45X.6.1.5 Building coverage**

Commented [A32]: Sch 3A cls 14

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

**I45X.6.1.6 Landscaped area**

Commented [A33]: Sch 3A cls 18

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

**I45X.6.1.7 Outlook space**

Commented [A34]: Sch 3A cls 16

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13 Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

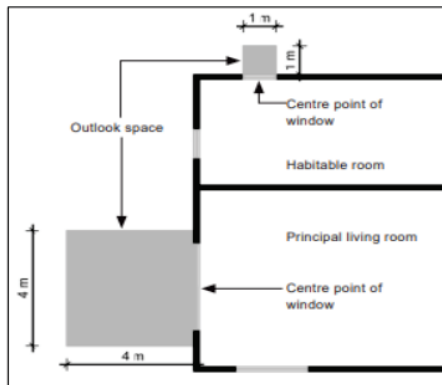
- (1) An outlook space must be provided for each development containing up to three dwellings as specified in this standard.

- (2) An outlook space must be provided from habitable room windows as shown in Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings below.

**WITHOUT PREJUDICE**

- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings below:
- (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (2) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (3) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (4) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (5) Outlook spaces may be under or over a balcony.
- (6) Outlook spaces required from different rooms within the same building may overlap.
- (7) Outlook spaces must—
- (i) be clear and unobstructed by buildings; and
  - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

**Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings**



**I45X.6.1.8 Outdoor living space**

**Purpose:** To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

**Commented [A35]:** Council guidelines - Purpose statement omits other land use activities to which outdoor living space requirement would apply as those other activities (and standard) apply through the zone (eg supported residential care)

Otherwise, Sch 3A, cls 15

**WITHOUT PREJUDICE**

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that, —
  - (a) where located at ground level, has no dimension less than 3 metres; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location; or
    - (ii) located directly adjacent to the dwelling; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
  
- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
  - (a) is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the dwelling; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the dwelling.

**I45X.6.1.9 Windows facing the street**

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

Commented [A36]: Sch 3A cls 17

**I45X.6.2 Standards for controlled subdivision activities**

Commented [A37]: Sch 3A cls 7.

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

Commented [A38]: Sch 3A cls 3.

**I45X.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct**

Commented [A39]: Sch 3A cls 8(a)

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

Commented [A40]: Sch 3A cls 8(a)

Commented [A41]: Sch 3A cls 9

**I45X.6.2.2 Subdivision around existing buildings and development**

Commented [A42]: Sch 3A cls 8(a)

**WITHOUT PREJUDICE**

(1) Prior to subdivision occurring, all development must meet the following:

- (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
- (b) Be in accordance with an approved land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

Commented [A43]: Sch 3A cls 8(a)

Commented [A44]: Sch 3A cls 9

(3) No vacant sites are created.

**I45X.6.2.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings**

Commented [A45]: Council guidelines - Sch 3A cls 8(b) is problematic in requiring a land use consent application for a permitted activity to accompany the subdivision application.

Further, a residential development may comply with MDRS density standards but infringe a zonal non-density standard so be ineligible to receive a certificate of compliance.

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards I45X.6.1.2 to I45X.6.1.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

**I45X.6.34 Fencing of drainage reserve boundaries**

Purpose: to enable fences and walls to be constructed to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of an adjoining open space
- minimise visual dominance effects to an adjoining open space

(1) Any fences, walls or a combination of these structures (where separate or joined together) along a boundary of the drainage reserve area (as shown on Pukekohe East-Central: Precinct Plan 2) must not exceed the height specified below, measured from the ground level at the boundary:

- (a) 1.4m in height, or
- (b) 1.8m in height for no more than 50 per cent of the length of the fence along the boundary and 1.4m for the remainder, or
- (c) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

**I45X.6.42 Infrastructure and Servicing**

**I45X.6.42.1 Hydrological Mitigation**

Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.

**WITHOUT PREJUDICE**

- (1) Provide retention (volume) reduction of at least 5mm runoff depth for non-potable use of all impervious surfaces for which hydrology mitigation is required; and
- (2) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- (3) Any stormwater management device or system must be built generally in accordance with Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01) by a suitably qualified service provider and must be fully operational prior to use of the impervious area.
- (4) 'As built' plans for any stormwater management device or system must be provided to the Council within three months of practical completion of the works.
- (5) Any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system;
- (6) The maximum impervious area must not exceed 70 per cent of the site area.

**I45X.6.42.2 Water Quality**

Purpose:

- To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces.
- (1) New buildings and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e., zinc, copper and lead).
  - (2) Runoff from all impervious surfaces (including roads) other than roofing meeting clause (1) above must provide for onsite quality treatment. The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.

**I45X.6.42.3 Stormwater**

- (1) Subdivision must be designed so that stormwater is directed to communal stormwater device(s) that must be located within the drainage reserve area.

**I45X.6.42.4 Water and Wastewater**

**(Watercare's submission – amendment of whole section)**

**Purpose:**

To ensure efficient delivery of wastewater and potable water infrastructure for Pukekohe East-Central Precinct 2:

- (1) All development or subdivision located on land identified as Residential - Mixed Housing Urban Zone shall connect to a reticulated wastewater network.



**WITHOUT PREJUDICE**

(2) All development or subdivision located on land identified as Residential - Mixed Housing Urban Zone shall connect to a reticulated potable water network.

~~(3) Prior to the issue of s224(c) or building consent, the lot or development shall be connected to a functioning water and wastewater network with sufficient capacity to service the proposed lots or development.~~

**Commented [JC46]:** Applicant comment: A similar standard to (3) was not accepted for PC95.

**I45X.6.53 Riparian and Buffer Planting**

- (1) The riparian margins of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank. This standard does not apply to that part of a riparian margin where a road, public walkway, or cycleway crosses over the stream. This standard also does not apply where no earthworks are proposed within 50m of any stream.
- (2) The buffer of any natural wetland must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a wetland buffer where a road or public walkway crosses over the buffer or where no earthworks are proposed within 50m any wetland.
- (3) The planting required by clauses (1) - (2) above must:
  - (a) use eco-sourced native vegetation;
  - (b) be consistent with local biodiversity;
  - (c) be planted at a density of 10,000 plants per hectare;
  - (d) be undertaken in accordance with the Special Information Requirements in I45X.8.1; and
  - (e) be legally protected and maintained to establishment for a period of five years.

**I45X.6.64 Site Development and Landscaping**

- (1) For developments in excess of ten dwellings or commercial units, site plans must:
  - (a) Incorporate Te Auranga Māori Design Principles; and
  - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
  - (c) provide opportunity for provision of an addendum CVA/CIA if considered necessary by Mana Whenua to further inform the development.
  - (d) Prior to breaking ground for any development in excess of ten dwellings or commercial units, the developer must provide for Mana Whenua to:
  - (e) Run a cultural induction course for contractors; and
  - (f) Perform a karakia.

**I45X.6.7 Standards for controlled subdivision activities**  
Purpose:

**Commented [A47]:** Sch 3A cls 7.

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- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

Commented [A48]: Sch 3A cls 3.

**I45X.6.7.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct**

Commented [A49]: Sch 3A cls 8(a)

(1) Any subdivision relating to an approved land use consent must comply with that land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

Commented [A50]: Sch 3A cls 8(a)

Commented [A51]: Sch 3A cls 9

(3) No vacant sites are created.

**I45X.6.7.2 Subdivision around existing buildings and development**

Commented [A52]: Sch 3A cls 8(a)

(1) Prior to subdivision occurring, all development must meet the following:

- (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
- (b) Be in accordance with an approved land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

Commented [A53]: Sch 3A cls 8(a)

Commented [A54]: Sch 3A cls 9

(3) No vacant sites are created.

**I45X.6.7.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings**

Commented [A55]: Council guidelines - Sch 3A cls 8(b) is problematic in requiring a land use consent application for a permitted activity to accompany the subdivision application.

(1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;

(2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;

(3) Each dwelling, relative to its proposed boundaries, complies with Standards I45X.6.1.2 to I45X.6.1.9;

(4) A maximum of three sites and three dwellings are created; and

(5) No vacant sites are created.

Further, a residential development may comply with MDRS density standards but infringe a zonal non-density standard so be ineligible to receive a certificate of compliance.

**I45X.6.85 Precinct Plan and Infrastructure requirements**

**I45X.6.85.1 Precinct Plan Requirements**

- (1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on Pukekohe East-Central: Precinct Plan 2.
- (2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage and/or public open space purposes or otherwise protected by another suitable legal mechanism acceptable to the Council.
- (3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in Pukekohe East-Central: Precinct Plan 2 such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.

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**I45X.6.85.2 Transport**

Purpose:

- Mitigate the adverse effects of traffic generation on the surrounding local and wider road network.
- Achieve the integration of land use and transport.

(1) Subdivision and development (including construction of any new road) must comply with the standards in Table I45X.6.85.3.1 below.

**I45X.6.85.3 Transport Upgrades**

**Table I45X.6.85.3.1 Transport Infrastructure Requirements**

Transport Infrastructure Upgrade		Trigger
(T1)	Upgrade of Golding Road to Collector Road standard (east side)	Any subdivision or development with frontage to Golding Road
(T2)	Upgrade of south side of Pukekohe East Road to Collector Road standard (future proof for upgrade for Arterial Road)	Any subdivision or development with frontage to Pukekohe East Road.
(T3)	New Collector Road between Golding Road and Pukekohe East Road including cycle facilities. Note: The Collector Road is to connect opposite Anselmi Ridge Road at Pukekohe East Road and opposite the new east-west Collector Road in I453 Pukekohe East-Central Precinct Kōhe Precinct at Golding Road. <b>(NB Auckland Transport submission)</b>	Any subdivision or development resulting in a cumulative total of 100 dwellings within <b>an area depicted in the Precinct Plan 50 Pukekohe East Road. (NB Auckland Transport submission)</b>
(T4)	New Intersection Collector / I453 Pukekohe East-Central Precinct Kōhe Precinct Collector / Golding Road Intersection <b>(NB Auckland Transport submission)</b>	Any subdivision or development resulting in a cumulative total of 100 dwellings <b>an area depicted in the Precinct Plan 50 Pukekohe East Road. (NB Auckland Transport submission)</b>

(2) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only.

*Note 1: Development relevant to any of the Standards T1 to T2 only apply to the section of the road adjacent to the development or subdivision area. The effects of any gaps in frontage upgrades on active mode connectivity or safety will be considered under matter of discretion I45X.8.17(5) and the assessment criteria in I45X.8.7.2(4)(e).*

**I45X.6.85.4 Road Design and Upgrade of Existing Roads**

Purpose:

- To ensure that any activity, development and/or subdivision complies with Appendix 1: Road Function and Design Elements Table Minimum Road Width, Function and Required Design Elements, and that existing rural roads are progressively upgraded to an urban

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standard.

- (1) Any development and/or subdivision must comply with Appendix 1 Minimum Road Width, Function and Required Design Elements as applicable.

**I45X.6.86.5 Site Access**

Purpose:

- Maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings and to provide for the safe and efficient operation of the future arterial network.
- (1) Where subdivision and development adjoins a road with existing or (on the Precinct Plan) planned shared footpath or protected cycle lane on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle crossing occurs directly from the site's frontage over any shared footpath, protected cycle lane or the road frontage.
  - (2) Except as provided in (3) no new road intersection (excluding active mode only connections), additional vehicle crossing or additional activities using vehicles crossings existing as at the date of these precinct provisions being made operative shall be permitted along the **Pukekohe East Road East Street** frontage. **(NB: Auckland Transport submission)**
  - (3) Any new road connection to Pukekohe East Road is only permissible opposite Anselmi Ridge Road **in the location shown on the Precinct Plan** unless otherwise approved by Auckland Transport. **(NB: Auckland Transport submission)**

**~~I45X.6.5.6 – Road Widening Setback along Golding Road – (NB: Auckland Transport submission to remove whole Standard I45X.6.5.6 and all references to it within the precinct provisions)~~**

~~Purpose:~~

- ~~• To provide for the potential future required widening of Golding Road as an arterial road if Auckland Transport issues a notice of requirement to do so prior to 30 January 2026.~~
- ~~(1) Until 30 January 2026 a 2m wide road widening setback must be provided along that part of the frontage of the land adjoining Golding Road.~~
  - ~~(2) The setback must be measured from the legal road boundary that existed as at 1 February 2022. No buildings, structures or parts of a building shall be constructed within this 2m wide setback, prior to 30 January 2026 except where such buildings or structures are intended to be vested in Auckland Council.~~

~~This standard shall not apply if Auckland Transport advises prior and up until 30 January 2026 that Golding Road will have collector road status only.~~

**I45X.6.96 Road Noise Attenuation**

Purpose:

- To protect activities sensitive to noise from indoor adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (as a future arterial road as illustrated in the Pukekohe-Paerata Structure Plan).

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- (1) Any noise sensitive space (including any indoor spaces in [Table I45X.6.96.1.1](#)) in a new building or alteration to an existing building that contains an activity sensitive to noise located within 75m to the boundary of Pukekohe East Road or Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan) shall be designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values set out in [Table I45X.6.96.1.1](#) below.

**Table I45X.6.96.1.1: Indoor Noise Levels**

Indoor Space	Indoor noise level LAeq(24h)
Residential (excluding home occupation and camping grounds)	40 dB
<i>Building type: Educational Facilities or Tertiary Educational Facilities</i>	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios	40 dB
Libraries	45 dB
<i>Building type: Health</i>	
Overnight medical care, wards, sleeping areas	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
<i>Building type: Community Facilities</i>	
Marae (excluding any area that is not a noise sensitive space)	35 dB
Places of Worship	35 dB
<i>All other Activities Sensitive to Noise</i>	
All other noise sensitive spaces	40 dB

- (2) If windows must be closed to achieve the design noise levels in Rule I45X.6.6 (1) the building must be designed, constructed and maintained with a mechanical ventilation system that:
- (a) For habitable rooms for a residential activity, must achieve the following requirements:
- (i) Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
  - (ii) Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
  - (iii) Provides relief for equivalent volumes of spill air; and
  - (iv) Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
  - (v) Does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

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- (b) For other spaces, is as determined by a suitably qualified and experienced person.
- (3) A design report must be submitted by a suitably qualified and experienced person to the Council demonstrating compliance with **Rule I45X.6.96.(1) and (2)** prior to the construction or alteration of any building containing an activity sensitive to noise that is within 75m of Pukekohe East Road or Golding Road. In the design, road noise is based on predicted noise levels plus 3 dB, or future predicted noise levels.
- (4) Should noise modelling undertaken on behalf of the by the applicant be used for the purposes of future predicted noise levels under this standard, modelling shall be based on the following inputs:
  - (a) An asphaltic concrete surfacing (or equivalent low noise road surface);
  - (b) 50km/hr speed environment;
  - (c) The following Arterial Annual Average Daily Traffic (AADT) flow predictions for 2048 and heavy vehicles (HV) % for 2048:

Section of Road	2048	
	AADT	HV%
Pukekohe East Road	27,000	12%
Golding Road (future arterial)	12,000	10%

- (d) Screening from any buildings that exist or buildings for which building consent has been granted and issued, or which form part of the resource consent application being assessed and the application is expressly made on the basis that the buildings will be constructed prior to occupation of any noise sensitive space benefiting from the screening.

**I45X.7 Assessment – controlled activities**

**I45X.7.1 Matters of control**

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

- (1) All controlled subdivision activities **in Table I45X.4.1:**
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
  - (c) the effects of infrastructure provision.

**I45X.7.2 Assessment criteria**

- (1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;

**Commented [A56]:** Council guidelines - There must be matters over which control is reserved (and discretion restricted, at IXXX.8 below). See [s77B](#) of the RMA.

Incorporation of MDRS requires that the subdivision provisions of Sch 3A are inserted into the precinct and supported by relevant content required by Part 5 RMA including s77B. The precinct cannot rely on the IPI, and the precinct subdivision provisions apply as operative E38 provisions do not include MDRS-subdivision clauses.

Reserved matters are suggested for integration with AUP as proposed to be amended by PC 78.

**Commented [A57]:** Council guidelines - Matters over which control is reserved align with E38.11.1(2) as per PC 78, except that matter (a) is broadened to include concurrent LUC or COC.

**Commented [A58]:** Council guidelines - Assessment criteria align with E38.11.2(2) as per PC 78

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- (i) refer to Policy E38.3(6);
- (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
  - (ii) refer to Policy E38.3(1) and (6);
- (c) whether there is appropriate provision made for infrastructure including:
  - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
  - (ii) whether appropriate management of effects of stormwater has been provided;
  - (iii) refer to Policies E38.8(1), (6), (19) to (23).

**I45X.8 Assessment – restricted discretionary activities**

**I45X.8.1 Matters of discretion**

**~~I45X.7.1. Matters of discretion~~**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in Table I45X.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
  - (a) building interface with the drainage reserve as applicable;
- (2) for developments in excess of ten dwellings or commercial units:
  - (a) incorporation of Te Auranga Māori Design Principles;
  - (b) inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists; and
  - (c) provision for cultural inductions of contractors and karakia, prior to breaking ground.
- (3) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
  - (a) the potential adverse effects, including:
    - (i) cumulative effects of increased stormwater flows on freshwater systems;
    - (ii) effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community; and
    - (iii) effects on Mana Whenua values, mauri, matauranga and tikanga associated with freshwater, as advised by Mana Whenua;
  - (b) the best practicable options for reducing existing adverse effects;
  - (c) the processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the

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- catchment designed and sized to accommodate the stormwater runoff from the new and redeveloped impervious area and achieve appropriate hydrology mitigation; and
- (d) the practicality and limitations of applying stormwater flow management to the site, taking into account site and operational constraints.
- (4) Construction of communal stormwater devices or structures
- (a) the capacity and design of the stormwater device or structure;
- (b) the location of the stormwater device or structure; and
- (c) the ongoing quality, viability and maintenance of the device or structure
- (5) Subdivision
- (a) Transport including development of an integrated road network, road(s), connections with neighbouring sites, access, walking and cycling networks and infrastructure, connections to the existing pedestrian and/or cycle connections including those associated with the Pukekohe train station, design and sequencing of upgrades to the existing road network, and traffic generation.
- (b) The design and efficiency of stormwater infrastructure and devices (including communal devices) including where relevant, integration of devices with the road corridor and surrounding environment.
- (c) Open Spaces and open space integration including, where practical development of walking and cycling infrastructure to and adjoining green spaces.
- (d) Cumulative impacts on the following, and need for any upgrade to the following or other measures to mitigate adverse effects:
- (i) the Golding Road / East Street / Pukekohe East Road intersection;
- (ii) the Anselmi Ridge Road / Pukekohe East Road intersection;
- (v) Golding Road where it adjoins the Precinct; and
- (e) incorporation of Te Auranga Māori Design Principles for subdivisions creating in excess of 10 sites;
- (f) for subdivision creating in excess of 10 sites, inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Iwi designers and artists for vacant lot subdivision; and
- (g) for subdivision creating in excess of 10 sites, provision for cultural inductions of contractors and karakia, prior to breaking ground for vacant lot subdivision.
- (6) Non-compliance with standard I45X.6.5.4 Road Design and Upgrade of Existing Roads:
- (a) Road design and consistency with the transport-related objectives and policies of the Precinct.
- (7) Non-compliance with standard I45X.6.6 – Noise attenuation:
- (a) The effects on people's health and residential amenity;
- (b) The location of the building;



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- (c) Topographical, building design features or other alternative mitigation that will mitigate potential adverse health and amenity effects relevant to noise; and
  - (d) Technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for Pukekohe East Road and Golding Road. (NB: AT submission to change from East Street)
- (8) For buildings that do not comply with one or more Standards I45X.6.1.2 to I45X.6.1.9:
- (a) any precinct and zone policies relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the urban built character of the precinct;
  - (e) the effects on the amenity of neighbouring sites;
  - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
  - (g) the characteristics of the development;
  - (h) any other matters specifically listed for the standard; and
  - (i) where more than one standard will be infringed, the effects of all infringements considered together.

Commented [A59]: Council guidelines - Restricted matters applied (and (d) adapted) from H5.8.1(4) PC78

**I45X.87.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
  - (a) building interface with the public realm:
    - (i) the extent to which there is opportunity provided for buildings to overlook existing or proposed open spaces for passive surveillance, such as through the provision of balconies and main glazing facing these spaces; and
    - (ii) the extent to which the development makes a positive contribution to the character and amenity of adjacent public places.
- (2) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
  - (a) the extent to which Policies E1.3(1), (2), (3), (4), (5), (8) and (9) in Chapter E1 (Water quality and integrated management) are achieved.
- (3) Construction of communal stormwater devices or structures
  - (a) the capacity and design of the stormwater device or structure:
    - (i) the extent to which stormwater management calculations confirm that the design and capacity of the stormwater management device/ structure is fit

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for purpose and satisfies the requirements of an approved Stormwater Management Plan (SMP) for the Precinct.

- (b) the location of the stormwater device or structure:
  - (i) the extent to which the location is able to be well-integrated into the design and enhancement of riparian and open space areas.
- (c) the ongoing quality, viability and maintenance of the device or structure.
  - (i) the extent to which a maintenance plan addresses requirements and responsibilities to ensure the ongoing quality and viability of the stormwater management devices or structures (including communal devices), and in particular their likely efficiency and effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
- (4) Subdivision, the extent to which:
  - (a) The collector road and its intersections and other connections depicted within the Precinct Plan are provided generally in the locations on the Precinct Plan to achieve a highly connected street layout that integrates with the surrounding transport network and whether an alternative alignment provides an equal or better degree of connectivity and amenity within and beyond the Precinct may be appropriate, having regard to the following functional matters:
    - (i) Landowner patterns and the presence of natural features, natural hazards, contours or other constraints and how these impact on the placement of roads;
    - (ii) The need to achieve an efficient block structure and layout within the Precinct suitable to the proposed activities; and
    - (iii) The constructability of roads and the ability for them to be connected beyond any property boundary.
  - (b) A high quality and integrated network of local roads is provided within the Precinct that provides a good degree of accessibility, supports a walkable road network and:
    - (i) where practical (and in so far as land is to be vested in the Council) connect to areas of open space or stream margins containing a walking / cycling network in general accordance with the Precinct Plan; and
    - (ii) where not practical or land is not be vested, other design features are incorporated to provide accessibility and a reasonable standard of amenity and safety.
  - (c) Roads are aligned with the drainage network in general accordance with the Precinct Plan and in so far as the drainage network is to be vested in the Council.
  - (d) Cycle and pedestrian paths are provided as shown in general accordance with the Precinct Plan and where located within the drainage network in so far as the drainage network is to be vested in the Council, are at a practical grade and alignment, and provide for linkages to paths, on adjacent properties.
  - (e) Provision is made for collector roads and local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the Precinct over time.

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- (f) The design and layout of the roading network includes urban blocks, connections, and safe walking and cycling networks and infrastructure.
  - (g) Improved pedestrian and cycling connections are provided:
    - (i) that responds to the local area's constraints and characteristics; and
    - (ii) to other local area walking and cycling networks existing at the time of development.
  - (h) The design and efficiency of stormwater infrastructure and devices (including communal devices) including the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
  - (i) The Golding Road / East Street / Pukekohe East Road intersections and section of Golding Road adjoining the Precinct can safely accommodate cumulative effects of traffic.
  - (j) If other measures are required to mitigate traffic effects on the above intersections referenced in (b) (i), including completion of the PC 76 Collector Road between Birch Road and Golding Road as shown on the Precinct Plan.
  - (k) Potential adverse effects of retaining walls, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls.
  - (l) Any road as shown on the Precinct Plan that passes adjacent to or through the drainage reserve areas are designed to minimise adverse effects on vegetation, including through the use of retaining structures with terracing rather than battered slopes, and modifications to the road standards typically applied to local roads.
- (5) Non-compliance with standard I45X.6.5.6 Road Design and Upgrade of Existing Roads:
- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
  - (b) Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.
  - (c) Whether the proposed design and road reserve:
    - (i) incorporates measures to achieve the required design speeds;
    - (ii) can safely accommodate required vehicle movements;
    - (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
    - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
  - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (6) Non-compliance with Standard I45X.6.6 Noise Attenuation
- (a) Whether the location of the building or any other existing buildings/structures avoids, remedies or mitigates the adverse noise effects associated with the road traffic noise relating to the operation of **Pukekohe East Road** ~~East Street~~ and Golding Road as a

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future arterial road. **(NB Auckland Transport submission)**

- (b) The extent to which the alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
  - (c) Whether any identified topographical or building design features will mitigate any potential adverse health and amenity effects.
  - (d) Any implications arising from any technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for **Pukekohe East Road East Street** or Golding Road. **(NB Auckland Transport submission)**
- (7) Cultural Inputs:
- (a) Policy I45X.3(6).
- (8) For buildings that do not comply with one or more of Standards I45X.6.1.2 to I45X.6.1.9 1:
- (a) for all infringements to standards:
    - (i) refer to Policy I45X.3(19)
  - (b) for building height:
    - (i) refer to Policy I45X.3(15)
    - (ii) refer to Policy I45X.3(19)

Visual dominance

- (iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:
  - the planned urban built character of the precinct; and
  - the location, orientation and design of development,
  - the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

- (iv) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast
- (v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:
  - whether roof plan, services and equipment are hidden from views; and
  - whether the expression of the top of the building provides visual interest and variation.

- (c) for height in relation to boundary:
  - (i) refer to Policy I45X.3(15)
  - (ii) refer to Policy I45X.3(19)

Sunlight access

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- (iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:
- Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September);
  - over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard I45X.6.1.8: or
  - over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard I45X.6.1.8.
- (iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in I45X.8.2(1)(b)(v):
- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
  - the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (v) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
- the planned urban built character of the zone;
  - the location, orientation and design of development;
  - the physical characteristics of the site and the neighbouring site;
  - the design of side and rear walls, including appearance and dominance; and
  - providing adequate visual and/or physical break up of long continuous building forms.

Overlooking and privacy

- (vi) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

- (d) for yards:

- (i) refer to Policy I45X.3(15)
- (ii) refer to Policy I45X.3(17)
- (iii) the extent to which buildings set back from water bodies maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and provide protection from natural hazards.

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- (e) for building coverage:
- (i) refer to Policy I45X.3(15)
  - (ii) refer to Policy I45X.3(17)
  - (iii) whether the non-compliance is appropriate to the context, taking into account:
    - whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the precinct;
    - the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
    - the proportion of the building scale in relation to the proportion of the site.
- (f) for landscaped area:
- (i) refer to Policy I45X.3(15)
  - (ii) refer to Policy I45X.3(17)
  - (iii) refer to Policy H5.3(10) and
  - (iv) the extent to which existing trees are retained.
- (g) for outlook space:
- (i) refer to Policy I45X.3(15)
  - (ii) refer to Policy I45X.3(17)
  - (iii) refer to Policy I45X.3(18)
  - (iv) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.
- (h) for outdoor living space:
- (i) refer to Policy I45X.3(15);
  - (ii) refer to Policy I45X.3(18); and
  - (iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.
- (i) for windows facing the street:
- (i) refer to Policy I45X.3(17)
  - (ii) the extent to which the glazing:
    - allows views to the street and/or accessways to ensure passive surveillance; and

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- provides a good standard of privacy for occupants.

**I45X.98. Special Information Requirements**

**I45X.98.1 Riparian Planting Plan**

- (1) An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must:
  - (a) Identify the location, species, planting bag size and density of the plants;
  - (b) Include a management plan to achieve establishment within 5 years and the eradication of pest weeds;
  - (c) Confirm detail on the eco-sourcing proposed for the planting; and
  - (d) Take into consideration the local biodiversity and ecosystem extent.

**I45X.98.2 Traffic Assessment**

- (1) At the first stage of subdivision or development of any site existing at (date of plan change approval); and
- (2) For any subdivision or development exceeding a cumulative increment of 60 further dwellings/lots within the Precinct a Traffic Assessment must be provided which assesses effects (including cumulative effects) on the safety and efficiency of the road network and in particular addresses the need for:
  - (a) Any upgrade of the Golding Road / Anselmi Ridge Road / Pukekohe East Road intersection;
  - (b) Any upgrade of the Golding Road / East Street / Pukekohe East Road intersection; and
  - (c) Golding Road where it adjoins the Precinct.

**I45X.98.3 Transport Design Report**

- (1) Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network, and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.

In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.

**I45X.98.4 Water and Wastewater Servicing Plan (NB: Watercare submission to add)**

- (1) At the first stage of subdivision or development of any site existing at (date of plan change approval) within the Precinct the applicant is required to provide a Water and Wastewater Servicing

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Plan for the Precinct Area. The Water and Wastewater Servicing Plan must:

- (a) Identify the location, size and capacity of the proposed water supply and wastewater network for the Precinct.
- (b) Identify the location, size and capacity of the key water and wastewater infrastructure dependencies located outside of the Precinct Area but are necessary to service the Precinct.
- (c) Identify the location, size and capacity of the local connections within the Precinct.

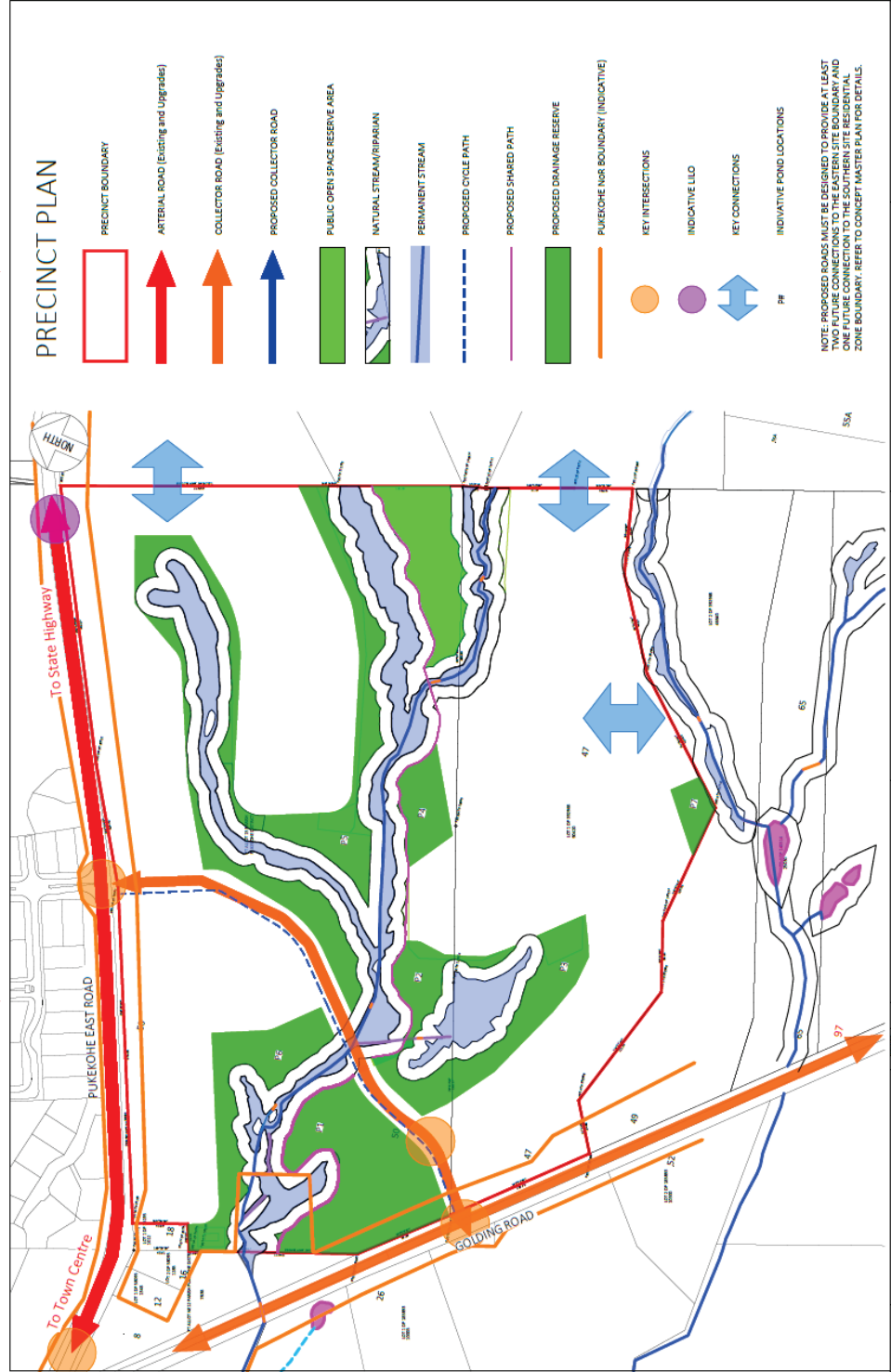
**I45X.98.5 Water Supply and Wastewater Infrastructure Capacity Assessment (NB: Watercare submission to add)**

(1) All applications for subdivision or development must be accompanied by a Water Supply and Wastewater Infrastructure Capacity Assessment. The applicant is required to produce a water supply and wastewater infrastructure capacity assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network to service the proposed development or lots.



145X.109 PUKEKOHE EAST-CENTRAL: PRECINCT PLAN 4 (NB Auckland Transport submission to amend Precinct Plan)

Commented [JC60]: Applicant comment: Precinct Plan amended in accordance with Auckland Transport's submission and discussion with Healthy Waters.



I45X Pukekohe East-Central Precinct 2

Appendix 1 – Minimum Road Width, Function and Required Design Elements

Appendix 1 - 1 Minimum Road Width, Function and Required Design Elements Name	Role and function of road	Minimum Road Reserve (Note 1)	Total no. of lanes	Design Speed	Median (Note 2)	Cycle provision	Pedestrian provision	Freight heavy vehicle route	Access restrictions	Bus Provision (Subject to Note 3)
Golding Road (Interim)	Collector/Arterial- <del>unless Auckland Transport issues a notice of requirement for an arterial road status on or before 30 January 2026</del> <del>(NB: Auckland Transport submission – to remove reference to NOR)</del>	21m	2	50km/h	No	Yes	Precinct side only	Yes	Yes (where protected cycle lane or shared path)	Yes
Pukekohe East Road	Arterial	N/A	2	50km/h	No	Yes	Precinct side only	Yes	Yes	Yes
Internal Collector Road	Collector	21m/22m (Note 5)	2	50km/h	No	Yes	Both sides	Yes	Yes (where protected cycle lane or shared path)	Yes

I45X Pukekohe East-Central Precinct 2

Local internal roads	Local	16m	2	30km/h	No	No	Both sides	No	No	No
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Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

Note 2: Whilst not a general part of the road cross section, flush or solid medians may be required at intersections or crossing points on Golding Road and Pukekohe East Road.

Note 3: Carriageway and intersection geometry capable of accommodating buses.

Note 4: Width of local roads where they adjoin open space may be modified.

Note 5: Collector Road width may be reduced to 21m if a two-way cycleway is provided on one side of the road.



## **APPENDIX 8**

### **Proposed amendments to plan change**

## S42A Recommended Version of Provisions

### Legend

Additions in underline, deletions in ~~strike through~~ (base document, provisions as publicly notified)

Green wording – Changes proposed by the Applicants in response to submissions and renumbering that are agreed and recommended

Red wording MDRS and associated provisions proposed by the Applicants that are agreed and recommended

Orange wording – Further changes recommended in the s42A report

## I45X. Pukekohe East-Central Precinct 2

### I45X.1. Precinct Description

The Pukekohe East-Central Precinct 2 covers approximately 27 hectares of land and is located to the east of Pukekohe Town Centre.

The purpose of the Precinct is to provide for comprehensively planned residential development in a way that supports a quality compact urban form. The Precinct also incorporates the Medium Density Residential Standards (MDRS) contained in Schedule 3A of the Resource Management Act 1991 (RMA). The MDRS provide for the use or construction of up to 3 dwellings as a permitted activity, complying with identified Standards.

Land use, development and subdivision is to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, while recognising the relationship of Mana Whenua with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with Sections 6 (e) and (f), 7 (a), and 8 of the RMA or subsequent similar clauses upon repeal and replacement of the RMA.

The standards for the Precinct recognise that development of residential lots and development can occur concurrently with the provision of infrastructure, but prior to the issuing of s224(c) certification for subdivision and building consent for development. The standards require that development and lots are connected to a functioning water and wastewater network with sufficient capacity to service the proposal prior to the issuing of s224(c) certification for subdivision and building consent for development (where subdivision may not be occurring or development occurs before subdivision).

The transport network in the wider area will be progressively upgraded over time to support planned urban growth in this part of Pukekohe. The Precinct includes provisions to ensure that subdivision and development of land for housing and related activities is coordinated with the construction of transport infrastructure upgrades necessary to mitigate adverse effects on the local and wider transport network.

The standards for the Precinct require that land use, development and subdivision are to be undertaken in a manner that activates, integrates and enhances the open space network in the development. Future land use, development and subdivision consents will give effect to the

Commented [PR1]: Watercare submission

Commented [PR2]: AT submission

Commented [PR3]: Watercare submission

Commented [PR4]: See specialists Parks review

key elements of the precinct plan and provide opportunities for pedestrian and roading connections into future development areas and open spaces.

The underlying zone is Residential – Mixed Housing Urban Zone. The outcomes anticipated in the Precinct correspond to the Residential – Mixed Housing Urban Zone with MDRS incorporated, and the Precinct's provisions apply except to the extent the MDRS are incorporated.

#### 145X.2. Objectives [rp/dp]

- (1) The Precinct is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment and enables safe and functional residential development, road network and open space areas.
- (2) Provide for the health and well-being of streams and wetlands within the Precinct.
- (3) Stormwater management and design considers and incorporates Mana Whenua values, mauri, matauranga and tikanga associated with freshwater values in accordance with Regional Policy B6.3.2 Policy 2. [rp]
- (4) The network of key watercourses is protected and enhanced where practical in a manner which assists to manage the risk of flooding and provide open space areas for recreation as well as walking and cycling connections.
- (5) A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct and recognises the needs that will arise from development within the Precinct for minimum upgrades necessary to the wider road network.
- (6) Subdivision and development respects tikanga<sup>1</sup>, as specified by Mana Whenua through Regional Policy B6.3.2 Policies 2 and 3 [rp].
- (7) Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. [rp]
- (8) Subdivision and development is coordinated with the supply and capacity of sufficient water, wastewater and stormwater infrastructure
- (9) Indoor activities sensitive to noise are protected from adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan).
- (10) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.

(11) A high quality, safe and connected network of activated, safe and functionally distinct open space areas is provided which integrates and enhances stormwater management, ecological, amenity and recreational functions and opportunities.

(12) A relevant residential zone provides for a variety of housing types and sizes that

Commented [PR5]: Watercare submission

Commented [PR6]: See specialists Parks review

<sup>1</sup> Customary practices of Mana Whenua.

respond to –

- a. housing needs and demand; and
- b. the neighbourhood's planned urban built character, including three-storey buildings.

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this Precinct with the exception of the following:

- H5.2(2) Objectives

~~The overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above. The objectives, policies, rules and other provisions in Appendix 2 apply to and modify the Residential Mixed Housing Urban-zoned land within the precinct until Plan Change 78 becomes operative, after which point the provisions no longer apply.~~

#### **145X.3. Policies [rp/dp]**

- (1) Require that the design of any subdivision and development within the Precinct is undertaken in general accordance with the Precinct Plan.
- (2) Encourage development that provides accessible green spaces along stream corridors as shown on the Precinct Plan, where practical.
- (3) Require that new buildings and development do not compromise the purpose of the drainage reserve as shown on the Precinct Plan.
- (4) Require residential development and open spaces be well-integrated by providing a positive interface between residential development and open space areas.
- (5) Ensure that a transport network is provided within and adjoining the Precinct that:
  - (a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by:
    - (i) providing a collector road and key intersections generally in the locations shown in the Precinct Plan;
    - (ii) providing an interconnected urban local road network that achieves a highly connected street layout and integrates with the collector road network;
    - (iii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling, including to areas of open space and key community and educational facilities.
    - (iv) providing a safe separated lane(s) for cyclists on collector and arterial roads where practical;
    - (v) providing for safe local road intersections onto collector and arterial roads;
    - (vi) including upgrades to existing road frontages adjoining the Precinct and connections to existing and future networks outside the Precinct when adjacent residential development occurs;

**Commented [PR7]:** See Parks specialists review

**Commented [PR8]:** Ministry of Education submission



(vii) requiring upgrades or other measures where necessary to address cumulative effects at the Golding Road / Pukekohe East Road intersection, the Anselmi Ridge Road / Pukekohe East Road intersection, and Golding Road where it adjoins the Precinct; and

(viii) ~~providing for Pukekohe East Road's role as an arterial and the possibility that Golding Road will be developed as an arterial if Auckland Transport decides to do so before 30 January 2026, through setbacks and vehicle access restrictions for sites adjoining Golding Road and road and vehicle access restrictions to Pukekohe East Road.~~

Commented [PR9]: AT submission

~~discouraging the use of the Collector Road for through traffic, heavy vehicles, and freight~~

Commented [PR10]: See specialists transport review

- (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles, including (as far as practicable given the local area's constraints and characteristics).
- (c) is designed and constructed in a manner that is appropriate having regard to the requirements of Auckland Transport's relevant code of practice or engineering standards.

(6) Require vacant lot subdivision and larger development to:

- (a) Incorporate Te Auranga Māori Design Principles.
- (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
- (c) Provide for Mana Whenua to run a cultural induction course for contractors, and perform a karakia, prior to works starting on site (including breaking ground) for development.

(7) ~~Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan by:~~

Commented [PR11]: Amendments to policy arising from specialist review on behalf of Healthy Waters

- (a) Incorporating sustainable stormwater management systems including on-site retention and detention for private lots and communal detention for public areas; and
- (b) Ensuring that stormwater devices are appropriately located, designed and constructed to achieve detention and quality treatment outcomes for all impervious surfaces and that a treatment train approach is implemented.
- (c) Ensuring all new buildings and redevelopment of existing buildings incorporate the use of appropriate inert building materials
- (d) Requiring the appropriate design and location of stormwater outfalls.
- (e) Ensuring that the hydrological values of the natural wetlands identified in Precinct Plan 2 are not compromised by development.

(8) Requiring planting of riparian margins of streams and buffers of wetlands.

(9) ~~Ensure a safe and integrated network of high-quality landscaped public open spaces and green corridors, predominately edged by roads.~~

Commented [PR12]: See specialists Parks review

~~(109)~~ Provide for the establishment of a neighbourhood reserve within walking distance for all residents ~~(including, where required, through the provision of walking bridges) unless the council determines that the indicative open space is no longer required or fit for purpose, and ensuring new buildings and development do not compromise the purpose of the Public Open Space Reserve Area as shown on the Precinct Plan.~~

Commented [PR13]: See specialists Parks review

~~(1110)~~ Ensure that a movement network is established within the precinct that provides safe, efficient and integrated connections both within the site and to the surrounding road network, and also promotes walking and cycling.

Commented [PR14]: See specialist transport review

(11) Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required water, and wastewater connections and stormwater infrastructure.

Commented [PR15]: See specialist review on behalf of Healthy Waters

(12) Avoid subdivision and development progressing ahead of the provision of a functioning water and wastewater network with sufficient capacity to service the proposed development.

Commented [PR16]: Watercare and Auckland Council submissions

~~(1342)~~ Ensure that activities sensitive to noise adjacent to future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.

~~(1443)~~ Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.

(15) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

(16) Apply the MDRS across all relevant residential zones in the district plan precinct except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).

Commented [PR17]: "precinct" is the more appropriate word

(17) Encourage development to achieve attractive and safe streets and public open spaces, including by providing passive surveillance.

(18) Enable housing to be designed to meet the day-to-day needs of residents.

(19) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

~~The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.~~

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct with the exception of the following:

- Policies H5.3(1) – (5) Policies

#### **I45X.4. Activity Table**

The overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

Table I45X.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe East-Central Precinct 2 pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Note: All applications for subdivision consent are subject to section 106 of the RMA.

*Note 1*

*A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies.*

**Table I45X.4.1 Activity table**

Activity	Activity status
<b>Use</b>	
(A1) <u>Up to three dwellings per site each of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	P
(A2) <u>Four or more dwellings per site</u>	
(A3) <u>The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of three dwellings each of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	P
<b>Development</b>	
(A41) Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H5.4.1 in the Residential – Mixed Housing Urban Zone	
(A52) Show home meeting the standards in Rule H5.6 in the Residential – Mixed Housing Urban Zone	P
(A63) Any activity not complying with the standards under I45X.6.43, I45X.6.24, I45X.6.35, I45X.6.58.4, or I45X.6.69	RD
(A74) Any activity not in accordance with the Precinct Plan or not complying with the standards under I45X.6.45, I45X.6.58 (excluding I45X.6.58.4)	D
(A8) <u>Any activity not complying with standard I45X.6.24.4 (Water and wastewater)</u>	NC
(A9) <u>Accessory buildings associated with a development of dwellings each of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	P
(A10) <u>Internal and external alterations to buildings for a development of dwellings all of which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	P
(A11) <u>Additions to an existing dwelling which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	P
<b>Infrastructure</b>	

Commented [PR18]: Cross referencing corrections

Commented [PR19]: Cross referencing corrections

Commented [PR20]: Cross referencing correction

Commented [PR21]: Watercare and Auckland Council submissions

(A125)	Construction of communal stormwater devices or structures	RD
<b>Subdivision</b>		
(A136)	Subdivision listed in Chapter E38 Subdivision - Urban	
(A147)	Subdivision listed in Chapter E38 Subdivision – Urban Subdivision not complying with the standards under I45X.6.43, I45X.6.24, I45X.6.35, I45X.6.58.4, or I45X.6.69	RD
(A158)	Subdivision not in accordance with the Precinct Plan or not complying with the standards under I45X.6.45, I45X.6.58 (excluding I45X.6.58.4)	D
(A16)	<u>Subdivision not complying with standard I45X.6.4.4 (Water and wastewater)</u>	NC
(A17)	<u>Subdivision in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct, and meeting IXXX.6.2 Standards for controlled subdivision activities</u>	C
(A18)	<u>Subdivision for up to three sites accompanied by:</u> (a) <u>A land use consent application for up to three dwellings one or more of which does not comply with any of Standards I45X.6.1.2 to I45X.6.1.9 inclusive but does comply with all applicable zonal, Auckland-wide and overlay standards; or</u> (b) <u>A certificate of compliance for up to three dwellings each of which complies with Standards I45X.6.1.2 to I45X.6.1.9 inclusive and applicable zonal, Auckland-wide and overlay standards</u>	C
(A19)	<u>Any subdivision listed above not meeting I45X.6.2 Standards for controlled subdivision activities</u>	
(A20)	<u>Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive</u>	D
(A21)	<u>Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2</u>	D

Commented [PR22]: Cross referencing corrections

Commented [PR23]: Cross referencing corrections

Commented [PR24]: Cross referencing correction

Commented [PR25]: Watercare and Auckland Council submissions

#### I45X.5. Notification

- (1) Any application for resource consent for an activity listed in Table I45X.4.1 Activity Table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings that do not comply with Standards I45X.6.1.2 to I45X.6.1.9.
- (4) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:
- (a) one, two or three dwellings that do not comply with one or more of the Standards listed in I45X.5(3); or
  - (b) four or more dwellings that comply with all the Standards listed in Table H5.4.1 (A4).
- (5) Any application for a resource consent which is listed in I45X.5(3), I45X.5(4), or I45X.5(5) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

#### **I45X.6. Standards**

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I45X.4.1. unless replaced with the following specific standards.

Unless specified in Standard I45X.6.(2) below, all relevant overlay, Auckland-wide and zone apply to the activities listed in Activity Table I45X.4.1. All activities listed in Table I45X.4.1 Activity table must comply with the following standards except that the following zone standards do not apply to activities (A1), (A3), (A9) to (A11): listed in Activity Table I45X.4.1 above:

- (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
- (b) H5.6.4 Building height;
- (c) H5.6.5 Height in relation to boundary;
- (d) H5.6.6 Alternative height in relation to boundary;
- (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
- (f) H5.6.8 Yards (except standards in H5.8 6. for riparian, lakeside and coastal protection yards apply in the I45X Pukekohe East-Central Precinct 2);
- (g) H5.6.10 Building coverage;
- (h) H5.6.11 Landscaped area;
- (i) H5.6.12 Outlook space; and
- (j) H5.6.14 Outdoor living space;

The activities listed as a permitted activity in Activity Table I45X.4.1 must comply with permitted activity standards I45X.6.1.1 to I45X.6.1.9.

Restricted discretionary activity (A2) in Activity Table I45X.4.1 must comply with permitted activity standards I45X.6.1.2 to I45X.6.1.9.

**Commented [PR26]:** Note: this has been reinserted from the notified provisions - this is a require refence to AUP standards

**Commented [PR27]:** Rewording making it clear what precinct standards apply.

The activities listed as a controlled activity in Activity Table I45X.4.1 must comply with I45X.6.2 Standards for controlled subdivision activities and the E38 subdivision standards listed in Activity Table I45X.4.1.

### I45X.6.1 Dwelling Standards

Commented [PR28]: Heading Required

#### I45X.6.1.1 Number of dwellings per site

(1) There must be no more than three dwellings per site.

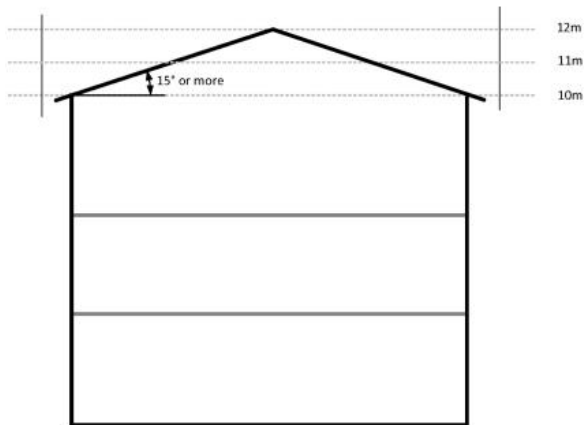
#### I45X.6.1.2 Building height

Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

(1) Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure I45X.6.1.2.1 below.

**Figure I45X.6.1.2.1 Building height**

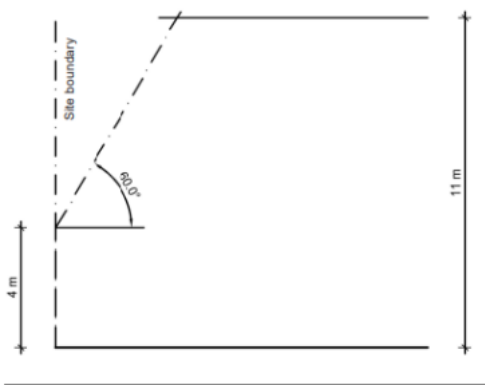


#### I45X.6.1.3 Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure I45X.6.1.3.1 Height in relation to boundary below.
  - (c) Standard I45X.6.1.3(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (2) Standard I45X.6.1.3(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (3) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (4) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

**Figure I45X.6.1.3.1 Height in relation to boundary**



#### **I45X.6.1.4 Yards**

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
  - to maintain a reasonable standard of residential amenity for adjoining sites;
  - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
  - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:
    - (a) Front yard: 1.5m.
    - (b) Side yard: 1m
    - (c) Rear yard: 1m

(2) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table I45X.X Yards below.

**Table I45X.X Yards**

<u>Yard</u>	<u>Minimum depth</u>
<u>Riparian Yard*</u>	<u>10m from the edge of all other permanent and intermittent streams</u>
<u>Lakeside</u>	<u>30m</u>
<u>Yard</u>	<u>Minimum depth</u>
<u>Coastal protection yard</u>	<u>10m or as otherwise specified in Appendix 6 Coastal protection yard</u>

Commented [PR29]: There are no lakes or coastlines

- Qualifying Matter under Section 771(a) of the RMA

Commented [PR30]: Add qualifying matter reference

(3) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

**I45X.6.1.5 Building coverage**

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

(1) The maximum building coverage must not exceed 50 per cent of the net site area.

**I45X.6.1.6 Landscaped area**

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

(1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

**I45X.6.1.7 Outlook space**

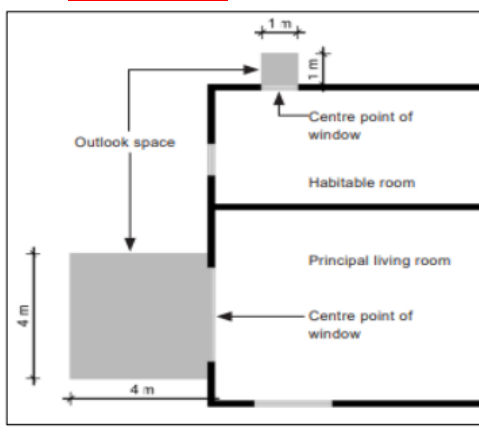
Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13 Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.



- (1) An outlook space must be provided for each development containing up to three dwellings as specified in this standard.
- (2) An outlook space must be provided from habitable room windows as shown in Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings below.
- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings below:
  - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (2) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (3) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (4) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (5) Outlook spaces may be under or over a balcony.
- (6) Outlook spaces required from different rooms within the same building may overlap.
- (7) Outlook spaces must—
  - (i) be clear and unobstructed by buildings; and
  - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

**Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings**



**I45X.6.1.8 Outdoor living space**

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
  - communal outdoor living spaces are conveniently accessible for all occupants.
- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that, —
- (a) where located at ground level, has no dimension less than 3 metres; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location; or
    - (ii) located directly adjacent to the dwelling; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the dwelling; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the dwelling.

#### **I45X.6.1.9 Windows facing the street**

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

#### **I45X.6.2 Standards for controlled subdivision activities**

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

#### **I45X.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct**

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

#### **I45X.6.2.2 Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet the following:
  - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
  - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

#### **I45X.6.2.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings**

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards I45X.6.1.2 to I45X.6.1.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

#### **I45X.6.34 Fencing of drainage reserve boundaries**

Purpose: to enable fences and walls to be constructed to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of an adjoining open space
  - minimise visual dominance effects to an adjoining open space
- (1) Any fences, walls or a combination of these structures (where separate or joined together) along a boundary of the drainage reserve area (as shown on Pukekohe East- Central: Precinct Plan 2) must not exceed the height specified below, measured from the ground level at the boundary:
    - (a) 1.4m in height, or
    - (b) 1.8m in height for no more than 50 per cent of the length of the fence along the boundary and 1.4m for the remainder, or

- (c) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

#### 145X.6.42 Infrastructure and Servicing

##### 145X.6.2.1 Hydrological Mitigation

Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.

- (1) Provide retention (volume) reduction of at least 5mm runoff depth for non-potable use of all impervious surfaces for which hydrology mitigation is required; and
- (2) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- (3) Any stormwater management device or system must be built generally in accordance with Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01) by a suitably qualified service provider and must be fully operational prior to use of the impervious area.
- (4) 'As built' plans for any stormwater management device or system must be provided to the Council within three months of practical completion of the works.
- (5) Any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system;
- (6) The maximum impervious area must not exceed 70 per cent of the site area.

##### 145X.6.42.12 Water Quality

Purpose:

- To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces.
- (1) New buildings and additions to buildings must be constructed using Council approved inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e., zinc, copper and lead).
  - (2) Roof runoff is to be discharged into an approved stormwater device sized for the minimum of 5mm retention volume for non-potable reuse within the private property.
  - (3) Runoff from all impervious surfaces (including roads) other than roofing meeting clause (4) above must provide for onsite quality treatment be treated by a stormwater device or system and must implement primary, secondary and tertiary treatment. The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.

##### 145X.6.42.32 Stormwater

Commented [PR31]: See specialist review on behalf of Healthy Waters

Commented [PR32]: See specialist review on behalf of Healthy Waters

Commented [PR33]: See specialist review on behalf of Healthy Waters

Purpose:

- To ensure that sufficient stormwater attenuation is provided within the precinct area so that downstream flooding risks are not increased.
- (1) Subdivision and development must be designed so that stormwater is directed to communal stormwater device(s) that must be located within the drainage reserve area and must be appropriately sized following detailed soil testing results in each sub catchment to confirm soil type and condition.

**I45X.6.42.4 Water and Wastewater**

~~(1) All applications for subdivision or development must be accompanied by a capacity assessment demonstrating that sufficient water and wastewater infrastructure is available to service the proposed new dwellings.~~

Commented [PR34]: Notified provision to be deleted

Purpose:

- To ensure efficient delivery of wastewater and potable water infrastructure for Pukekohe East-Central Precinct 2:
  - (1) All development or subdivision located on land identified as Residential - Mixed Housing Urban Zone shall connect to a reticulated wastewater network.
  - (2) All development or subdivision located on land identified as Residential - Mixed Housing Urban Zone shall connect to a reticulated potable water network.
  - (3) Prior to the issue of s224(c) or building consent, the lot or development shall be connected to a functioning water and wastewater network with sufficient capacity to service the proposed lots or development.

Commented [PR35]: Watercare submission

**I45X.6.53 Riparian and Buffer Planting**

- (1) The riparian margins of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank. This standard does not apply to that part of a riparian margin where a road, public walkway, or cycleway crosses over the stream. This standard also does not apply where no earthworks are proposed within 50m of any stream.
- (2) The buffer of any natural wetland must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a wetland buffer where a road or public walkway crosses over the buffer or where no earthworks are proposed within 50m any wetland.
- (3) The planting required by clauses (1) - (2) above must:
- use eco-sourced native vegetation;
  - be consistent with local biodiversity;
  - be planted at a density of 10,000 plants per hectare;
  - be undertaken in accordance with the Special Information Requirements in I45X.8.1; and
  - be legally protected and maintained to establishment for a period of five years.

#### **I45X.6.64 Site Development and Landscaping**

- (1) For developments in excess of ten dwellings or commercial units, site plans must:
  - (a) Incorporate Te Auranga Māori Design Principles; and
  - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
  - (c) provide opportunity for provision of an addendum CVA/CIA if considered necessary by Mana Whenua to further inform the development.
  - (d) Prior to breaking ground for any development in excess of ten dwellings or commercial units, the developer must provide for Mana Whenua to:
  - (e) Run a cultural induction course for contractors; and
  - (f) Perform a karakia.

#### **I45X.6.7 Standards for controlled subdivision activities**

##### Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

##### **I45X.6.7.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct**

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

##### **I45X.6.7.2 Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet the following:
  - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
  - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I45X.6.1.1 to I45X.6.1.9 except that Standard I45X.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

##### **I45X.6.7.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings**

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards I45X.6.1.2 to I45X.6.1.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

**I45X.6.85 Precinct Plan and Infrastructure requirements**

**I45X.6.85.1 Precinct Plan Requirements**

- (1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on ~~Pukekohe East Central~~: Precinct Plan 2.
- (2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage ~~and/or public open space~~ purposes following the provision of detailed flood modelling information under I45X.8.4 and delineation of the drainage reserve, or otherwise protected by another suitable legal mechanism acceptable to the Council.
- (3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in ~~Pukekohe East Central~~: Precinct Plan 2 such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.

Commented [PR36]: Unnecessary wording

Commented [PR37]: See specialist review on behalf of Healthy Waters

Commented [PR38]: Unnecessary wording

**I45X.6.85.2 Transport**

Purpose:

- Mitigate the adverse effects of traffic generation on the surrounding local and wider road network.
- Achieve the integration of land use and transport.

- (1) Subdivision and development (including construction of any new road) must comply with the standards in Table I45X.6.85.3.1 below.

**I45X.6.85.3 Transport Upgrades**

**Table I45X.6.85.3.1 Transport Infrastructure Requirements**

Commented [PR39]: Amendments in table arise from AT submission

Transport Infrastructure Upgrade		Trigger
(T1)	Upgrade of Golding Road to Collector Road standard (east side)	Any subdivision or development with frontage to Golding Road
(T2)	Upgrade of south side of Pukekohe East Road to Collector Road standard (future proof for upgrade for Arterial Road)	Any subdivision or development with frontage to Pukekohe East Road.

(T3)	New Collector Road between Golding Road and Pukekohe East Road including cycle facilities. Note: The Collector Road is to connect opposite Anselmi Ridge Road at Pukekohe East Road and opposite the new east-west Collector Road in <a href="#">the I453 Pukekohe East-Central Precinct Kohe Precinct</a> at Golding Road.	Any subdivision or development resulting in a cumulative total of 100 dwellings within <a href="#">an area depicted in the Precinct Plan 50 Pukekohe East Road</a> .
(T4)	New Intersection Collector / <a href="#">I453 Pukekohe East-Central Precinct Kohe Precinct Collector</a> / Golding Road Intersection	Any subdivision or development resulting in a cumulative total of 100 dwellings within <a href="#">an area depicted in the Precinct Plan 50 Pukekohe East Road</a> .

- (2) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only.

*Note 1: Development relevant to any of the Standards T1 to T2 only apply to the section of the road adjacent to the development or subdivision area. The effects of any gaps in frontage upgrades on active mode connectivity or safety will be considered under matter of discretion I45X.8.17(5) and the assessment criteria in I45X.85.2(4)(e)(g).*

#### I45X.6.85.4 Road Design and Upgrade of Existing Roads

Purpose:

- To ensure that any activity, development and/or subdivision complies with Appendix 1: Road Function and Design Elements Table Minimum Road Width, Function and Required Design Elements, and that existing rural roads are progressively upgraded to an urban standard.
- (1) Any development and/or subdivision must comply with Appendix 1 Minimum Road Width, Function and Required Design Elements as applicable.

#### I45X.6.85.5 Site Access

Purpose:

- Maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings and to provide for the safe and efficient operation of the future arterial network.
- (1) Where subdivision and development adjoins a road with existing or (on the Precinct Plan) planned shared footpath or protected cycle lane on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle crossing occurs directly from the site's frontage over any shared footpath, protected cycle lane or the road frontage.
- (2) Except as provided in (3) no new road intersection (excluding active mode only connections), additional vehicle crossing or additional activities using vehicles crossings existing as at the date of these precinct provisions being made operative shall be permitted along the [Golding Road and Pukekohe East Road East Street](#) frontages.
- (3) Any new road connection to Pukekohe East Road is only permissible opposite Anselmi Ridge Road [in the location shown on the Precinct Plan](#) unless otherwise approved by Auckland Transport.

Commented [PR40]: See specialist transport review

Commented [PR41]: AT submission

Commented [PR42]: AT submission



~~I45X.6.5.6 – Road Widening Setback along Golding Road (NB: Auckland Transport submission to remove whole Standard I45X.6.5.6 and all references to it within the precinct provisions)~~

Commented [PR43]: AT submission

~~Purpose:~~

- ~~• To provide for the potential future required widening of Golding Road as an arterial road if Auckland Transport issues a notice of requirement to do so prior to 30 January 2026.~~
- ~~(1) Until 30 January 2026 a 2m wide road widening setback must be provided along that part of the frontage of the land adjoining Golding Road.~~
- ~~(2) The setback must be measured from the legal road boundary that existed as at 1 February 2022. No buildings, structures or parts of a building shall be constructed within this 2m wide setback, prior to 30 January 2026 except where such buildings or structures are intended to be vested in Auckland Council.~~

~~This standard shall not apply if Auckland Transport advises prior and up until 30 January 2026 that Golding Road will have collector road status only.~~

**I45X.6.96-Road Noise Attenuation**

Purpose:

- To protect activities sensitive to noise from indoor adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (as a future arterial road as illustrated in the Pukekohe-Paerata Structure Plan).
- (1) Any noise sensitive space (including any indoor spaces in Table I45X.6.96-1.1) in a new building or alteration to an existing building that contains an activity sensitive to noise located within 75m to the boundary of Pukekohe East Road or Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan) shall be designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values set out in Table I45X.6.9.1.1 below.

**Table I45X.6.9.1.1: Indoor Noise Levels**

Indoor Space	Indoor noise level LAeq(24h)
Residential (excluding home occupation and camping grounds)	40 dB
<i>Building type: Educational Facilities or Tertiary Educational Facilities</i>	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios	40 dB
Libraries	45 dB
<i>Building type: Health</i>	
Overnight medical care, wards, sleeping areas	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
<i>Building type: Community Facilities</i>	

Marae (excluding any area that is not a noise sensitive space)	35 dB
Places of Worship	35 dB
<i>All other Activities Sensitive to Noise</i>	
All other noise sensitive spaces	40 dB

(2) If windows must be closed to achieve the design noise levels in Rule I45X.6.6 (1) the building must be designed, constructed and maintained with a mechanical ventilation system that:

(a) For habitable rooms for a residential activity, must achieve the following requirements:

- (i) Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
- (ii) Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
- (iii) Provides relief for equivalent volumes of spill air; and
- (iv) Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
- (v) Does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

(b) For other spaces, is as determined by a suitably qualified and experienced person.

(3) A design report must be submitted by a suitably qualified and experienced person to the Council demonstrating compliance with Rule I45X.6.96.(1) and (2) prior to the construction or alteration of any building containing an activity sensitive to noise that is within 75m of Pukekohe East Road or Golding Road. In the design, road noise is based on predicted noise levels plus 3 dB, or future predicted noise levels.

(4) Should noise modelling undertaken on behalf of the by the applicant be used for the purposes of future predicted noise levels under this standard, modelling shall be based on the following inputs:

- (a) An asphaltic concrete surfacing (or equivalent low noise road surface);
- (b) 50km/hr speed environment;
- (c) The following Arterial Annual Average Daily Traffic (AADT) flow predictions for 2048 and heavy vehicles (HV) % for 2048:

Section of Road	2048	
	AADT	HV%
Pukekohe East Road	27,000	12%
Golding Road (future arterial)	12,000	10%

(d) Screening from any buildings that exist or buildings for which building consent has been granted and issued, or which form part of the resource consent application being assessed and the application is expressly made on the basis that the buildings will be constructed prior to occupation of any noise sensitive space benefiting from the screening.

## **I45X.7 Assessment – Controlled Activities**

### **I45X.7.1 Matters of control**

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

- (1) All controlled subdivision activities in Table I45X.4.1:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules:
  - (c) the effects of infrastructure provision.

### **I45X.7.2 Assessment criteria**

- (1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
    - (i) refer to Policy E38.3(6):
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules:
    - (ii) refer to Policy E38.3(1) and (6):
  - (c) whether there is appropriate provision made for infrastructure including:
    - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
    - (ii) whether appropriate management of effects of stormwater has been provided;
    - (iii) refer to Policies E38.8(1), (6), (19) to (23).

## **I45X.87 Assessment – restricted discretionary activities**

### **I45X.87.1 Matters of discretion**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in Table I45X.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
  - (a) building interface with the drainage reserve as applicable;
- (2) for developments in excess of ten dwellings or commercial units:

- (a) incorporation of Te Auranga Māori Design Principles;
  - (b) inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists; and
  - (c) provision for cultural inductions of contractors and karakia, prior to breaking ground.
- (3) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
- (a) the potential adverse effects, including:
    - (i) cumulative effects of increased stormwater flows on freshwater systems;
    - (ii) effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community; and
    - (iii) effects on Mana Whenua values, mauri, matauranga and tikanga associated with freshwater, as advised by Mana Whenua;
  - (b) the best practicable options for reducing existing adverse effects;
  - (c) the processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the catchment designed and sized to accommodate the stormwater runoff from the new and redeveloped impervious area and achieve appropriate hydrology mitigation; and
  - (d) the practicality and limitations of applying stormwater flow management to the site, taking into account site and operational constraints.
- (4) Construction of communal stormwater devices or structures
- (a) the capacity and design of the stormwater device or structure;
  - (b) the location of the stormwater device or structure; and
  - (c) the ongoing quality, viability and maintenance of the device or structure
- (5) Subdivision [and Development](#)
- (a) Transport including development of an integrated road network, road(s), connections with neighbouring sites, access, walking and cycling networks and infrastructure, connections to the existing pedestrian and/or cycle connections including those associated with the Pukekohe train station, design and sequencing of upgrades to the existing road network, and traffic generation.
  - (b) The design and efficiency of stormwater infrastructure and devices (including communal devices) including where relevant, integration of devices with the road corridor and surrounding environment.
  - (c) Open Spaces and open space integration including, where practical development of walking and cycling infrastructure to and adjoining green spaces.
  - (d) Cumulative impacts on the following, and need for any upgrade to the following or other measures to mitigate adverse effects:
    - (i) the Golding Road / East Street / Pukekohe East Road intersection;
    - (ii) the Anselmi Ridge Road / Pukekohe East Road intersection;
    - (v) Golding Road where it adjoins the Precinct; and

**Commented [PR44]:** See specialist transport review

- (e) incorporation of Te Auranga Māori Design Principles for subdivisions creating in excess of 10 sites;
  - (f) for subdivision creating in excess of 10 sites, inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Iwi designers and artists for vacant lot subdivision; and
  - (g) for subdivision creating in excess of 10 sites, provision for cultural inductions of contractors and karakia, prior to breaking ground for vacant lot subdivision.
- (6) Non-compliance with standard I45X.6.5.4 Road Design and Upgrade of Existing Roads:
- (a) Road design and consistency with the transport-related objectives and policies of the Precinct.
- (7) Non-compliance with standard I45X.6.6 – Noise attenuation:
- (a) The effects on people's health and residential amenity;
  - (b) The location of the building;
  - (c) Topographical, building design features or other alternative mitigation that will mitigate potential adverse health and amenity effects relevant to noise; and
  - (d) Technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for East Street Pukekohe East Road and Golding Road.

Commented [PR45]: AT submission

(8) For buildings that do not comply with one or more Standards I45X.6.1.2 to I45X.6.1.9:

- (a) any precinct and zone policies relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the urban built character of the precinct;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements considered together.

**I45X.87.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
  - (a) building interface with the public realm:

- (i) the extent to which there is opportunity provided for buildings to overlook existing or proposed open spaces for passive surveillance, such as through the provision of balconies and main glazing facing these spaces; and
  - (ii) the extent to which the development makes a positive contribution to the character and amenity of adjacent public places.
- (2) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
  - (a) the extent to which Policies E1.3(1), (2), (3), (4), (5), (8) and (9) in Chapter E1 (Water quality and integrated management) are achieved.
- (3) Construction of communal stormwater devices or structures
  - (a) the capacity and design of the stormwater device or structure:
    - (i) the extent to which stormwater management calculations confirm that the design and capacity of the stormwater management device/structure is fit for purpose and satisfies the requirements of an approved Stormwater Management Plan (SMP) for the Precinct.
  - (b) the location of the stormwater device or structure:
    - (i) the extent to which the location is able to be well-integrated into the design and enhancement of riparian and open space areas.
  - (c) the ongoing quality, viability and maintenance of the device or structure.
    - (i) the extent to which a maintenance plan addresses requirements and responsibilities to ensure the ongoing quality and viability of the stormwater management devices or structures (including communal devices), and in particular their likely efficiency and effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
- (4) Subdivision and Development, the extent to which:
  - (a) The collector road and its intersections and other connections depicted within the Precinct Plan are provided generally in the locations on the Precinct Plan to achieve a highly connected street layout that integrates with the surrounding transport network and whether an alternative alignment provides an equal or better degree of connectivity and amenity within and beyond the Precinct may be appropriate, having regard to the following functional matters:
    - (i) Landowner patterns and the presence of natural features, natural hazards, contours or other constraints and how these impact on the placement of roads;
    - (ii) The need to achieve an efficient block structure and layout within the Precinct suitable to the proposed activities; and
    - (iii) The constructability of roads and the ability for them to be connected beyond any property boundary.
  - (b) A high quality and integrated network of local roads is provided within the Precinct that provides a good degree of accessibility, supports a walkable road network and:
    - (i) where practical (and in so far as land is to be vested in the Council) connect to areas of open space or stream margins

Commented [PR46]: See specialist transport review

- containing a walking  
/ cycling network in general accordance with the Precinct Plan; and
- (ii) where not practical or land is not to be vested, other design features are incorporated to provide accessibility and a reasonable standard of amenity and safety.
- (c) Roads are aligned with the drainage network in general accordance with the Precinct Plan and in so far as the drainage network is to be vested in the Council.
  - (d) Cycle and pedestrian paths are provided as shown in general accordance with the Precinct Plan and where located within the drainage network in so far as the drainage network is to be vested in the Council, are at a practical grade and alignment, and provide for linkages to paths, on adjacent properties.
  - (e) Provision is made for collector roads and local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the Precinct over time.
  - (f) The design and layout of the roading network includes urban blocks, connections, and safe walking and cycling networks and infrastructure.
  - (g) Improved pedestrian and cycling connections are provided:
    - (i) that responds to the local area's constraints and characteristics; and
    - (ii) to other local area walking and cycling networks existing at the time of development.
  - (h) The design and efficiency of stormwater infrastructure and devices (including communal devices) including the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
  - (i) The Golding Road / East Street / Pukekohe East Road intersections and section of Golding Road adjoining the Precinct can safely accommodate cumulative effects of traffic.
  - (j) If other measures are required to mitigate traffic effects on the above intersections referenced in (b) (i), including completion of the PC 76 Collector Road between Birch Road and Golding Road as shown on the Precinct Plan.
  - (k) Potential adverse effects of retaining walls, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls.
  - (l) Any road as shown on the Precinct Plan that passes adjacent to or through the drainage reserve areas are designed to minimise adverse effects on vegetation, including through the use of retaining structures with terracing rather than battered slopes, and modifications to the road standards typically applied to local roads.
- (5) Non-compliance with standard I45X.6.5.6 Road Design and Upgrade of Existing Roads:
- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
  - (b) Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.
  - (c) Whether the proposed design and road reserve:
    - (i) incorporates measures to achieve the required design speeds;

- (ii) can safely accommodate required vehicle movements;
- (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
- (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.

(d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.

(6) Non-compliance with Standard I45X.6.6 Noise Attenuation

(a) Whether the location of the building or any other existing buildings/structures avoids, remedies or mitigates the adverse noise effects associated with the road traffic noise relating to the operation of Pukekohe East Road East Street and Golding Road as a future arterial road.

Commented [PR47]: AT submission

(b) The extent to which the alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.

(c) Whether any identified topographical or building design features will mitigate any potential adverse health and amenity effects.

(d) Any implications arising from any technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for Pukekohe East Road East Street or Golding Road.

Commented [PR48]: AT submission

(7) Cultural Inputs:

(a) Policy I45X.3 (20).

(8) For buildings that do not comply with one or more of Standards I45X.6.1.2 to I45X.6.1.9 1:

(a) for all infringements to standards:

- (i) refer to Policy I45X.3(19)
- (ii) refer to Policy I45X.3(20)

(b) for building height:

- (i) refer to Policy I45X.3(15)
- (ii) refer to Policy I45X.3(19)

Visual dominance

(iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct; and
- the location, orientation and design of development,
- the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity



(iv) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast

(v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

- whether roof plan, services and equipment are hidden from views; and
- whether the expression of the top of the building provides visual interest and variation.

(c) for height in relation to boundary:

(i) refer to Policy I45X.3(15)

(ii) refer to Policy I45X.3(19)

#### Sunlight access

(iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

- Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):
- over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard I45X.6.1.8: or
- over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard I45X.6.1.8.

(iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in I45X.8.2(1)(b)(v):

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

#### Visual dominance

(v) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:

- the planned urban built character of the zone;
- the location, orientation and design of development;
- the physical characteristics of the site and the neighbouring site;
- the design of side and rear walls, including appearance and dominance; and
- providing adequate visual and/or physical break up of long continuous building forms.

#### Overlooking and privacy

(vi) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(d) for yards:

(i) refer to Policy I45X.3(15)

(ii) refer to Policy I45X.3(17)

(iii) the extent to which buildings set back from water bodies maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and provide protection from natural hazards.

(e) for building coverage:

(i) refer to Policy I45X.3(15)

(ii) refer to Policy I45X.3(17)

(iii) whether the non-compliance is appropriate to the context, taking into account:

- whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the precinct;
- the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
- the proportion of the building scale in relation to the proportion of the site.

(f) for landscaped area:

(i) refer to Policy I45X.3(15)

(ii) refer to Policy I45X.3(17)

(iii) refer to Policy H5.3(10) and

(iv) the extent to which existing trees are retained.

(g) for outlook space:

(i) refer to Policy I45X.3(15)

(ii) refer to Policy I45X.3(17)

(iii) refer to Policy I45X.3(18)

(iv) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(h) for outdoor living space:

(i) refer to Policy I45X.3(15);

(ii) refer to Policy I45X.3(18); and

(iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(i) for windows facing the street:

(i) refer to Policy I45X.3(17)

(ii) the extent to which the glazing:

- allows views to the street and/or accessways to ensure passive surveillance; and
- provides a good standard of privacy for occupants.

#### **I45X.98. Special Information Requirements**

##### **I45X.98.1 Riparian Planting Plan**

- (1) An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must:
- (a) Identify the location, species, planting bag size and density of the plants;
  - (b) Include a management plan to achieve establishment within 5 years and the eradication of pest weeds;
  - (c) Confirm detail on the eco-sourcing proposed for the planting; and
  - (d) Take into consideration the local biodiversity and ecosystem extent.

##### **I45X.98.2 Traffic Assessment**

- (1) At the first stage of subdivision or development of any site existing at (date of plan change approval); and
- (2) For any subdivision or development exceeding a cumulative increment of 60 further dwellings/lots within the Precinct a Traffic Assessment must be provided which assesses effects (including cumulative effects) on the safety and efficiency of the road network and in particular addresses the need for:
- (a) Any upgrade of the Golding Road / Anselmi Ridge Road / Pukekohe East Road intersection;
  - (b) Any upgrade of the Golding Road / East Street / Pukekohe East Road intersection; ~~and~~
  - (c) Any upgrade of the Station Road / East Street intersection; and
  - ~~(e)~~(d) Golding Road where it adjoins the Precinct.

Commented [PR49]: See specialist transport review

##### **I45X.98.3 Transport Design Report**

- (1) Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use

assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network, and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.

In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.

#### 45X.9.4 Water and Wastewater Servicing Plan

Commented [PR50]: Watercare submission

- (1) At the first stage of subdivision or development of any site existing at (date of plan change approval) within the Precinct the applicant is required to provide a Water and Wastewater Servicing Plan for the Precinct Area. The Water and Wastewater Servicing Plan must:
  - (a) Identify the location, size and capacity of the proposed water supply and wastewater network for the Precinct.
  - (b) Identify the location, size and capacity of the key water and wastewater infrastructure dependencies located outside of the Precinct Area but are necessary to service the Precinct.
  - (c) Identify the location, size and capacity of the local connections within the Precinct.

#### 45X.9.5 Water Supply and Wastewater Infrastructure Capacity Assessment

Commented [PR51]: Watercare submission

- (1) All applications for subdivision or development must be accompanied by a Water Supply and Wastewater Infrastructure Capacity Assessment. The applicant is required to produce a water supply and wastewater infrastructure capacity assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network to service the proposed development or lots.

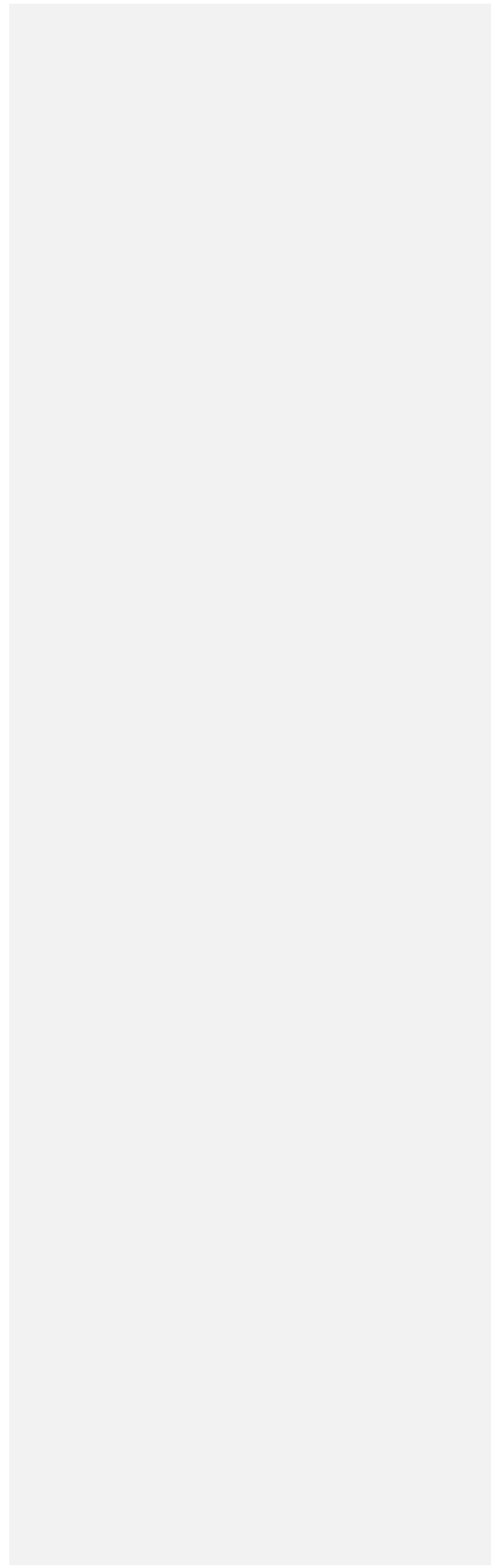
#### 45X.9.6 Detailed Flood Modelling

Commented [PR52]: 9.6 and 9.7 arise from specialist review on behalf of Healthy Waters

- (1) An application for resource consent for subdivision and/or development must be accompanied by a detailed flood modelling assessment prepared by a suitably qualified person demonstrating that there is no increase in flood risk downstream. The detailed flood modelling assessment must include but is not limited to:
  - (a) Downstream effects
  - (b) Assessment of coinciding peak flows downstream
  - (c) Effects of roughness from proposed riparian planting
  - (d) The extent of the 1% AEP floodplain, taking into account climate change factors at the time of subdivision and/or development
- (2) The extent of the drainage reserve to be vested to Council is to be supported by the detailed flood modelling assessment required by (1) above at subdivision stage showing the extent of the 1% AEP floodplain and demonstrating the location and area of land needed to accommodate the communal stormwater ponds and area to be vested as drainage reserve and must be in general accordance with Plan 2.

**I45X.9.7 Drainage Reserve Planting Plan**

(1) At the time of subdivision and prior to vesting of the drainage reserve, the applicant must provide a detailed planting plan for Council approval showing the entire extent of the drainage reserve area to be planted excluding any area needed for the access and maintenance of the communal stormwater ponds. The detailed planting plan must include the following:

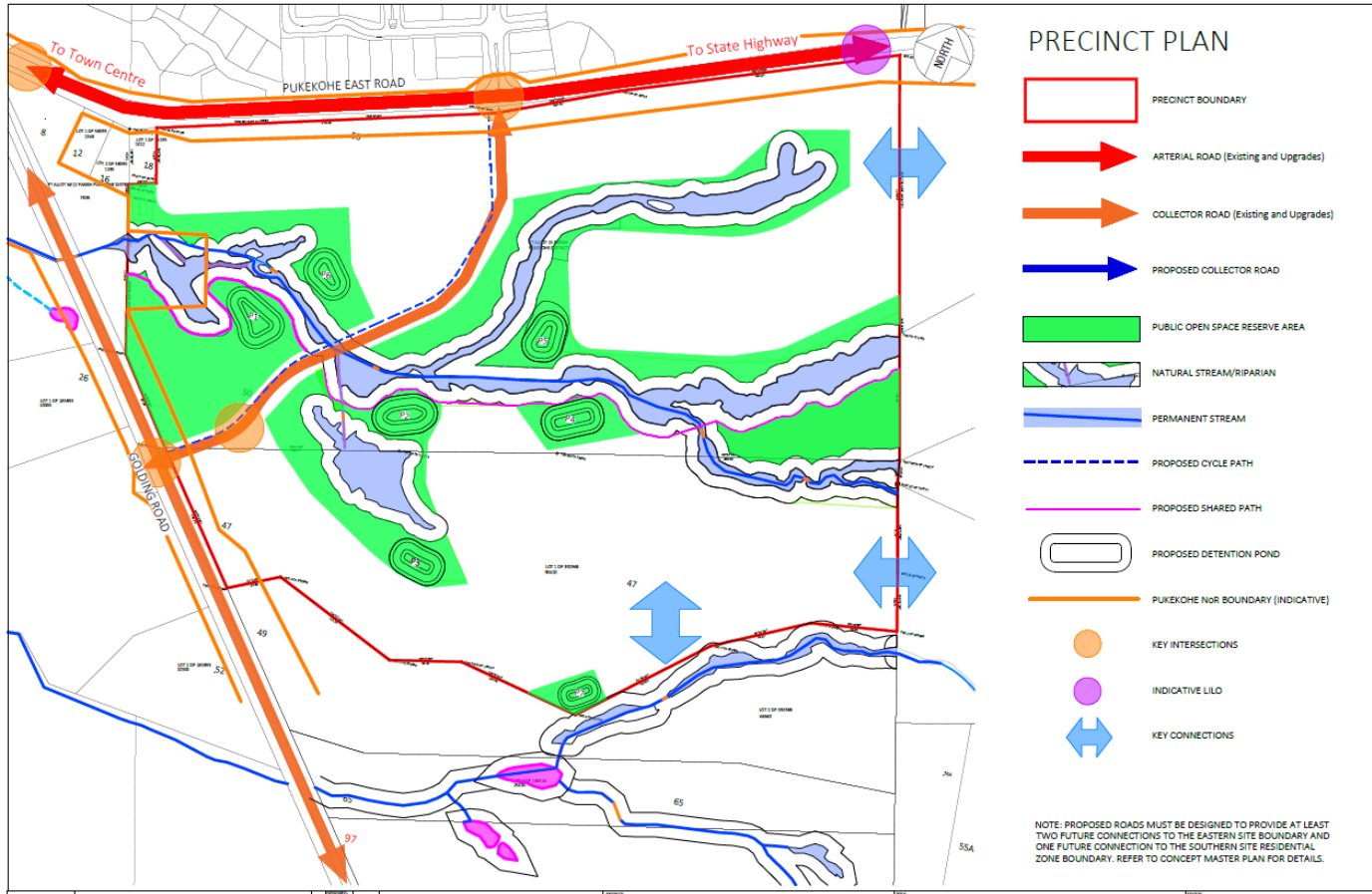


I45X Pukekohe East-Central Precinct 2

**S42A Report – Recommended Changes**

- (a) A plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting.
- (b) A programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme

**I45X.9 PUKEKOHE EAST-CENTRAL: PRECINCT PLAN 1 (NB Auckland Transport submission to amend Precinct Plan)**



**Appendix 1 – Minimum Road Width, Function and Required Design Elements**

Appendix 1 - 1 Minimum Road Width, Function and Required Design Elements Name	Role and function of road	Minimum Road Reserve (Note 1)	Total no. of lanes	Design Speed	Median (Note 2)	Cycle provision	Pedestrian provision	Freight heavy vehicle route	Access restrictions	Bus Provision (Subject to Note 3)
Golding Road (interim)	Collector/Arterial (unless Auckland Transport issues a notice of requirement for an arterial road status on or before 30 January 2026) (NB: Auckland Transport submission – to remove reference to NOR)	21m	2	50km/h	No	Yes	Precinct side only	Yes	Yes (where protected cycle lane or shared path)	Yes
Pukekohe East Road	Arterial	N/A	2	50Km/h	No	Yes	Precinct side only	Yes	Yes	Yes
Internal Collector Road	Collector	21m/22m (Note 5)	2	50km/h	No	Yes	Both sides	Yes No	Yes (where protected cycle lane or shared path)	Yes
Local internal roads	Local	16m	2	30km/h	No	No	Both sides	No	No	No

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

Note 2: Whilst not a general part of the road cross section, flush or solid medians may be required at intersections or crossing points on Golding Road and Pukekohe East Road.

Note 3: Carriageway and intersection geometry capable of accommodating buses.

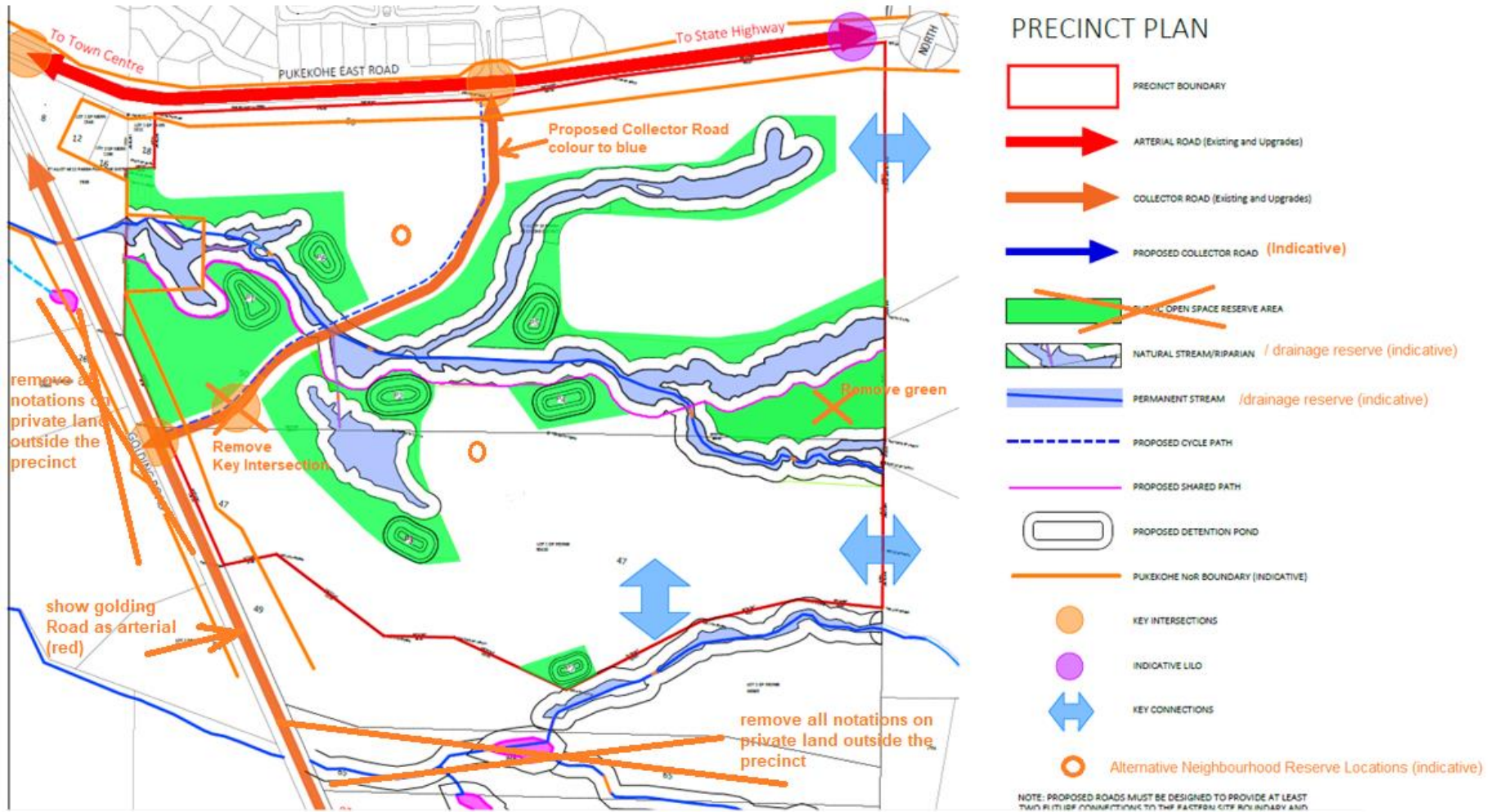


Note 4: Width of local roads where they adjoin open space may be modified.

Note 5: Collector Road width may be reduced to 21m if a two-way cycleway is provided on one side of the road.

Note 6: The Collector Road shall be designed to discourage through traffic, particularly freight and heavy vehicles.

**Commented [PR53]:** See specialist transport review



Section 42A mark-up amendments to the PC98 Precinct Plan (marked in orange)