

ATTACHMENT 2 – DECISIONS ON SUBMISSIONS

A. Infrastructure

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Decision
1.3	Nicole Sian Stone	Opposes due to strain on infrastructure		8.6	Decline, for the reasons outlined in the Council's s.42A report
12.2	Watercare Services Limited	Seeks that the Applicants commit to delivering and funding the local water supply and wastewater network capacity and servicing requirements of the Plan Change		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.3	Watercare Services Limited	Seeks that subdivision and development does not proceed before the completion of the bulk water supply and wastewater infrastructure projects required to service the Plan Change Area		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.4	Watercare Services Limited	Seeks assurance that any Infrastructure Funding Agreement, to bring forward the required bulk infrastructure to enable development of the Plan Change Area earlier than what Watercare is planning to provide in accordance with its Asset Management Plan, must not unduly impact Council's or Watercare's debt profile or other funding commitments;		8.6	Decline, on the basis that any Infrastructure Funding Agreement is outside the scope of the precinct provisions matters to be determined on the plan change.
12.5	Watercare Services Limited	Seeks a non-complying activity status for any subdivision or development that precedes the provision of adequate water supply and wastewater infrastructure.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.6	Watercare Services Limited	Amend standard I45X.6.2.4 Water and Wastewater requiring all subdivision or development to connect to a reticulated wastewater and reticulated potable water network prior to the issue of a s224(c) or a building consent.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.7	Watercare Services Limited	Amend the precinct description to include the purpose and function of the amended provisions, development can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision and building consents for development.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1

12.8	Watercare Services Limited	Amend objective 8 to include the reference to 'capacity'.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.9	Watercare Services Limited	Include new policy 11A to support a non complying activity status.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.10'	Watercare Services Limited	Include a new standard I45X.8.4 Water and Wastewater Servicing Plan as a special information requirement.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
12.11'	Watercare Services Limited	Include new standard I45X.8.5 Water Supply and Wastewater Infrastructure Capacity Assessment as a special information requirement.		8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
13.2	Auckland Council	Amend I45X.3 Policies to include a new policy as follows: <i>(X) Avoid subdivision and development occurring prior to the provision of sufficient capacity in the water and wastewater network to service the Precinct.</i>	Cindy Guo (support)	8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
13.6	Auckland Council	Amend I45X.6.2.4 with a purpose to ensure subdivision and development in the Precinct is serviced by a water and wastewater network with sufficient capacity. The submission proposes a Table I45X.6.2.4.1 that would require as standards, for any subdivision or development, water and wastewater infrastructure including (T1) Water Supply Network, (T2) Pukekohe East Bulk Supply Point (bulk water supply) by Watercare Services Limited, (T3) Pukekohe North Wastewater Pump Station Project (formerly Isabella Wastewater Pump Station Project) by Watercare Services Limited; (T4) Local wastewater pump station and wastewater network	Cindy Guo (support)	8.6	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1

B. Transport

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
3.1	Vishant Nathan	Opposes due to traffic / congestion		8.7	Decline, for the reasons outlined in the Council's s.42A report

5.1	Dean and Bev Forsman	Opposes due to effects of traffic on safety		8.7	Decline, for the reasons outlined in the Council's s.42A report
6.1	Rhoda Anne Fowler	Seeks limited size of trucks allowed on Anselmi Ridge Road, new traffic slowing planter bays installed between Bale Way and Stockyard Crecent, middle line painted on bridge, parking on one side of Lyall Farm Road		8.7	Decline, for the reasons outlined in the Council's s.42A report
8.1	Kay Thomas	Opposes classification of Anselmi Ridge Road as a collector road		8.7	Decline, for the reasons outlined in the Council's s.42A report
8.2	Kay Thomas	Seeks a roundabout or lights on Pukekohe East Road		8.7	Decline, for the reasons outlined in the Council's s.42A report
10.1	Auckland Transport	<p>Amend the precinct description to include the following paragraph, or similar:</p> <p><i>The transport network in the wider area will be progressively upgraded over time to support planned urban growth in this part of Pukekohe. The Precinct includes provisions to ensure that subdivision and development of land for housing and related activities is coordinated with the construction of transport infrastructure upgrades necessary to mitigate adverse effects on the local and wider transport network.</i></p> <p>Otherwise retain the precinct description.</p>		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
10.2	Auckland Transport	Retain the following provisions: Objective 1, Objective 5, Objective 9, Policy 1, Policy 10, Policy 12, (A3),(A4), A7 and (A8) in Table I45X.4.1 Activity Table (subject to cross-referencing changes), I45X.6.5.4 and related matters of discretion, assessment criteria and Appendix 1, standard I45X6.6 Road Noise Attenuation (subject to correcting cross-referencing errors), I45X.7.1(7)(d) and I45X.7.7(6)(a) and (d) (subject to correcting street name)		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
10.3	Auckland Transport	Delete Policy (5)(a)(viii) on the basis that it is no longer required		8.7	Accept, to the extent confirmed in the amendments to the

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

10.6	Auckland Transport	Delete standard 145X.6.5.6 and the reference to it within the precinct provisions (see Policy 5(a)(viii) and Appendix 1, first row) on the basis that it is no longer required.		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
10.7	Auckland Transport	Amend the precinct plan to: - Renumber the plan as Precinct Plan 1. - Identify Golding Road / East Street / Pukekohe East Road and the Collector Road and Golding Road / Pukekohe East Road intersections as key intersections. - Show the integration of key connections required by local networks adjoining the edge of the precinct into the surrounding environment. - Identify Roads 1, 2, 10 and 13 in the Concept Masterplan as main local routes. - Depict the land at 50 Pukekohe East Road for the purposes of (T3) and (T4) in the transport upgrade requirements table. See the map in Attachment 2 of the submission for further reference		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
10.8	Auckland Transport	Amend the 'Role and function of road' column for Golding Road to delete reference to the NOR (which has been issued).		8.7	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1

C. Open Space

13.5	Auckland Council	Insert a rule to ensure that there is no funding required or maintenance cost to council asset managers in the open space areas (no building development).	Cindy Guo (support)	8.5	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
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D. Amenity

1.1	Nicole Sian Stone	Opposes due to effects on neighbourhood character		8.9	Decline, for the reasons outlined in the Council's s.42A report
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7.2	Trevor and Megan Earley	Opposes due to concerns about effects on the community from future housing types		8.9	Decline, for the reasons outlined in the Council's s.42A report
9.1	Aaron and Tracey Murray	Seeks measures to avoid public access up to the submitters' adjoining property boundary, including a 5m planted buffer, 1.8m high fence and hedge		8.9	Decline, for the reasons outlined in the Council's s.42A report

E. Education

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
1.2	Nicole Sian Stone	Opposes due to school overcrowding		8.9	Decline, for the reasons outlined in the Council's s.42A report
11.1	Ministry of Education	Retain the following provisions: Objective 5, Policy 13		8.9	Accept
11.2	Ministry of Education	Amend Policy 5(a)(iii) as follows (underlined): <i>Ensure that a transport network is provided within and adjoining the Precinct that integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling, including to key community and educational facilities.</i>		8.9	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1

F. Property Values

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
4.2	Soma Narayan	Opposes due to effects on property values		8.9	Decline, for the reasons outlined in the Council's s.42A report

G. Zoning

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
3.2	Vishant Nathan	Opposes due to effects of high density		8.9	Decline, for the reasons outlined in the Council's s.42A report
4.1	Soma Narayan	Opposes due to effects of high density		8.9	Decline, for the reasons outlined in the Council's s.42A report

7.1	Trevor and Megan Earley	Opposes change from farming use		8.9	Decline, for the reasons outlined in the Council's s.42A report
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H. Extension of Zoning

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
2.1	Nihuan Lin	Seeks inclusion of 12 Pukekohe East Road in the proposed plan change	Watercare (oppose)	8.9	Decline, for the reasons outlined in the Council's s.42A report

I. Provisions

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
13.1	Auckland Council	Retain the following provisions: I45X.2 Objectives (1) - (9); I45X.3 Policies (10 - (13); (A4) and (A8) in I45X.4.1 Activity Table	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
13.3	Auckland Council	Amend I45X4.1 Activity table to add a new rule that classifies any activity not complying with standard I45X.6.2.4 as a non-complying activity.	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1
13.4	Auckland Council	Amend I45X4.1 Activity Table to add a new rule that classifies any subdivision not complying with standard I45X.6.2.4 as a non-complying activity.	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1

J. MDRS

Sub. No.	Submitter	Summary of the Relief Sought	Further Submissions	Section 42A Report ref.	Recommendation
12.1	Watercare Services Limited	Seeks clarification as to why Medium Density Residential (MDRS) provisions have been included.		9	Accept, to the extent clarified in the Council's s.42A report
13.7	Auckland Council	Retain the MDRS provisions at Appendix 2 with amendments to take into account the relevant qualifying matters that make application of the Medium Density Residential Standards inappropriate to some parts of the proposed Pukekohe East-Central Precinct 2.	Cindy Guo (support)	9	Accept, to the extent confirmed in the amendments to the plan change provisions in Attachment 1