
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

PRIVATE PLAN CHANGE 98
ADDENDUM HEARING REPORT
50 PUKEKOHE EAST ROAD AND 47 GOLDING ROAD
OMAC LIMITED AND NEXT GENERATION PROPERTIES LIMITED

COMMISSIONERS

Chairperson Richard Blakey (Chairperson)
Commissioners Bridget Gilbert
Vaughan Smith

Chayla Walker
KAITOHUTOHU WHAKAWĀTANGA
HEARINGS ADVISOR

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Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

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



Addendum Section 42A 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

Addendum Report date: 22 October 2024

Scheduled hearing date: 30 October 2024

Introduction

This s42A Addendum Report follows the receipt and review of evidence provided on behalf of the Applicants and submitters.

The Applicants have accepted most of the recommendations made in the primary s42A report. There are only limited matters which remain as differences between the Applicants and the s42A reporting team.

I have attached at Appendix A an “Addendum Version” of provisions. That version is based on the plan change as notified. Changes are in green and red text.

The green text reflects:

1. The recommended changes in the primary s42A report that have been accepted by the Applicants;
2. Wording changes that were made by the Applicants in the version attached to the evidence of Mr Duncan Ross, and that are agreed by the s42A reporting team;
3. Wording changes proposed in the evidence of Katja Huls on behalf of Watercare which are agreed by both the Applicants and the s42A reporting team;
4. Changes that have been made in respect of the MDRS provisions and minor numbering, consistency of wording, cross-reference etc changes. These minor changes have been provided to the Applicants and have been agreed.

I note that minor changes are also proposed to the Precinct Plan, which I understand are also agreed by the Applicants. These involve:

1. Amending the position of one of the indicative options for a Neighbourhood Park so that it does not straddle a Notice of Requirement boundary;
2. Amending the legend so that, in respect of the drainage reserve and Neighbourhood

Park areas indicatively shown on the precinct plan the term “Public Open Space” is added so that there is alignment with the wording used in the provisions.

3. Deleting the reference to “LILO” which is not a term used in the provisions and is redundant on the precinct plan.
4. Deleting the reference to Precinct Plan “1”.

The red text reflects matters that remain, as at this time, as issues between the Applicants and the s42A reporting team. These are summarised as follows:

Public Open Space Connections

An Addendum memorandum from Lea van Heerden is attached at Appendix B. Ms van Heerden agrees with some of the views expressed by Mr Ian Munro, urban design expert for the Applicants. However Ms van Heerden remains of the view that the provisions should retain reference to the importance of connections to and within areas of public open space, including connections across streams. I support Ms van Heerden’s views in that respect.

Water Matters

An Addendum Memorandum from Sameer Vinnakota and Lisa Dowson is attached at Appendix C. Mr Vinnakota and Ms Dowson remain concerned about the Applicant’s proposed amendments to water-related provisions and generally seek that the provisions as recommended in the primary s42A report be retained.

I understand a primary issue for Council is that a Stormwater Management Plan (SMP) has not yet advanced to the stage of provisional approval. If there was provisional approval then some of the provision wording could be refined, as reliance would not need to be placed on detailed precinct provisions. I further understand that there is a possibility that the required inputs for the SMP could be advanced by the time of the hearing in which case some amendment to the proposed provisions could be possible.

Design of the Collector Road

Most of the recommendations made by Council’s traffic expert reviewer Mr Martin Peake have been accepted by the Applicants. The remaining issue is the Collector Road being used as a possibly preferred route by through traffic, and particularly heavy vehicles. Mr Peake has advised me that he maintains the views on this matter as expressed in his primary specialist’s transport review.

I rely on the views expressed by Mr Peake on this matter, noting that Auckland Transport has advised it is comfortable with the provisions proposed in the Applicant’s evidence.

Conclusion

In the primary s42A report I expressed reservations about the timing of live zoning of this land given the revisions that have come about in the Future Development Strategy 2023. Those reservations related to the timing of provision of required infrastructure. Those reservations have been addressed in the evidence of the Applicants and in particular the responses from the submitters – Watercare, Auckland Transport and Auckland Council. Further protections have been introduced by extra and reworded provisions.

Subject to the Panel being satisfied on the outstanding matters outlined above I recommend approval of PC 94.

A handwritten signature in blue ink, appearing to read "Peter Reaburn". The signature is stylized with large, overlapping loops for the first few letters.

Peter Reaburn
Reporting Planner
22 October 2024

S42A Addendum Report – Recommended Changes

S42A Recommended Version of Provisions

Legend

Additions in underline, deletions in ~~strike through~~ (base document, provisions as publicly notified)

Green wording – Agreed between Council and Applicant

Red Wording - Outstanding Differences (based on the Applicant's Evidence Version)

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.

There are known water supply and wastewater constraints in the bulk infrastructure network serving the Precinct. There are planned upgrades to the bulk network to address these constraints. At the time a land use or subdivision consent application is made, an applicant must demonstrate that there is sufficient capacity in the bulk network to cater for the development.

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.

Open space is to be provided in the form of an appropriately sized and located neighbourhood reserve. Land use around open spaces must integrate with the open spaces to provide good urban design outcomes. ~~An interconnected public walking and cycling network will need to be provided within and between areas of open space, including across streams.~~

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]

S42A Addendum Report – Recommended Changes

- (1) ~~Pukekohe East-Central Precinct 2 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 tikanga¹, 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 provision of bulk and local water supply, wastewater and stormwater infrastructure with capacity to service the Precinct.~~
- (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 neighbourhood reserve is provided which integrates with surrounding land use to provide a safe and well connected recreational area.
- (12) 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.

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:

¹ Customary ~~lore and practice, Māori protocols practices of Mana Whenua.~~

S42A Addendum Report – Recommended Changes

- [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 [public open spaces 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 walking and cycling routes within and between areas of public open space, including connections across the stream network, in a way that enables and enhances open space integration;~~
 - ~~(v)(iv)~~ providing a safe separated lane(s) for cyclists on collector and arterial roads where practical;
 - ~~(vi)(v)~~ providing for safe local road intersections onto collector and arterial roads;
 - ~~(vii)(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;
 - ~~(viii)(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~~

S42A Addendum Report – Recommended Changes

~~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.~~

(ix) discouraging the use of the Collector Road for through traffic, heavy vehicles, and freight.

- (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; and
 - (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 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 natural wetlands are not compromised by development.
- (8) Requireing 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 where practicable and as part of an efficient overall street and block structure.
- (9)10) 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.

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- ~~(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 subdivision and development within the Precinct is appropriately staged and timed to align with the establishment of required water, ~~and wastewater~~ connections and stormwater infrastructure.
- ~~(12)~~ Avoid subdivision and development that does not align with the timing of the provision of bulk water supply and wastewater infrastructure with sufficient capacity to service the proposed development.
- ~~(12)~~ (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 are indoors.
- ~~(14)~~ (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.
- ~~(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).
- ~~(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.

I45X Pukekohe East-Central Precinct 2

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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
Use	
(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>	<u>P</u>
(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>	<u>P</u>
(A4) <u>Show home which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	<u>P</u>
Development	
(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	<u>P</u>
(A63) Any activity not complying with the standards under I45X.6.43, I45X.6.24 (excluding I45X.6.4.4), I45X.6.35, I45X.6.58.4, or I45X.6.6	RD
(A74) Any activity not in accordance with the Precinct Plan or not complying with the standards under I45X.6.456, 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>	<u>NC</u>
(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>	<u>P</u>
(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>	<u>P</u>
(A11) <u>Additions to an existing dwelling which complies with Standards I45X.6.1.1 to I45X.6.1.9 inclusive</u>	<u>P</u>

I45X Pukekohe East-Central Precinct 2

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Infrastructure		
(A12 5)	Construction of communal stormwater devices or structures	RD
Subdivision		
(A13 6)	Subdivision listed in Chapter E38 Subdivision - Urban	
(A14 7)	Subdivision listed in Chapter E38 Subdivision – Urban Subdivision not complying with the standards under I45X.6.4 3 , I45X.6.24(excluding I45X.6.4.4),, I45X.6.3 5 , I45X.6.5 8 .4, or I45X.6.6 9	RD
(A15 8)	Subdivision not in accordance with the Precinct Plan or not complying with the standards under I45X.6.4 5 6, I45X.6.5 8 (excluding I45X.6.5 8 .4)	D
(A16)	<u>Subdivision not complying with Standard I45X.6.4.4 (Water and wastewater)</u>	<u>NC</u>
<u>Subdivision for the Purpose of Construction or Use of Dwellings</u>		
(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>	<u>C</u>
(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 zone, Auckland-wide and overlay standards and Standard I45.6.2.3;</u> <u>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 zone, Auckland-wide and overlay standards and Standard I45.6.2.3.</u>	<u>C</u>
(A19)	<u>Any subdivision in (A17) or (A18) above not meeting I45X.6.2 Standards for controlled subdivision activities</u>	
(A20)	<u>Any subdivision in (A17) or (A18) above not meeting General Standards E38.6.2 to E38.6.6 inclusive</u>	<u>D</u>
(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>	<u>D</u>

I45X.5. Notification

S42A Addendum Report – Recommended Changes

- (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.50; 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 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 [PR1]: Please note the possibility that (b) should be deleted - to confirm.

I45X.6. Standards

- (1) 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.
- (2) 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), (A4), (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;

S42A Addendum Report – Recommended Changes

- (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.

~~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.~~

(4) 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

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

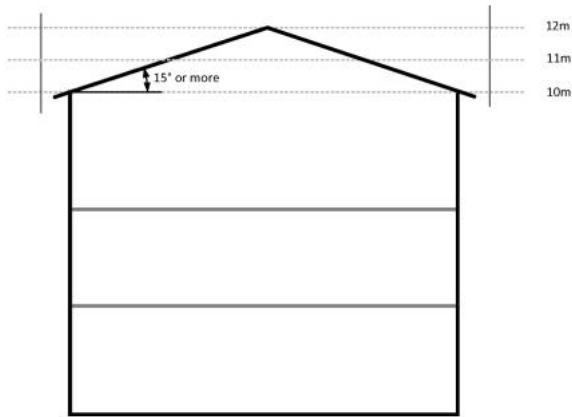
Purpose: To manage the height of buildings to:

- 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

S42A Addendum Report – Recommended Changes



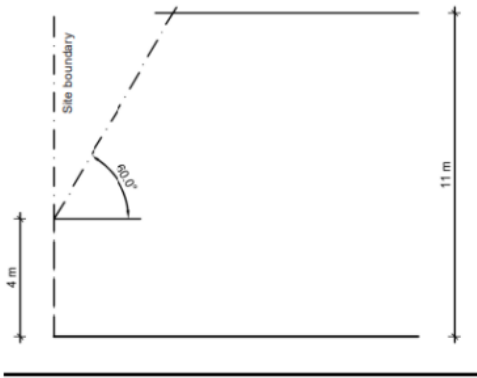
I45X.6.1.3 Height in relation to boundary

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 I45X.6.1.3(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

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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.6.1.4.1 Yards below.

Table I45X.6.1.4.1 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>

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- Qualifying Matter under Section 77I(a) of the RMA

(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.

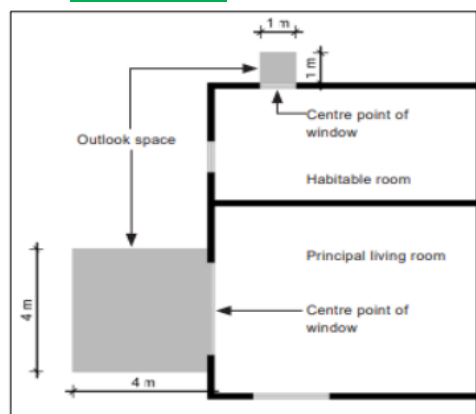
(3) The minimum dimensions for a required outlook space are as follows and as shown in Figure I45X.6.1.7.1 Outlook space requirements for development containing up to three dwellings below:

- a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
- all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

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- (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 20m² 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 8m² and has a minimum dimension of 1.8 metres; and

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- (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 8m² 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:

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- (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 Public Open Space 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 with a public open space or of the drainage reserve area (as shown on the 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.6.2.1 Hydrological Mitigation

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

- ~~(1) Design development to achieve the requirements of an approved Stormwater Management~~

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~~Plan in relation to hydrological mitigation.~~

- ~~(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.6.4.12 Water Quality

Purpose:

- To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces.

~~Design development to achieve the requirements of an approved Stormwater Management Plan in relation to water quality.~~

- ~~(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.
- ~~(23)~~ Runoff from all impervious surfaces (including roads) other than roofing meeting clause ~~(12)~~ 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)'.

I45X.6.4.23 Stormwater

Purpose:

- To ensure that sufficient stormwater attenuation is provided within the Precinct area so that downstream flooding risks are not increased.

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- (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.6.4.34 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 bulk water supply and wastewater infrastructure with sufficient capacity is available to support subdivision and development within the Precinct.

- (1) Subdivision or development must either:
 - (a) Be able to be connected to publicly available bulk water and wastewater infrastructure that is completed and commissioned with sufficient capacity to service the subdivision or development; or
 - (b) Be supported by written confirmation from the infrastructure services provider for the area that planned capital works required to provide bulk water and wastewater infrastructure that would provide connections for water and wastewater are suitably advanced and will have sufficient capacity to service the proposed subdivision or development.

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:

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- (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.6.75 Precinct Plan and Infrastructure requirements

I45X.6.75.1 Precinct Plan Requirements

- (1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on ~~the 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.9.6 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 ~~the 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.6.75.2 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.6.75.3 Transport Upgrades

Table I45X.6.75.3.1 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

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(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 the I453 Pukekohe East-Central Precinct Kohe Precinct at Golding Road.	Any subdivision or development resulting in a cumulative total of 100 dwellings within an area depicted in the Precinct Plan 50 Pukekohe East Road .
(T4)	New Intersection Collector / I453 Pukekohe East-Central Precinct Kohe Precinct Collector / Golding Road Intersection	Any subdivision or development resulting in a cumulative total of 100 dwellings within an area depicted in the Precinct Plan 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.8.17(5) and the assessment criteria in I45X.85.2(4)(e)(g).

I45X.6.-75.4 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.-75.5 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.

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- (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.

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.6.7.5.6 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.6.7.6.1.4) 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.6.7.6.1.4 below.

Table I45X.6.7.6.1.4: 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

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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 Standard I45X.6.7.6.4\(1\)](#) 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 Standard I45X.6.7.6.4\(1\)](#) 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

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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 E38.83(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:

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- (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.

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- (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.6.57.4 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.6.68 – 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.
- (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.

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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;

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- (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.

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- (5) Non-compliance with Standard I45X.6.5-67.4 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.
 - (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.
- (7) Cultural Inputs:
- (a) Policy I45X.3
- (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\(19\)](#)
 - (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:](#)

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- 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~~ I45X.6.1.3 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:

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- 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 built 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)

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- (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:

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- (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
- ~~(d)~~ 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.9.4 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.9.5 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 or planned or proposed provision of infrastructure upgrades in the wider water and wastewater reticulated network to service the proposed development or lots.

I45X.9.6 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:

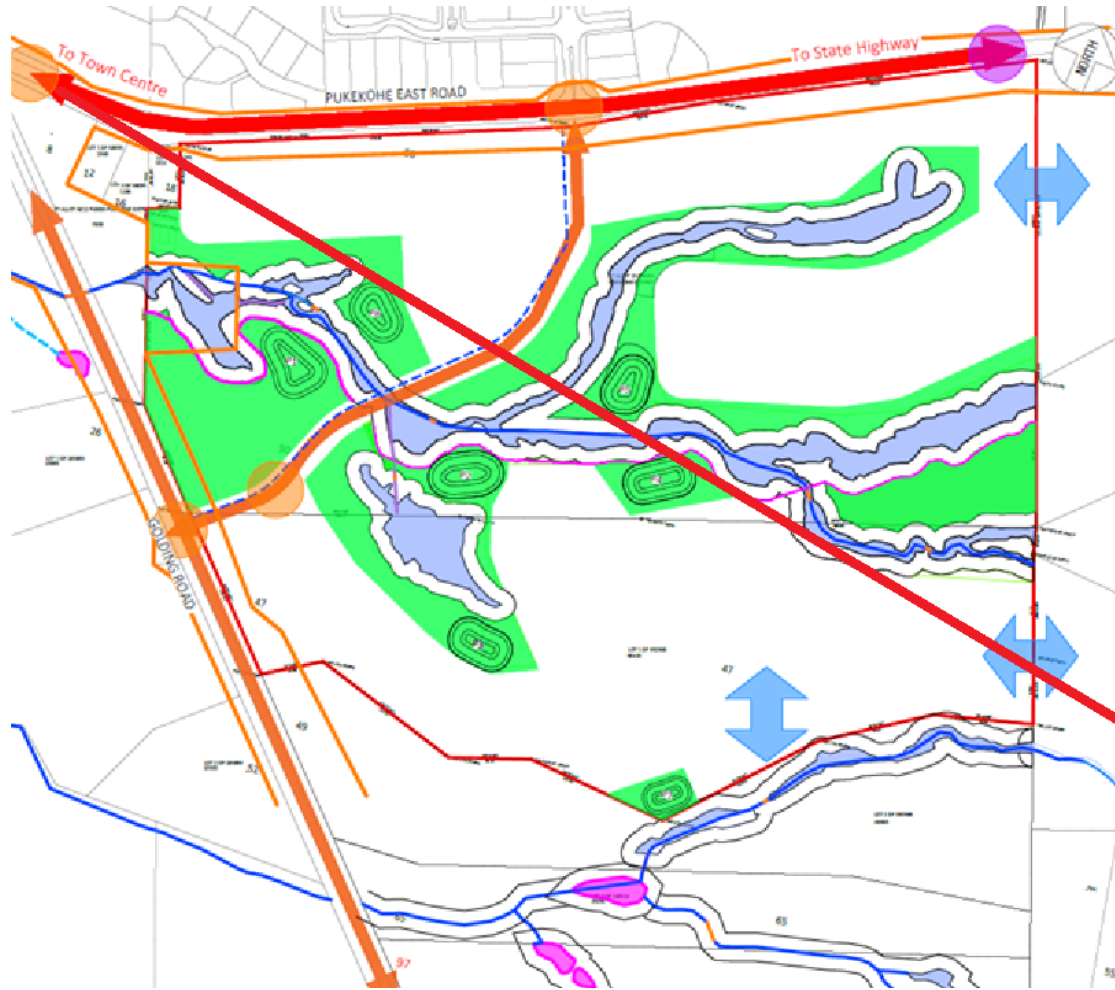
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- (a) Downstream effects
 - (b) Assessment of coinciding peak flows downstream
 - (c) Effects of roughness from proposed riparian planting
 - (d) The extent of the 1% AEP floodplain, taking into account climate change factors at the time of subdivision 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 devices and area to be vested as drainage reserve and must be in general accordance with the Precinct Plan.















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 devices. 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

I45X.9 PUKEKOHE EAST-CENTRAL: PRECINCT PLAN 1

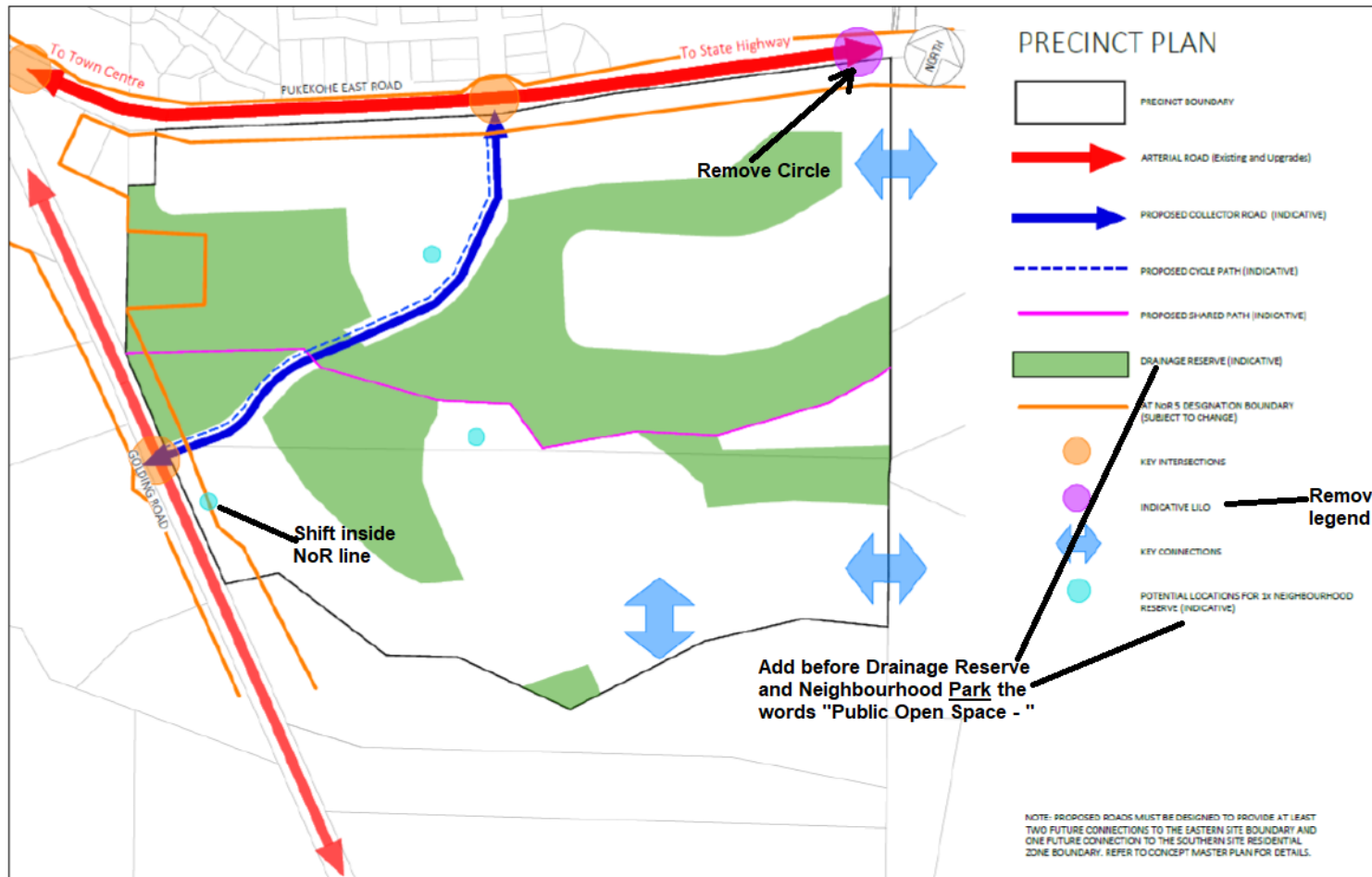


PRECINCT PLAN

-  PRECINCT BOUNDARY
-  ARTERIAL ROAD (existing and upgraded)
-  COLLECTOR ROAD (existing and upgraded)
-  PROPOSED COLLECTOR ROAD
-  PUBLIC OPEN SPACE RESERVE AREA
-  NATURAL STREAM/RIPARIAN
-  PERMANENT STREAM
-  PROPOSED CYCLE PATH
-  PROPOSED SHARED PATH
-  PROPOSED DETENTION POND
-  PUKEKOHE NOR BOUNDARY (INDICATIVE)
-  KEY INTERSECTIONS
-  INDICATIVE LILO
-  FUTURE CONNECTIONS

NOTE: PROPOSED ROADS MUST BE DESIGNED TO PROVIDE AT LEAST TWO FUTURE CONNECTIONS TO THE EASTERN SITE BOUNDARY AND ONE FUTURE CONNECTION TO THE SOUTHERN SITE RESIDENTIAL ZONE BOUNDARY. REFER TO CONCEPT MASTER PLAN FOR DETAILS.

I45X.9 PUKEKOHE EAST-CENTRAL: PRECINCT PLAN ~~1~~ — Remove "1"



Remove from legend

Add before Drainage Reserve and Neighbourhood Park the words "Public Open Space - "

NOTE: PROPOSED ROADS MUST BE DESIGNED TO PROVIDE AT LEAST TWO FUTURE CONNECTIONS TO THE EASTERN SITE BOUNDARY AND ONE FUTURE CONNECTION TO THE SOUTHERN SITE RESIDENTIAL ZONE BOUNDARY. REFER TO CONCEPT MASTER PLAN FOR DETAILS.

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	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 <u>No</u>	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.

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)

Response to applicant expert evidence dated 4 October 2024

1. Introduction

- 1.1. My name is Lea van Heerden. I have the qualifications and experience as outlined in my s42A Specialists Report dated 10 September 2024.
- This Addendum memorandum responds to the applicant's expert evidence. I continue to abide by the code of conduct for expert witnesses contained in the Environment Court Practice Note (2023).

2. Further comments on the applicant's expert evidence

- 2.1. I have read Ian Munro's expert urban design evidence dated 4 October 2024. I provide the following responses to parts of that evidence:

"3.4 (a) "Activation" has a specific urban design meaning referring to two-way human interaction across a public and a private boundary. Where there is no public access or facilities (such as a wetland edge with no shared path), it will not be relevant or achievable, so should not be referred to in the Precinct provisions. Passive surveillance and visual engagement are the appropriate outcomes to be sought in a residential + open space context and this is also what the MHU zone policy framework seeks (H5.3(3)). However, despite Ms. Van Heerden's memo seeking activation as a built form / open space outcome, I note that none of Mr. Reaburn's recommended Plan amendments seek this so it may not be a point of disagreement."

- 2.2. I agree with Mr Munro's understanding of the term "activation". I agree that in cases where open space is not easily accessible, the aim should be to achieve passive surveillance and visual engagement.

"3.4 (b) Where open space is to be retained in private ownership I do not agree that the same interface expectation as with public open space is necessary (hence I recommend distinguishing between all open space generally and 'public open space'). Similarly, it should not be assumed that all open space (including private open space) can or should facilitate public use or access. To this end I recommend that all open space discussed in the Precinct provisions should distinguish between public and private use or ownership."

2.3. If a piece of land is meant to be open and accessible to everyone, regardless of ownership, I disagree with Mr. Munro's view that public and private open spaces should have different interface expectations. It is not unreasonable to expect a consistent approach. It enables openness, connectivity, and passive surveillance in design. This approach aligns with "designing out crime" strategies by promoting transparency and activity, which reduces opportunities for concealed or unsafe areas. A visually permeable boundary allows residents or community members to observe activity in both public and private adjacent open spaces. This "eyes on the street" concept fosters a sense of security and deters antisocial behaviour, as people feel observed, reducing the potential for crime.

2.4. To Mr Munro's second statement, I am not opposed to distinguishing between open space and public open space - but I do not consider there should be a different outcome in terms of interface just because there is a difference in ownership.

"3.4 (b)(ii) The Panel may also wish to confirm with the Healthy Waters team that its approach to drainage reserves would include provision for pedestrian or cycle facilities, or whether the policy is assuming privately-provided facilities for public benefit. These are not in my opinion prudent or advisable."

2.5. While I cannot speak to the acceptance of drainage reserves, Parks Planning, of which I am a member of, work closely with Healthy Waters to ensure multi-purpose functions, such as pedestrian facilities, that enable passive recreation and activation of these areas as a secondary function. Drainage reserves are considered open space and are often key to access and enable connectivity to a wider open space network. I support providing these types of facilities in drainage reserves from an open-space perspective.

"3.4 (c)(ii) The bridges identified by Ms. Van Heerden (and potential others) have unknown lengths, technical challenges and costs. Would they have lighting? A bridge across a 20m riparian area and stream is one thing, but a bridge also crossing a wetland or stormwater pond as well might end up at 100m or more long, creating a number of potential and practical health and safety (and CPTED) effects. These collective issues may be substantial and unacceptable to whatever Council department may be asked to own them at the time of subdivision."

2.6. I disagree with Mr. Munro's statement regarding the CPTED issues, technical challenges, and costs associated with the proposed linkages in the Plan Change proposal. These matters can be considered at the resource consent stage to determine feasibility. CPTED issues can be addressed again at the resource consent stage. In my experience, I have observed several instances across Auckland where boardwalk structures and pedestrian bridges have been proposed across streams and wetlands to enable connectivity and use or enjoyment of open spaces. At the resource consent stage, the determination of whether any structures can be located in a wetland, including those for connectivity, will be made. These connections also ensure that open spaces are enjoyed and activated. In the context of Plan Change 74, to which Mr Munro has previously referred to our collaboration, the applicant at the resource consent stage managed to secure the proposal of a bridge structure across the stream and a reserve.

“3.4 (c)(iii) It is unknown whether the bridge locations preferred by Ms. Van Heerden may have their own consent requirements including stream works (I do not understand her recommendation being to grant such bridges fully permitted activity status), and which may have a substantially disabling impact on the activity status of the underlying development or subdivision.”

- 2.7. Building a bridge may require a separate resource consent including a stream works consent during the resource consent stage. However, in my view this is appropriately considered during the resource consent stage, not during a plan change process.

“3.4 (c)(iv) The linkages are relevant to the one reserve location Ms. Van Heerden has indicated support for. But if the final reserve location changes, the identified linkages may no longer be relevant or efficient. It may be that there is a half-way house park location that is different to all options tested thus far (which have been limited by a concept plan that did not include a reserve in its own rationale because the Structure Plan did not indicate one), which could significantly reduce or avoid the need for any pedestrian bridges at all.”

- 2.8. Mr. Munro seems to be referring to the provision of a neighbourhood park when he talks about "reserve location." I agree with Mr. Munro that the park's location can change based on further investigations. I have further considered whether indicative locations for bridge crossings are appropriate, regardless of the park's location. My opinion remains unchanged: bridge structures or crossings can facilitate increased use activation and connectivity of drainage reserves (open space), provide access to streams, and promote an open space network that allows people to have an option of choosing to walk or cycle to the park via open space network or a road networks.

- 2.9. I maintain my view that, for clarity purposes, the bridge connections should be considered as part of the precinct provision to enable connectivity and “access to open space” outcomes. Please refer to section 5.18.10 Figure 4 of my original assessment.

“3.4 (c)(v) Segregated mode-specific linkages are always less desirable than a full road connection and my preference would be to always seek road access before shifting to second-prize. A well-intentioned policy direction seeking pedestrian bridges may counter-intuitively incentivise a lower-quality design and subdivision outcome. In other words, integrating the future park with the road network would be my first and preferred objective; the Council’s approach could at worst possibly enable a solution of a park with no or very inferior actual road access, but which via pedestrian bridges could be argued as being well-integrated and connected.”

- 2.10. To counter the argument that these connections are a "second-prize" solution compared to a full road connection, I can only emphasise that the stream crossings create a more human-scaled and pedestrian-friendly environment, often more desirable in connecting open spaces than vehicle-centric infrastructure. Integrating open spaces, not explicitly referring to the neighbourhood park, by relying on a road network can disrupt the nature of open spaces, introducing noise, pollution, traffic, and an unsafe environment, especially for families and children. Well-designed green corridors can eliminate these risks, ensuring a safer environment

for families, children, and those seeking recreational use of the open space, ensuring infrastructure in these open spaces encourages use and activation. While road access can enhance connectivity, it doesn't always result in higher-quality design or subdivision outcomes.

"3.4 (c)(vi) There is also a practical design-equity issue if the bridges are required but the Council declines future ownership, and not just in terms of insurance / liability, and maintenance. If the Council selects the park location but then externalises the access costs to that, there is a risk that it chooses the highest-cost access location, which it might not if it were also footing the access-bill."

- 2.11. I have no comments to add. It is speculative and can only be determined once it requires further investigation at the resource consent stage.

"3.4 (c)(vii) The Council will be more than capable of evaluating a proposed subdivision and any connections to open spaces it may consider accepting as assets, and satisfying itself that adequate connectivity has been provided. The AUP: OP in Chapter E38 already has a strong policy framework seeking convenience for all modes, and the principles of a "liveable, walkable, and connected neighbourhood" (see E38.3(10) - (12), (14), and (18))."

- 2.12. I agree with Mr. Munro's assessment. However, the precinct plan will secure this outcome to a greater extent.

"3.4 (d) On the topic of park-edge roads generally, the Panel will recall this being discussed at length as part of previous plan changes 74 and 76. It should not be approached in a doctrinaire or dogmatic basis or be promoted ahead of many other equally important design considerations. As demonstrated by the concept plan included as part of the proposal, it will likely be possible to provide park edge roads in some instances and in a way that is logically related to the Site's characteristics and many other outcomes sought by the AUP: OP. But I am sufficiently uncertain as to exactly what could or could not be delivered that I am hesitant to seek any additional Precinct provisions in this instance. Because of this, I recommend against s.42A policy I45X.3(9) and specifically the word "predominantly" proposed by Mr. Reaburn. I consider the evidence and s.32AA-type analysis undertaken by the Council falls significantly below what would be required to prove this will be at all effective (i.e., actually workable) or efficient."

- 2.13. I do not disagree with Mr. Munro's assessment. Park-edge roads are preferred where they are practically achievable. Park edge roads enable accessibility, visibility, safety, and connectivity but also introduce noise, pollution, safety hazards, and potential where poorly designed green space, fragmentation challenges that encourage illegal dumping. A well-designed park edge road, with features like pedestrian crossings, speed controls, and landscaping buffers, can effectively balance the advantages and disadvantages.

"3.4 (d)(iv) If the Panel wishes to provide additional park edge guidance into the AUP: OP, I recommend that instead of the words "...predominantly edged by roads", proposed policy I45X.3(9) terminate with "...edged by roads where practicable and as part of an efficient overall street and block structure." (this has

been constructed to in turn relate to all of proposed assessment criteria I45X.8.2(4)(a), (b), (c), (d), (f) and (g)).”

- 2.14. I agree with Mr. Munor’s change of words referring to I45x. 3(9) “...edged by roads where practicable and as part of an efficient overall street and block structure”.
- 2.15. I have read the revised wording proposed by the applicant around the precinct provisions and agree with the minor changes in words. Specifically relating to:

I45X.1. Precinct Description

- 2.15.1. *Subdivision is undertaken in a manner that provides for an appropriately sized and located neighbourhood reserve; and*
- 2.15.2. *Land use around the neighbourhood reserve must integrate with the reserve to provide good urban design outcomes.*

I45X.2. Objectives

- 2.15.3. (11) *A high-quality neighbourhood reserve is provided which integrates with surrounding land use to provide a safe and well connected recreational area.*

I45X.3. Policies [rp/dp]

- 2.15.4. (9) *Ensure a safe and integrated network of high-quality landscaped public open spaces and green corridors, predominately edged by roads where practicable and as part of an efficient overall street and block structure.*
- 2.16. I support the location of three indicated park locations on the precinct plan, noting that a final location will be determined at the resource consent stage upon further investigation, specifically relating to:

I45X.9 PUKEKOHE EAST-CENTRAL: PRECINCT PLAN 1

- 2.16.1. *Precinct Plan 1.*

3. Conclusions and recommendations

- 3.1. Overall, I am of the same opinion as my original assessment. I agree that only the following changes are appropriate:
- The indicative locations of the proposed neighbourhood parks as demonstrated on Precinct Plan 1; and
 - The change of words within the description, objectives and policies under the precinct provisions.

A handwritten signature in blue ink, appearing to read "Lea van Heerden".

Prepared by:

Lea van Heerden
Senior Parks Planner, Parks and Community Facilities

Private Plan Change (PPC) 98 – 47 Golding Road & 50 Pukekohe East Road, Pukekohe
Specialist Memo (Stormwater and Flooding) for Council's section 42A Addendum Report

17 October 2024

To: Peter Reaburn – Consultant Reporting Planner (on behalf of Auckland Council)
From: Sameer Vinnakota – Consultant Planner (on behalf of Auckland Council Healthy Waters)
Lisa Dowson – Consultant Engineer (on behalf of Auckland Council Healthy Waters)

This memo has been jointly written by Mr Sameer Vinnakota, Environmental Planner at Jacobs and Ms Lisa Dowson, Water Sector Lead at Tonkin and Taylor.

We have reviewed the primary evidence prepared by Mr Duncan Ross (planning) and Mr Balaji Karnan (stormwater) on behalf of the Applicant and the latest proposed precinct provisions in relation to stormwater and flooding.

Some of our recommended precinct provisions have been agreed to by the Applicant's experts, however there are disagreements with the wording of some recommended precinct provisions.

Mr Karnan's evidence states that

the [recommended] precinct provisions are duplicating the provisions of the Healthy Waters NDC. In some cases, the proposed standards do not align with what is described within the SMP¹.

Neither Mr Karnan nor Mr Ross's evidence, or the applicant's commentary in the updated precinct provisions, make it clear what proposed standards do not align with the approach described in the SMP. In our view, the recommended precinct provisions are consistent with the stormwater management approaches proposed in the submitted Stormwater Management Plan (SMP), and align with the requirements of the Auckland Council Healthy Waters' Regionwide Network Discharge Consent (NDC). It is unlikely that Healthy Waters will approve a SMP that does not meet the requirement of the NDC.

Mr Ross's evidence states that

I do not see that it is necessary or appropriate to have additional requirements for the approval of the SMP within the precinct plan because they intended to be applied in the context of an applicant and the consent authority, not Healthy Waters as the future asset owner. The additional controls proposed make the SMP approval process quite confusing and potentially inconsistent. As a result, I have proposed some simple standards requiring development to be undertaken in accordance with an approved SMP².

Our comments in response to the arguments of Mr Karnan and Mr Ross relating to duplication and appropriateness of the recommended precinct provisions are provided in the table below.

The precinct provisions recommended in the s42A technical specialist memo, the Applicant's latest proposal to these provisions, and Mr Vinnakota's comments, are provided in the table below.

¹ Paragraph 10.3 of the Civil Engineering Evidence

² Paragraph 7.2 and 7.3 of the Planning Evidence

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
<p>Policy 145X.3.(7)</p>	<p>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:</p> <ul style="list-style-type: none"> 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 Precinct Plan 2 are not compromised by development. 	<p>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:</p> <ul style="list-style-type: none"> 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 Precinct Plan 2 are not compromised by development. 	<p>Disagree with the deletion.</p> <p>The NDC is a discharge consent and cannot, on its own, require the implementation of necessary measures identified in an SMP. Further at the time of writing this, the SMP has not been approved, therefore there is a risk that a future developer could makes changes to the SMP that do not reflect the approach considered appropriate at the plan change stage.</p> <p>These measures (included in the recommended policy) have been outlined in the SMP that the applicant has prepared. The recommended policy provides clarity and certainty at resource consent stage as to what needs consideration during subdivision/development.</p> <p>The wording in the s42A recommendation should therefore remain with minor wording changes simply to provide a correct reference to the Precinct Plan. The recommended policy should read as follows:</p> <p><i>Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an</i></p>

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
			<p><i>approved stormwater management plan by:</i></p> <ul style="list-style-type: none"> <i>a. Incorporating sustainable stormwater management systems including on-site retention and detention for private lots and communal detention for public areas; and</i> <i>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.</i> <i>c. Ensuring all new buildings and redevelopment of existing buildings incorporate the use of appropriate inert building materials.</i> <i>d. Requiring the appropriate design and location of stormwater outfalls.</i> <i>e. Ensuring that hydrological values of natural wetlands identified in the Precinct Plan 2 are not compromised by development</i>
Policy I45X.3.(11)	Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required	Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required water <u>and</u>	Do not object to the proposed inclusion of 'connections'

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
	water, wastewater and stormwater infrastructure.	wastewater <u>connections</u> and stormwater infrastructure.	
Standard I45X.6.4.1 Hydrological Mitigation	Delete the entire standard	<p><u>Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.</u></p> <p><u>(1) Design development to achieve the requirements of an approved Stormwater Management Plan in relation to hydrological mitigation.</u></p>	<p>The SMP has not yet been approved at the time of writing this and Healthy Waters is awaiting the results of updated flood modelling and calculations reflecting the 3.8 degree climate change factor as per Version 4 of the SWCoP. The updated Flood Modelling is needed prior to the plan change being made operative. The 3.8-degree climate change factor will influence the size of communal devices and the extent of the 1% AEP floodplain. The SMP should reflect the most conservative scenario to ensure the approach is viable.</p> <p>The proposed application of SMAF-1 overlay for PPC 98 and requirements as per Chapter E10 of the AUP(OP) are considered appropriate to address hydrological mitigation requirements. The proposed inclusion is not considered necessary.</p> <p><i>Purpose: to manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks.</i></p> <p><i>(1) Design development to achieve the requirements of an approved</i></p>

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
			Stormwater Management Plan in relation to hydrological mitigation.
Standard I45X.6.4.2	<p>Purpose: To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces</p> <p>(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).</p> <p>(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.</p> <p>(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</p>	<p>Purpose: To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces</p> <p>(1) <u>Design development to achieve the requirements of an approved Stormwater Management Plan in relation to water quality.</u></p> <p>(2) 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).</p> <p>(3) 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.</p> <p>(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</p>	<p>Disagree with the applicant's proposed changes for similar reasons outlined for Policy 145X.3.(7).</p> <p>Deleting Standard I45X.6.4.2(3) as per the Council's S42A recommendation is not accepted as the standard requires the 'treatment train approach' (i.e., primary, secondary and tertiary treatment) to be implemented which the applicant has outlined in their SMP.</p> <p>The original wording in the Council's S42A Recommendation is therefore proposed to be retained as per below:</p> <p><i>Purpose: To protect water quality in streams, and the Whangapouri Stream catchment, by avoiding the release of contaminants from impervious surfaces</i></p> <p><i>(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).</i></p>

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
	Stormwater Management Devices in the Auckland Region (GD01).	accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01).	<p>(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.</p> <p>(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).</p>
Standard I45X.6.4.3	<p>Purpose: To ensure that sufficient stormwater attenuation is provided within the precinct area so that downstream flooding risks are not increased.</p> <p>(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.</p>	<p>Purpose: To ensure that sufficient stormwater attenuation is provided within the precinct area so that downstream flooding risks are not increased.</p> <p>(1) Subdivision and development must be designed so that stormwater is directed to communal stormwater pond <u>device(s)</u> 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.</p>	Do not object to the proposed change in wording from 'communal stormwater pond(s)' to 'communal stormwater device(s)'. This wording change should be consistent and reflected throughout the precinct provisions, where reference has originally been made to 'communal stormwater pond(s)'.

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
Standard I45X.6.8.1. Precinct Plan Requirements	<p>(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.</p> <p>(2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage 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.</p> <p>(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.</p>	<p>(1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on the Pukekohe East-Central: Precinct Plan-2.</p> <p>(2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage 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.</p> <p>(3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in Precinct Plan 2 such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.</p>	<p>Do not object to the changes the applicant has proposed.</p> <p>Please Note: The precinct standard reference made under for I45X.6.8.1.(2) needs to be updated. This should be I45X.9.6 instead of I45X.8.4.</p> <p>This is outlined below for clarity:</p> <p>(2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage purposes following the provision of detailed flood modelling information under I45X.8.4 I45X.9.6 and delineation of the drainage reserve, or otherwise protected by another suitable legal mechanism acceptable to the Council.</p>
Standard I45X.9.6 Detailed Flood Modelling	<p>(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</p>	<p>(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</p>	<p>Changes proposed to (1)(c) are considered acceptable as details such as planting species, location, planting bag size and density of plants will need to be provided under Standard I45X.9.1.</p>

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
	<p>increase in flood risk downstream. The detailed flood modelling assessment must include but is not limited to:</p> <ul style="list-style-type: none"> (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. <p>(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</p>	<p>downstream. The detailed flood modelling assessment must include but is not limited to:</p> <ul style="list-style-type: none"> (a) Downstream effects (b) Assessment of coinciding peak flows downstream (c) Planting details must be included and the Effects of roughness from the proposed riparian planting (d) To define The extent of the 1% AEP floodplain, taking into account climate change factors at the time of subdivision and/or development <p>(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.</p>	<p>Changes proposed to (1)(d) are considered acceptable as the latest proposed provisions still require the extent of the 1% AEP floodplain to be determined.</p> <p>Removal of the wording 'Pukekohe East Central: Precinct' is partially acceptable. Our recommendation is to retain the word 'Precinct'.</p> <p>(2) <i>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 the Pukekohe East Central: Precinct Plan 2.</i></p>

Precinct provision	S42A recommendation	Applicant's latest proposed provisions as outlined in evidence of Mr Karnan and Mr Ross	Comments
	with Pukekohe East-Central: Precinct Plan 2.		
Standard I45X.9.7 Drainage Reserve Planting Plan	<p>(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:</p> <p>(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.</p> <p>(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</p>	<p>(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:</p> <p>(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.</p> <p>(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</p>	All in agreement with the special information requirement reflected in Standard I45X.9.7

