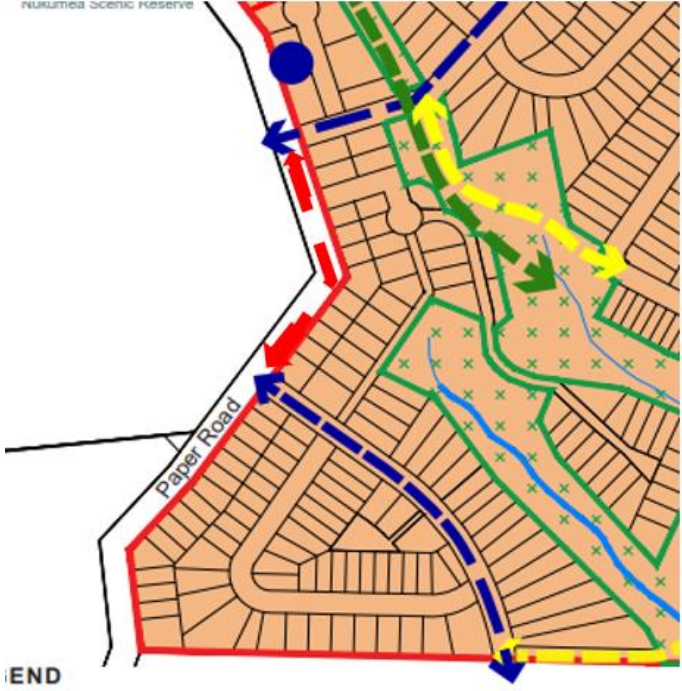


Additional information requested under clause 23 First Schedule of the Resource Management Act 1991

Part A Additional Information

	Category of information	Specific Request	Reasons for request	Response from applicant																			
Planning																							
1.	Planning	Incorporating MDRS for all relevant residential zones (MHU and THAB) and addressing Qualified Matters and including in the s32 assessment.	Incorporating MDRS for all relevant residential zones (MHU and THAB). Addressing Qualified Matters and including in the s32 assessment.	The precinct has been amended to provide for this.																			
2.	Planning	Use of overlays vs. sub precincts.	Council prefer that the term overlay is not used rather than sub-precincts are utilised instead.	Precinct provisions and plans amended to align with this wording.																			
3.	Planning	Number of dwellings completed.	To understand the extent of existing development	<p>The current dwelling numbers are as below with 153 completed and 31 under construction. Note that Stages 2A/B are just about to achieve s224c as well so that will be a further 28 vacant lots. Three of these are large super lots for the neighbourhood centre and residential super lots.</p> <table><tr><th rowspan="2"></th><th colspan="4">House Construction Status</th></tr><tr><th>Not Started</th><th>Under Construction</th><th>Completed</th><th>Total</th></tr><tr><td>Stage 1</td><td>2</td><td>6</td><td>134</td><td>142</td></tr><tr><td>Stage 3A (Incl. Cottage Lots)</td><td>48</td><td>25</td><td>19</td><td>92</td></tr></table>		House Construction Status				Not Started	Under Construction	Completed	Total	Stage 1	2	6	134	142	Stage 3A (Incl. Cottage Lots)	48	25	19	92
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4	Planning	Amendments to precinct plan	<p>Precinct Plan –</p> <ul style="list-style-type: none">• As discussed in the comments in the 32 document I think it would be helpful to notate the connection along the paper road to show how the SW corner is accessed (see snip below). Showing it on the plan will help avoid the question of accessing that area.• Alter key to reorder to<ul style="list-style-type: none">○ Indicative future arterial○ Key local roads○ Indicative recreation open space (renamed)○ Indicative pedestrian shared path  <p>Precinct plan 2</p> <ul style="list-style-type: none">• The 20m planted buffer line is red in the key but black on the plan – should be black on the key• Arterial Road notation on the plan isn't included in the key• Why are some lots outlined ? does it signify anything?	Amended Precinct Plan provided.
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Alteration of the SEA overlay

Shade or highlight the area to be removed more clearly, it is not very obvious in the current plan.



5	Planning	Precinct Wording	A number of suggestions and edits to wording and formatting.	All included in the final provisions within Appendix C .
Healthy Waters				
6	Stormwater	Stormwater Management Plan	Attached Table May 2025. Refer Appendix B of the Infrastructure report for full queries made by Healthy Waters and the responses.	<p>A response to these matters is included in the Appendix K Engineering Report and SMP.</p> <p>The final agreed SMP will be approved under Schedule 4 of the region wide NDC.</p> <p>Compliance with he SMP has also been included as a precinct provision with similar wording to other recently approved precinct plans.</p>

7	Stormwater	<p>Precinct Provisions</p> <p>No objectives that refer to stormwater infrastructure, but there are policies and standards that talks about stormwater management.</p> <p>IXXX.3 Policies (1) Require subdivision and development to be in general accordance with Precinct Plan 1 and the adopted Stormwater Management Plan.</p> <table><tr><td>(A34)</td><td>Development that does not comply with IXXX.6.1.6 Stormwater <u>Building Coverage</u></td><td>D</td></tr></table> <p>Table IXXX.6.1.5.1 Yards</p> <table><tr><td>Yard</td><td>Minimum depth</td></tr><tr><td>Riparian</td><td>2040m from the edge of all permanent and intermittent streams</td></tr></table> <p>IXXX.6.2.2 New Buildings and additions – High Contaminant Yielding Materials Purpose: To protect water quality in streams, and the Orewa catchment, by limiting the release of contaminants from building materials.</p> <p>(1) New buildings, and additions to buildings must be constructed using <u>low contaminant generating</u> inert cladding, roofing and spouting building materials <u>which</u>,</p> <p>(a) <u>have exposed surface(s) or surface coating of metallic zinc or any alloy containing less than 10% zinc; and</u></p> <p>(b) <u>have exposed surface(s) or surface coating of metallic copper or any alloy containing less than 10% copper; and</u></p> <p>(c) <u>avoid exposed treated timber surface(s); and</u></p> <p>(d) <u>avoid any roof material with a copper containing or zinc-containing algaecide.</u></p>	(A34)	Development that does not comply with IXXX.6.1.6 Stormwater <u>Building Coverage</u>	D	Yard	Minimum depth	Riparian	2040m from the edge of all permanent and intermittent streams	<p>Objective IXXX.2(2) amended to include stormwater.</p> <p>Policy IXXX.3(1) it is not considered necessary to amend to remove general. Any development on the site will require resource consent and they need to demonstrate that they comply with the SMP in accordance with standard IXXX6.2.5(1).</p> <p>The change to the activity table is not necessary.</p> <p>This standard is from the MDRS wording provided by Council and is directly from the MHU and THAB zone standards. In any event the stream locations on site exceed the 10m and 20m distance by some distance in all locations, see the Stream Yards illustration in Appendix U that was provided and agreed with Healthy Waters in 2021.</p> <p>Not considered necessary the wording sought is identical to all recent precinct decisions from Council.</p>
(A34)	Development that does not comply with IXXX.6.1.6 Stormwater <u>Building Coverage</u>	D								
Yard	Minimum depth									
Riparian	2040m from the edge of all permanent and intermittent streams									

			<p>IXXX.6.2.8.1 Subdivision standards for the precinct</p> <p>Purpose:</p> <ul style="list-style-type: none"> To ensure that subdivision is consistent with Precinct Plan 1 and 2. To ensure development of the precinct protects the flora and fauna and the ecological, amenity and landscape values of the Nukumea Scenic Reserve. To ensure subdivision and development within the Precinct is adequately serviced with bulk water, stormwater, and wastewater infrastructure. 	Amendment included in IXXX.6.3.1
Transport (Auckland Council)				
8	Transport	Collector Road	Any road that receives more than 1000 vehicles per day is classified as Collector Road according to Waka Kotahi NZTA.. Internal traffic modelling was not provided as part of the ITA report therefore, we do not know the roads that would receive more than 1000 vehicles per day. Please classify any road that carries more than 1000 vehicle per day as Collector Road in the plan change area.	<p>There are no collector roads, rather they are all local roads. Additional width to assist AT in delivering NOR6 at a future date has been provided.</p> <p>Refer Appendix M (ITA) for the cross sections as well.</p>
9	Transport	Cross Sections	Please provide indicative cross sections for the future Arterial, Collector and Local Roads.	<p>The underlying resource consent is being given effect to includes the agree cross sections for the Grand Drive Entrance Road (Stages 1 and 2) and all the internal local road. We are not seeking for cross sections to be included in the plan change. There are the approved cross sections that stages 1-3A have utilised and have been constructed.</p> <p>Refer Appendix M (ITA) for a copy of the resource consent cross sections as well.</p>
10	Transport	Shared Path	Please provide information about the location of the first 300 houses and will they have footpath connection as a minimum to the footpath on Grand Drive along its section over the motorway in the interim till the wider and better shared path is built in the future when the development reaches 300 houses.	<p>The condition of the resource consent only requires delivery at the 300-dwelling trigger. It is this consent that is being given effect to on site. The plan change simply seeks to align the zoning with that referenced on the consent notice on these dwellings/ lots constructed.</p> <p>The first 300 houses are antipated to be within stage 1-3A. See our completed scheme markup included within Appendix B.</p>
Watercare				
11	Infrastructure	Precinct Provisions	Include the WSL preferred precinct provision wording.	Precinct amended to include.

