

23 April 2024

Auckland Council

Attn: Nicholas Lau

Via email: Nicholas.lau@aucklandcouncil.govt.nz

Tēnā koe Nicholas,

Waitomokia Private Plan Change Request – Response to Clause 23 Request for Further Information

Thank you for your letter dated 19 December 2023 which set out a number of further information requests under Clause 23(1) to Schedule 1 of the Resource Management Act 1991 relating to the above private plan change request.

This letter sets out our interim responses to the matters raised in your letter, and is supported by the following attachments:

- Attachment 1: Assessment of Relevant Objectives and Policies
- Attachment 2: Visualisations Prepared by Boffa Miskell
- Attachment 3: Updated Archaeological Report – CFG
- Attachment 4: Stormwater Management Responses – Sertus
- Attachment 5: Updated Stormwater Management Report (SMP) and Flood Report
- Attachment 6: Updated Record of Consultation
- Attachment 7: Hydrological Memo
- Attachment 8: Preliminary Site Investigation
- Attachment 9: Transport Response
- Attachment 10: Updated Freshwater Classification Memo
- Attachment 11: Geotechnical Factual Report
- Attachment 12: Preliminary Settlement Memo
- Attachment 13: Acoustic Memo
- Attachment 14: Updated Waitomokia Precinct Provisions

The requests and our responses are set out overleaf, and include a number of amendments made to the proposed Waitomokia Precinct Provisions. We note that the section 32 Report has not been updated; this will be completed once Council is comfortable with the Clause 23 responses and additional information.

We note that item1(a) is still being worked through with Ngāti Te Ata Waiohua and a formal response will follow shortly.

Finally, Council is further advised that post-lodgement engagement with Ngāti Te Ata Waiohua, Te Ahiwaru Waiohua and Te Kawerau ā Maki has been initiated to provide an update on the Plan Change, share copies of the visualisations and progress discussions around individual MOU agreements with each group. A brief

meeting with Te Ākitai Waiohūa has also been held. Contact with Ngāti Tamaoho and Ngaati Whanaunga has been made, however, due time constraints and availability of Mana Whenua a no formal meetings have been held.

Yours sincerely | Nā māua noa, nā

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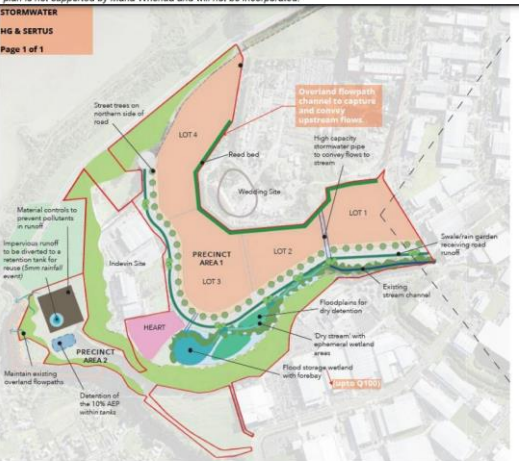
	Reasons for request	Specific Request	Response
1	Māori Cultural Values – including associated geoheritage and landscape values		
1	<p>Appendix 2B to the plan change application contains a high-level overview document on the plan change proposal from Ngāti Te Ata Waiohua which states that it does not support the proposal in its current form and will provide a more detailed cultural impact assessment (CIA) report in the near future.</p> <p>Given Ngāti Te Ata Waiohua does not support the plan change proposal in its current form, it is considered that the CIA report is required so that the plan change proposal's effects on Ngāti Te Ata Waiohua's affected cultural interests and values can be adequately assessed, including its relationship to the land and waterbodies in and around Waitomokia.</p>	<p>(a) Please provide an assessment report from Ngāti Te Ata Waiohua which details the cultural impact of the plan change proposal on affected interests and values, including its relationship to the land and waterbodies in and around Waitomokia.</p> <p>In conjunction with submitting the requested report, please also confirm any consequential amendments to the lodged plan change documents upon reviewing its contents, including assessment of the plan change proposal to demonstrate accordance with relevant NZCPS and RPS provisions, noting the relevance of specific provisions listed and described in associated further information item (1)(b) below.</p>	<p>Engagement with Ngāti Te Ata Waiohua is underway. The outcomes of consultation will be provided in due course.</p>
	<p>Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change gives effect to the NZCPS and relevant AUP provisions (as required under section 75(3)(b)-(c) of the RMA), particularly those contained in the RPS:</p> <ul style="list-style-type: none"> NZCPS Objective 3 requires taking account of the principles of the Treaty of Waitangi (Te 	<p>(b) Please provide further information explaining how the proposed precinct provisions and plans are consistent with Māori cultural values identified by Mana Whenua which relate to:</p> <ul style="list-style-type: none"> (i) the Waitomokia Tuff Ring crest and inner slopes; (ii) the land encompassed by Sub-precinct A which traverses the 	<p>Mana Whenua Cultural Values Assessment Reports (CVA) from Te Ahiwaru, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Ngāti Tamaoho, Te Kawerau ā Maki and Ngaati Whanaunga are enclosed as Appendices 2A – 2F of the Section 32 Report. The CVA's along with kanohi-ki-te-kanohi (face-to-face) engagement provides the evidence base for the proposed plan change and</p>

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<p>Tiriti o Waitangi), recognising the role of tangata whenua as kaitiaki and providing for tangata whenua involvement in management of the coastal environment by, amongst other matters, recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua. As Waitomokia is located adjacent to a coastal environment which is of great significance to Mana Whenua and the proposed precinct description reaffirms this, further information is requested to assess the plan change proposal's consistency with NZCPS Objective 3, noting this objective was not specifically referenced or commented upon in the lodged plan change documents.</p> <ul style="list-style-type: none"> NZCPS Policy 2 requires that in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment, specified policy directives need to be addressed, where relevant to the plan change proposal. As Waitomokia is located adjacent to a coastal environment which is of great significance to Mana Whenua and the proposed precinct description reaffirms this, further information is requested to assess the plan change proposal's consistency with NZCPS Policy 2, noting this policy was not 	<p>Waitomokia Tuff Ring's outer slopes and is also referred to as the 'Harbourview' block' or 'Lot 2 (Pā footprint)' in documents received from Mana Whenua on the plan change proposal;</p> <ul style="list-style-type: none"> (iii) the wider cultural landscape which encompasses Waitomokia, the adjacent coastal environment and 'Sacred Footprints of Mataoho'; and (iv) demonstrating the plan change's accordance with relevant NZCPS and AUP provisions, including NZCPS Objective 3 and Policy 2; RPS Objective (v) B4.2.1.(2), Policy B4.2.2.(7) and Objective B6.5.1.(1); and AUP Objective D10.2.(2) and Policies D10.3.(3)(c), noting that the proposed precinct adjoins tuff deposits within Waitomokia's exposed outer slopes which are scheduled as an outstanding natural feature in Appendix 6 of the AUP (ref no: 244). 	<p>to understand the Māori cultural values present at the site and wider setting.</p> <p>The following comments are made with respect to the clause 23:</p> <ul style="list-style-type: none"> (i) All CVA's refer to Waitomokia crater rim, tuff ring or remaining geological features generally, noting its significance to mana whenua is for a range of reasons including that Waitomokia was a historic Māori settlement and pā, historic cultural practices undertaken at the site, likely a historic battleground, relationship to Mataoho and Māori deities. Mana Whenua's values relate to the entire landform including the inner and outer slopes and crater basin itself. Their association to Waitomokia is to the entire area, including areas that have already been developed. All CVA's sought the protection of Waitomokia's crater rim, which is reflected in proposed objective 1 and 3, and policies 1, 2, and 7. Furthermore, rules Table I0.4.1 Activity Table (A20) and standards I1.6.2 No Build, I1.6.5 Crater Rim Landform, and Precinct Plan's 2 and 4 seek to identify and protect the integrity of the Waitomokia landform. These provisions and

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<p>specifically referenced or commented upon in the lodged plan change documents.</p> <ul style="list-style-type: none"> • AUP RPS Objective B4.2.1.(2) and AUP Objective D10.2.(2) requires that the ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for. Consequently, the further information is requested to assess the plan change proposal’s consistency with AUP RPS Objective B6.5.1.(1) and AUP Objective D10.2.2.(2), noting these objectives were not specifically referenced or commented upon in the lodged plan change documents. • RPS Policy B4.2.2.(7) requires protecting the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds, with Auckland’s volcanic field including Waitomokia which is also regionally significant to Mana Whenua as a volcanic feature within Ngā Tapuwāe ō Mataoho (The Sacred Footprints of Mataoho). Consequently, the further information is requested to assess the plan change proposal’s consistency with RPS Policy B4.2.2.(7), noting this policy was not specifically referenced or commented upon in the lodged plan change documents. 	<p>It is recommended that the further information include supplementary geoheritage, landscape and visual effects assessments detailing how the proposed precinct provisions and plans:</p> <ul style="list-style-type: none"> • retain the geological and visual integrity and form of the Waitomokia Tuff Ring crest and slopes which are identified by Mana Whenua as having collective cultural value of great significance; • protect the cultural integrity of Mana Whenua’s ancestral relationship with regionally significant volcanic features and their surrounds (including the adjacent coastal environment) from a visual effects and cultural landscape perspective; <p>The requested supplementary geoheritage, landscape and visual effects assessments should also include the following further information, in addition to being accompanied by any consequential amendments to those parts of the Section 32 assessment report informed by the lodged and supplementary assessments:</p> <ul style="list-style-type: none"> • commentary on how the lodged precinct provisions and plans achieve the above outcomes, particularly in relation to retaining the geological and visual integrity and form of the Waitomokia Tuff Ring crest and slopes, otherwise how proposed amendments to the lodged precinct provisions and plans (with supporting 	<p>precinct plans have been presented to Te Ahiwaru Waiohūa, Ngāti Te Ata Waiohūa, Te Kawerau ā Maki, Te Ākitai and Ngāti Tamanoho who all support these provisions. For these reasons, the provisions are considered to be consistent.</p> <p>(ii) Sub-precinct A partially forms the outer slopes of Waitomokia, a wāhi tapu, which is identified in in all CVA’s and during Mana Whenua engagement as being important for the following reasons (but not limited):</p> <ul style="list-style-type: none"> - it forms part of Waitomokia; - proximity to the pā; - proximity to Ōruarangi Awa; - cultural and spiritual associations with water; - amenity values associated with the vacant land; and - proximity to Ōtuataua Stonefields. <p>As such, bespoke bulk and location controls are proposed within sub-precinct A to manage potential adverse effects on the pā and Oruarangi awa through specific yard and landscaping controls. The controls in combination with the reduced height limits as shown in Boffa Miskell’s Visualisations</p>

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<ul style="list-style-type: none"> RPS Objective B6.5.1.(1) requires the identification, protection and enhancement of tangible and intangible Mana Whenua cultural heritage values. Consequently, the further information is requested to assess the plan change proposal's consistency with RPS Objective B6.5.1.(1), noting this objective was not specifically referenced or commented upon in the lodged plan change documents. AUP Policies D10.3.(3)(c) requires protecting the physical and visual integrity of outstanding natural features by avoiding adverse effects on associated Mana Whenua values, noting that the proposed precinct adjoins tuff deposits within Waitomokia's exposed outer slopes which are scheduled as an outstanding natural feature in Appendix 6 of the AUP (ref no: 244). <p>Appendix 3 to the plan change application (titled 'Cultural Values Matrix') is a tabulated summary analysis of the key values/features identified in the submitted CVA's from affected mana whenua groups, along with associated key themes, challenges and opportunities.</p> <p>The table identifies the 'Harbour View Site' as a key feature/value upon the Waitomokia tuff ring's outer slopes adjacent and proximate to the Ōruarangi Awa, Te Manukanuka o Hoturoa, Pā, Oruru Pā and Papakāinga which Mana</p>	<p>commentary from Mana Whenua) would achieve these outcomes; and</p> <ul style="list-style-type: none"> photographs and photo simulations of the Waitomokia Tuff Ring crest and slopes from representative locations within the wider cultural landscape which the lodged landscape and visual effects assessment describes as representing 'The Sacred Footprints of Mataoho' and includes the Oruarangi Awa, Ihumatao Village, Ōtuataua Stonefields and wider Manukau Harbour coastal environment (note: the Oruarangi Awa is also considered to be encompassed by the wider coastal environment given it's forms part of the coastal statutory acknowledgement area over over Te Manukanuka o Hoturoa). <p><i>NB Photographs of the above representative locations are included at the end of this table for illustrative purposes and the requested photographs and photo simulations should assess the degree to which permitted precinct building heights would affect both these vantage points / areas and public perception of 'The Sacred Footprints of Mataoho' more cumulatively, noting the requested photographs and photo simulations may also be used to provide a comparative visual analysis with permitted building heights in the underlying Business – Light Industry Zone.</i></p>	<p>(enclosed as Attachment 2) demonstrate the bulk and mass of buildings will be scaled back and reduced when compared with the AUP permitted development standards. On this basis, and particularly when taking into account the operative AUP planning framework, it is considered that the provisions are considered to be generally consistent with the identified values.</p> <p>(iii) The Plan Change is considered to recognise Waitomokia as an important place for Mana Whenua, by nature of introducing a Precinct that describes its importance and its relationship to wider cultural narrative of the area. Precinct Plans 1 and 2 acknowledge and bring to the fore that Waitomokia sits within a broader cultural context, particularly as it relates to Te Pane A Matāoho, Maungakiekie, Waitakere Te Wa o Nui A Tiriwa and the Manukau heads (as identified on Precinct Plan 1). Precinct Plan 2 identifies Mana Whenua values and associations at a smaller scale to resources and features within and close proximity to the Waitomokia Plan Change area, including Ōruarangi Awa, Manukau Harbour,</p>

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<p>Whenua collectively discourage the development of, yet the proposed Waitomokia Precinct provisions enable the development of land in Sub-precinct A for industrial purposes.</p> <ul style="list-style-type: none"> Appendix 8 to the plan change application (titled 'Record of Consultation') contains a tabulated list of itemised recommendations from Mana Whenua upon reviewing the proposed Waitomokia Precinct provisions prior to lodgement and responses from the applicant: recommendation item 8 in the table confirms Te Ahiwaru Waiohua's view that the 14m permitted building height proposed in Sub-precinct A which includes the 'Harbour View Site' is potentially still too high and could be imposing on the Papakāinga, and recommends further consideration of reducing the permitted building height in Sub-precinct A. In response, the applicant confirms that once more detail is determined (i.e., building envelopes), visual simulations can be provided to demonstrate built form which is also sought by the further information being requested, while also noting that the proposed 14m permitted building height in Sub-precinct A is considered appropriate when compared with the 20m permitted building height in the underlying Business – Light Industry Zone 	<p><i>It is also recommended that any visual modelling of future development within the proposed precinct should remove the existing pines near Oruarangi Creek, as they are aging and seem incompatible with the revegetation and 'naturalising' of the creek margins and lower tuff slopes suggested in the lodged landscape and visual effects assessment (Figures 9 and 10 below).</i></p>	<p>Puketāpapa Papakāinga, Makaurau Marae and Ōtuataua Stonefields. It is considered that all objectives, policies and provisions collectively seek to acknowledge the importance of these values and the cultural landscape setting of the wider area.</p> <p>(iv) Refer to Attachment 1 – Assessment of Relevant Objectives and Policies. Overall, the Plan Change is considered to be consistent with objective 3 and policy 2 of the NZCPS.</p> <p>(v) As noted in Attachment 1, the proposed Plan Change is considered to be consistent with the directions of the RPS.</p> <p>Visualisations:</p> <p>With respect to the request for visualisations, please refer to Attachments 2 prepared by Boffa Miskell. The visualisations and viewpoints were selected with advice from Te Ahiwaru Waiohua representatives. The purpose of the visualisations was to gain an appreciation of bulk, location and potential building heights of future development when viewed from outside the site, particularly from viewpoints within the neighbouring papakāinga village. The</p>

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<p>and viewed in in combination with the proposed yard and landscaping standards;</p> <ul style="list-style-type: none"> recommendation item 21 in the table refers to Te Ākitai Waiohua’s requested visual simulations of how development in the plan change precinct area with the proposed controls will be viewed from the Papakāinga, such as lower building height, landscape buffer and no build area. In response, the applicant confirms that once more detail is determined (i.e., building envelopes), visual simulations can be provided to demonstrate built form which is also sought by the further information being requested; and recommendation item 38 in the table refers to Ngāti Te Ata Waiohua’s requested clarification of views from development in sub-precinct A which encompasses the ‘Harbour View Site’ and what views would be maintained, particularly given the proposed landscape buffer around the Pa site. In response, the applicant confirms that once more detail is determined (i.e., building envelopes), visual simulations can be provided to demonstrate built form which is also sought by the further information being requested. Table 2 in the Section 32 assessment report which is a tabulated summary of Māori cultural values identified by Mana Whenua 	 <p>Figure 9: Indicative high-level masterplan used in consultation, note the public pathway access to the pa shown on the plan is not supported by Mana Whenua and will not be incorporated.</p>  <p>Figure 10: Stormwater management spatial diagram.</p>	<p>visualisations demonstrate the bulk and massing of future development is significantly reduced when compared with the AUP planning controls. Building heights from viewpoints 1, 2, 3, and 4 from the southern side of Ōruarangi Awa show that the 6m reduction in buildings heights ensures that built will largely sit at or below the existing tree line canopy. Further, future landscaping along the southern boundary of sub-precinct A will assist in screening building facades to avoid large blank walls as is the case in neighbouring industrial zone developments. Viewpoints 5 and 6 are from the high point knoll within sub-precinct A; viewpoint 5 again demonstrates that the overall scale of future development under Waitomokia Plan Change provisions are proportionately less, ensuring that future development would sit lower than the tree line and that there is appropriate separation from the public reserve with glimpse of the Manukau heads maintained.</p> <p>Geoheritage:</p> <p>With respect to geoheritage, ONF #241 sits between the southern boundary of the Plan Change site and Ōruarangi Awa. Chapter H17</p>

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<p>lists the integrity and form of the remaining Waitomokia Tuff Ring and it's outer slopes as being of great significance to Mana Whenua, and it is inferred that the stated cultural value also includes the Waitomokia Tuff Ring's inner slopes which is the subject of a specific recommendation in the CVA from Te Ākitai Waiohua that reads as follows:</p> <ul style="list-style-type: none"> • “Physical and visual retention of steep inner slopes of the Waitomokia crater remnants that can be seen and will be hidden due to development. Future development should consider retaining the visual aspects of these slopes.” • Although the stated plan change response confirms the identification and protection of the Waitomokia Tuff Ring, it is not clear from the response how the proposed precinct provisions retain the integrity and form of the Waitomokia Tuff Ring's slopes, particularly in relation to enabling industrial development upon it's slopes. • Consequently, as the proposed Waitomokia Precinct provisions appear to conflict with the collective cultural significance attributed to the Waitomokia Tuff Ring and it's slopes by Mana Whenua which encompasses the 'Harbour View Site', further information is sought which explains how the proposed precinct provisions resolve this conflict. 		<p>Business – Light Industry Zone already imposes a 5m side yard setback from Open Space Zones; this in conjunction with proposed landscaping buffer is considered to provide adequate separation between the mapped ONF and future development. As such, it is not considered necessary to provide an updated geoheritage report to understand the implications of the plan change with respect to identified geoheritage resources.</p> <p>Sub-Precinct A:</p> <p>The CVA's all identify and attribute Mana Whenua cultural values to Waitomokia as a whole. While it is acknowledged that Mana Whenua have afforded higher value to the land within sub-precinct C it is understood that this is primarily attributed to its lack of development, open vistas to the Manukau Harbour and its proximity to the established papakāinga south of Oruarangi Awa. While Mana Whenua's original position sought 'no development' in this location, the Plan Change seeks to introduce a combination of methods to manage potential adverse effects on the identified cultural values. Finally, while Mana Whenua's view is</p>

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<p><i>NB In support of this further information request, Council's landscape and visual effects specialist considers that the current plan change proposal appears to view the Waitomokia tuff ring and its outer slopes as an isolated component within the wider Waitomokia Precinct, but they remain of significance as a (composite) landscape and culturally significant feature that is linked to the adjoining pā site, Oruarangi Creek, Ihumatao Village, Ōtuataua Stonefields and wider Manukau Harbour coastal environment.</i></p>		<p>acknowledged and respected, the site is already live zoned for Light Industry activities, and when compared against the operative AUP planning framework it is considered that the proposed plan change strikes the balance between enabling development that is in line with the anticipated outcomes of the underlying zone and managing Māori cultural values.</p>
<p>2</p> <p>Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change gives effect to the NZCPS (as required under section 75(3)(b)-(c) of the RMA):</p> <ul style="list-style-type: none"> NZCPS Objective 2 and Policy requires preserving the natural character of the coastal environment and protecting natural features and landscape values by: <ul style="list-style-type: none"> (a) avoiding adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and 	<p>Please provide further information explaining how the proposed precinct provisions and plans are consistent with NZCPS Objective 2 and Policy 15.</p> <p>When providing the above information, it is recommended that appropriate cross-references are made to the supplementary visual effects and landscape assessment requested in further information item (1)(b) above regarding visual and landscape effects of the plan change proposal upon the adjacent coastal environment and views from this environment to Waitomokia (including views from outstanding natural features located in the coastal environment).</p>	<p>An assessment of the relevant objectives and policies of the NZCPS is provided as Attachment 1 that concludes the proposal accords with directives of the NZCPS. Further, Visualisations prepared by Boffa Miskell are provided as Attachment 2 as assessed above in 1(b).</p>

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<p>(b) avoiding significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment.</p> <p>As Waitomokia is located adjacent to a coastal environment which contains outstanding natural features and other significant natural features and landscapes that are also of great significance to Mana Whenua, further information is requested to assess the plan change proposal's consistency with NZCPS Objective 2 and Policy 15, noting neither this objective or policy were specifically referenced or commented upon in the lodged plan change documents.</p>		
<p>3 Masterplan – effects on natural features and landscapes in the precinct</p>		
<p>3 The indicative high-level masterplan (figure 9 in the lodged landscape and visual effects assessment and referenced in further information item 1(b) above) shows an area of land within the proposed precinct accommodating stormwater ponds / wetland, revegetation and open space, but this is larger</p>	<p>Please provide further information explaining the correlation between the indicative high-level masterplan and precinct plan 4 regarding the no build area's spatial extent and protection of the crater rim landform from earthworks and development.</p>	<p>The Masterplan referenced on page 13 of the Landscape and Visual Assessment (LVA) prepared by Boffa Miskell reflects the outcomes of the master planning exercise undertaken with Mana Whenua prior to the preparation of the plan change. The master plan does not include any 'no build areas' rather provides a high-level indication of how the site could be laid out and</p>

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<p>than the 'no build area' shown on Precinct Plan 4 for Sub-Precinct.</p> <p>Furthermore, the lodged landscape and visual effects assessment also states on page 13 that the “masterplan identifies the crater rim landform to be protected from earthworks and development”. As this is not readily apparent when cross-referencing the masterplan with Precinct Plan 4, further clarification is also sought in this regard</p>		<p>key structuring elements such as the internal access arrangements and planted areas. These areas have been refined through the preparation of the plan change, including through the identification of ‘no build’, ‘no excavation’, landscape buffers surrounding the Pā, vehicle access restrictions and the stormwater / flood storage basin as outlined on Precinct Plans 3 and 4.</p>
<p>4 Archaeological and historic heritage effects</p>		
<p>4 The requested historical information for the proposed precinct area is required to obtain a complete understanding of the proposed precinct’s archaeological and historic heritage values, including whether there is likely to be archaeological evidence of historic era/European period activity present within the proposed precinct area.</p> <p>Research undertaken by Council staff for the initial 2019 plan change proposal (now withdrawn) and subsequently approved subdivision consent identified (in multiple</p>	<p>(a) Please provide further historical information (including supporting assessment) for the proposed precinct area within an updated version of the lodged archaeological assessment to determine if evidence of other archaeological sites or historic heritage places exist within the proposed precinct, or if additional information relating to known places or sites exists.</p> <p>The requested historical information should include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Auckland Council Cultural Heritage Inventory (CHI); 	<p>An updated Archaeological Assessment by CFG Heritage is provided as Attachment 2. Section 2 of that report outlines the methodology and sources, particularly in relation to Ascot Estate which is discussed further in section 3.2 of that report. In summary, CFG Heritage recommend consultation be undertaken with mana whenua to identify any sites of traditional significance or wāhi tapu.</p> <p>Extensive engagement has been undertaken with Te Ahiwaru Waiohua, Te Ākitai Waiohua, Ngāti Te Ata Waiohua, Te Kawerau ā Maki, Ngāti</p>

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<p>historic sources) the potential for additional historic heritage features and values to be present associated with historic European occupation and activity within the plan change area. Particularly the connection to the 'Ascot Estate'¹ and residence of Captain Theodore Minet Haultain as illustrated on a series of historical maps.</p> <p>Furthermore, Clauses 25(4)(c)-(d) of the RMA's First Schedule requires a private plan change request to accord with sound resource management practice and demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change accords with Part 2 of the RMA and is consistent with existing AUP archaeological and historic heritage provisions, particularly those contained in Chapters B4 and B5 of the RPS which require the protection of historic, archaeological and cultural values of Auckland's volcanic features, including associated historic heritage places, noting these provisions were not specifically referenced or</p>	<ul style="list-style-type: none"> • historical maps and plans held by Land Information New Zealand (LINZ); • historical titles/deeds; • newspaper articles; and • historical images and maps <p>If the updated archaeological assessment identifies any adverse effects on historic heritage, please address accordingly in the plan change documents, including amending the proposed precinct provisions if this is consequently required.</p>	<p>Tamaoho, and Ngaati Whanaunga. This included obtaining Cultural Values Assessments (CVA) and engaging directly with each Mana Whenua group to inform the proposed Plan Change provisions. Collectively, the CVA's identify Waitomokia crater (inner and outer slopes) as a wāhi tapu and wāhi taonga.</p> <p>To ensure appropriate identification and assessment of archaeological features, the proposed Plan Change includes I1.9 Special Information Reports (a) Archaeological Assessment, which requires that any application for land modification or development that involves earthworks must be accompanied by an archaeological assessment, including a survey. The purpose of the report, is to evaluate and manage archaeological effects prior to any land disturbance.</p> <p>Further, it is highlighted that all new buildings within sub-precincts 'A', 'B' and 'C' require restricted discretionary resource consent, with assessment criteria I1.8.2(1)(b) requiring applicants to demonstrate the extent to which development has avoided or mitigated adverse</p>

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<p>commented upon in the lodged plan change documents.</p>		<p>effects on archaeological features within the precinct.</p> <p>It is considered that the suite of proposed Plan Change provisions (i.e., RDA resource consent with specific assessment criteria, and special information requirement) in combination with the existing AUP E11 and E12 provisions provides a suitably robust planning framework to manage actual and potential adverse effects on known and undiscovered archaeological features within the plan change area.</p> <p>Taking account of the above, no changes to the Precinct Provisions are recommended.</p>
	<p>(b) The archaeological assessment provides an assessment of archaeological values following the criteria set out in the Heritage New Zealand Pouhere Taonga (2019).</p> <p>Please provide an assessment of the significance of the identified historic heritage places within the proposed precinct area against the criteria in AUP Chapter B5.</p>	<p>An assessment of the Private Plan Change against Chapter B5 is provided in Attachment 1.</p>


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<p>Clauses 25(4)(c)-(d) of the RMA's First Schedule requires a private plan change request to accord with sound resource management practice and demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change accords with Part 2 of the RMA and is consistent with existing AUP archaeological provisions, particularly those contained in Chapter B4 of the RPS which require the protection of archaeological and cultural values of Auckland's volcanic features, noting these provisions were not specifically referenced or commented upon in the lodged plan change documents.</p>	<p>(c) Please update the lodged archaeological assessment to include an archaeological assessment of the proposed precinct provisions, particularly Sub-Precinct A provisions which manage areas of cultural and archaeological sensitivity.</p> <p>The updated archaeological assessment should also include any additional recommendations to strengthen proposed precinct provisions in accordance with archaeological findings and areas of archaeological potential within the proposed precinct.</p>	<p>Sub-precinct A contains one recorded archaeological site being R11/1328 as outlined in Attachment 3. The Archaeological Assessment further notes in section 5 that "The other area in Lot 2 likely to contain archaeological evidence is the rim of the tuff ring, which may contain pits and midden, similar to R11/2035".</p> <p>In response to this item, the Plan Change includes a suite of provisions to manage development and excavation along the crater rim, including by identifying this area as a 'no build / excavation area'. Any earthworks or development within the identified crater rim requires a non-complying activity resource consent. Further, the I1.8.2(1)(b) requires any application for new buildings to demonstrate how the development has avoided or mitigated adverse effects on or in close proximity to archaeological features identified within the precinct generally.</p> <p>It is considered that the suite of listed activities, development standards and information requirements already included in the Private Plan Change adequately and effectively manage</p>


Reasons for request	Specific Request	Response
		<p>the potential adverse effects of future development on archaeological values.</p> <p>For the reasons outlined above, and taking into account the recommendations of the CFG Archaeological Assessment, no changes to the Plan Change provisions have been made.</p>
<p>Inappropriate planting along the historic reserve boundary may have indirect adverse effects on the significant Pā site (R11/575), through limiting the ‘sense of openness around the Pā’ and encroachment of secondary growth into the reserve if not managed appropriately with species selected to limit potential root invasion impacting subsurface features.</p>	<p>(d) Please provide further information regarding the proposed planting scheme for the 10m wide landscape buffer shown on Precinct Plan 3.</p>	<p>11.9 Special Information Requirements (3) necessitates that a landscape plan be submitted at the time of development within the precinct.</p> <p>Future landscape planting, particularly within the identified landscape buffers requires input from mana whenua. This has been discussed at length with the various mana whenua groups and it is considered that this detail is best provided at the time of development. Particularly in relation to the Pā and within the identified landscape buffers.</p> <p>It is considered that this level of detail is best provided at the time of resource consent as opposed to now, as there are no physical works proposed as part of the plan change.</p>
<p>The outcomes of ongoing discussions with Mana Whenua regarding access to allow for</p>	<p>(e) Please update Appendix 8 to the lodged plan change documents so that it records</p>	<p>Engagement with Mana Whenua has focused on enabling legal access to the Pā via Goodman’s</p>

Reasons for request	Specific Request	Response
<p>maintenance and management of the historic reserve containing the pā site should be disclosed to Council so that it can effectively partner with Mana Whenua in this regard given the reserve is currently managed by Council's Community Facilities Department.</p>	<p>ongoing discussions with Mana Whenua regarding access to allow for maintenance and management of the historic reserve containing the pā site, in accordance with its historic reserve classification status (note: these ongoing discussions are referenced in Table 2 of the Section 32 assessment report).</p> <p><i>NB Please also ensure Council's Community Facilities are a party to these discussions as it currently manages the historic reserve on behalf of Council.</i></p>	<p>land. These arrangements have not discussed maintenance or management of the Pā which is owned by Auckland Council.</p>
<p>5 Stormwater</p>		
<p>5</p> <ul style="list-style-type: none"> • More detail is needed to enable a better understanding of the effects of the plan change on flood hazards within the plan change precinct area and downstream, including the appropriateness of proposed mitigation measures. • The stormwater assessment in the Stormwater Management Plan (SMP) does not acknowledge or consider the future impacts of climate change in the assessment of flood effects and flood hazards. It is therefore unclear what the potential effects will be or if the proposed mitigation will be sufficient. 	<p>(a) Floodplain, flood management and peak flows</p> <p>(i) Please provide the hydraulic flood assessment of the plan change precinct area to identify pre and post development floodplains and peak flood levels, and clarify how development within the plan change precinct area will be protected from flooding and whether such development will cause adverse</p>	<p>Sertus have reviewed the Clause 23 request and prepared detailed responses to each item enclosed as Attachment 4. In addition, Sertus has undertaken pre-development flood modelling and provided an assessment of those results which have been incorporated into the updated Stormwater Management Plan (SMP) for the Waitomokia Plan Change (refer to Attachment 5). We note that the updated SMP has been reviewed by Harrison Grierson.</p>

Reasons for request	Specific Request	Response
<ul style="list-style-type: none"> The SMP offers two options for the location of the stormwater discharge from the site. It is noted that the 'Oruarangi Outlet' option would discharge to the tidal reaches of the stream where there are fewer/no downstream flooding constraints. The SMP needs to provide details on earthworks, especially works within floodplains and along flow paths so that resulting floodwater displacement effects can be adequately assessed. Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change is consistent with existing AUP natural hazard and climate change provisions, particularly those contained in the RPS which seek to ensure that the functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development (note: these provisions were not specifically referenced or commented upon in the Section 32 assessment report). 	<p>flooding risks to downstream and upstream properties.</p> <ul style="list-style-type: none"> (ii) Please provide calculations to show how pre and post development peak flow rates are determined for both 10% and 1% AEP storm events. (iii) Please include the appropriate climate change adjustments in the flooding calculations: <ul style="list-style-type: none"> (1) For the primary system (designed for a 10% AEP), a temperature increase of 2.1o must be applied. (2) For the secondary system (those systems designed for events over and up to a 1% AEP), a temperature increase of 3.8o must be applied. (iv) Please update the SMP to consider and discuss the 'Oruarangi Outlet' stormwater discharge option given detention/attenuation may not be required for this option. 	<p>We note that an assessment of post development levels has not been assessed given there is no confirmed plan for how the site will be developed. This is considered to be a suitable approach and acceptable level of information given the site is already live zoned Light Industry under the AUP. Chapter H17 Business – Light Industry does not include a general development standard for impermeable surfaces and does not allow for a theoretical Maximum Permitted Development (MPD) scenario to be modelled. As such, it is considered that it is more appropriate to undertake post development flood modelling at the time development is proposed.</p>

Reasons for request	Specific Request	Response
	<p>(v) Please update the SMP to show post development landforms and assess floodwater displacement resulting from the proposed earthworks and associated impacts to downstream and upstream properties, with the requested information to be provided as per Section 5.4 of Healthy Water’s SMP template below:</p> <div data-bbox="878 667 1411 1177" style="border: 1px solid black; padding: 5px;"> <p>5.4 Earthworks Earthworks are part of development but minimising the extent of disturbance must be a key outcome of the design process. This approach will minimise the impact on overland flowpaths and general site hydrology.</p> <p>Provide plans and descriptions on the following:</p> <ul style="list-style-type: none"> • Earthworks <ul style="list-style-type: none"> ○ cut and fill locations ○ cut and fill balances ○ drainage sub-catchment to each discharge point ○ staging plan for both the development and earthworks ○ justification for earthworks and any alterations to sub-catchments. • Overland flowpaths <ul style="list-style-type: none"> ○ existing and proposed flow path entry and exit points ○ alignment of flow paths through the site ○ earthwork areas required to support the proposed flowpath alignment. • Flooding <hr/> <p style="text-align: center;">30 Stormwater Management Plan Template</p> <ul style="list-style-type: none"> ○ pre and post development floodplain extents ○ proposed earthwork extent within the floodplain. </div> <p>(vi) When addressing further information items (4)(a)(i)-(v) above, please update Section 3.8 of the SMP and Table 1.9 to include associated summary</p>	

	Reasons for request	Specific Request	Response
		statements, including in relation to management of 1% flooding.	
5	<p>Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change is consistent with existing AUP stormwater provisions, particularly those contained in the RPS and regional plans which require that proposals to intensify and redevelop existing urban areas (note: these provisions were not specifically referenced or commented upon in the Section 32 assessment report):</p> <ul style="list-style-type: none"> • minimise the generation and discharge of contaminants; • minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; • adopt the best practicable option for every stormwater diversion and discharge; 	<p>(b) Montgomerie Outlet</p> <p>Please clarify whether the Montgomerie outlet will be replaced by an open channel as per the plan below, or whether it is planned to upgrade the existing 1200mm dia culvert and also clarify how the peak 1% AEP flow rate of 8.53m³/s will be conveyed to the open channel downstream.</p> 	

Reasons for request	Specific Request	Response
<ul style="list-style-type: none"> control the diversion and discharge of stormwater outside of areas serviced by a public stormwater network; and adopt an integrated stormwater management approach. 		
5	<p>(c) Piping of creek/open channel</p> <p>As per the survey plans and shown below, it appears that there is an existing creek along the south-eastern boundary of the site. Please clarify whether piping of the existing creek is intended as part of development proposed within the plan change area.</p> 	
5	<p>(d) Central Basin</p> <p>(i) As the overall stormwater management strategy relies on the “Central Basin” to provide water</p>	

Reasons for request	Specific Request	Response
	<p>quality, hydrology and attenuation functions, please provide further information and clarity regarding how this will work in practice and what stormwater devices will be incorporated into the “Central Basin” area. For example, is the “Central Basin” to be designed as a constructed wetland, dry pond, bioretention swale, “dry stream” or a combination of these devices?</p> <p><i>Note: The central basin area is variously referred to in the lodged plan change documents as a “stormwater pond”, “stormwater basin”, “central basin”, or “flood storage wetland”. Please pick a consistent terminology and update accordingly when providing the requested further information.</i></p> <p>(ii) When addressing further information item (4)(d)(i) above, please update Section 3.8 of the SMP and Table 1.9 to include associated summary statements.</p>	

Reasons for request	Specific Request	Response
5	<p>(e) Water quality</p> <p>(i) Please provide further information on the practical implications of implementing the SMP's proposition in Section 3.3 that 70% of the water quality management will be undertaken on each developed precinct site and adjoining roads, while 30% will be carried out within the proposed central basin, including consequential effects on the design and sizing of on-site stormwater devices i.e. does the SMP's proposition mean treating 70% of the impervious area per site, and hardstand areas, while also sizing stormwater devices so they can treat 70% of the received flow?</p> <p><i>Note: clarifying this now will also prevent confusion during future resource consent stages and ensure successful realisation of the intended SMP outcome, in addition to consequently incorporating the requested clarification within the proposed precinct provisions.</i></p> <p>(ii) As only Section 3.3.3 of the SMP makes reference to the bioretention</p>	<p>Please refer to Sertus' RFI responses summarised in Attachment 4 and updated Stormwater Management Report at Attachment 5.</p>

Reasons for request	Specific Request	Response
	<p>swale, while other sections commonly refer to the central basin as the source of additional treatment, please provide further information on the expected water quality performance of the central stormwater basin, or clarify that a bio-retention swale is proposed as part of the basin which will provide the water quality mitigation.</p> <p>Please also confirm that the bio-retention swale would be designed in accordance with GD01 rather than being just a vegetated channel.</p> <p>(iii) As the description and definition of a 'high contaminant generating area' in section 3.3.2 of the SMP and Standard I1.6.6 (1) of the proposed precinct provisions does not align with the definition in Chapter J of the AUP, please provide further information which addresses this inconsistency and ensures consistency with the relevant AUP definition.</p> <p>Furthermore, as the SMP concludes that all hardstand areas (roads, car</p>	

Reasons for request	Specific Request	Response
	<p>parks, yards) need water quality mitigation, not just 'high contaminant generating areas', please clarify what is proposed regarding water quality mitigation so the relevant measures can be effectively implemented with a sufficient degree of certainty.</p> <p>(iv) When addressing further information items (4)(e)(i)-(iii) above, please update Section 3.8 of the SMP and Table 1.9 to include associated summary statements, particularly in relation to managing the water quality of stormwater runoff. Table 1.9 should also clarify the reference to detention in bioretention devices which is not mentioned anywhere else in the SMP, unless this means within the central basin, which should be clarified as well is this is the case.</p>	
5	<p>(f) Effects on streams and hydrology mitigation</p> <p>(i) As Section 3.2 of the SMP states that the plan change precinct area should</p>	<p>Please refer to Sertus' RFI responses summarised in Attachment 4 and updated Stormwater Management Report at Attachment 5.</p>

	Reasons for request	Specific Request	Response
		<p>implement hydrology mitigation equivalent to the SMAF requirements, please provide further information explaining the rationale for the plan change proposal's scope not including application of the SMAF overlay over the precinct area.</p> <p>(ii) Please provide further information clarifying the SMP's preferred option for discharging stormwater from the plan change precinct area, including any associated hydrology mitigation requirements for achieving stream protection, noting that the 'Oruarangi Outlet' option is unlikely to require such mitigation given it would discharge to the stream's tidal reaches.</p>	
5	<p>Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change gives effect to relevant RPS provisions, including those including contained in Chapters B6 and B7 of the</p>	<p>(g) Mana Whenua engagement</p> <p>Please provide further information regarding how stormwater recommendations received from Mana Whenua were reflected and given effect to in the proposed precinct provisions and contents of the SMP, otherwise please update accordingly and submit the revised</p>	<p>As noted by Sertus, the stormwater management strategy for the Plan Change area has been developed with the input of Mana Whenua. The stormwater management strategy was first presented and discussed with Mana Whenua in Hui #1. The Record of Consultation has been updated to include copies of the presentations, and a summary of feedback is</p>

Reasons for request	Specific Request	Response
<p>RPS which require Mana Whenua values, mātauranga and tikanga associated with freshwater to be recognised and provided for.</p>	<p>precincts and SMP contents with the requested further information to demonstrate achievement of this outcome.</p>	<p>provided in the meeting notes for each hui also enclosed within the Record of Consultation (refer to Attachment 6). In summary, Mana Whenua feedback sought:</p> <ul style="list-style-type: none"> • Treatment Train Approach: The stormwater strategy for the plan change area incorporated a 'Treatment Train Approach. Changes to the strategy needed to incorporate rain gardens, vegetated swales prior to discharging to the stormwater basin. • Roof water collection: Proposal to include roof water collection. • Inert Building Materials: Buildings are to be constructed of inert building materials to reduce potential for contaminants. • Groundwater recharge: Goodman to provide Mana Whenua copies of ENGEO Hydrological Report. <p>Following Hui #1 the stormwater strategy was refined to incorporate the recommendations above as reflected in the SMP submitted to support the Plan Change.</p> <p>Furthermore, the proposed Plan Change provisions includes a specific standard for stormwater management (refer to Standard I1.6.6 Stormwater Management) requires that</p>

	Reasons for request	Specific Request	Response
			<p>all stormwater runoff from new or redeveloped impermeable surfaces (buildings and other paved areas) be designed in accordance with GD01, GD04 and the SMP. The standard also requires the use of inert cladding, and that stormwater be discharged to the identified stormwater pond identified on Precinct Plan 3. Further, all buildings must provide stormwater storage tanks for rainwater harvesting and water reuse.</p> <p>The draft Plan Change provisions were presented to Mana Whenua for feedback as outlined in the Record of Consultation prior to lodging the application. Minor changes to I1.6.6 Stormwater Management were made as a result of feedback from Ngāti Tamaoho (inclusion of GD04 in I1.6.6 (1)(a)). On this basis, the Plan Change provisions are considered to be consistent with outcomes sought by Mana Whenua and Māori cultural values appropriately managed.</p>
5	<ul style="list-style-type: none"> The requested information is sought to ensure the SMP accords with current Stormwater and Auckland Transport Code of Practice stipulations for asset ownership. 	(h) Future ownership and operation/maintenance requirements and applicability of Regionwide Network Discharge Consent	Please refer to Sertus' RFI responses summarised in Attachment 4 and updated

Reasons for request	Specific Request	Response
<ul style="list-style-type: none"> As the SMP specifies that all stormwater assets are designated as private, further information is sought to clarify whether the regionwide network discharge consent may not be required to authorise the proposed stormwater discharges, although this is still subject to confirmation once the final configuration and outfall ownership of stormwater assets is verified in accordance with the Stormwater Code of Practice. 	<ul style="list-style-type: none"> (i) As the SMP specifies that all stormwater assets are designated as private, please confirm whether this encompasses all components, including those within roads and lots (both existing and proposed). (ii) With reference to SMP Section 3.10.2, please confirm whether the proposed scheme plan for the stormwater basin provides sufficient space for ongoing operation and maintenance requirements, including regular inspections, maintenance access/procedures and space for sediment drying to facilitate desilting. (iii) As the SMP specifies that all stormwater assets are designated as private, please update it's contents to address whether the regionwide network discharge consent is applicable and any future resource consent requirements in accordance with AUP Chapter E8. (iv) When addressing further information items (4)(h)(i)-(iii) above, please update Section 3.8 of the SMP and 	<p>Stormwater Management Report at Attachment 5.</p>

	Reasons for request	Specific Request	Response
		<p>Table 1.9 to provide associated summary statements, in addition to clarifying the reference to 'AT road corridor' and whether the proposed are intended to be public or private assets.</p>	
5	<p>The requested updates to Appendix D of the SMP are sought to ensure consistency with the SMP.</p>	<p>(i) Stormwater management system schematic (SMP – Appendix D)</p> <p>(i) Regarding the reference to stormwater runoff from carparks and other impervious surfaces being directed to bioretention devices proprietary devices, please update to ensure consistency with the SMP which instead refers to the use of the rest of proprietary devices for this purpose.</p> <p>(ii) Please also update to reflect stormwater management for the plan change precinct area which doesn't drain to the central basin.</p>	<p>Please refer to Sertus' RFI responses summarised in Attachment 4 and updated Stormwater Management Report at Attachment 5.</p>
5		<p>(j) Healthy Waters project at Montgomerie Road</p> <p>As Healthy Waters is currently designing a stormwater improvement project (new</p>	<p>Please refer to Sertus' RFI responses summarised in Attachment 4 and updated</p>

	Reasons for request	Specific Request	Response
		<p>water quality wetland) immediately adjacent to and downstream of the proposed Montgomerie Road outlets, confirmation is sought regarding how the plan change precinct proposal will be designed to integrate with this project in the future which will need to be informed by ongoing discussions with Healthy Waters.</p>	<p>Stormwater Management Report at Attachment 5.</p>
6	Groundwater		
6	<p>Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change is consistent with existing AUP groundwater provisions, including those contained in Chapters B6 and B7 of the RPS which require Mana Whenua values, mātauranga and tikanga associated with freshwater to be recognised and provided for, noting the following comments in Te Kawerau ā Maki's CVA:</p>	<p>(a) Hydrogeological links between the volcanic aquifer and underlying aquifers</p> <p>Please provide further information on the hydrogeological links between the volcanic aquifer and underlying aquifers so these links can be adequately assessed in relation to the plan change proposal, particularly regarding groundwater flow and recharge, and potential adverse effects on the underlying aquifers should appropriate mitigation measures not be adopted by the plan change proposal to address such effects where required.</p>	<p>ENGEO have prepared an Addendum Hydrological Memo which is included as Attachment 7 to address items 6 (a) – (c).</p> <p>With respect to item (c), the ENGEO response has been informed by a kōrero between Mr. Edward Ashby (Te Kawerau ā Maki) as set out in section 5.1 of the Addendum Hydrological Memo.</p>
6		<p>(b) Existing and future groundwater use</p>	

Reasons for request	Specific Request	Response
<p><i>“Waitomokia is an important source of groundwater recharge on the peninsula and feeds the various springs around Ihumatao. Groundwater within the basin varies from 0.6 m to 1.5 m below ground level and could be perched or influenced by tidal force.”</i></p> <p>A very limited number of piezometers were used to inform the lodged hydrogeological assessment on which key conclusions were based and the period of groundwater level measurements was limited to a two-week period in November 2022 and one-off readings in March and April 2022, with no measurements being taken in winter when anticipated groundwater levels would’ve been at their highest.</p> <p>The restrictive nature of these groundwater monitoring parameters consequently detract from the degree of weighting afforded to the hydrogeological assessment’s conclusions, noting no groundwater monitoring data was provided on the Puketoka Formation as the subject borehole (BH112) was dry for the entire investigation period.</p>	<p>Please provide further information on existing and future groundwater use, including any known or anticipated future taking of water from aquifers within the plan change precinct by associated users, area these links can be adequately assessed in relation to the plan change proposal, particularly regarding groundwater flow and recharge, and any effects the plan change may have on existing and future groundwater use within the proposed precinct.</p> <p>(c) Groundwater monitoring</p> <p>Please provide an updated hydrogeological assessment which provides sufficient monitoring data over the longest period of time possible in Summer and Winter to adequately assess groundwater sources and levels inside the plan change precinct area, including the underlying Puketoka Formation, noting this will require the installation of additional groundwater monitoring boreholes, both across the area and into the Puketoka Formation.</p>	

	Reasons for request	Specific Request	Response
7	Land Contamination		
7	<p>The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) requires the provision of a preliminary site investigation for land use changes where exposure to soil is reasonably likely to harm human health. This scenario applies to land within the proposed precinct given the current horticultural and industrial operations occurring on-site and preceding use of the subject sites for agricultural and/or horticultural purposes.</p> <p>Note: as specified in the NES-CS, the PSI is also required to review information about the land that is held and is accessible from the relevant territorial or unitary authority. Such a review must include information held on property files, resource consent databases, dangerous goods files, or information the territorial authority has available to it from the relevant regional council, for example, on a land-use register for contaminated land.</p> <p>Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to</p>	<p>(a) Please provide a preliminary site investigation (PSI) in support of the plan change application and proposed land use changes which is consistent with the requirements specified in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health.</p> <p>NB <i>The PSI will identify whether Ministry for the Environment Hazardous Activities and Industries List (MfE HAIL, October 2011) activities (HAIL activities) are more likely than not to have occurred leading to presence of soil contamination that may pose risks to human health, during future development of the land, (i.e. construction and maintenance workers) and/or during future use of the land (i.e. members of the public; outdoor workers) in accordance with the plan change proposal (if approved) and underlying Business – Light Industry Zone.</i></p> <p><i>Any pieces of land identified in the PSI may require further investigation in the form of a DSI where HAIL activities may have resulted in soil contamination, and if applicable the DSI would be required for submittal and approval prior to the plan change application</i></p>	<p>A Preliminary Site Investigation (PSI) report prepared by ENGEO is provided as Attachment 8. The PSI concludes that previous investigations indicate isolated detections of heavy metal above the soil contaminant standards beneath treated timber stockpiles within 350 Ōruarangi Road, noting that these are minor exceedances and consider the risk to human health as low. Overall, the PSI concludes that the concentration of contaminants representing larger areas of the site are less than the AUP permitted standards for contaminants in soil for commercial and industrial use.</p> <p>The PSI does recommend additional investigations at the time of development, including for within sub-precinct C. However, this would be determined by the nature of any future activities.</p> <p>The PSI is considered to be appropriate level of assessment and information to support the Plan Change, particularly as no specific development is changing and the overall use of the site is not changing, i.e., the site is already zoned for Light</p>

Reasons for request	Specific Request	Response
<p>demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change is consistent with existing National Environmental Standards (as required under section 44A of the RMA) and existing AUP contaminated land provisions, particularly those contained in the RPS which require the protection of human health by identifying, managing and remediating land that may be contaminated.</p>	<p><i>or any future resource consent application being approved relating to future development upon the affected pieces of land.</i></p> <p><i>The PSI should also take into account the potential for gas risks relevant to the presence and potential disturbance of peat and organics throughout the central and eastern areas of land within the proposed precinct (as per Section 3.1 of the lodged Harrison Grierson Civil Infrastructure Report).</i></p>	<p>Industry and the Plan Change does not seek to amend this.</p>
<p>8 Transport</p>		
<p>8</p> <ul style="list-style-type: none"> The ITA considers only a single trip generation scenario under the Business – Light Industry Zone, namely a mix of office and warehouse development, on which its trip distribution and capacity assessments are based. <p>It is also unclear from the ITA what level of intensity is assumed in its proposed provisions for offices and commercial buildings and whether it takes account of the full development potential for the proposed precinct area, based on the permitted building heights within the various sub-precincts.</p>	<p>(a) Traffic and trip generation effects</p> <p>(i) (Please provide further information which assesses trip generation effects and associated traffic patterns which would result from a range of potential land-use development scenarios enabled by the proposed precinct provisions and underlying AUP Business – Light Industry Zone provisions, and the assessed scenarios should be representative of the range of business, commercial and</p>	<p>The proposed Plan Change seeks to retain the existing Light Industry zoning that already applies within the site. Currently, the plan change area has frontage to Ōruarangi Road, Montgomerie Road and Pavilion Drive with the ability to obtain access in numerous locations.</p> <p>The purpose of this plan change is to respond to Mana Whenua feedback and cultural values present at the site.</p> <p>With respect to transportation, the only change sought as part of the plan change is the inclusion</p>

Reasons for request	Specific Request	Response
<p>Consequently, the requested further information is sought so that the actual and potential long-term transport effects which would result from a range of potential land-use development scenarios enabled by the proposed precinct provisions and underlying AUP Business – Light Industry Zone provisions can be adequately assessed, noting the possibility of adverse traffic effects being generated by specific land-use development scenarios during both peak and off-peak hours and potentially adversely affecting the safe and efficient operation of the surrounding road network.</p> <ul style="list-style-type: none"> Furthermore, upon reviewing the ITA, it is unclear whether trip distribution assumptions take account of the vehicle movement constraint highlighted by further information item 4(b)iii. below, while both inbound and outbound right-turn vehicle movements are also notably constrained by the 90-degree bend on Pavilion Drive. Consequently, outbound traffic from the proposed precinct would have to route via the Pavilion Drive / Montgomerie Road priority intersection, while it would remain preferable from a safety perspective for inbound traffic to access the proposed precinct via the roundabout intersection with Montgomerie Road / Rennie Drive. 	<p>ancillary/complementary land uses enabled by these provisions.</p> <p>The potential land-use development scenarios assessed should include permitted, controlled and restricted discretionary activities which are generally anticipated by the AUP in the existing environment (as per AUP Chapter A1.7.3) and also take into account corresponding building height standards which vary across the proposed precinct when assessing associated development capacities for each sub-precinct.</p> <p><i>NB The requested information could include sensitivity testing which considers land use activities resulting in greater weekday peak hour traffic effects, such as more intense office development, and activities resulting in greater off-peak traffic effects, such as commercial activities and ancillary/complementary land uses enabled by the proposed precinct provisions and underlying AUP Business – Light Industry Zone provisions</i></p>	<p>of Precinct Standard I1.6.8 Rooding and Access, which requires rooding infrastructure within sub-precinct B to be constructed generally in accordance with the layout shown on Precinct Plan 3. Further, the standard does not permit the construction of any new vehicle crossings from Ōruarangi Road to sub-precinct B.</p> <p>This standard is in response to feedback received from Te Ahiwaru during numerous meetings and as set out in the CVA provided as Appendix 2A of the section 32 report.</p> <p>In response to the clause 23 requests, please refer to detailed letter prepared by Flow Transport Specialists included as Attachment 9. Flows response was prepared following a meeting held with Robbie Lee, Spatial Planning Policy Advice at Auckland Transport.</p>

Reasons for request	Specific Request	Response
<p>Therefore, the requested further information is sought to verify the ITA's finding that the effect of increased traffic at the Pavilion Drive / Montgomerie Road priority intersection will be negligible, otherwise where the further information demonstrates that such effects would be more negligible, confirm whether their adverse nature is sufficient to warrant consideration and implementation of appropriate mitigation measures, and if so, what these measures should be.</p> <ul style="list-style-type: none"> • Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is also requested to demonstrate that the plan change is consistent with operative AUP transport policy provisions, particularly those contained in AUP Chapters B3.3 and E27 requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the safe and efficient operation of existing transport networks, noting these policy provisions were not specifically referenced or commented upon in the lodged plan change documents. 	<p>(ii) Please confirm traffic distribution assumptions and undertake a capacity assessment of the priority Pavilion Drive/ Montgomerie Road intersection for inclusion in the ITA.</p>	

Reasons for request	Specific Request	Response
<p>8</p> <ul style="list-style-type: none"> While the ITA acknowledges that the new access road serving the proposed precinct will have a freight access function, it does not discuss whether future use by pedestrians and cyclists and public transport may be considered for this road and whether this will be reflected in the future form and key design principles for the road, noting that nearby roads serving surrounding industrial areas, such as Pavilion Drive, cater for both heavy goods vehicles and on-street car parking (note: the need for the new access road to effectively accommodate pedestrians and cyclists within the proposed precinct is particularly important given the precinct provisions seek to enable visitor accommodation and ancillary/complementary activities associated with business and commercial activities on-site which need to be safely accessed by pedestrians and cyclists). <p>The ITA also states that a T-intersection has been determined as the preferred form for the proposed intersection with Montgomerie Road, however no supporting analysis has been provided, such as a visibility assessment for Montgomerie Road. Consequently, the requested further information is sought to verify that the future form of the new access road, including</p>	<p>(b) Proposed road access</p> <p>(i) Please provide the following further information for the proposed future access road onto Montgomerie Road and associated urban road frontage:</p> <ul style="list-style-type: none"> anticipated urban transport functions, including access for freight, public transport and pedestrians and active mode users (including provision of pedestrian and cycle facilities to the Oruarangi Rd/Ascot Rd roundabout intersection along the proposed urban road frontage), with any potential access for public transport being subject to engagement with Auckland Transport; key principles to inform it's likely future urban form and cross-section design, based on identified transport functions (e.g. provisions for on-street parking, public transport infrastructure if applicable, provisions for active mode users etc.) and how the proposed precinct provisions will incorporate these principles, particularly in relation to being designed for a low speed environment; and assessment of key principles for future intersection with Montgomerie Road, including an assessment of visibility, separation from any existing vehicle 	<p>Refer to detailed letter prepared by Flow Transport Specialists included as Attachment 9.</p>

Reasons for request	Specific Request	Response
<p>its intersection with Montgomerie Road, will be fit for fulfilling its required functions and effectively integrating with the wider transport network.</p> <ul style="list-style-type: none"> It is noted that the two access routes indicated within the proposed precinct as connecting with Pavilion Drive already exist and also accommodate access to recently completed industrial development fronting Pavilion Drive. It is also understood from reviewing the lodged plan change documents that these connections are to remain private accessways whose function is to be limited to facilitating access to development within the proposed precinct's southwestern corner. <p>Notwithstanding the above, it is noted from a previous masterplan for the proposed precinct which was lodged with the initial 2019 plan change proposal (now withdrawn) that internal access routes from Pavilion Road provided access to both Oruarangi Road and the proposed new road connecting with Montgomerie Road. Consequently, it is unclear from the lodged precinct plans whether such through access to Montgomerie Road is to be enabled or specifically prevented.</p> <ul style="list-style-type: none"> Furthermore, it is noted that the proposed accessway intersection points with Pavilion 	<p>crossings or intersections, and potential for alternative intersection forms based on outcomes from any updated trip generation assessments provided in response to further information item 7(a)(i) above.</p> <p><i>NB The applicant is strongly encouraged to commence engagement with Auckland Transport as soon as practicably possible regarding the plan change and the interface/intersection connections proposed with the adjoining road network for which Auckland Transport is the Road Controlling Authority.</i></p> <p>(ii) Please provide the following further information for the proposed accessways onto Pavilion Drive:</p> <ul style="list-style-type: none"> confirmation that they will not facilitate through access to Montgomerie Road, otherwise specify mitigation measures to enforce their function of only facilitating local access; in relation to intersections with Pavilion Drive, mitigation measures to enforce the 'no right turn outbound' access arrangements, with consideration of a similar 'no right-turn inbound' restriction also being recommended as a mitigation measure for ensuring safe vehicle movements on-site from Pavilion Drive as 	

Reasons for request	Specific Request	Response
<p>Drive will be constrained by their location on a 90-degree bend which limits vehicle intervisibility northeast along Pavilion Drive, and this could in turn serve to compromise the safe and efficient operation of the proposed intersection points with Pavilion Drive. Although the formed access points on-site have accordingly been configured to operate on a left-out only basis, the ITA does not highlight this constraint and the corresponding safety risk and operational limitations that it poses.</p> <p>Consequently, the requested further information is sought to verify that the form of the proposed accessways, including their intersection points with Pavilion Drive, will remain fit for purpose and fulfill their intended functions so they are effectively integrated with the wider transport network.</p> <ul style="list-style-type: none"> • The AUP’s RPS and Auckland-wide provisions in Chapters B3.3 and E27 respectively contain transport policy directives which seek to improve the integration of land use with transport. These include: <ul style="list-style-type: none"> ○ ensuring that transport infrastructure is designed, located and managed to: <ul style="list-style-type: none"> - integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; and 	<p>development progresses within the proposed precinct; and</p> <ul style="list-style-type: none"> • assess traffic effects of proposed left-in/left-out arrangement on traffic distribution analysis (cross-reference with further information item 7(a)(ii) above). <p><i>NB The applicant is strongly encouraged to commence engagement with Auckland Transport as soon as practicably possible regarding the plan change and the interface/intersection connections proposed with the adjoining road network for which Auckland Transport is the Road Controlling Authority.</i></p>	

Reasons for request	Specific Request	Response
<ul style="list-style-type: none"> - provide effective pedestrian and cycle connections o requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure. <p>Clause 25(4)(d) of the RMA’s First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is also requested to demonstrate that the plan change is consistent with operative AUP transport policy provisions, particularly those contained in AUP Chapters B3.3 and E27 which seek to avoid, remedy or mitigate adverse effects on existing and proposed transport infrastructure, noting these policy provisions were not specifically referenced or commented upon in the lodged plan change documents.</p>		
<p>As LUC 50280 requires event parking for 2700 vehicles in various locations across the proposed precinct, the requested information is sought to confirm that the proposed precinct adequately addresses existing parking requirements if they</p>	<p>(c) Short-term non-accessory parking</p> <p>(i) Upon reviewing the lodged plan change documents, please confirm whether the existing land use consent LUC50280 regarding event parking within the proposed precinct will be surrendered given parking within the</p>	<p>Goodman confirms that at the time any application to subdivide or develop the site, the existing land use consent LUC50280 would be surrendered.</p>

	Reasons for request	Specific Request	Response
	are still applicable in accordance with relevant resource consent conditions for events on-site.	proposed precinct appears to be reduced. Short-term non-accessory parking.	
9	Ecology		
9	The requested further is sought to confirm the correct classification of Ōruarangi Creek (below Montgomery Road) so that an accurate and appropriate ecology assessment of the plan change proposal's effects on Ōruarangi Creek is undertaken, with the correct classification considered to be 'natural', based on historical aerial imagery and topography (size and shape of the contributing catchment).	Please provide further information justifying the classification of Ōruarangi Creek (below Montgomery Road) as artificial, or otherwise please update Figure 2 of the Freshwater Classification memorandum (Viridis Environmental Consultants, 2023) to reflect the watercourse's correct classification which should be	Figure 2 of VIRIDIS report has been corrected and updated. Refer to Attachment 10 .
10	Wastewater & Water Supply		
10		(a) Wastewater As Watercare have advised they have not been consulted on the plan change application or the wastewater infrastructure proposed to service the precinct area, please obtain and submit developer consultation from Watercare which confirms the appropriateness of the proposed wastewater infrastructure and	A meeting between Goodman, Harrison Grierson and representatives of Watercare was held on 19 March 2024 where the scope of the plan change and infrastructure requirements to service future development was discussed. An exert from the most recent correspondence from Watercare is copied below (email dated

Reasons for request	Specific Request	Response
	<p>that it's provision would not be affected by existing or anticipated future capacity constraints within the public wastewater network servicing the precinct area.</p>	<p>April 17), confirming that they do not oppose the Plan Change:</p> <p><i>Re: Proposed Private Plan Change – Waitomokia Precinct</i></p> <p><i>The Applicant proposes the introduction of the Waitomokia Precinct to enable urban development and recognise cultural values.</i></p> <p><i>The Plan Change does not seek to change the existing zone which is Business Light Industry under the Unitary Plan. The proposed Precinct seeks to introduce new activities including Visitor accommodation and Public amenities and seeks changes to activity status for existing uses provided for in the underlying Light Industry zone.</i></p> <p><u><i>Watercare does not oppose the amendments proposed.</i></u></p> <p><u><i>[Emphasis added]</i></u></p> <p>With respect to Watercare's comments to network capacity and infrastructure funding, it is considered that this is best addressed at the time of development, noting that the Plan Change does not seek to change the underlying</p>

	Reasons for request	Specific Request	Response
			zoning that applies. This is acknowledged in their response, and it is not considered necessary or appropriate to commit to infrastructure funding arrangements when there is no specific adverse effect generated by the Plan Change itself. The network capacity concerns raised by Watercare are existing and not considered to be impacted or exacerbated by the proposed Plan Change.
10	Clause 25(4)(d) of the RMA's First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change is consistent with existing AUP infrastructure provisions, particularly those contained in Chapter B3 of RPS which seek to ensure that infrastructure planning and land use planning are integrated to service growth efficiently and adverse effects resulting from the construction, operation or maintenance of infrastructure are avoided, remedied or mitigated (note: these provisions	(a) Water Supply (i) As Watercare have advised they have not been consulted on the plan change application or the water supply infrastructure proposed to service the precinct area, please obtain and submit developer consultation documents from Watercare which confirms the appropriateness of the proposed wastewater infrastructure and that it's provision would not be affected by existing or anticipated future capacity constraints within the public water supply network servicing the precinct	As per the above.

Reasons for request	Specific Request	Response
<p>were not specifically referenced or commented upon in the Section 32 assessment report).</p>	<p>area (including for firefighting requirements).</p> <p>(ii) As Auckland Transport have advised they have not been consulted on the plan change application or the proposed vesting of a public road to include public water supply infrastructure to service the precinct area (as per lodged Preliminary Watermain Overall Plan A2111838-HG-XX-DR-C-500 rev 1 dated 06/10/2023), please also obtain and submit developer consultation documents from Auckland Transport which confirms the appropriateness of vesting the proposed road for water supply purposes, amongst other relevant roading infrastructure purposes.</p>	
<p>11 Geotechnical</p>		
<p>11 The lodged geotechnical factual report (referenced INITIA REF P-000982-2 Rev 0 dated May 2022) indicates the type of soil and the level of groundwater and goes onto state that</p>	<p>Please provide the Initia Geotechnical Interpretive Report and accompanying memorandum (dated 27 May 2022) containing preliminary recommendations and geotechnical</p>	<p>Please refer to Attachment 11 and 12 respectively which contains the Geotechnical Factual Report dated May 22 and Settlement</p>

Reasons for request	Specific Request	Response
<p>geotechnical considerations will be addressed in the Initia Geotechnical Interpretive Report, while preliminary recommendations regarding four zones within the proposed precinct are outlined in the Initia Memo (dated 27 May 2022).</p> <p>As neither the Initia Geotechnical Interpretive Report nor accompanying memo referenced above were provided with the lodged Initia geotechnical factual report, these documents are requested to ensure sufficient information is provided to adequately assess the geotechnical effects of the plan change proposal.</p>	<p>considerations regarding the four zones within the proposed precinct area.</p>	<p>Analysis Memo (Zones 1 -4) prepared by Initia Geotechnical Specialist.</p>
<p>11 Noise – Reverse Sensitivity Effects</p>		
<p>11</p> <ul style="list-style-type: none"> Although the proposed precinct provisions seek to enable activities sensitive to noise, no noise assessment has been provided to support the appropriateness of these provisions in relation to adequately addressing actual and potential reverse sensitivity effects resulting from enabling noise sensitive activities within an existing light industry zoned receiving environment, thereby resulting in this further information request. 	<p>Please provide a noise assessment which assesses reverse sensitivity effects resulting from the proposed precinct provisions which seek to enable activities sensitive to noise within the plan change precinct area, and if deemed necessary by the assessment, amend the precinct provisions to ensure such effects are adequately addressed inside the plan change precinct area (note: as per AUP Chapter A1.7.3, restricted discretionary activities are generally</p>	<p>Marshall Day Acoustic Engineers (Marshall Day) were engaged to prepare an Acoustic Assessment to address this item as enclosed at Attachment 13. Marshall Day considers that only sub-precinct C enables activities that may be sensitive to noise. Of the activities enabled within sub-precinct C, Marshall Day considers that A1 visitor accommodation, A6 public amenities and A7 activities offices do not give rise to reverse sensitivity effects. A3 community</p>

Reasons for request	Specific Request	Response
<p><i>Note: the requested assessment should detail how the proposed precinct provisions will accommodate activities sensitive to noise within the precinct, while avoiding reverse sensitivity noise effects being imposed upon existing and future industrial activity operations adjoining those parts of the precinct where noise sensitive activities seek to be enabled.</i></p> <ul style="list-style-type: none"> • Clause 25(4)(d) of the RMA’s First Schedule requires a private plan change request to demonstrate consistency with Part 5 of the RMA before it can be accepted for notification. Therefore, further information is requested to demonstrate that the plan change is consistent with existing AUP reverse sensitivity provisions, particularly those contained in Chapter B2 of the RPS and the Business – Light Industry Zone provisions (note: these provisions were not specifically referenced or commented upon in the Section 32 assessment report). 	<p>anticipated by the AUP in the existing environment and this should be reflected in the requested assessment where the proposed precinct provisions seek to apply this activity status to precinct activities sensitive to noise when compared with the underlying Business – Light Industry Zone).</p>	<p>facilities, A4 recreational facilities, and A5 care centre’s have the potential to give rise to reverse sensitivity effects. In undertaking their assessment, Marshall Day has reviewed the Australian/New Zealand Standard AS/NZS 2017:2016 ‘Acoustics – Recommended design sound levels and reverberation times for building interiors’, and recommends that activities which may give rise to reverse sensitivity effects be constructed in a manner to achieve the recommended internal noise limits as specified in the AS/NZS 2017:2016.</p> <p>As such, the proposed Waitomokia Precinct Provisions have been updated to include standard I1.6.9 Noise Levels for Sensitive Activities in Sub-Precinct C. Infringement of this standard is a restricted discretionary activity and an appropriate assessment of reverse sensitivity effects would be required. Refer to Attachment 14.</p>
12	Open Space	
12	As the proposed precinct’s objectives and policies do not specifically reference Open Space outcomes, despite adjoining existing	Please provide further information regarding how the proposed precinct’s objectives and policies are consistent with the Open Space
Policy H17.3(4) requires that development adjacent to the opens space zones manages adverse amenity effects on the zone. The Light		

Reasons for request	Specific Request	Response
<p>Open Space zoned land and public open spaces currently owned and managed by Council, the further information is requested to ensure the proposed precinct’s objectives and policies align with specified Open Space outcomes relevant to the underlying Business – Light Industry Zone and referenced in associated AUP provisions.</p>	<p>outcomes relevant to the underlying Business – Light Industry Zone and referenced in associated AUP provisions.</p>	<p>Industry zone requires all buildings to be setback 5m from side boundaries adjacent to land zoned open space. The Plan Change is considered to be consistent with these outcomes.</p>