



### 1.0 Introduction

This Consultation Summary Report is provided in support of the Wellsford North Private Plan Change Request ('the Plan Change') submitted by Wellsford Welding Club Limited (**WWC**).

Since planning for the Plan Change first commenced in mid-2021, WWC has undertaken ongoing consultation and engagement with local authorities, stakeholders and iwi authorities. This engagement and feedback received to date has informed development of the Plan Change. This report provides a summary and record of all relevant consultation to date.

### 2.0 Auckland Council and Council-Controlled Organisations

#### 2.1 Auckland Council

The Plan Change was introduced and presented to Auckland Council on multiple occasions. The Plan Change was initially presented to Auckland Councils Policy Planning staff including Mr Warren Maclennan, Mr Peter Vari and Mr Ryan Bradley on 4 August 2021. Subsequent meetings with Auckland Councils planning staff, including Plans and Places General Manager (Mr John Duguid) were held on 17 February 2022, 14 April 2022 and 4 May 2022.

The presentations introduced the Wellsford North Structure Plan and the overall intent of the proposed Plan Change.

These presentations to Auckland Council included key information such as the site, Auckland Unitary Plan (AUP) context, and opportunities/constraints of the site. The presentations also provided an overview of the key design principles including, but not limited to, the following:

- Retaining and protecting ecological areas;
- Establishing a neighbourhood centre in the centre of the Structure Plan and Plan Change area;
- Establishing infrastructure to support the Wellsford North Community;
- Potential number of dwellings;
- High level overview of the specialists appointed to investigate specific topics and prepare technical reporting.

The Structure Plan was provided to Council for comment in April 2022.

WWC most recently engaged with senior staff in Plans and Places in April and May 2022. This engagement included providing an overview of the Plan Change scope in terms of the extent of rezoning, proposed precinct provisions and approach to managing specific matters or key themes.



A final pre-lodgement meeting was held between WWC and Plans and Places staff on 4 May 2022, where the extent of zoning and scope of the plan change that will be lodged early May was discussed. A copy of the minutes from this meeting are enclosed as **Attachment 1**.

#### 2.1.1 Healthy Waters

WWC met with Auckland Councils Healthy Waters staff on 6 April 2022 to discuss the stormwater work that had been undertaken to date, including the stormwater management strategy proposed, informing the Plan Change.

A copy of the minutes from this meeting are enclosed as **Attachment 1**.

#### 2.1.2 Urban Design Team

WWC met with Auckland Councils Urban Designers on 21 April 2022, to discuss key urban design matters raised by Auckland Council, including access and connectivity, built form, land use and density, and landscaping.

The proposed Plan Change, including the Precinct provisions that had been drafted in response to a number of matters raised by the Urban Design staff were discussed. WWC intend to consult with Auckland Councils Urban Designers on an ongoing basis, to ensure quality built outcomes are achieved.

Copies of the presentations from meetings with Auckland Council staff dated 17 February, 6 April and 4 May 2022 are enclosed as **Attachment 2**.

#### 2.2 Watercare Servies Limited

WWC have engaged with Watercare Services Limited on an ongoing basis since the development of the Plan Change commenced mid-2021.

Ongoing discussions with Watercare Services Limited have confirmed that the development enabled by the Plan Change can be serviced by a new wastewater treatment plant which is going to be constructed in Wellsford. Watercare Services Limited and Wellsford Welding Club are entering into an infrastructure funding agreement, which will provide a delivery mechanism for the required upgrades of the Wastewater treatment plant to provide capacity for the development within the Plan Change area.

### 3.0 Waka Kotahi

In March 2022 an introductory meeting was held with a Waka Kotahi Planner from the Environmental Planning (Auckland / Northland) team, to outline high level objectives of the project.

In April 2022 a more detailed meeting was held with Waka Kotahi's traffic engineers and transport engineers from Commute, to discuss the draft ITA, as well as the intersection onto Rodney Street (State Highway 1).



On 21 April 2022 a meeting was held between Waka Kotahi and WWC to discuss the stormwater effects on the Waka Kotahi culvert and State Highway 1. Minutes from this meeting have been included as **Attachment 3**.

Consultation with Waka Kotahi will be ongoing as the Plan Change progresses.

### 4.0 Iwi

WWC have engaged with all mana whenua (nine groups) that have a registered interest over land included in the Structure Plan and Plan Change area. This engagement specifically requested if any of the iwi groups wish to engage in this project.

The individual iwi groups consulted and on the relative dates are summarised in the table below. An example of the letters sent to iwi is enclosed as **Attachment 4**.

	lwi	Engagement	Response
1	Ngāti Whātua Ōrākei	Letter sent on 21 July 2021.	No response
2	Ngāti Manuhiri	Engagement for the Plan Change first commenced July 2021.	Engagement is ongoing – see below
3	Ngāti Maru	Letter sent on 21 July 2021.	No response
4	Ngāti Te Ata	Letter sent on 21 July 2021.	No response
5	Ngāti Wai	Engagement for the Plan Change first commenced in early 2022.	Engagement is ongoing – see below
6	Ngāti Whātua o Kaipara	Letter sent on 21 July 2021.	No response
7	Te Kawerau ā Maki	Letter sent on 21 July 2021.	No response
8	Te Rūnanga o Ngāti Whātua	Letter sent on 21 July 2021.	No response
9	Te Uri o Hau	Letter sent on 21 July 2021.	No response



To date, and at the time of preparing this consultation report, two iwi groups have registered their interest in the project (Ngāti Manuhiri and Ngāti Wai).

On 16 February 2022, representatives from both Ngāti Manuhiri and Ngāti Wai were met on site, to discuss the Wellsford North Structure Plan and Plan Change areas, including the areas that are proposed to be developed as Stage 1 of the wider Plan Change area.

Ngāti Manuhiri provided a supportive cultural values assessment report on 6 April 2022.

Ngāti Wai have indicated that they would like to be involved in the Project on an ongoing basis, however confirmed that they would not be providing a cultural values assessment.

### 5.0 Public Consultation

WWC has also undertaken public consultation in the form of a public drop-in session held at the Wellsford Community Centre on 11 April 2022. The purpose of the open day was to seek feedback from the wider Wellsford community on the Structure Plan and Plan Change.

The overall feedback was extremely positive and supportive, with comments such as:

"This is exactly what the town is needing."

"The town needs development and this is a great step in the right direction. The town lacks depth in the housing stock, particularly in the medium density 1000-2000m<sup>2</sup> sections for families."

"Fantastic development because it will enhance the rural feel of our town. The walkways that run along the stream, the circular nature of the internal connector roads, keeping the trees and open spaces beside the roads all contribute to an open rural feel for this development. I commend this developer and his team for their considered approach to maintaining the rural vibe of Wellsford. The vision I have been shown supports a very unique countryside space that Wellsford can grow into."

"Fully support the proposed development. Giving the growth required to maintain the local town and businesses."

"Make the centre special."

"I would hope that development can be done with options for larger plots from 1000-1500m<sup>2</sup> for those who are looking to build a larger home with space for family."

"Looks great."

A copy of all feedback received following the community engagement session his enclosed as **Attachment 5**.

A copy of the display boards from the public open day and written comments received are included as **Attachment 6**.



Overall, the feedback on consultation is being taken into account as the project progresses. Consultation has been wide ranging and the applicant will continue to work with stakeholders as the project progresses.

### Attachment 1

Meeting with Auckland Council Minutes



### Minutes



Project: Wellsford North Plan Change

Date: 4 May 2022

Time: 3:30-4:00pm

Location: Online via MS Teams

#### Attendees:

Name	Role/Organisation
Peter Vari (PV)	Auckland Council – Plans and Places
Ryan Bradley (RB)	Auckland Council – Plans and Places
Nick Roberts (NR)	Barker & Associates
Cosette Saville (CS)	Barker & Associates

Item	Detail	Action
1	NR and CS provided an overview of updates to the Plan Change request prior to lodging, in particular the amended approach to the Rural – Countryside Living zone, to include an additional area north of the original plan change area (96 and 136 Bosher Road), to address concerns raised by RB about the potential loss of "receiver sites" within the Transferable Rural Site Subdivision Scheme.  RB noted that there are merits in the amended plan change application, and that Council will go away and review this approach in more detail and report back.	
2	RB recommended removing the Mixed Housing Urban zone from the Plan Change, to avoid future variations associated with the MDRS, and replacing with Mixed Housing Suburban zone, with the medium density residential standards provided through a Subprecinct.	B&A to amend plan change application prior to lodgement to reflect this recommendation



Location	MS Teams			
Time & Date	2pm	6/04/2022	Taken by	Bidara Pathirage
Attendees	Initials	Name		Company
	PW	Pranil Wadan		Woods
	ВР	Bidara Pathirage		Woods
	CS	Cosette Saville		Barker & Associates
	NR	Nick Roberts		Barker & Associates
	SA	Susan Andrews		Auckland Council
	KL	Kedan Li		Auckland Council
Apologies Initials Name		Name		Company
	TW	Tony Wang		Woods

### High level Meeting Minutes - 6/04/2022

#### Wellsford North Plan Change – Meeting with Healthy Waters

- 1. Introductions around the table
- 2. NR and CS provides an introduction to the project, proposed Structure Plan and the Plan Change. It is noted the Plan Change area is smaller than the Structure Plan which is proposed for the FUZ zone north of Wellsford. An introduction to the Fast Track sites are also provided (Rodney Street area and Monowai Street area).
- 3. SA raises if mana whenua engagement is underway and CS confirms site visits have been undertaken with interested parties and are generally supportive.
- 4. PW runs through the stormwater work that has been undertaken to date. It is noted there is some key infrastructure in the area i.e., NZTA culvert/ asset under SH1 and Kiwi rail assets. Accessible assets have been surveyed to aid flood modelling. Healthy Waters have informed there is no flood model for the area.
- 5. PW discusses the extent of the flood model, boundary conditions and rainfall depths. Climate change allowance of 3.8°C has been allowed for. 2, 10 and 100-year scenarios have been simulated with modelled scenarios presented.
- 6. PW discusses 100-year model results (indicative as the updated flood modelling based on a revised structure plan is currently underway). It is noted the streams are generally incised and results indicate that flooding is generally contained within the streams. Effects on SH1 indicate SH1 already overtops in the existing scenario and with the Plan Change, the increase is only approximately 50mm from existing. When compared with MPD (wider structure plan area), the increase is higher at approximately 150mm from existing. Higher water levels are indicated upstream of the culvert within the stream.
- 7. KL queries the NZTA culvert and sizing. PW/ BP to issue surveyed information to Auckland Council.
- 8. KL asks whether simulations have been undertaken without climate change. Woods to simulate models without climate change (10- and 100-year events) to understand if effects are a result of climate change or development. KL confirms 3.8°C runs are adequate and don't require 2.1°C simulations.

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- 9. KL queries if there are any effects on number 10, SH1. Woods to enquire further in the models and issue information.
- 10. KL requests velocities and flow information to be provided at critical cross sections. Woods to provide this information to Auckland Council.
- 11. It is agreed that Woods will undertake further simulations as discussed and provide models, model results and model review form to Auckland Council as one package for review. It is noted that model runs are based on LiDAR 2016.
- 12. PW goes through the stormwater management strategy and is to be in accordance with 'greenfields' Schedule 4 NDC. PW notes there is an opportunity tig ace centralised devices along the stream edge. KL notes based on the information provided in the Draft SMP, a bit more detail will be required to understand how the BPO for water quality, detention/ retention can be implemented taking into account scour/ erosion, slope and ground stability etc. KL notes further certainty maybe required for the SMP to understand how devices can be incorporated.
- 13. KL asks about stream classifications. CS confirms and ecology assessment has been undertaken and is to circulate to Auckland Council. PW and CS note the streams align with the structure plan.
- 14. Next steps are discussed. NR notes lodgement is planned for end of April and is currently undertaking consultation on the Draft Structure Plan. Keen to engage with Healthy Waters via meetings/ workshops from lodgement till hearings to ensure issues are resolved. PW notes model information and the SMP is to be provided to Healthy Waters and if required, can be amended prior to hearings.
- 15. Woods to issue a complete package of information with model information and the SMP by the end of the month.
- 16. KL discusses the flooding on SH1 and whether anything is proposed. PW notes at source attenuation was considered; however, as the issue is existing, the increases as a result of the plan change was less than minor and therefore preference is to pass flows forward. KL notes it highlights current network deficiency. Woods to also consult with NZTA on effects.
- 17. Question raised regarding vesting of riparian areas. This is to be worked through with Healthy Waters and the Parks team.

#### List of actions

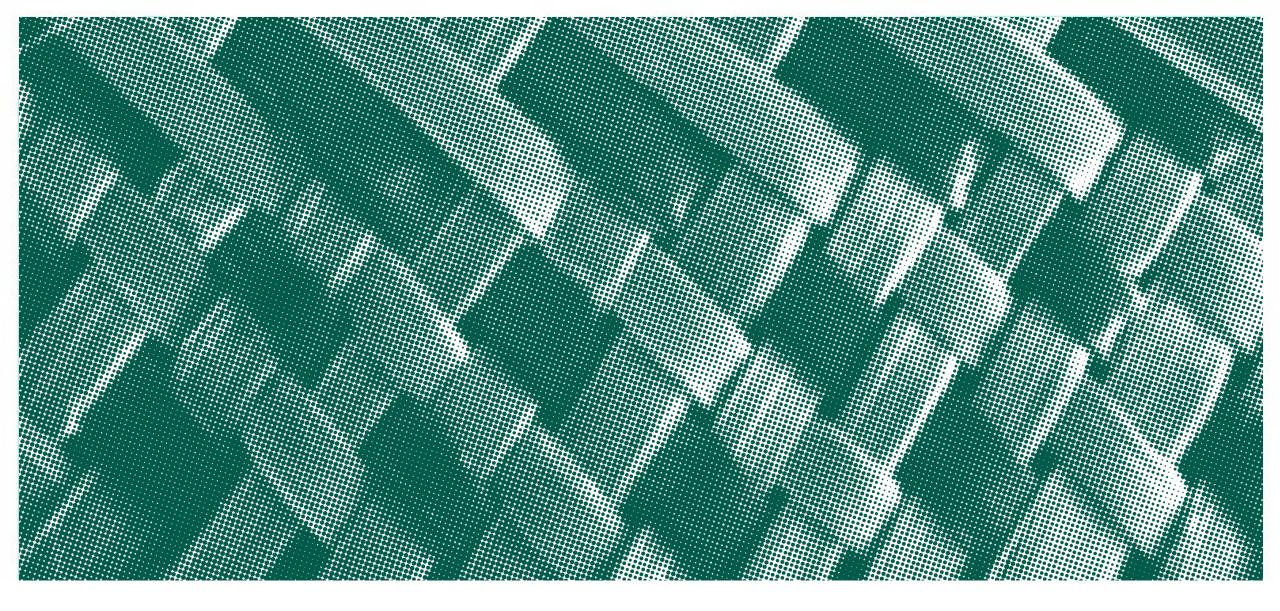
Action	Ву	When
Issue survey information	PW/ BP	08/04/2022
Issue Ecology report	CS	06/04/2022
Issue model information and SMP	PW/ BP	29/04/2022

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### Attachment 2

Presentations from meetings with Auckland Council





Wellsford North Structure Plan
Wellsford Welding Club Limited
February 2021

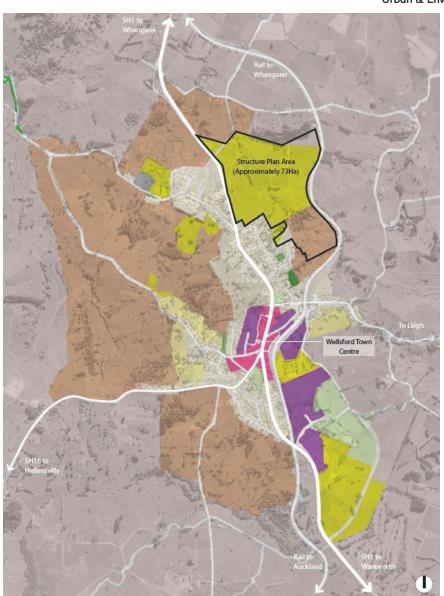


### Agenda



- Wellsford North Structure Plan progress to date
- Structure Plan inputs
- Opportunity to incorporate in IPI
- Next steps





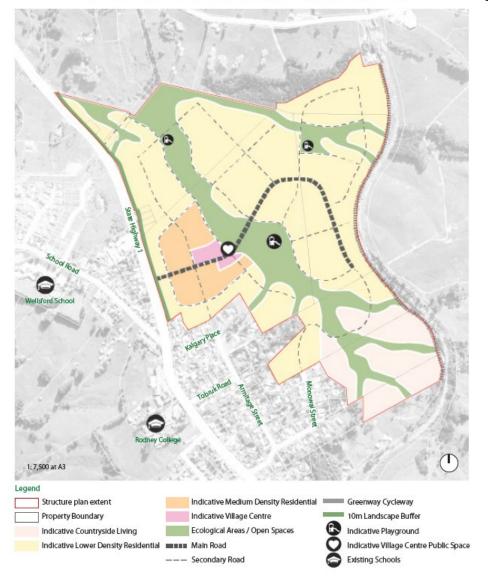
### Progress to Date

B&A

Urban & Environmental

- Project commenced mid-2021
- Developer-led Structure Plan for Wellsford North being developed as a precursor to a Plan Change to rezone FUZ land to live AUP zones
- Aligns with Masterplan previously discussed with Plans & Places – Regional North West and Islands team
- Specialist reports have been prepared in accordance with Appendix 1 of the AUP and have guided the development of the draft Structure Plan
- Engagement with Watercare, Waka Kotahi, and interested mana whenua (Ngāti Manuhiri and Ngāti Wai) throughout the development of the draft Structure Plan.
- Kāinga Ora have indicated interest in purchasing lots and providing housing within the first stage of the future development.





### Design Principles

The principles are shaped by the opportunities and constraints of the site, and its surrounding context. The principles provide a road map to realising the vision for Wellsford North and frame the key moves and structure plan response in line with AUP Appendix 1 guidelines.



### **Integrated and Connected**

A high level of connectivity allows people to readily access friends and places both within and around.



### **Diversity of Choice**

Facilities that allow for social interaction including recreational open spaces will be a focus for community to develop upon.



### **Quality Public Realm**

A fit for purpose, safe and readily maintainable network of open spaces provides a variety of recreational opportunities for the community, is readily accessible to all and meets Council open space expectations.



### **Environmentally Responsive**

Designing urban areas so they reduce the impacts of urban activities on the environment.



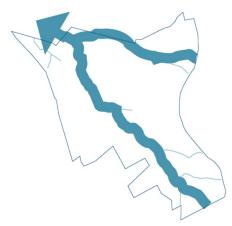
### Landscape Character

The site has a recognised landscape character, established by significant and mature trees, gully systems, northern aspect and streams.

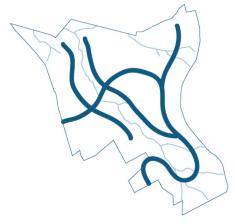
### **Key Moves**



Green corridors providing for a range of functions including drainage, amenity, ecology, recreation, landscape and cultural use.



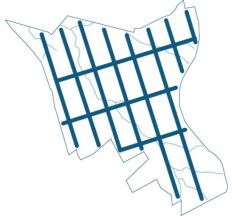
Provide a spatial arrangement that supports a water sensitive urban design approach to the management of stormwater.



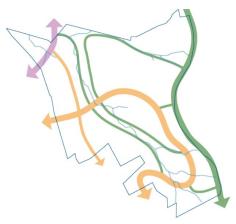
Respond to and design with the contours and aspect of the land.



Vibrant and walkable community heart for both existing and future residents of Wellsford.



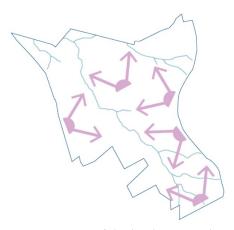
Urban form layout to enhance solar orientation and provide for a diversity of accessible housing typologies.



Provide for legible, safe and accessible movement corridors for people of all ages and abilities.



Enable a legible and sympathetic transition of the existing urban form of Wellsford and Wellsford North.



Optimise views of the landscape and its elements within and out of the site.

### Movement



- The Structure Plan provides a connected, integrated and convenient movement system with a range of road typologies and pedestrian links, that supports residential development, contributes to character and promotes walking and cycling.
- The Structure Plan provides for multi modal transport options, connecting the Structure Plan area with SH1, the existing Wellsford Centre and local schools.



### Built form and land use



- The Structure Plan proposes to apply medium-density residential zones to the majority of the Structure Plan area.
- Lifestyle living lots of a range of sizes averaging 3000m2, zoned Rural - Countryside Living zone in the southern portion, respond to the steep topography and gully systems in this part of the Structure Plan area.
- The Neighbourhood Centre will provide for daily convenience needs of both future residents and existing residents within walking distance of their homes, helping create a community heart for the development.



### Public Realm and Open Space



- A high quality, varied and accessible open space network comprising approximately 13.8ha of ecological areas and open spaces will be provided.
- Neighbourhood parks will provide space to accommodate stormwater attenuation areas as well as informal recreational opportunities, cultural and ecological values.
- The open spaces and ecological areas ensure retention and protection of mature trees and riparian ecosystems. Enhancement of permanent and intermittent streams through riparian planting will provide ecological linkages, as well as opportunities for green corridors to link public open spaces and provide a connected cycling and walking network.



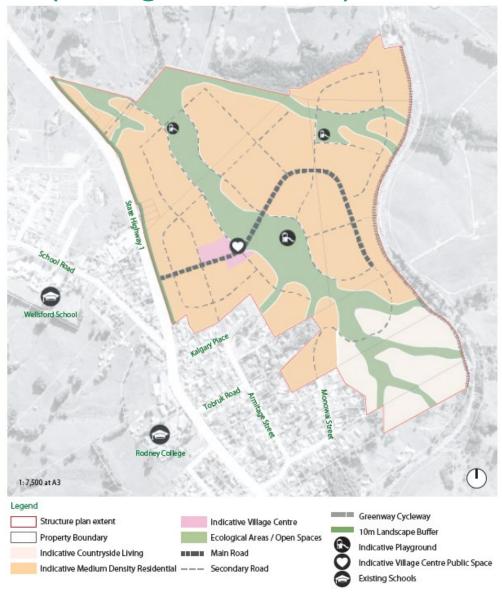
### Infrastructure

- Water supply
  - Watercare are obtaining a consent for a new bore and have confirmed that sufficient water supply will be available within the next two years.
- Wastewater
  - Heads of Agreement being formalised with Watercare/Wellsford Welding Club to provide capacity for development of Wellsford North.
- Transport
  - Local and Collector Road upgrades and intersection improvements delivered by developers.

There are no other infrastructure issues that have been identified.



# Wellsford North Structure Plan Incorporating the Intensification Planning Instrument (using the ISPP)





# Why incorporate the Wellsford North Plan Change using **B&A** the ISPP?

### Benefits of Incorporating the Intensification Planning Instrument (using the ISPP)

- Aligns with the FULSS
- No transport funding required
- Wastewater and Water Supply issues can be resolved (agreement being worked through with WC regarding WW)
- Provides additional housing supply in a market attractive area with high demand (Kainga Ora has committed to construction of housing within the plan change area)
- Allows proposed MDRS zoning across the site to be considered together with the wider rezoning of Wellsford in an integrated manner.
- More efficient hearing process with submitters able to actively participate (noting that the MDRS for a new residential zone does not have immediate legal effect (86BA(1)(c)).
- Avoids the need for a future variation
- Strong signal to the government that the Council is working with greenfield landowners where infrastructure issues are able to be resolved.

### Discussion and Next Steps



- Finalise draft Wellsford North Structure Plan early March
- Lodge draft Plan Change for land owned by the Wellsford Welding Club by end of March for Councils consideration to incorporate into the ISPP using the IPI
- Questions / Answers







# Agenda

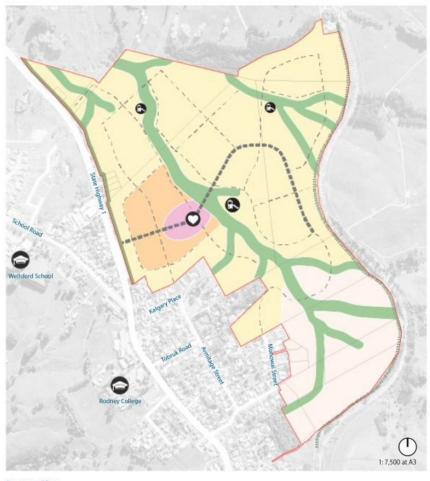


Proposed development

- Work undertaken to date:
  - Flood modelling
  - Stormwater management
  - Draft Stormwater Management Plan
- Other matters

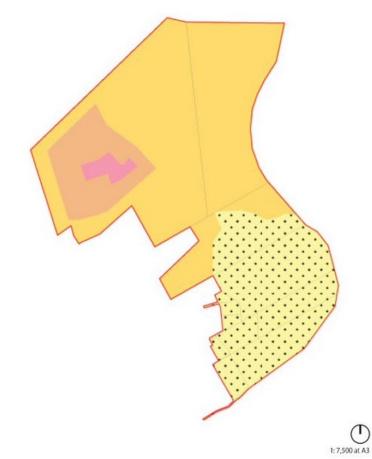
# Proposed development







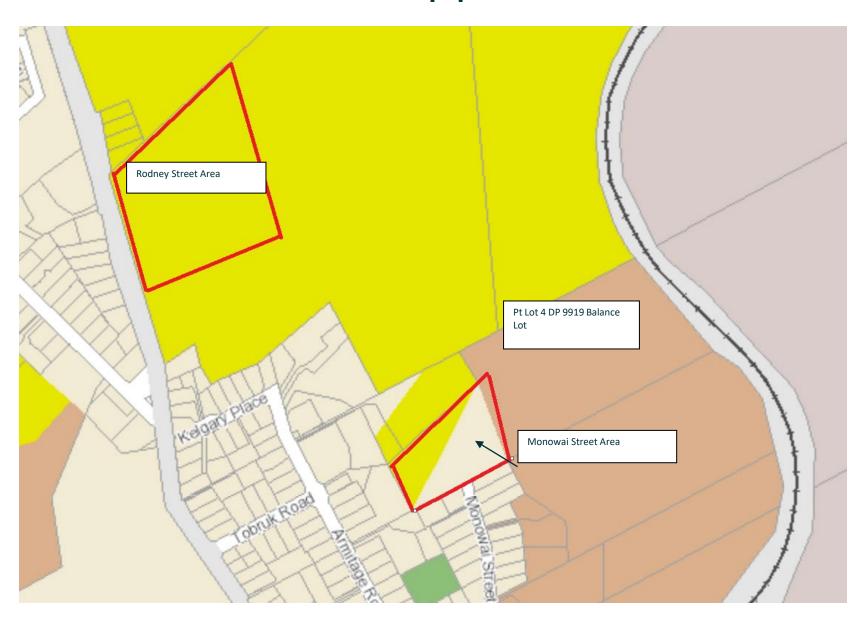
Legend			
	Structure plan extent	****	Main Collector Road
	Property Boundary		Local Streets
	Indicative Lifestyle Living	шшш	Greenway Cycleway
	Indicative Lower Density Residential	_	10m Landscape Buffer
	Indicative Medium Density Residential	•	Indicative Playground
	Indicative Village Centre	0	Indicative Village Centre Public Space
	Ecological Areas / Open Spaces		Existing Schools





## Fast-Track consent application





### Fast-Track consent application





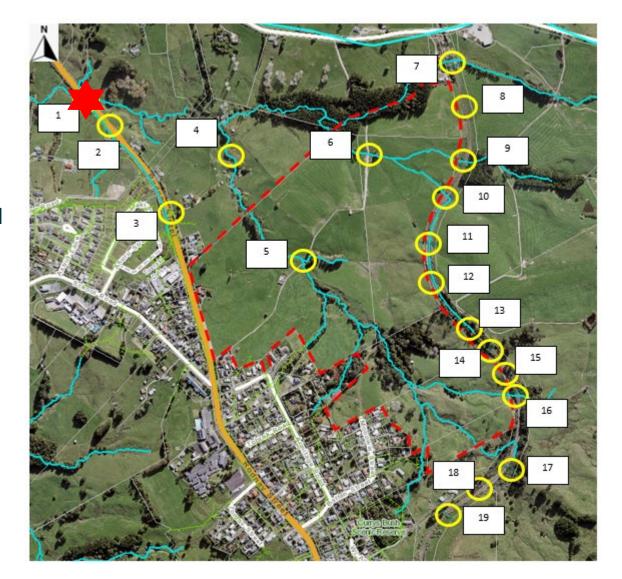




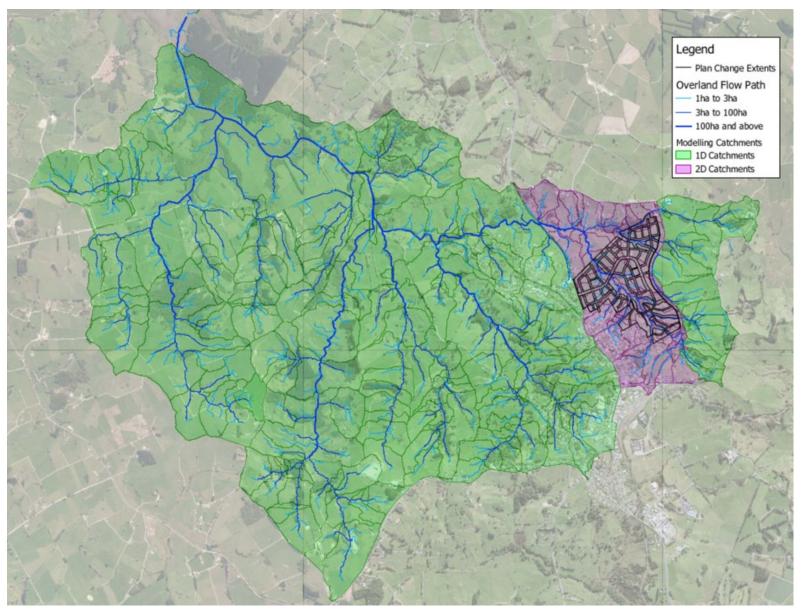
### Key infrastructure



- Key infrastructure:
  - 1-3 NZTA/ Auckland Council/ AT
  - 7-19 KiwiRail
  - Survey undertaken for SH and Kiwirail culverts where accessible
- Council has no model information for this area
- Flood modelling was therefore undertaken by Woods to assess effects resulting from PPC



# Flood modelling – Extent of model



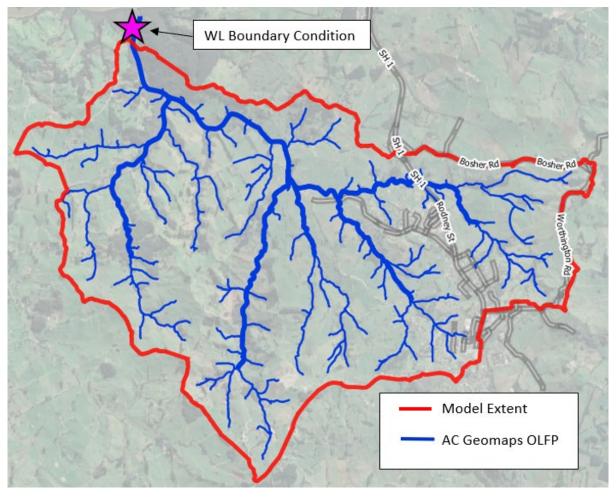


# Flood modelling – Boundary conditions and Rainfall depths



 Coastal tailwater boundary condition applied for all scenarios where Oruawharo River discharges to Kaipara Harbour at a constant water level of 3.3m based on MHWS 10%ile with 1m sea level rise consideration for climate change

Storm Event	Rainfall Depth (mm)	Rainfall Depth including Climate Change - SWCoP V3 – 3.8ºC (mm)
2 year	95	121
10 year	170	222
100 year	260	345



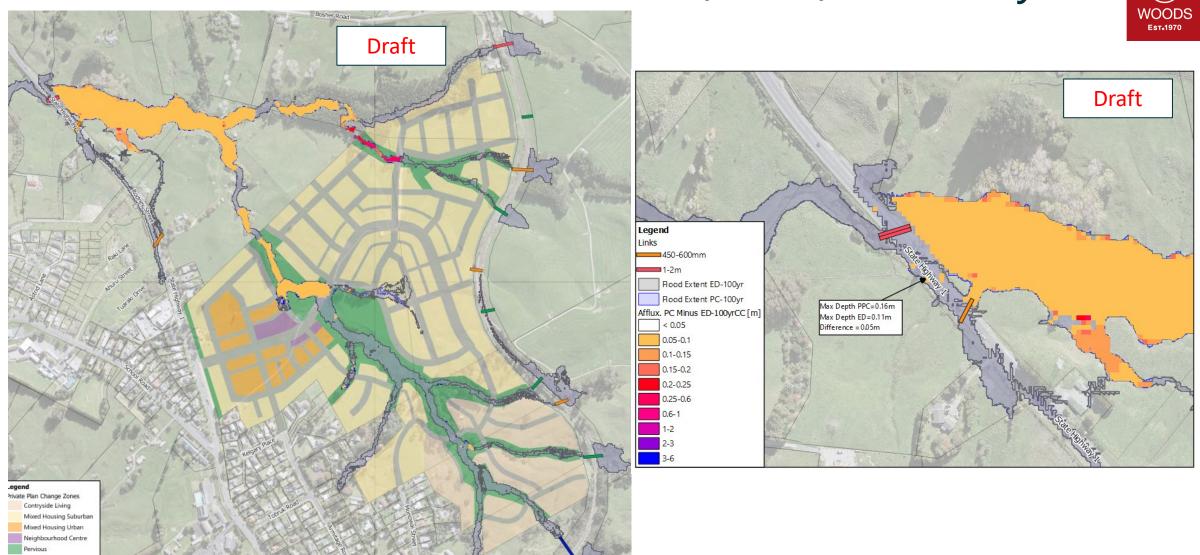
## Flood modelling – Modelled scenarios

Scenario		Land use	Rainfall	Purpose
Pre-development/ existing development	ED	Existing impervious coverage	2-, 10- 100-year - <mark>3.8°C</mark>	Create a base line scenario with 3.8 °C climate change factor.  Understand existing deficiencies in infrastructure and effects i.e., SH1  Use as a comparative model to compare relevant post development PPC models.
Post-development	ED + PPC	Existing impervious coverage + Private Plan Change (MPD)	2-, 10- 100-year - <mark>3.8°C</mark>	Create a base line scenario with 3.8 °C climate change factor.  Understand deficiencies in infrastructure and effects i.e., SH1 as a result of PPC.  Understand and isolate effects as a result of development within the PPC area only with neighbouring areas at the existing development.
Post-development (MPD)	MPD + PPC	Maximum probable development (MPD as per AUP: OiP) + Private Plan Change	2-, 10- 100-year - <mark>3.8°C</mark>	Create a base line scenario with 3.8 °C climate change factor  Understand deficiencies in infrastructure and effects i.e., SH1 as a result of PPC and MPD coverages  Understand cumulative effects as a result of development within the PPC area and MPD coverages in other areas



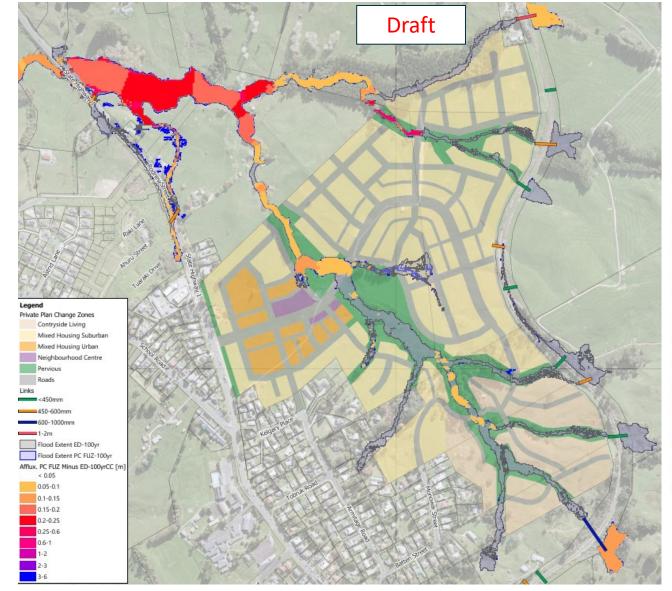
## Afflux between ED and ED+ PPC (3.8°C) for 100-year

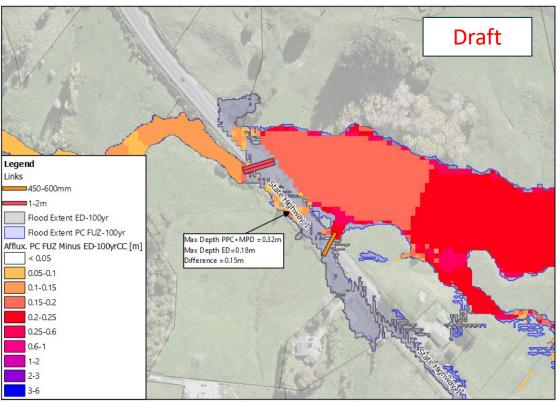




# Afflux between ED and MPD+ PPC (3.8°C) for 100-year







# Stormwater management



- In accordance with NDC Schedule 4 for 'greenfields':
  - Water quality for all impervious areas
  - Hydrology mitigation (retention and detention)
- Draft Stormwater Management Plan

Opportunity to have centralised devices along stream edge

#### Questions/ Next steps



- Lodging Plan Change by end of April and keen to engage with Healthy Waters up to notification to resolve any issues.
- Currently undertaking consultation on Draft Structure Plan.

Any questions

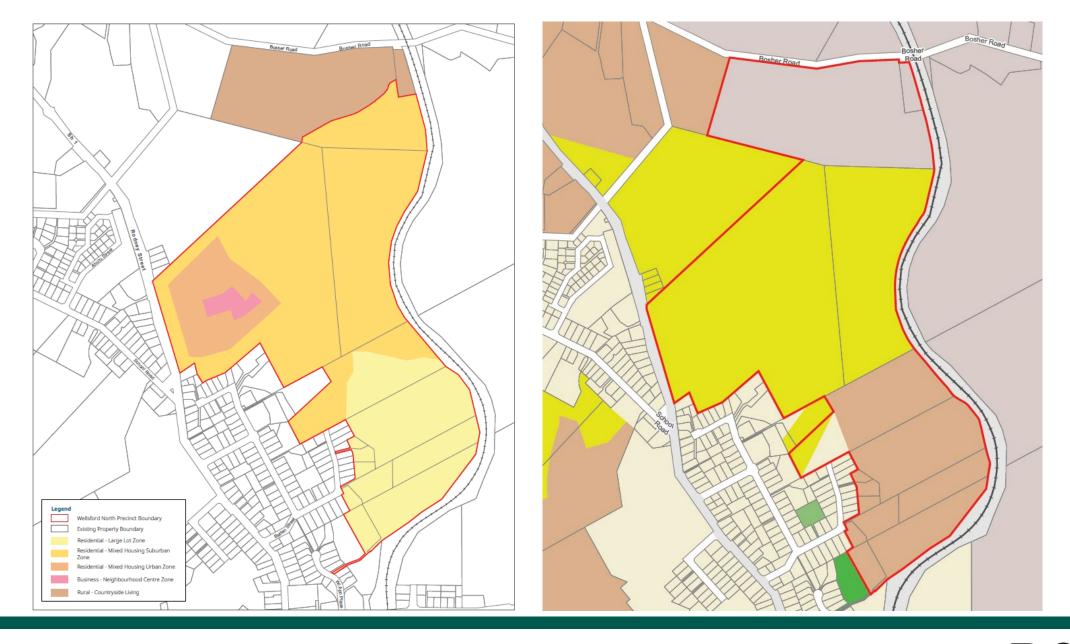


Wellsford North – Plan Change Pre-Lodgement
4 May 2022

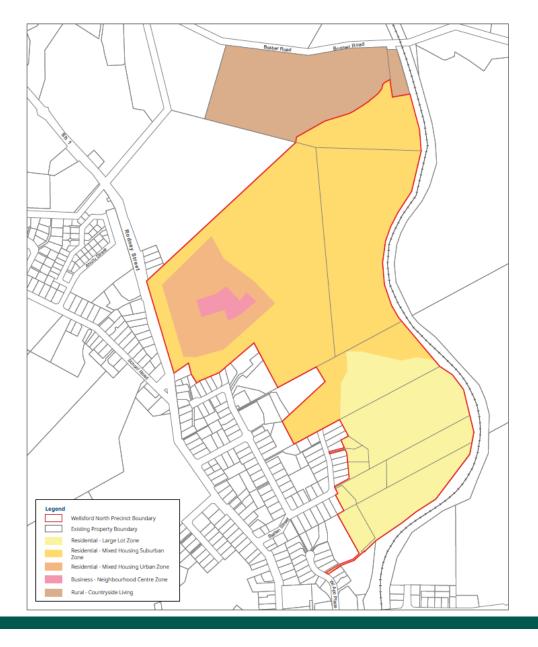


- Wellsford North Plan Change Overview
- Wellsford North Structure Plan
- Extent of Urbanisation discussion
- Questions / Next Steps



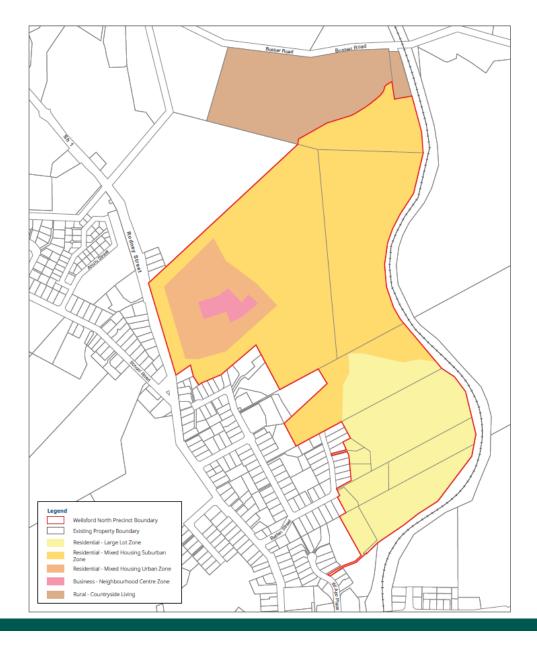




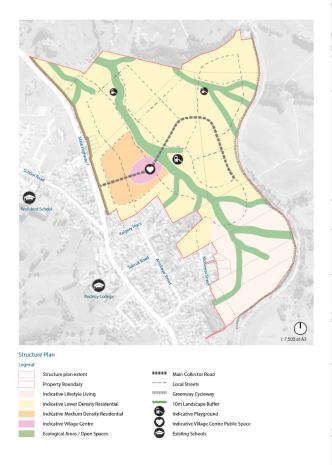


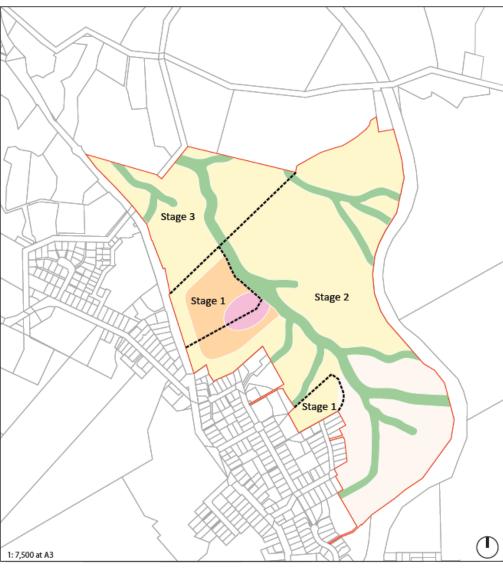
- Wellsford North Plan Change seeks to rezone 72.06ha of land:
  - 6.11 ha Residential Mixed Housing Urban (MHU) zone;
  - 38.36 ha Residential Mixed Housing Suburban (MHS) zone;
  - 16.92 ha Residential Large Lot zone;
  - 0.94 ha Business Neighbourhood Centre (NC) zone; and
  - 9.73 ha Rural Countryside Living (RCL) zone.
- Wellsford North Precinct proposed to apply to 62.3ha proposed to be rezoned to Residential and Neighbourhood Centre zones.
- The Precinct details the indicative collector road network, stormwater quality management, a minimum net site area within sub-precinct A (Large Lot zone), and ensures that development capacity is staged with the release of infrastructure.





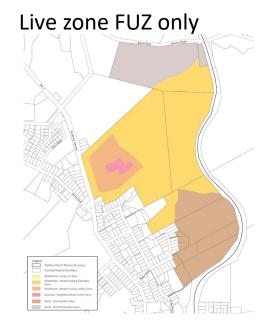
- The intention of the proposed urban zoning is to provide for the establishment of a new residential community that logically extends the existing Wellsford settlement and offers a range of housing types and choice.
- The proposed zoning will enable approximately 650-800 new dwellings in Wellsford North.
- Responding to the site opportunities and constraints,
   a predominantly medium-density residential land use
   is proposed with low-density residential land use
   (Residential Large Lot zone) proposed in the
   southern portion of the site.

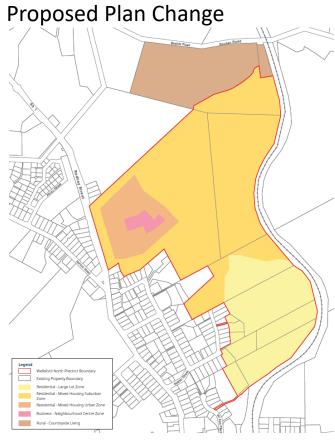




 The Plan Change is consistent with the Wellsford North Structure Plan, and forms Stage 1 and Stage 2 of the Structure Plan.







- The Plan Change proposes to rezone 96 and 136 Bosher Road, currently zoned Rural Production, to Rural Countryside living.
- This proposed rezoning has been included in order to:
  - retain the extent of Rural Countryside Living zone within Wellsford which can act as "receiver sites" within the Transferable Rural Site Subdivision Scheme while enabling increased opportunity for lifestyle living choices at various scales within Wellsford; and
  - act as a buffer between rural productive land further north and east and the urban area reflecting a similar zoning pattern to what is utilised in Wellsford West.



#### Questions?

#### Barker & Associates

Kerikeri | Whangārei | | Auckland | Hamilton | Napier | Wellington | Christchurch | Queenstown



#### Attachment 3

Waka Kotahi Meeting Minutes





Location	MS Teams				
Time & Date	1pm	22/04/2022	Taken by	Bidara Pathirage	
Attendees	Initials	Name		Company	
	AD	Ajay Desai		Woods	
	ВР		je	Woods	
	МН	Miguel Hernandez		Woods	
	CS Cosette Saville		Barker & Associates		
	NR	Nick Roberts		Barker & Associates	
	DG	David Greig		Waka Kotahi NZTA	
	RJ	Rajika Jayaratne		Waka Kotahi NZTA	
	SH	Sarah Ho		Waka Kotahi NZTA	
Apologies	Initials	Name		Company	
	PW	Pranil Wadan		Woods	
	VJ	Venelyn Jandayan		Waka Kotahi NZTA	

#### High level Meeting Minutes - 22/04/2022

#### Wellsford North Plan Change - Meeting with Waka Kotahi NZTA

- 1. Introductions around the table
- 2. NR and CS provides an introduction to the project, proposed Structure Plan and the Plan Change. It is noted the Plan Change area is smaller than the Structure Plan which is proposed for the FUZ zone north of Wellsford. An introduction to the Fast Track sites are also provided (Rodney Street area and Monowai Street area).
- 3. RJ raises where access to the development is proposed. NR confirms one single access is proposed from State Highway 1.
- 4. SH asks for clarification on the Plan Change area and Structure Plan. NR confirms the Plan Change area is only proposed for the areas the applicant owns, however in accordance with guidelines, the Structure Plan is proposed for areas outside the applicant's ownership i.e., areas to the north (zoned FUZ). The areas not part of the Plan Change will be subject to a future plan change either to be led by Council or relevant property owners.
- 5. AD runs through the stormwater work that has been undertaken to date. It is noted there is some key infrastructure in the area i.e., NZTA culvert/ asset under SH1 and Kiwi rail assets. Accessible assets have been surveyed to aid stormwater assessments including flood modelling to identify effects of Plan Change. Healthy Waters have informed there is no flood model for the area.
- 6. AD discusses the extent of the flood model, boundary conditions and rainfall depths. Climate change allowance of 3.8°C (RCP 8.5) to 2110 has been allowed for 2, 10 and 100-year scenarios modelled and presented.
- 7. AD discusses 100-year water level differences. It is noted the existing streams are generally incised and results indicate that flooding is generally contained within the streams. Flood risk is identified along SH1 which overtops in the existing scenario with climate change and have peak flood depths in excess of 0.6 m. With Plan Change and MPD (wider structure plan area) the increases are approximately 150mm when compared to existing scenario.

P21-395: 29/04/2022 : Page 1 of 2

- 8. AD goes through flood risk and hazard assessment undertaken in accordance with Australian Rainfall Runoff Guidelines (ARR, 2016)<sup>1</sup>. Based on the work undertaken, even there is a minimum increase in flood depths with Plan Change, the flood hazards remain similar confirming that there is no increased flood risk. RJ notes there is an existing risk within SH1. RJ asks whether 2.1°C has been simulated, BP notes only 3.8°C and no CC scenarios have been simulated in consultation with Healthy Waters. RJ notes the impact is minimal, however there is an impact with minimal changes in hazard risk.
- 9. RJ questions the confidence in the model. AD notes model has been validated by HY-8 and is currently undergoing a review process with Healthy Waters for sign off. All parameters and approach including climate change considerations have been agreed with their technical reviewers.
- 10. The existing culvert size is noted to be a twin 2m dia. Under SH1. DG/ RJ discusses whether culverts can be upgraded by Waka Kotahi NZTA to minimise risk i.e., upsize culvert or bridge long term. AD notes Woods haven't undertaken any optioneering as there are no flood effects from Plan Change and the Plan Change can proceed without any downstream upgrades. This needs to be reassessed for Structure Planning purposes. RJ asks whether 2yr and 5yr events have been simulated. AD and MH confirm in the 2yr scenario, there is no overtopping of SH1.
- 11. RJ questions where there are any upstream flooding due to the culvert, AD confirms flows overtop these structures and flow downstream back into the stream. RJ also questions other culverts i.e., culverts labelled 2 and 3. However it is noted the capacity restrictions and overtopping are not due to the water coming from these culverts but hasn't been looked at in detail.
- 12. AD discussed stormwater management plan is being worked through and stormwater management is generally in accordance with Schedule 4 of the Network Discharge Consent (NDC).
- 13. Next steps are discussed currently working with Healthy Waters with lodgement planned for end of April/ early May. Consultation is proposed after lodgement prior to hearings to ensure any issues identified are resolved.
- 14. RJ and DG requests all information to be submitted for review and further comments.
- 15. DG questions timeframes. CS confirms the first fast track sites proposed to be developed in 2023/2024. With the Plan Change, approximately 3-4 years before construction is expected.
- 16. DG and RJ to check if any existing flooding has been recorded in Waka Kotahi NZTA systems. AD notes the work undertaken demonstrates the issues are existing and is not due the plan change or structure plan. DG/ RJ note Waka Kotahi to take long term responsibility to whether upgrade culvert or other options to reduce existing risk. AD confirms that these upgrades are now decoupled from the Plan Change demonstrating that there are no increases in flood risk/hazards.
- 17. RJ asks what information will be issued. AD confirms the SMP, flood model, model build report and model review form to be issued at the same time to Healthy Waters.

#### List of actions

Action	Ву	When
Issue model information and SMP for review	Woods	29/04/2022*

<sup>\*</sup>to be shared along with Healthy Waters submission

\_

<sup>&</sup>lt;sup>1</sup> ARR Project Reports and Data (arr-software.org)

#### Attachment 4

Mana whenua letter example



Barker&Associates Level 4 Old South British Building 3-13 Shortland Street

T +649 375 0900 F +649 375 0901 PO Box 1986 Shortland Street Auckland 1140 New Zealand

admin@barker.co.nz www.barker.co.nz

Environmental & Urban Planning

20 July 2021

Ngāti Manuhiri

By email: kaitiaki@ngatimanuhiri.iwi.nz

Tēnā koe Ngāti Manuhiri,

Re: Private Plan Change-Wellsford North Plan Change

We write on behalf of the Wellsford Welding Club Limited, in relation to the area of land identified in **Figure 1** below in Wellsford. The Wellsford Welding Club is seeking to rezone the land under the Auckland Unitary Plan ("**AUP**") through a Private Plan Change process, to enable future residential development that will be in line with the Councils Future Urban Land Supply Strategy ("**FULSS**"). We understand from the Auckland Council register, that Ngāti Manuhiri have expressed an interest in this area, and would welcome any feedback you have on the rezoning proposal.

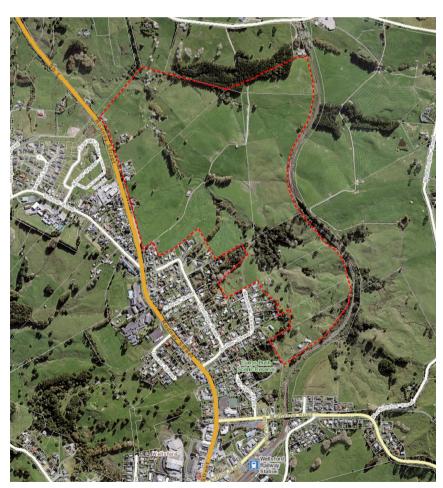


Figure 1 Wellsford North Plan Change Site Locality Plan (outlined in red).

The proposed Wellsford North Plan Change comprises a total area of approximately 72.2 hectares. The current zoning of the Plan Change area under the AUP is a combination of Future Urban zone ("**FUZ**"), Residential – Single House, Rural - Countryside Living and Rural Production zones. The plan change area has a contiguous boundary with the existing Wellsford rural settlement area which is currently "live" zoned under the AUP in terms of the Residential – Single House zone.

The Wellsford Welding Club propose rezoning a portion of land (circa 54.8ha) within the northern portion of the Wellsford North Plan Change area from FUZ, Rural Production and Residential – Single House zone, to a mix of medium-density Residential zones under the AUP, that would facilitate residential development, along with a small Neighbourhood Centre.

The second area of the site is the southern portion of the proposed plan change area (circa 17.4ha), which is currently zoned Rural – Countryside Living zone under the AUP. The Wellsford Welding Club propose to rezone this area to Residential - Large Lot zone, and apply a Precinct, which will enable residential lots of around 600-1200m<sup>2</sup>.

The proposed Plan Change will facilitate rezoning only. Any future development of the sites will be subject to the usual requirements under the AUP for the relevant zone, including any earthworks or stormwater discharge.

Should you wish to discuss this proposal or provide feedback, please contact Cosette Saville at <a href="mailto:cosettes@barker.co.nz">cosettes@barker.co.nz</a>. It would be appreciated if you could reply by **Tuesday 3 August 2021**.

Yours faithfully

**Barker & Associates Limited** 

Nick Roberts Director

#### Attachment 5

Community Feedback



Kia ora,

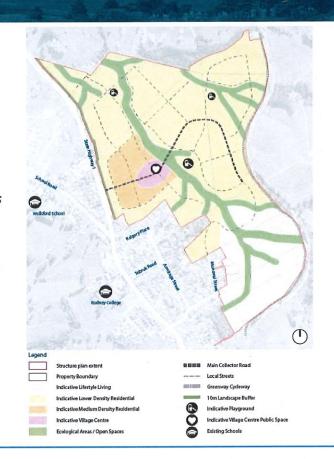
Thank you for coming to the Wellsford North Structure Plan Community Engagement session.

Wellsford North is a place for everyone.

A place of abundance, diversity and connectedness, it is shaped by the land and interwoven into the existing fabric of Wellsford.

Wellsford North will be a healthy, resilient and thriving community for future generations.

We are eager to hear your thoughts and opinions about the proposed Structure Plan. Please provide any feedback you have in the form below.



Name (optional) Wendy Crow-Jones

Email (optional)

wendy ejones dyahoo. co.nz

Address (optional)

222 Bosher Rd RD4 Mellsford

Tell us what you think about Fantastic development because it will the draft Wellsford North

Structure Plan enhance the rived feel of our town. The walkways that rin along the stream, the circular native of the interval connector roads, Iceaping the trees and open scapes beside the roads all contribute to an open rival feel for this development. I connered this development and has team for their considered approach to incintaining the rival vibe of mellsford. The vision I have been shown supports a very unquely contribute space that mellsford can grow into.

Kia ora,

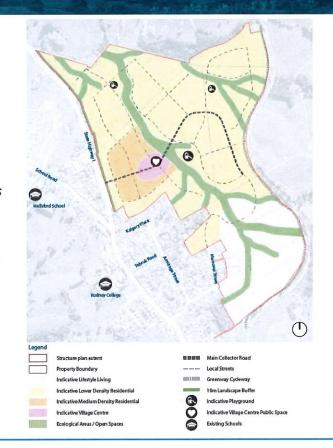
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Name (optional)

Email (optional) sezles @ live . Com

Address (optional) Worthwyton Road

Tell us what you think about

the draft Wellsford North

Structure Plan

More into required please?

Kia ora,

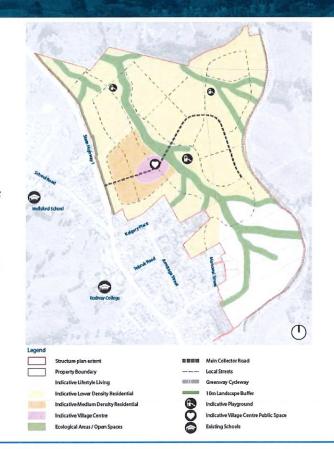
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Name (optional)

Graeme Wale
Email (optional)

graceme ware a cutlock con

Address (optional)

Tell us what you think about the draft Wellsford North Structure Plan

This is exactly what the town is needing. By making the Inis change to the plan and going ahead with the deselopment it will bring the much needed facilities to the town.

Kia ora,

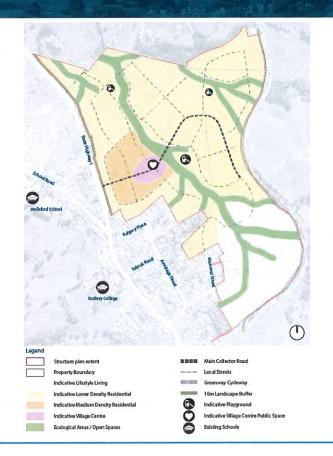
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Name (optional)

CHRIS SINCLAIR

Email (optional)

Address (optional)

PEUDLOPMENT. GIVING THE GROWTH REQUIRED TO MAINTAIN THE LOCAL TOWN & BUSSIMESS Tell us what you think about the draft Wellsford North Structure Plan

Kia ora,

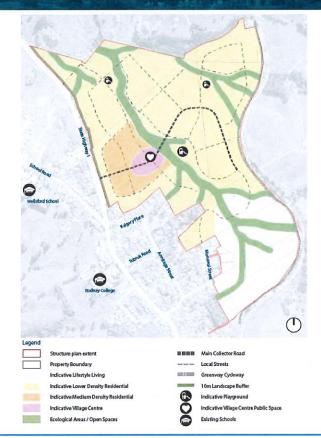
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Name (optional)

Simone , Benji Wedquood

**Email (optional)** 

wedgwood family nz@ mair com

Address (optional)

15 Wi Apo Place, Wells ford

Tell us what you think about the draft Wellsford North Structure Plan

Looks great. Mappy

Kia ora,

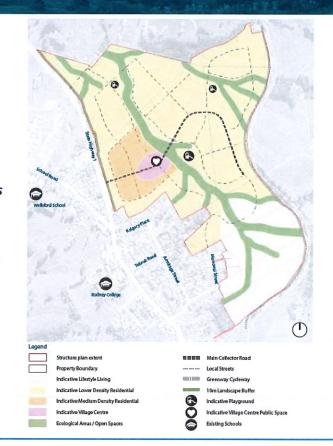
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Name (optional)

Pon Stevenson

**Email (optional)** 

Address (optional)

Tell us what you think about the draft Wellsford North Structure Plan

Make the center Special

Kia ora,

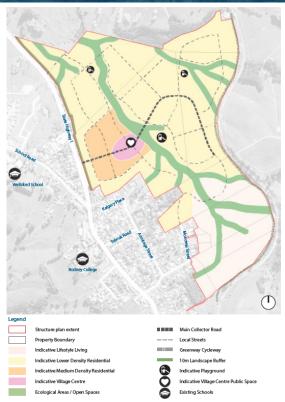
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	Ecological Areas / Open Spaces Existing Schools
Name (optional)	Joshua Don
Email (optional)	joshuagdon@gmail.com
Address (optional)	57 Worker Road, Wellsford, 0900 New Zealand
Tell us what you think about the draft Wellsford North Structure Plan	I am very excited about the Wellsford North Structure Plan. It is long overdue and needs to be fast tracked through Council.  Back in 2015 we invested hours and hours of time in a Wellsford submission for the Unitary Plan only to be told that the Council had 'run out of time' to review it. This was a devastating response and the Council need to get in behind this development to make up for their undemocratic behaviour back then.

Kia ora,

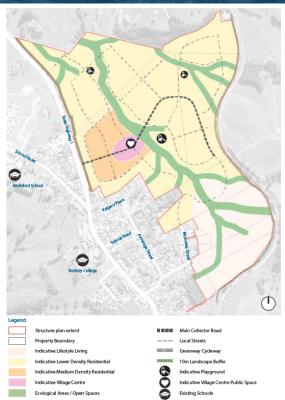
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	Ecological Areas / Open Spaces Existing Schools
Name (optional)	Jeremy Person
Email (optional)	Jeremyperson20@gmail.com
Address (optional)	Tobruk Road, Wellsford
Tell us what you think about the draft Wellsford North Structure Plan	This will be great for Wellsford. I really like the semi-rural/lifestyle living area, and believe there will be high demand for larger sections, and a willingness to

pay for a larger block of land.

available!)

(I have been waiting for a larger block of land, close to town, to

come onto the market for a while now, and still none

Kia ora,

Name (optional)

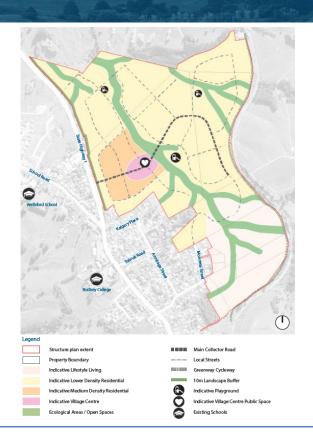
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	Ben Wallace
Email (optional)	ben@kaiwakaclothing.co.nz
Address (optional)	28 School Road, Wellsford
Tell us what you think about the draft Wellsford North Structure Plan	This development is exactly what Wellsford has been craving for. My wife and I who are 22 and 27 respectively had no option but to buy a 1965 home as there is nothing available that is less than 20 years old and on a reasonable amount of land - 600sqm or more. If a development like this doesn't go ahead, we will have no option but to look at another town like Warkworth even though we love Wellsford as a town.  We think what Wellsford needs to avoid is high-density housing.

Kia ora,

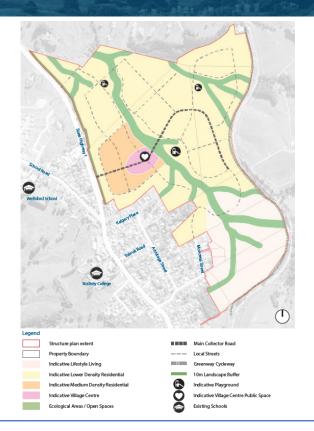
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**Name Tony Person** 

Email tonypersonhome@gmail.com

Address. Worker Road Wellsford

Wellsford has great need for housing development to accommodate further growth of the town. I have recently built a home in Wellsford concluding a journey started in 2016 to find a property suitable to build a 300m2 home. We wanted a section two acres or less, close to town and we drove around, door knocked, signed up on in property that became conflicted with the proposed new SH1, another in subdivision that eventually failed, finally succeeding by purchasing landed subdivided off my fathers property. I support development in Wellsford if done in a manner that respects the town's aesthetic by offering property that appeal to life in a regional town. I would hope that development can be done with options for larger plots from 1000-1500m2 for those who are looking to build a larger home with space for family. There is local demand among the Plymouth Brethren Church community who have built 10 homes 300-400m2 over the past few years who are looking for opportunities to purchase larger plots. Consultation with this community would be valuable as they represent a strong local market on Wellsford.

Kia ora,

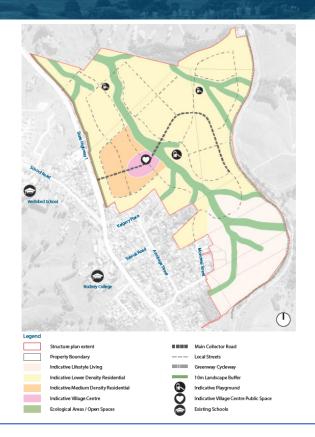
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Name (optional)

Lionel Don

**Email (optional)** 

lionel@archerconcepts.co.nz

Address (optional)

20 Bellevue Ave, Wellsford

Tell us what you think about the draft Wellsford North Structure Plan

I think this is an excellent plan. For too long Wellsford has missed out on growth & development due to a focus on Warkworth.

My 2 main concerns are:

- 1) How can the Structure Plan be fast-tracked we can't wait until 2050
- 2) Will the new proposed town centre tend to create division from the old main centre? I trust it can be successfully interwoven into the existing fabric of Wellsford as proposed.

I fully support this plan & wish you all the best.
Wellsford is poised to be a much bigger town with the onward growth of the motorway northward & we need to be ready to cater to the demand

Kia ora,

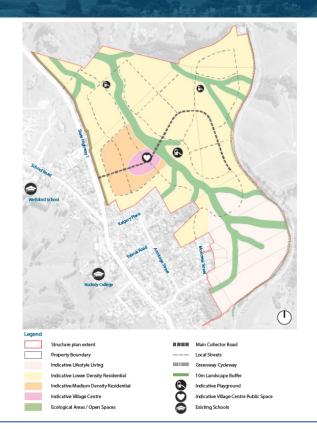
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Name (optional)

Wilbert Person

**Email (optional)** 

wilbert.p@safesmartaccess.co.nz

Address (optional)

11 Prictor Road, Wellsford

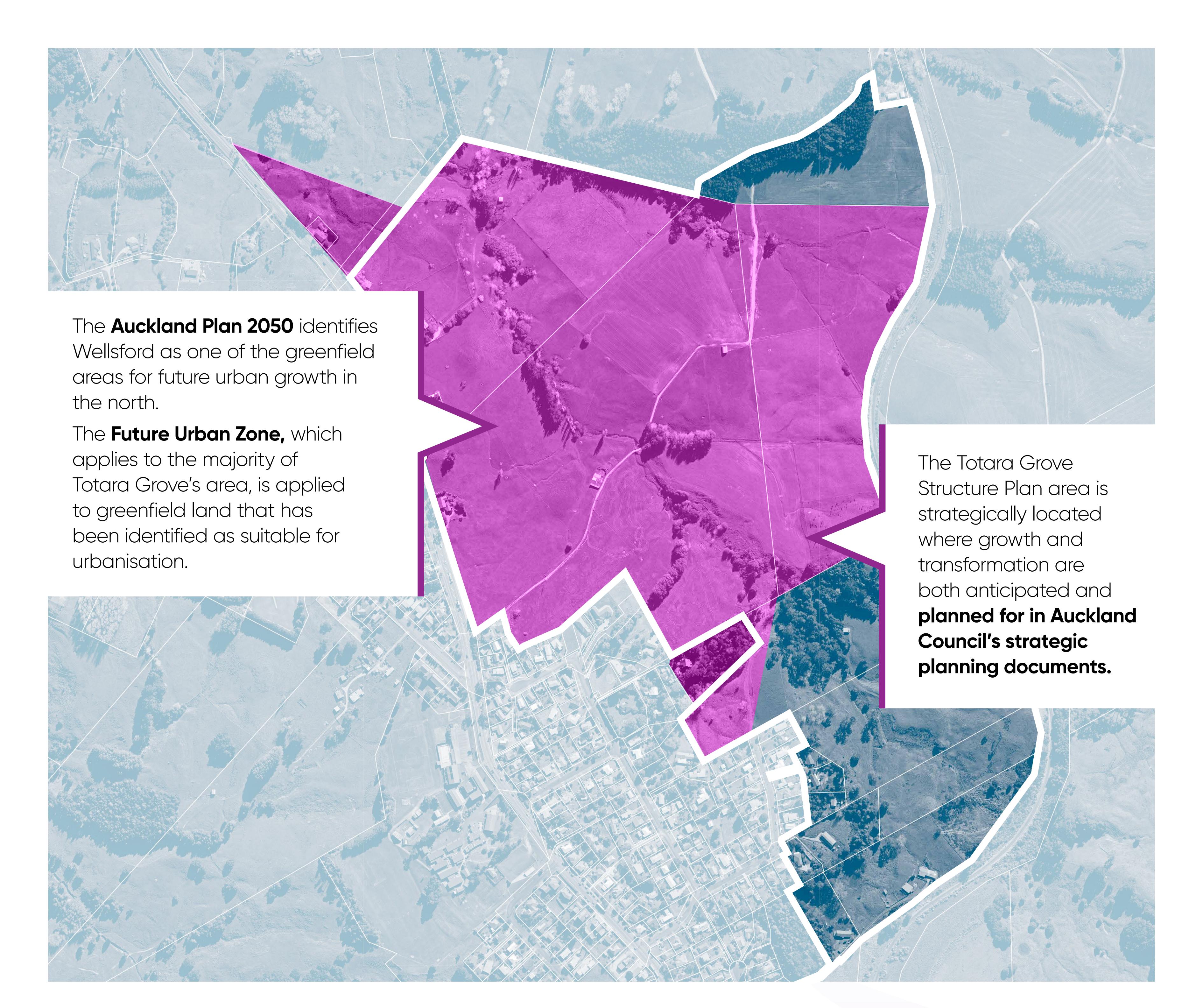
Tell us what you think about the draft Wellsford North Structure Plan

The proposed structure plan looks very good. The inclusion of landscape buffer plans, a village centre to give the area some character is welcomed. The town needs development and this is a great step in the right direction. The town lacks depth in the housing stock, particularly in the medium density 1000-2000m2 sections for families.

#### Attachment 6

Community Engagement Display Boards





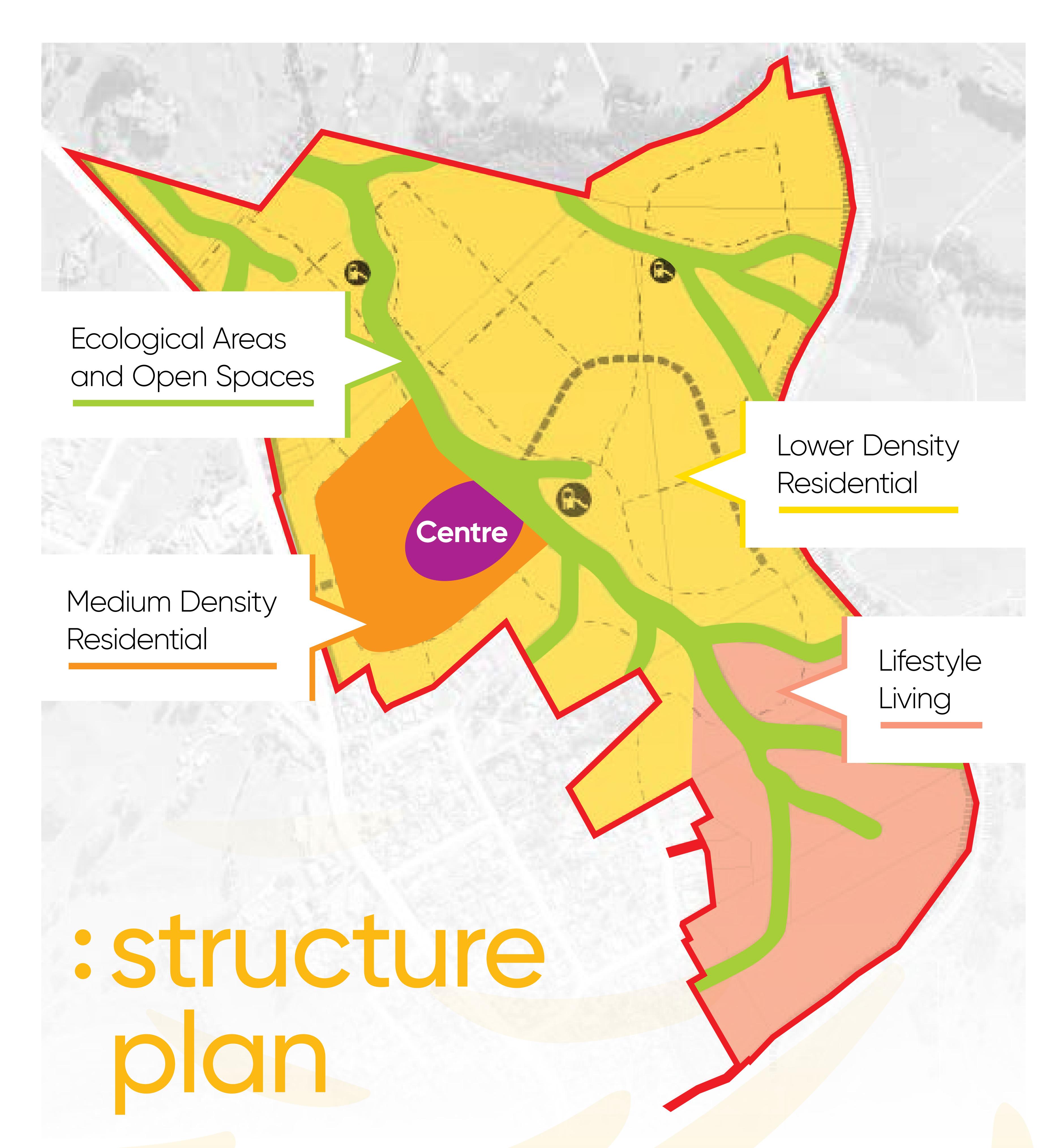
# strategic planning context

The Auckland Plan 2050, the Auckland Unitary Plan and the Future Urban Land Supply Strategy set the strategic approach for providing for urban growth within the Auckland Region.

Wellsford is located within the Rural Urban Boundary. Auckland Council's **Future Urban Land Supply Strategy identifies Wellsford as development** ready from 2023 to 2027.

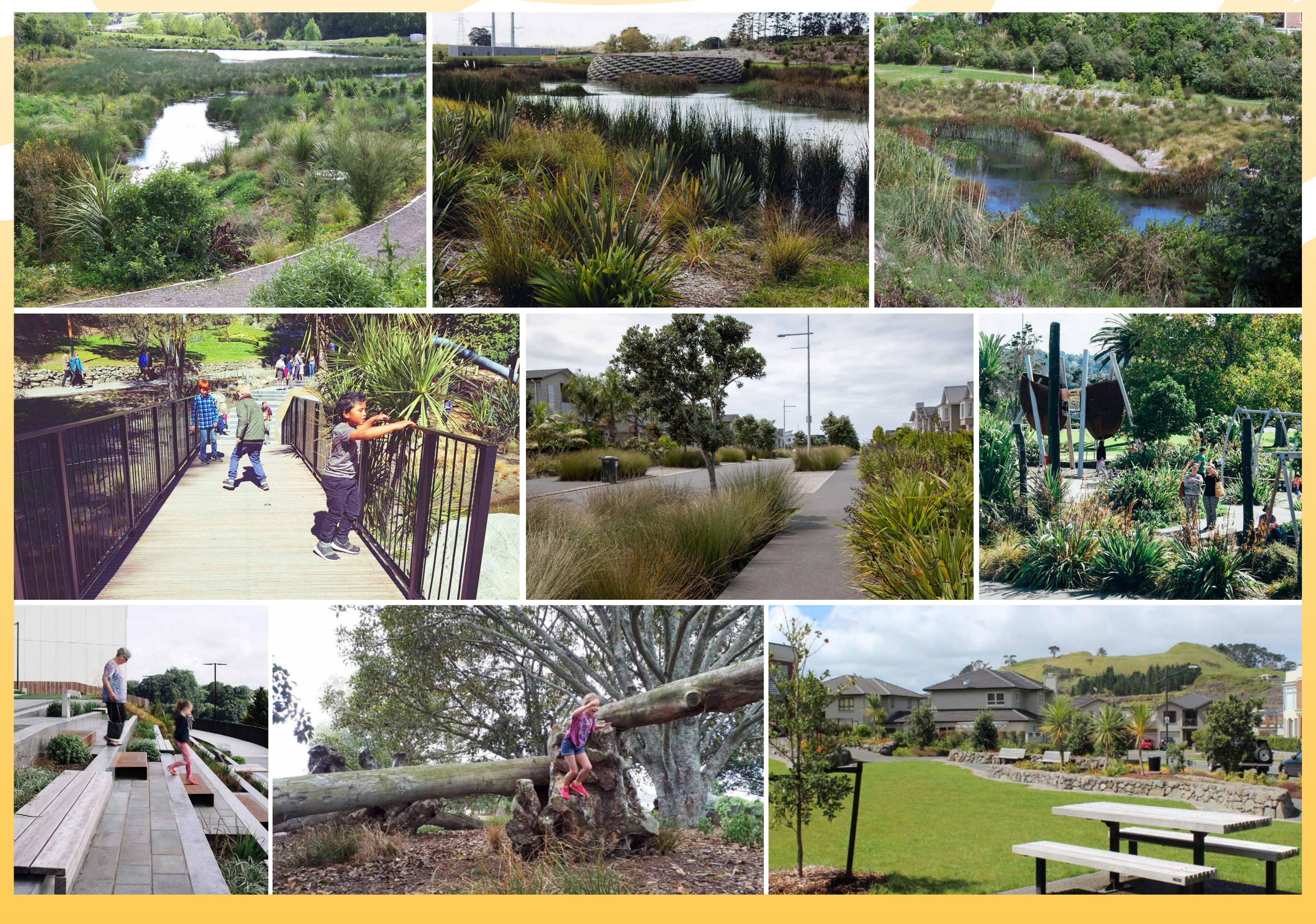




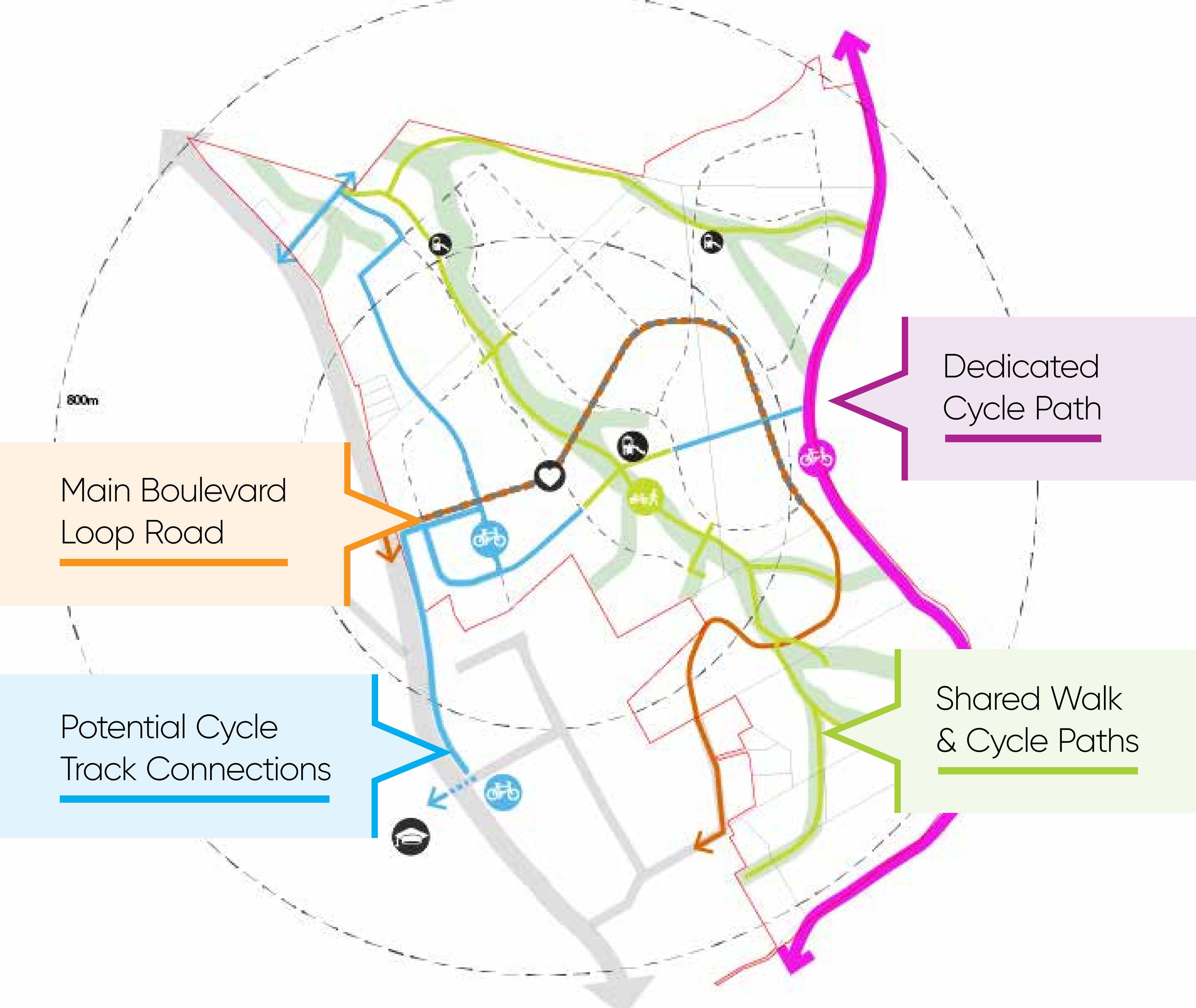


Totara Grove is a place for everyone. A place of abundance, diversity and connectedness, it is shaped by the land and interwoven into the existing fabric of Wellsford.

Totara Grove will be a healthy, resilient and thriving community for future generations.

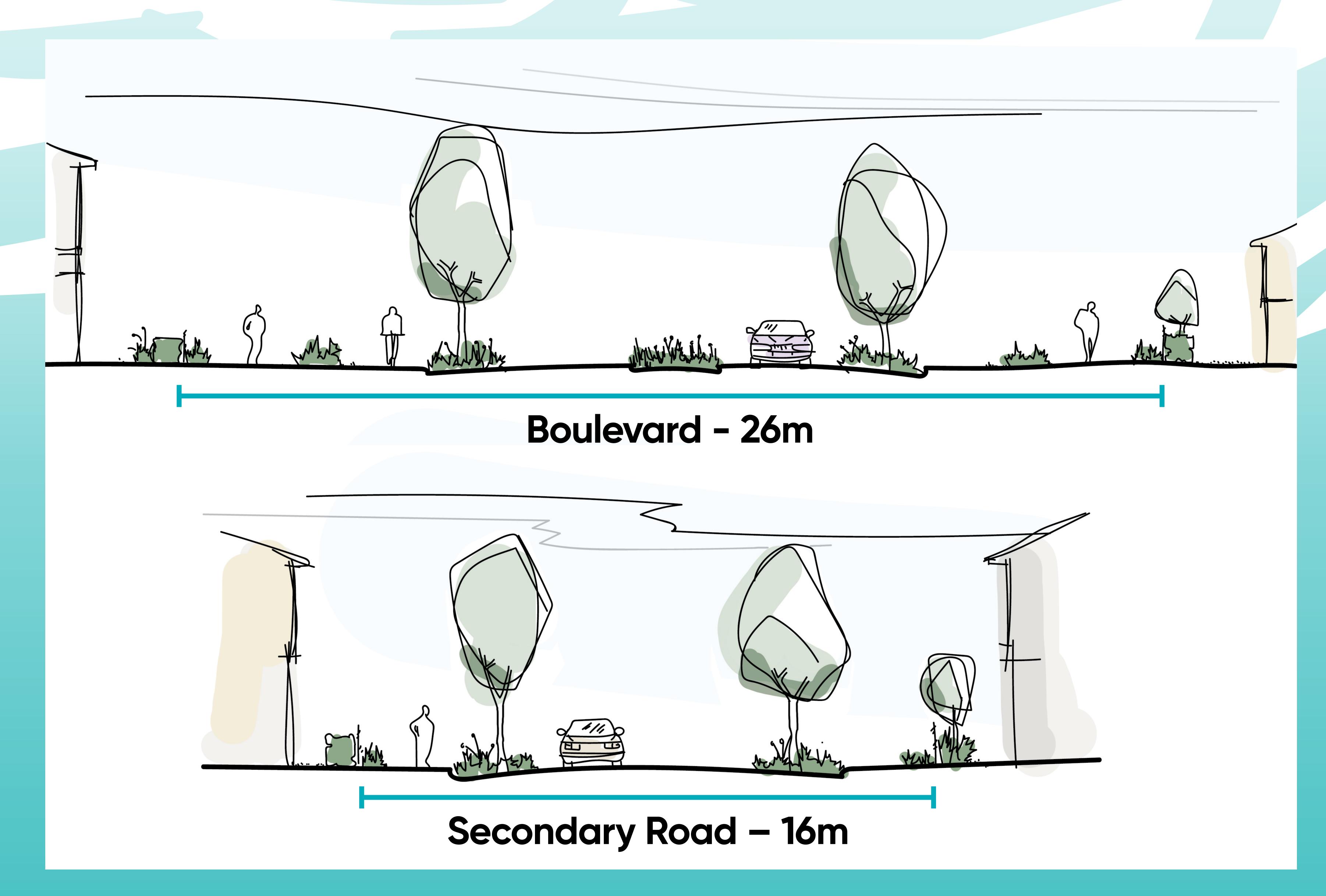




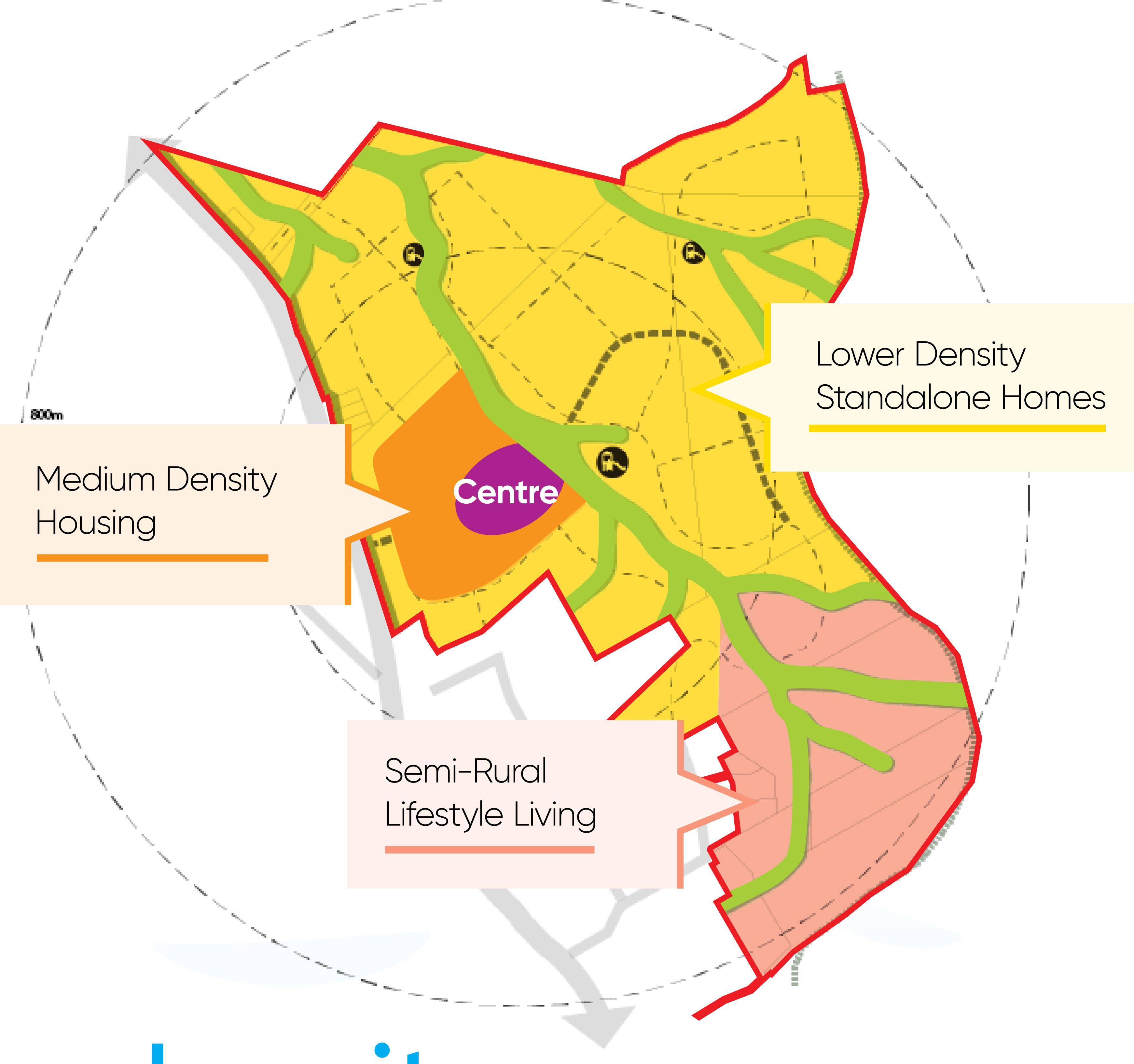


## : movement network

The movement network proposed in the Structure Plan provides a connected and integrated movement system which supports residential development, contributes to character and promotes walking and cycling through a range of street typologies.



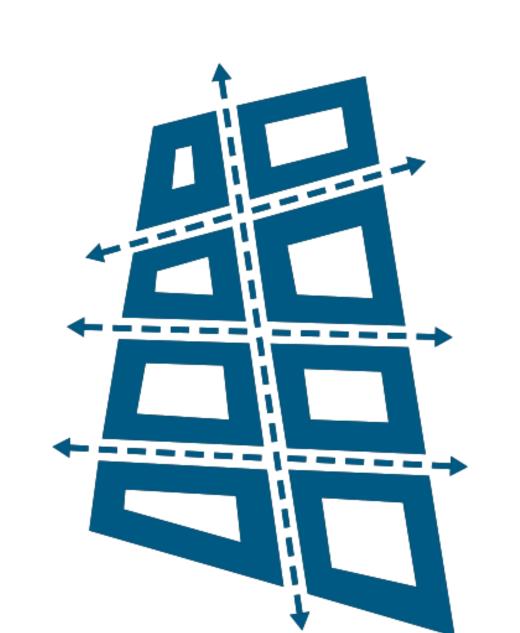




# : density oldn

The structure plan aims to foster diversity and choice by providing neighbourhoods with differing characteristics and different distributions of density, while remaining sympathetic to the impacts of character, amenity and access requirements.

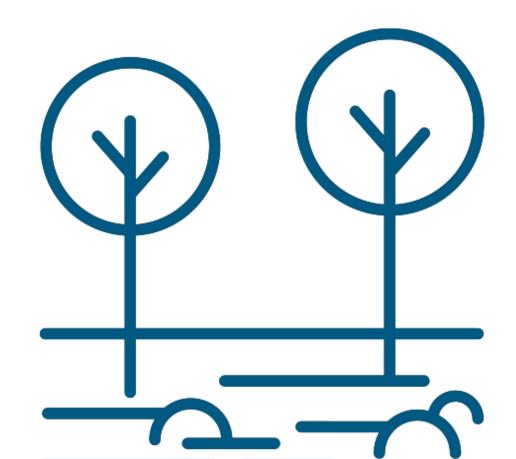
## Guiding Design Principles:



Integrated and Connected



Diversity and Choice



Quality Public Realm



Environmentally Responsive



Landscape Character

### Precedent imagery



Village Centre



Duplexes outlooking open space



Standalone houses outlooking open space



Countryside living and gully planting

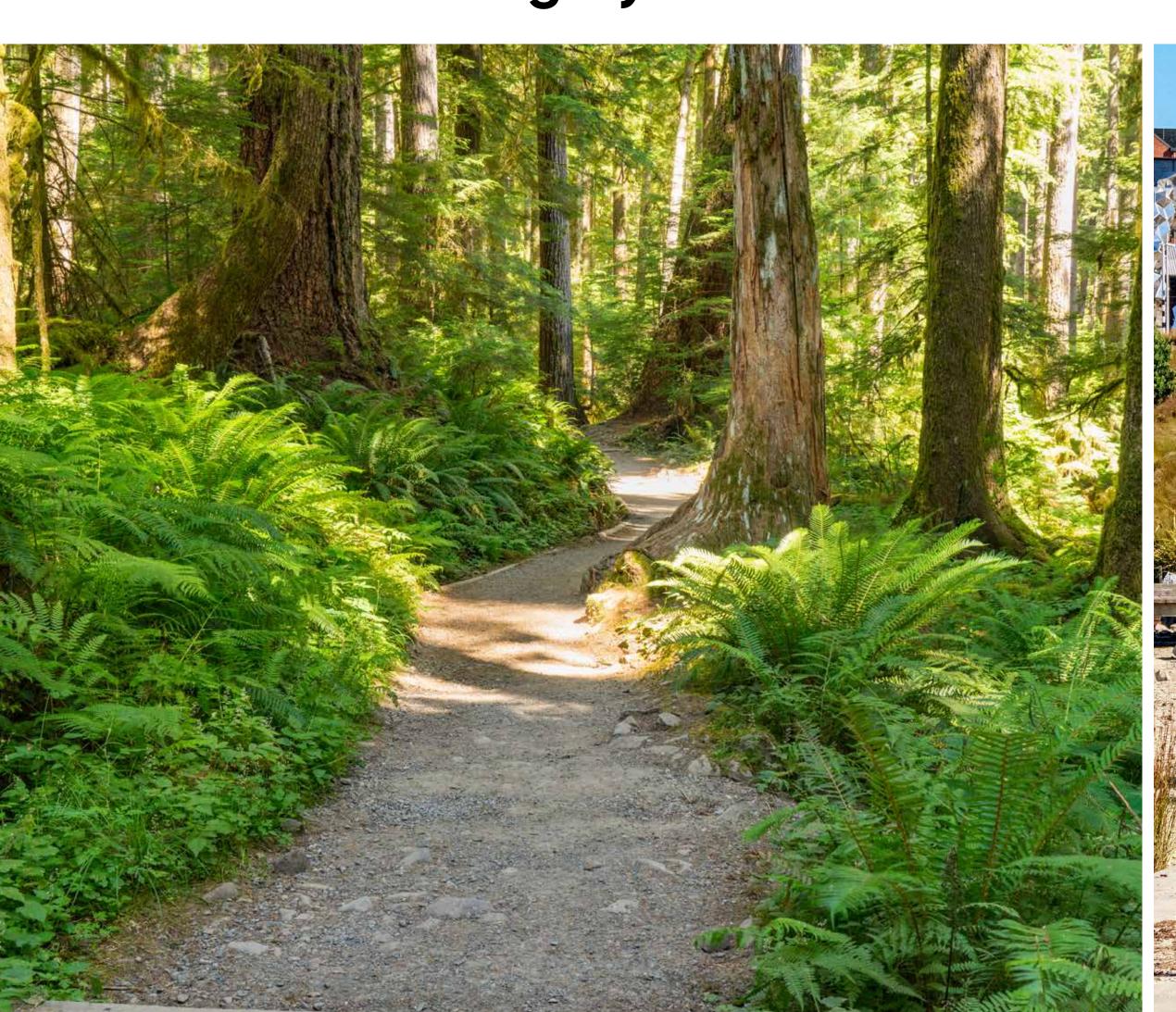




# : public realm and open space

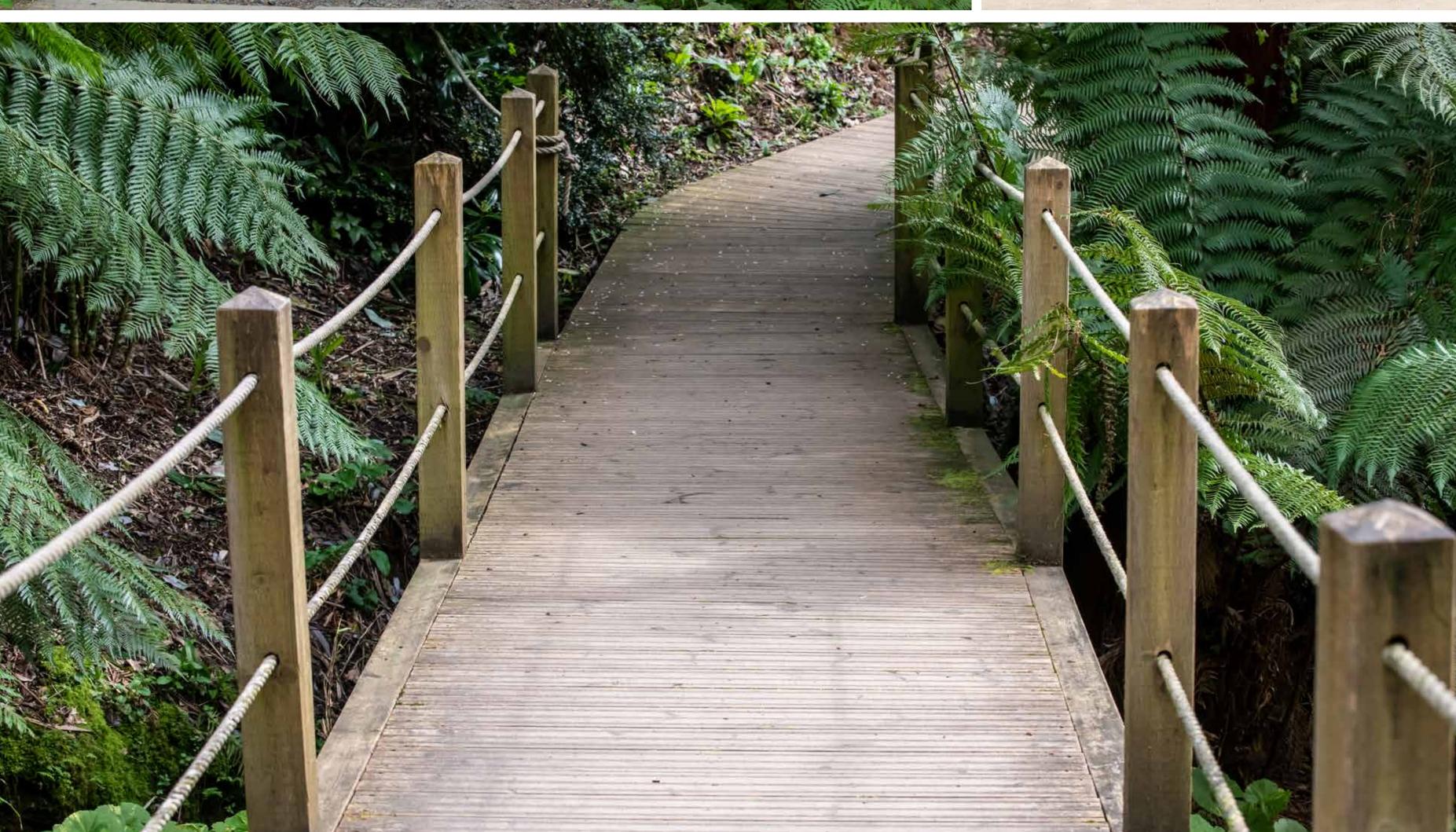
Totara Grove will provide a fit-for-purpose, safe and readily maintainable network of open space that provides a variety of recreational opportunities for the community, is readily accessible to all and meets Council open space expectations.

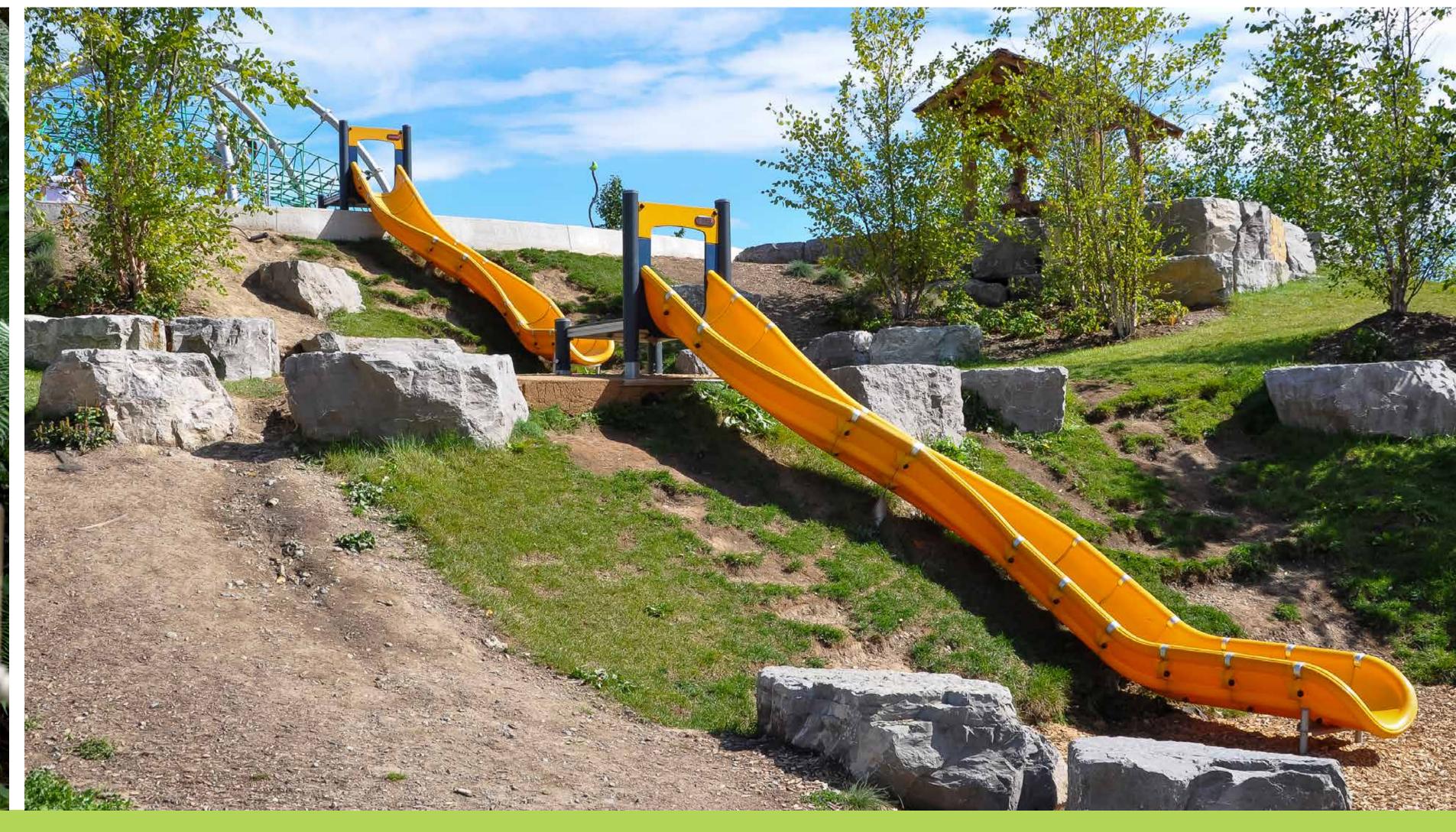
### Precedent imagery











totara segrove