

# Technical Memo

## Hobsonville Grove Precinct – Private Plan Change Request

### Comments on the recommendations of Te Kawerau a Maki

Harrison Grierson Consultants Limited

**To:** Jess Dingle, Senior Policy Planner      **HG Project No.:** A2212330.03  
**From:** Bryce Powell, Senior Planner      **Reviewer:** Clare Covington, Manager – Auckland Planning  
**Date:** 14 March 2025      **Approver:** Clare Covington

This memorandum states what Te Kawerau a Maki recommendations will be adopted by Austino Limited.

Recommendation	Adopted by Austino? Yes / No
1	<p><b>To be adopted by Austino at resource consent stage</b></p> <p>Austino will engage further with Te Kawerau a Maki on future resource consent applications and as development plans for the PCA are developed.</p> <p>Austino has no objection to Council providing Te Kawerau a Maki with conditions of resource consent.</p>
2	<p><b>Adopted by Austino at PPC stage.</b></p> <p>I refer to the Stormwater Management Plan (SMP).</p> <p>Austino has adopted the SMP recommendations to communally manage runoff from roads, public areas and private lots. This includes bioretention devices to provide treatment simultaneously with hydrology mitigation. Stormwater devices will need to be designed and constructed in accordance with Council's GD01 standards.</p> <p>Stormwater measures can be determined during the subdivision and land use consent process by applying the existing AUP(OP) stormwater provisions (which include the SMAF1 control), and the precinct-specific provisions.</p>
3	<p><b>To be adopted by Austino at resource consent stage</b></p>

	<b>Recommendation</b>	<b>Adopted by Austino? Yes / No</b>
	<p>cut / fill balance. We recommend that topsoil (or any clean soil) in order of preference be re-used on site, be re-used in the local area, be re-used or disposed of within the Te Kawerau a Maki rohe. (Northern half of the Auckland region). We also recommend avoiding winter works.</p>	<p>As stated in Section 3.2 of the Infrastructure / Civil Report, Austino will, as far as practicable, seek to achieve a cut-to-fill balance when developing the PPC area at design and resource consent stage.</p> <p>Detailed design will be addressed at resource consent and engineering plan approval stage. However, it is noted that PPC area has a topography that is unlikely to necessitate the importation of large fill volumes.</p> <p>Furthermore, there is a significant economic cost associated with moving earth, and in my experience, there are strong commercial reasons why a developer would minimise the amount of earth material that needs to be transported.</p> <p>Austino will engage with Te Kawerau a Maki prior to lodging resource consent applications for bulk earthworks across the site. Consideration of the adverse effects on cultural and spiritual mana whenua values are required under E11.8.1(1)(d).</p> <p>For these reasons, it is considered that the existing Auckland-wide earthworks provisions in E11 and E12 can be relied upon and no new AUP(OP) provisions need to be included in the PPC.</p>
4	<p>Work with Te Kawerau a Maki on ecologically sensitive design that incorporates tikanga, including eco-sourced restoration planting, a 100% native plant commitment (with native fruiting and flowering plants and shrubs) as the default, stock exclusion, habitat enhancement, fish passages, a recommended “cat free” covenant and a “new residence kaitiakitanga pack” should be developed to provide guidance for residents around weeds and pests.</p>	<p><b>Austino can and will adopt most of this recommendation at resource consent stage</b></p> <p>The PPC does not include any streams, wetlands, or areas of native bush that would benefit from enhancement or requirements to exclude stock.</p> <p>Planting requirements will be specified at detailed design and will be addressed at resource consent and engineering plan approval stage by Austino. Through the resource consent process, Council can ensure that planting is native and sourced from the same ecological district.</p> <p>There are no ecological values present that would justify the inclusion of cat free covenants and kaitiakitanga packs for new residents in the AUP(OP) or Hobsonville Grove Precinct. Accordingly, Austino will not adopt this part of the recommendation.</p>
5	<p>Work with Te Kawerau a Maki on water sensitive design that incorporates tikanga, noting the importance of not mixing waters and soil and plant filtration, stormwater recycling, not building in flood plains, only undertaking earthworks in dry months, and giving effect to Mana o te Wai, and including elements such as riparian planting buffers.</p>	<p><b>To be adopted by Austino at resource consent stage</b></p> <p>Austino will work with Te Kawerau a Maki to achieve water sensitive design that incorporates tikanga and gives effect to Mana o te Wai. This recommendation can be achieved through engagement with Te Kawerau a Maki and by</p>

	<b>Recommendation</b>	<b>Adopted by Austino? Yes / No</b>
	Particularly in regards to the road bridge link and wastewater extension.	<p>adhering to existing AUP(OP) provisions, without requiring changes as part of this PPC.</p> <p>There are no streams or wetlands within the PPC area. All watercourses are located more than 20m from the boundary of the PPC area.</p> <p>Infrastructure such as the road bridge link and the extension of the wastewater main will be subject to the provisions of the AUP(OP) that apply across the Auckland region, such as Chapter E26 (Infrastructure) and Chapter E15 (Vegetation management and biodiversity). The design and mitigation measures (including cultural and ecological effects), can be determined at land use and subdivision stage.</p>
6	That a native fauna management plan be prepared to address the construction and long-term protection of native birds, bats, lizards and freshwater species.	<p><b>To be adopted by Austino at resource consent stage</b></p> <p>Austino will act on the advice of the project ecologist to adopt appropriate management measures to manage any biodiversity values present at resource consent stage.</p> <p>No significant ecological values have been identified within the PCA that would necessitate changes to the AUP(OP). The existing provisions of the AUP(OP) and the Wildlife Act 1953 can therefore be relied upon during land use and subdivision processes.</p> <p>For instance, the effect of bulk earthworks and vegetation clearance on indigenous biodiversity values can be considered under E11.8.1(1)(i).</p>
7	If archaeological material is encountered obtained a HNZPTA authority and include TKaM in cultural monitoring – any cultural material found on site should be reinterred into the Site.	<p><b>To be adopted by Austino at resource consent stage</b></p> <p>As stated in Section 3.2 of the Infrastructure / Civil Report, the Accidental Discovery Protocols will apply for the duration of earthworks within the PCA.</p> <p>No changes are proposed or required to the Accidental Discovery Protocols in Parts E11 and E12 of the AUP(OP). The Accidental Discovery Protocols are a permitted activity standard that applies to all earthworks in the Auckland region (regardless of scale).</p>
8	Work with Te Kawerau a Maki on incorporating our wahi tohu and history into the development through things like street naming, park / reserve naming and interpretation.	<p><b>To be adopted by Austino at resource consent stage</b></p> <p>Austino will work with Te Kawerau a Maki to incorporate wahi tahu and history into the development through things like street naming, park naming and interpretation displays.</p>

Recommendation	Adopted by Austino? Yes / No
9	<p>Te Kawerau a Maki are afforded the opportunity (and resourced) to undertake a site visit during the construction phase to examine controls.</p> <p><b>To be adopted by Austino at resource consent stage</b></p> <p>Where required, Austino will work with Te Kawerau a Maki to arrange cultural monitoring services.</p> <p>E11.8.1(1)(d) provides Council with the discretion to provide conditions that could require a Te Kawerau a Maki to be present during site works.</p> <p>No changes to the AUP(OP) are required to secure the outcome that has been recommended by Te Kawerau a Maki.</p>
10	<p>Opportunity for cultural ceremonies (e.g. sod-turning) should be provided at the expense of the Client.</p> <p><b>To be adopted by Austino at resource consent stage</b></p> <p>Where required, Austino will work with Te Kawerau a Maki to undertake cultural ceremonies.</p> <p>E11.8.1(1)(d) provides Council with the discretion to improve conditions that require a Te Kawerau a Maki representative to be invited / present at a preconstruction meeting.</p> <p>No changes to the AUP(OP) are required to secure the outcome that has been recommended by Te Kawerau a Maki.</p>
11	<p>Te Kawerau a Maki require engagement on the formulation of any precinct provisions or introductory text.</p> <p><b>To be adopted by Austino at resource consent stage</b></p> <p>Te Kawerau a Maki have been engaged during the preparation of the PPC documents and their feedback has been taken into consideration in the drafting of the precinct provisions.</p>
12	<p>Te Kawerau a Maki have identified Waiarohia o Ngariki as a site of significance that should be scheduled – the plan change should either adopt the scheduling of the length of the awa that adjoins a boundary, or support a future Council-initiated plan change to do so.</p> <p><b>To be discussed</b></p> <p>Austino are happy to engage with Auckland Council and Te Kawerau a Maki on the long-term management of the Awa.</p> <p>No tributaries of the awa pass through the PCA. Existing AUP(OP) provisions are adequate to manage the effects of PCA land uses on the awa.</p>