

Appendix 1:

Information requested under Clause 23(1) First Schedule of the Resource Management Act 1991

Planning, statutory and general matters	2
Transport matters – Martin Peake, Progressive Transport Solutions	4
Stormwater and flooding matters – Amber Tsang, Healthy Waters, Auckland Council	6
Geotech – Frank Havel, Auckland Council	18
Ecology – Nick Goldwater, Wildlands.....	19


#	Information category	Further information requested	Reasons for request
Planning, statutory and general matters			
P1	AUP zone and RUB map information	Please provide an AUP zone map showing the AUP zones and RUB requested in accordance with AUP map standards.	This is necessary for decision makers to clearly understand the extent of the zoning changes and the effects of the plan change.
P2	AUP SMAF map information.	Please confirm whether it is intended to apply the stormwater management area – flow 1 (SMAF 1) control to the plan change area? If so, please provide a SMAF 1 map in accordance with AUP map standards.	This is necessary for decision makers to understand the effects of the plan change.
P3	Covenants	Please provide copies of the covenants listed in the CT and an explanation of their relevance to the urban land use proposed by the plan change, if any.	This information is necessary to determine if the covenants are compatible with the land uses proposed.
P4	Section 32, zone options	Please provide a full section 32 assessment of the alternative zone option of Residential – Large Lot Zone.	<p>This information is necessary to adequately understand the costs of benefits and effects of alternative zone options.</p> <p>This is briefly discussed at page 128, but it is unclear why it has been dismissed. Given the urban edge location, the steepness of the confined site and the apparent difficulty of servicing the land with public roads, use of the Residential - Large Lot Zone is an option in this location that should be afforded a more thorough s32 evaluation. Its use is not restricted by the MDRS.</p>

#	Information category	Further information requested	Reasons for request
P5	Precinct - MRDS	Please provide an updated version which is consistent with the MDRS by merging policies 2 and 3 to read as one policy.	This is necessary to be consistent with the MDRS and avoid ambiguity about the relationship between policy 2 and subsequent policies.
P6	Consultation – mana whenua	<p>The plan change and s32 report (page 34) indicates that the potential effects on views from Pukekiwiriki Pā were discussed with mana whenua and a summary of the Reset Urban Design’s assessment of this was included in the report. However, it is not clear what information was provided to mana whenua or what mana whenua’s perspective on or response to the information was.</p> <p>Please confirm what images mana whenua were shown of the proposed development as viewed from Pukekiwiriki Pā?</p> <p>Please explain what mana thought of this matter and whether their concerns were resolved?</p>	This information assists in understanding effects on cultural values.
P7	Subdivision in the CSL zone	<p>Please:</p> <ul style="list-style-type: none"> • explain what the specific purpose of Rule (A1) is, what specific forms of subdivision in the CSL zone is intended to allow, • reconsider and revise Rule (A1) so that it does not allow subdivision in the CSL zone as a controlled activity in a way that is inconsistent with the rural subdivision and CSL zone provisions. 	<p>In its current form, this rule could be interpreted to allow unrestrained subdivision of the CSL zone as a controlled activity in a way that is inconsistent with purpose of the zone and its objectives and policies. Note 1 at the end of the activity table does not really resolve this.</p> <p>This information is necessary to understand the effects on the CSL environment.</p>

#	Information category	Further information requested	Reasons for request
P8	Building height and landscape buffer	<p>The consultation information provided to the residents indicated a 7m building height restriction and a wider landscape buffer at the southeastern corner and high point near the Watercare site. However, neither were included in the proposed precinct. Please provide a full evaluation of these two options in accordance with s.32, including the difference in effects at the proposed RUB boundary and development of a potential qualifying matter to support the lower height.</p>	<p>This is necessary to understand the potential effects at the proposed RUB boundary in this location and any methods to mitigate effects.</p>
P9	Structure planning	<p>Please provide a list or table that:</p> <ul style="list-style-type: none"> • provides a cross reference between the specific matters of AUP Appendix 1 and the corresponding sections in the application documentation that address the Appendix 1 matters. • an explanation of why any Appendix 1 matters not addressed in the application documents are not thought to be necessary to address. 	<p>There is a very short one paragraph discussion at page 68 of the report. This is not sufficient to determine the adequacy of the structure planning response.</p> <p>This information is necessary to assist in assessing the change from a rural to urban land use.</p>
Transport matters – Martin Peake, Progressive Transport Solutions			
T1	Transport Assessment	<p>Please update the Commute Transport Assessment to the effect that is a transport assessment for a plan change as distinct from a subdivision. In particular, please provide:</p> <p>(a) a trip generation estimate for private vehicles, public transport, cycling and walking and the potential mode shift;</p>	<p>The Transport Assessment Report has been prepared as though it is supporting a resource or sub-division consent and not a plan change. An Integrated Transport Assessment would typically be prepared to assess the transport effects of the proposed re-zoning of the land.</p>

#	Information category	Further information requested	Reasons for request
		<p>(b) details of the accessibility of the site to the wider transport network;</p> <p>(c) amenities for active modes;</p> <p>(d) an assessment against the relevant national and regional plans and policies strategies (for example the AUP transport policies and the council's Transport Emissions Reduction Plan).</p> <p>Please provide this assessed against the upper number of dwellings estimated for the proposed zone.</p>	<p>Whilst it is acknowledged that the scale of the development enabled by the rezoning may be relatively limited, the transport assessment should include details of the total trip generation of the site (not just vehicle trips), public transport, cycling and walking details of the accessibility of the site to the wider transport network and amenities for active modes and public transport. It should also include an assessment of the plan change against relevant plans and policies. This information is required to understand the traffic and transport effects of the proposed change to the zoning of the land.</p>
T2	Access via JOAL	<p>Please:</p> <ul style="list-style-type: none"> • explain the reasons for the use of JOALs to provide access to more than 10 rear lots and exceeding 100m, particularly JOAL 1; • provide an assessment of the use of JOAL 1 including analysis against relevant objectives and policies of E38 (including policy E38.3(1), E38.3(10) and (11), that demonstrates that the JOAL would operate safely and provide appropriate street design and layout for the JOAL to provide access for up to 69 residential dwellings over 210m; • confirm whether this JOAL layout complies with both FENZ firefighting requirements and universal access design requirements and provide evidence of consultation with FENZ on this matter; • explain what size, weight and frequency of Watercare vehicles need to access the Watercare site, how the Watercare site will 	<p>The TIA has been prepared on the assumption that the site will be accessed by JOALs. AUP Standard E38.8.1.2 limits the number of dwellings to be accessed from a single JOAL to be 10 and not more than 100m in length.</p> <p>The proposal could result in JOAL 1 serving up to 69 lots (TIA Section 5.5, Table 2). Also the JOAL is proposed to be 210m in length. The maximum length of a JOAL in AUP Standard E38.8.1.2 and Table E38.8.1.2.1 is 100m.</p> <p>Non-compliance with Standard E38.8 is a discretionary activity. The council cannot guarantee that a consent would be granted for this degree of non-compliance and no alternative complying transport arrangement has been provided.</p>

#	Information category	Further information requested	Reasons for request
		<p>be accessed through the plan change area, and the effects on residents of Watercare accessing the site through the plan change area;</p> <ul style="list-style-type: none"> explain what arrangements would but in place to maintain a JOAL of this length and number of dwellings, in the long-term. <p>Please provide an example alternative transport access arrangement, including plans, that would comply with the requirements of E38.8.1.2 (1) and (2).</p>	<p>Whilst the plan change is not seeking resource or subdivision consent, it is important to understand how the proposed intensive urban zone and land use will be accessed safely and serviced with a practical internal road network that can fit within the constrained site features.</p> <p>The council's experience is that very long JOAL servicing many dwellings are less likely to function safely and efficiently and are difficult to maintain in the long term. They are less likely to provide a quality built well-functioning urban environment.</p> <p>This information is necessary to assess whether the proposed change to an urban land use can be serviced by a safe and efficient road network.</p>
Stormwater and flooding matters – Amber Tsang, Healthy Waters, Auckland Council			
SW1	Site feature – contour and overland flow path (OLFP)	<p>Figures 1, 2 and 3 in Section 1.3 of the SMP present contour information. It is unclear from the explanation whether the contours are from SurveyWorx or from Auckland Council GeoMaps. They may not be consistent with the actual ground contours after recent earthworks.</p> <p>Likewise it is not clear whether the OLFP shown in other figures such as Figure 8 are the Auckland Council GIS OLFP or the actual OLFP after recent earthworks.</p>	Correct understanding and assessment of contours and OLFP are required to inform the most suitable methods of stormwater management for future development enabled by the proposed plan change and the potential effects of the plan change.

#	Information category	Further information requested	Reasons for request
		<p>How does this information differ from the actual topography considering the bulk earthworks indicated on GeoMaps's aerials photo dated 2022 (refer to snapshot below)?</p> <p>What are the current OLFP alignments across the site considering the earthworks that have been undertaken within the plan change area?</p> <p>Please update the SMP content as necessary to show current contours and OLFP.</p> 	

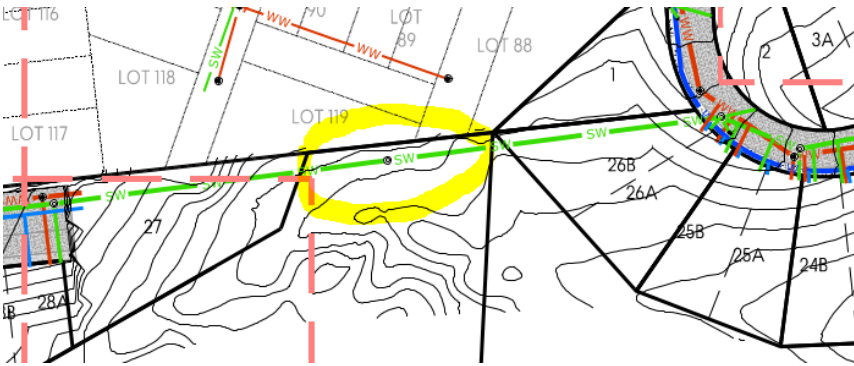
#	Information category	Further information requested	Reasons for request
SW2	Site feature – gully and drainage feature	<p>Please show on a map the feature described in Section 1.4 of the SMP as below:</p> <p><i>A shallow gully feature was mucked out within Lot 123 (28 Crestview Rise). Underfill drains were installed and was backfilled 2017.</i></p>	This information is required to enable understanding of site features relevant to stormwater management and the effects of the plan change.
SW3	Site feature – existing stormwater network	<p>Section 1.5 of the SMP referenced the Crang Civil design of the existing public stormwater network on Crestview Rise. The report states that: <i>“The rural lots will capture rain from the roof and store this on site for re-use. Overflows from the tanks will discharge to the ground and flow overland.” Thus, no additional flow allowance was catered for the subject site (zoned as rural).</i></p> <p>This excluded allowance for any stormwater runoff in the stormwater network from the rural lots, in the proposed plan change area.</p> <p>How has the proposed stormwater management approach considered this limitation?</p>	This information is required to enable understanding of site features relevant to stormwater management and the effects of the plan change.
SW4	Site feature – existing easements	<p>Easement Area ZB as shown on DP 536259 (for Right to Convey Gas) goes through the area where a raingarden and stormwater pond is proposed. Please demonstrate how the design, construction and on-going maintenance of these proposed stormwater devices will be managed without affecting other infrastructure and/or infringing relevant easement requirements.</p>	This information is required to enable understanding of site features relevant to stormwater management.

#	Information category	Further information requested	Reasons for request
SW5	Stormwater management approach – consistency	<p>Please confirm and/or clarify the following and update the SMP and other plans accordingly:</p> <ul style="list-style-type: none"> • The executive summary proposes the use of inert building materials, but this is not discussed in Section 6.2. • Section 1.5 suggests that the public stormwater network on Crestview Rise has no capacity for the proposed plan change area, but Section 6.2.5 states that the existing 750mm diameter pipe has capacity for flows from the proposed greenfield development. • As stated in Section 3.1, Mana Whenua have requested that reuse tanks be incorporated into the design of the stormwater management, but this was not presented as an option in the executive summary. • Section 6.2.3 refers to a centralised raingarden is along Crestview Rise at the bottom of the catchment, but no raingarden is identified on the engineering plans submitted. 	<p>There are inconsistencies presented throughout the SMP and engineering plans which leads to uncertainty of what stormwater management approach is being proposed and what the effects of the plan change are.</p>
SW6	Water quality	<p>Please confirm and clarify if all impervious areas are proposed to be treated to meet GD01/TP10 requirements as per the requirement of the NDC's water quality performance criteria.</p>	<p>This information is required to enable a full assessment of water quality effects.</p> <p>The executive summary of the SMP suggested that stormwater quality treatment will be applied to trafficable surfaces only. This does not meet the NDC's requirement.</p> <p>Section 6.2.2 suggested that only gross pollutants from high contaminant generating activities are required to be treated. This is incorrect. Stormwater discharging from high contaminant generating car parks and high use roads are subject to requirements under Chapter E9 of the Auckland Unitary Plan.</p>

#	Information category	Further information requested	Reasons for request
SW7	Water quality	<p>Please confirm the proposed treatment methods for private residential roofs, private residential hardstand, and JOALs.</p> <p>Please also provide an assessment and justification of why the proposed treatment methods for different areas are considered the Best Practicable Option (BPO), and how they meet the requirements of the NDC and the relevant policies under Chapter E1.3 of the Auckland Unitary Plan.</p>	<p>The proposed treatment methods for the different impervious areas should be clearly identified and justified.</p> <p>It should be noted that roof runoff (composed of inert building materials) directed to re-use tanks and plumbed for internal re-use (such as toilet flushing) is acceptable as a BPO from a treatment perspective. Re-use for garden watering alone is not considered a BPO.</p>
SW8	Water quality	<p>It is stated in Section 6.2.2 of the SMP that treatment will be provided for the Water Quality Flow of 10mm/hr. Please clarify this. Does it mean the runoff from 10mm/hr or the proposed treatment devices will achieve a flow rate of 10mm/hr?</p>	<p>This information is required to enable understanding of the proposed stormwater management methods and effects.</p>
SW9	Water quality	<p>Engineering plan Drawing No. 400 appears to show stormwater runoff from Lots 2 to 8B will discharge to the existing public stormwater network on Crestview Rise without treatment.</p> <p>Please confirm the proposed treatment methods for impervious areas within Lots 2 to 8B as shown on Engineering Plan (drawing ref: 400)?</p>	<p>This information is required to enable understanding of the proposed stormwater management methods and effects.</p>
SW10	Stormwater discharge point and effects	<p>Two discharge options are discussed in Section 6.2.5 of the SMP: 1) discharge to the existing public network or 2) discharge to the stream via a new outlet. It is unclear which of these discharge options is to be applied and what the effects would be. Both options will have impacts on the receiving environment.</p>	<p>Assessment and understanding the discharge point and the condition of the ultimate receiving environment is required to inform the most suitable methods of stormwater management, including discharge options.</p>

#	Information category	Further information requested	Reasons for request
		<p>Drawing 401 is not sufficient to clarify this. Although it shows a potential connection to the public network, we don't know if this is feasible or the preferred option. Also, what is shown on Drawing 401 may not be consistent with the discussion in the SMP.</p> <p>Please:</p> <ul style="list-style-type: none"> • confirm the discharge point and the receiving environment, • provide an evaluation explaining why this is the preferred option, • provide an evaluation demonstrating that the existing network has enough capacity for the increased volume, • provide an evaluation of the condition of the existing downstream environment, • provide an evaluation of the effects of the discharge on stream flow on erosion, • explain how any adverse effects will be avoided or mitigated. • update the SMP documents and engineering plans accordingly. 	
SW11	Hydrological mitigation	Please confirm the retention and detention performance that is being proposed?	This information is required to enable a full assessment of stormwater runoff effects.
SW12	SMAF	Please provide an evaluation demonstrating if SMAF (as per the requirements outlined in Chapter E10 of the Auckland Unitary Plan) is	The Stormwater Management Area Flow (SMAF) overlay was not applied to sites that are future urban and rural

#	Information category	Further information requested	Reasons for request
		<p>the BPO, accounting for the existing condition of the receiving stream (un-named) and its vulnerability to erosion:</p> <ul style="list-style-type: none"> • Has a geomorphic assessment of the current state of stream been completed (including within the zone of influence – this may include streams downstream of the plan change area)? • Has an investigation of pre and post development flow/shear stress been undertaken to show potential future erosion risks resulting from land use change activities on natural stream receiving environments? • Please provide a pre and post development flows analysis in terms of excess shear stress. • Please provide details of the condition of the existing outlet and stream at outlet. • Please also provide information on the design of the proposed remediation works on the existing wingwall outlet (as stated in Section 6.2.5). 	<p>zoned under the Auckland Unitary Plan. This was on the basis that structure planning and plan change processes are the most appropriate time at which the best method of hydrology mitigation would be determined and applied. Therefore this needs to be addressed now to understand the effects of the plan change.</p>
SW13	SMAF	<p>Please provide an assessment to confirm if the use of SMAF will be sufficient to mitigate stormwater runoff effects on the receiving stream environment caused by the change of land use (e.g. erosion and instream habitat changes etc).</p>	<p>This information is required to enable a full assessment of stormwater runoff effects.</p>
SW14	Stormwater device – rain garden	<p>Please provide calculations to support sizing of the rain garden described and proposed in Section 6.2.3 of the SMP.</p> <p>Please confirm if the rain garden will be sized to include runoff from private driveways?</p>	<p>This information is required to enable assessment of the feasibility and suitability of the proposed stormwater devices. And hence to confirm if adverse effects associated with stormwater discharge will practically be able to be mitigated.</p>

#	Information category	Further information requested	Reasons for request
SW15	Stormwater device – tank	<p>Please confirm the areas that will drain into the 5m³ water tank proposed on each allotment (as stated in Section 6.2.3 of the SMP and shown on the engineering plans)?</p> <p>Please provide calculations to support the proposed tank volume and explain what this volume will consist of i.e. how much retention, detention and/or attenuation?</p>	This information is required to enable assessment of the feasibility and suitability of the proposed stormwater devices?
SW16	Stormwater asset	<p>Please provide information on how access for the on-going maintenance of the proposed public network within the plan change area will be provided for, particularly regarding the section of network that will be located within rural zoning (refer to snapshot below)?</p> 	This information is required to enable assessment of the feasibility and suitability of the proposed stormwater asset to be vested with Healthy Waters.
SW17	Stormwater attenuation	<p>According to Section 6.2.5 of the SMP, a communal stormwater pond is proposed to attenuate stormwater flows for the 1% AEP storm events and will discharge stormwater at pre-development flows.</p>	Greenfield development enabled by this plan change proposal will increase imperviousness and therefore increase the flow rate and volume of stormwater runoff from the site.

#	Information category	Further information requested	Reasons for request
		<p>Please provide information of how the stormwater pond will be designed to achieve this? Calculation to support sizing of the pond is also requested.</p> <p>Please also demonstrate how stormwater flows will be conveyed to the pond (including flows from Lots 2 to 8B as shown on Engineering Plan (drawing ref: 400))?</p> <p>Will all upstream connections be sized to accommodate the 1% AEP storm events? Supporting calculations are requested to demonstrate feasibility.</p>	<p>This information is required to enable assessment of whether it is feasible to attenuate stormwater flows from the plan change area for the 1% AEP storm events. And hence to confirm if adverse effects associated with stormwater discharge will practically be able to be mitigated.</p>
SW18	Stormwater attenuation	<p>It is stated in Section 6.2.6 of the SMP that the stormwater tanks on each dwelling will be sized to attenuate and reduce stormwater flows so that there is no increase in flow rate in a 1% AEP storm event. All downpipes and upstream connections of the tank will also to be sized to accommodate the 1% AEP storm events.</p> <p>Please provide a feasibility assessment of the potential arrangement as described in Section 6.2.6 of the SMP, considering allotment sizes, setbacks and separations required between tanks, buildings, property boundaries and retaining walls etc. Supporting calculations are requested.</p>	<p>Further information is required to confirm feasibility of this proposed arrangement as the mitigation of effects is reliant on this.</p> <p>Healthy Waters' Catchment Manager has requested confirmation of the feasibility and demonstration of the ability that the downpipes and upstream connections to tanks can accommodate the 1% AEP storm events.</p>
SW19	Stormwater attenuation	<p>Please confirm if attenuation is proposed for the 50% and 10% AEP storm events and how?</p>	<p>This information is required to enable a full assessment of stormwater runoff effects.</p>

#	Information category	Further information requested	Reasons for request
SW20	Network capacity	Please provide an impact assessment downstream of the site on network performance of discharging the increased volumes of stormwater runoff from the greenfield development enabled by the plan change proposed over a prolonged duration. Please confirm how any adverse effects will be avoided and/or mitigated.	<p>The development of a rural area for urban land use will increase imperviousness and therefore increase the flow rate and volume of stormwater runoff from the area. Attenuation of flows will partially mitigate the effects of this land use change by limiting the peak flow. However, it does not address the increased volumes of runoff that will be generated.</p> <p>It should be noted that historically, where a Catchment Management Plan was not present the approach was to attenuate to 80% of pre-development for new development. This may be applicable for the plan change proposal.</p> <p>Where there are downstream flooding issues, peak discharges for the post development 100 year 1% AEP storm event may need to be managed to ensure that downstream flood levels are not increased. Depending on the catchment, the number of tributaries and the location of the project in a catchment, timing of flow discharges may be an issue. If so, a catchment wide study may be necessary to ensure that downstream flood risks are not increased. If there is no catchment-wide study, work done by the former Manukau City Council and overseas has indicated that limiting the peak discharge of the 100 year storm to not exceed 80% of the predevelopment 100 year storm will reduce downstream flood increase concerns. The 80% peak discharge rate reduces potential for</p>

#	Information category	Further information requested	Reasons for request
			coincidence of elevated flow downstream by extended release of the flows. The council will consider this approach as an alternative to a catchment wide study.
SW 21	Network capacity	<p>Section 1.5 suggests that the public stormwater network on Crestview Rise has no capacity for the proposed plan change area, but Section 6.2.5 states that the existing 750mm diameter pipe has capacity for flows from the proposed greenfield development. This appears contradictory. To clarify this please provide the following:</p> <p>What is the design flow for the 10% AEP event within the existing network and how much capacity remains?</p> <p>Please provide the results of an investigation into the capacity of the existing public stormwater network, to the point of discharge downstream of Opaheke Road bridge, including details of any mitigation proposed should available capacity not be sufficient to service the proposed greenfield development.</p>	This is information assists in understanding the effects on the capacity of the downstream network.
SW22	Flooding	<p>There is no identification of what downstream flooding effects this greenfield development will have on the receiving environment and how the 1% AEP storm event will be discharging.</p> <p>Please provide an assessment on how the proposed land use change will affect overland flow paths and flood plains downstream of the plan change area, considering both existing rainfall and climate change rainfall.</p>	Floodplains presented in Auckland Council GeoMaps do not include impacts of the proposed greenfield development. This information is therefore required to enable a full assessment of flooding effects of the proposed land use. It should be noted that downstream floor flooding has previously occurred.

#	Information category	Further information requested	Reasons for request
SW23	Flooding	The SMP proposes attenuation of the 1% AEP storm event. Attenuation may extend the duration of downstream flooding. Has coincidence of flows been considered and how will adverse effects be avoided and/or mitigated?	This information is required to enable a full assessment of downstream flooding effects.
SW24	Flooding	Please provide a flood impact assessment of the proposed greenfield development on: <ul style="list-style-type: none"> • Crestview Rise. • Kotahitanga Street. • Adjacent properties, particularly Lots 112, 113, 117, 118 and 119 as shown on the Engineering Plan (drawing ref: 400) 	This information is required to enable a full assessment of flooding effects.
SW25	SMP implementation	Please provide information on how the proposed stormwater management methods outlined in the SMP are intended to be implemented. Please confirm and clarify at what stage of the development the proposed communal device and other public network/devices are intended to be constructed. If staging of development is proposed, please provide information on how the SMP will be implemented corresponding to each stage of development.	This information is required to enable assessment of whether adverse effects associated with stormwater discharge will practically be able to be mitigated. It is considered appropriate to address SMP implementation as part of the plan change proposal to ensure stormwater effects are being assessed at a catchment wide level, considering cumulative effects.
SW26	Scope of the SMP	Please confirm the scope of and clearly identify the area to be covered by the SMP.	Part of the plan change area will remain rurally zoned. It should be noted that the NDC cannot authorise stormwater diversions and discharge in rural zoned areas. Therefore, any approved SMP will not cover stormwater

#	Information category	Further information requested	Reasons for request
			diversions and discharge in the plan charge area that is rurally zoned. This should be made clear in the SMP.
SW27	SMP approval	<p>Please provide an amended SMP which includes the further information and assessment as requested above and the remaining points below:</p> <ul style="list-style-type: none"> • Section 5.3 of the SMP states that there will be approximately 7181m³ of cut and 865m³ of fill for the entire site. Please confirm how the surplus fill and an existing stockpile area adjacent to Kotahitanga Street referred to in the section is to be managed. • Section 6.2.3 suggests that the proposed raingarden and stormwater pond will provide additional retention volume. However, considering that these devices will likely be lined it should be detention volume. • Section 6.5 appears to be incomplete (i.e. containing one risk only). This should be updated to reflect a more comprehensive risk assessment associated with the proposed land use change and shifting of the RUB. This could include but is not limited to risks associated with outdated or inaccurate floodplain/OLFP info on Geomaps, climate change risk, blockages, overloading of network capacity and some of the matters raised above. 	The SMP acts in the plan change process as an assessment of stormwater effects at a catchment wide level, considering cumulative effects and forms part of the NDC authorisation process. An approved SMP is required for the authorisation of stormwater diversion/discharge under the NDC. It also sets out how the effects of the land uses proposed in the plan change are to be avoided or mitigated.
Geotech – Frank Havel, Auckland Council			
G1	Confirmation of development plans	Some of the development concept plans in the landscape and urban design application documents postdate the engineering plan referred to in the geotechnical report.	This information is requested to ensure that the geotechnical assessment is based on up-to-date information.

#	Information category	Further information requested	Reasons for request
		We request that ENGEO please confirm that they have completed their geotechnical assessment with full awareness of the most recent development plans, have seen all relevant information and that their risk assessment is still valid.	
G2	Coverage of assessment	Please extend the geotechnical assessment to include the land at 76 Crestview Rise and 170 Settlement Road.	The plan change includes these properties.
Ecology – Nick Goldwater, Wildlands			
E1	Ecological context.	It would be useful to include the Threatened Land Environment classification (Cieraad et al., 2015) for the site in the ecology report, as this provides useful context in terms of the extent of indigenous vegetation remaining. It would also be useful to include some information on the broader ecological context of the site, including a brief summary of the ecological district, geology, surrounding land use, threatened habitat types, etc.. Cieraad E, Walker S, Price R, Barringer J. 2015. An updated assessment of indigenous cover remaining and legal protection in New Zealand's land environments. <i>New Zealand Journal of Ecology</i> 39(2).	This information provides ecological context for the site in the wider environment.
E2	Lizard species information	In the written description, the report states that both skink species are classed as 'Threatened – At Risk'. This is not a conservation category. They are classed as At Risk – Declining. This is correctly stated in Table 1. Also, the explanation and accompanying table regarding the potential status of the herpetofauna at the site is confusing as Table 1 lists the elegant (green) gecko (<i>Naultinus elegans</i>) rather than ornate	This is a matter of clarification of information.

#	Information category	Further information requested	Reasons for request
		skink as potentially present. There is a footnote to Table 1 with an asterisk for records greater than five kilometres away, but there is no corresponding asterisk in the table. The assumption is that the asterisk relates to elegant gecko, but that is unknown and requires clarification. Ornate skink should also be included in Table 1.	
E3	Figure 8	Appropriate restoration actions that should improve the ecological values of the site are proposed. However, as the legend is incomplete, some clarification of Figure 8 is needed. Presumably the five-metre planting buffer is the light green strip around the outside of the fragment, the infill planting is within the area of diagonal lines, and the enhancement planting is in the orange sector. These should be shown in the figure legend, but confirmation is also needed that this interpretation is correct?	Clarification is requested
E4	Wetland surveys	It is not clear if any wetland delineation plots and/or soil tests were undertaken at the site. If these were undertaken, they should be mapped in Figure 6 of the freshwater ecological constraints memorandum. All wetland delineation results should also be appended to the memorandum.	Clarification requested.