SR and DS Smith

70, 70A and 70B Lisle Farm Drive, Pukekohe

Proposed Private Plan Change Request From Future Urban Zone to Mixed Housing Urban Zone

Assessment of Effects

Project No. 4345.01

Date 22 January 2024

SCOTT WILKINSON PLANNING

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ATTACHMENTS

FIGURES

ISSUE AND REVISION RECORD

Status	Draft
Revision No.	Rev 1
Project No.	4345.01
Date of Issue	December 2023
File Name	PPC – Lisle Farm – Aug 2023.docx

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LIMITATIONS

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1 INTRODUCTION

This is a request for a private plan change (**Request**) to the Auckland Unitary Plan – Operative in Part (**Unitary Plan**) under Part 2 of the First Schedule to the Resource Management Act 1991 (**RMA**). The Request seeks to rezone three parcels of land at 70, 70A and 70B Lisle Farm Drive, Pukekohe from Future Urban Zone (**FUZ**) to Residential – Mixed Housing Urban Zone (**MHU Zone**). It is also proposed to rezone 70 Lisle Farm Drive from Residential – Single House Zone Residential – Mixed Housing Urban (although this is already proposed under Proposed Plan Change 78 Intensification). It is proposed to introduce a Stormwater Management Area - Flow 1 (**SMAF 1**)control. In addition, a precinct is proposed to apply to the entire plan change area (**PCA**). The proposed precinct has been indicatively named "Lisle Farm Precinct". No other changes to the provisions of the Unitary Plan are proposed.

The principal reason a MHU Zone has been requested for the PCA is that this zoning is similar to the proposed zoning on residential land adjoining to the west and south under Proposed Plan Change 78 – Intensification (**PC78**) and the introduction of Medium Density Residential Standards (**MDRS**). If the Request is approved, it is expected that an accompanying variation to the Auckland Unitary Plan – Operative in Part (**Unitary Plan**) would be adopted to incorporate the MDRS consistent with section 77G of the RMA.

1.1 THE REQUESTER

The properties subject to this plan change request are owned by SR and DS Smith (**Requestor**) and they currently reside on the property. While the Requestor is seeking the change of zoning to enable residential subdivision and development, if the zoning is approved the Requestor will not develop the property and intends sell it to an established residential land and property developer.

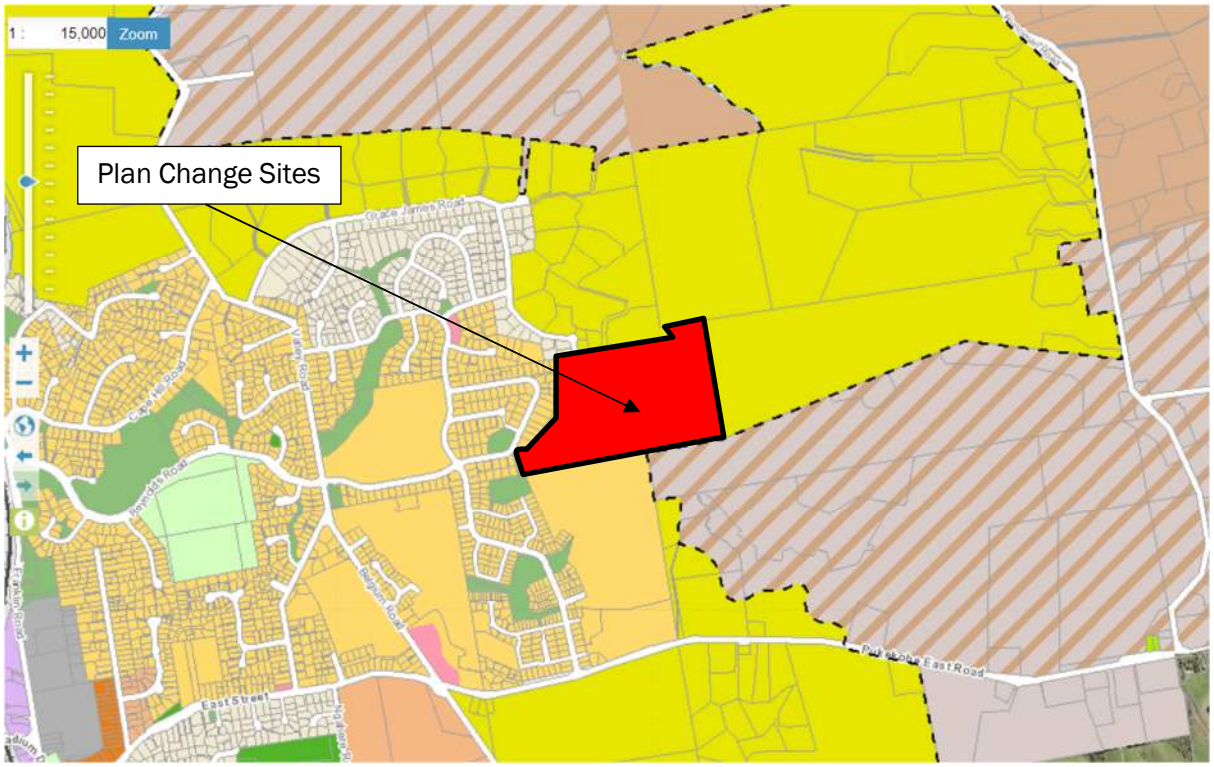


Figure 1 - Locality Plan (Source: Auckland Council Geo Maps)

Figure 2 - Land Subject to the Private Plan Change Request (Source: Auckland Council Geo Maps)

2 PLAN CHANGE LOCALITY

Site Address:	70, 70A and 70B Isle Farm Drive, Pukekohe
Name of Requester:	SR and DS Smith
Legal Description:	70 Lisle Farm Drive - Lot 1 DP 169148 70A Lisle Farm Drive - Lot 1 DP 143272 70B Lisle Farm Drive - Lot 2 DP 143272 refer (**Attachment 1**)
Site Area:	70 Lisle Farm Drive – 5387m^2 70A Lisle Farm Drive – 10.13 ha 70B Lisle Farm Drive - 8.517 ha
Total Site Area:	19.1857 ha

PLANNING INSTRUMENTS

Auckland Unitary Plan- Operative in Part:

Zoning:	Future Urban Zone (**FUZ**) Residential – Mixed Housing Suburban Zone
Precinct:	None
Overlays:	High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Kaawa Aquifer High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Central Volcanic Quality-Sensitive Aquifer Management Areas Overlay [rp] - Franklin Volcanic Aquifer
Controls:	Macroinvertebrate Community Index - Rural
Designations:	Notice of Requirement – Pukekohe North East Arterial (NoR 4)
Other Features:	Rivers, streams and wetlands in north eastern section of the PCA and gully areas
Other Features Adjacent:	Outstanding Natural Features Overlay - ID 169, Pukekohe East Tuff Ring

It is noted that most of the PCA is not subject to PC78 due to it currently being FUZ under the Unitary Plan. The land at 70 Lisle Farm Drive is subject to PC78 as is the adjoining land to the west and south as shown in Figure 3 below.

70 Lisle Farm Drive has been included with the plan change even though it is part of PC78 and seeking the same zoning.

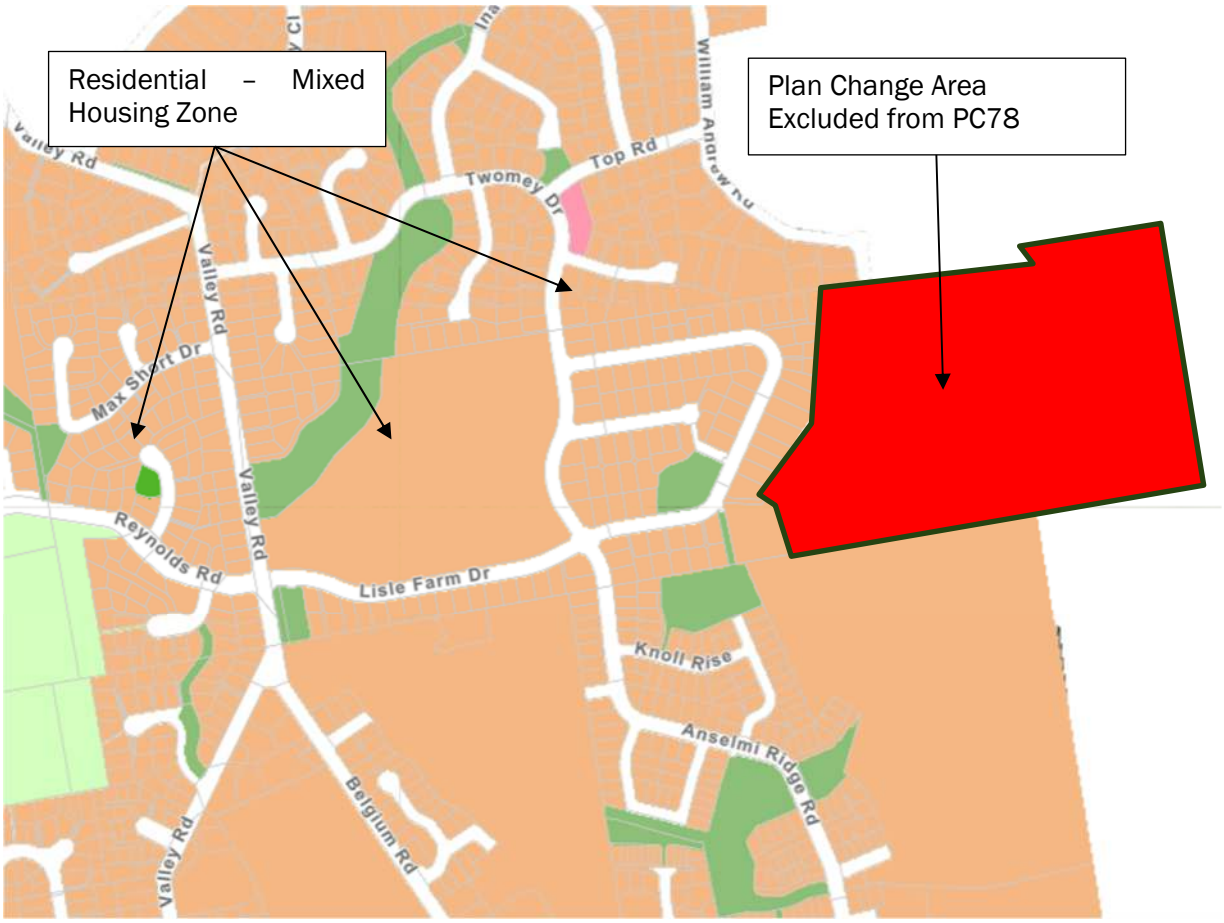


Figure 3 - PC78 Land Zoning Adjoining the PCA

3 EXISTING ENVIRONMENT

3.1 LOCATION

As identified in Figures 1 and 2, the Request comprises three parcels of land being 70, 70A and 70B Lisle Farm Drive, Pukekohe. All three titles are held by the Requestor.

The smaller parcel of land at 70 Lisle Farm Drive is held by the Requestor (Lot 1 DP 169148, being 5378m² in area) as identified in Figure 4. This land, like other land in the surrounding locality, is already zoned residential (Residential – Mixed Housing Suburban) and is proposed to be rezoned MHU Zone under PC78. This land is an important component as it would also provide practical vehicle access into the Request land.

Figure 4 - 70 Lisle Farm Drive

3.1.1 LANDFORM AND CATCHMENT

The topography of the PCA comprises of broad south-north and west-east running ridgelines extending into the PCA from the southwestern corner from a high point of RL 95m. The land falls steeply from the ridgelines with depressions, hummocky features and soil creep into the incised stream gullies in the central, eastern and southern parts of the site. Two smaller gullies are located in the southern part of the site. The land rises up from the eastern gully at RL 50m to the eastern boundary at RL 75m. The landform along the southern boundary falls from RL 95m in the west to RL 65m in the east.

Figure 5 - Catchment and Hydrology (Source Auckland Council Geomaps)

The Unitary Plan maps do not identify the presence of any flood plain within the site other than within the banks of the existing stream which runs north to south along the eastern edge of the PCA. The existing provisions of Part E36 of Unitary Plan can be relied upon to ensure that subdivision and development can be designed to avoid any flooding.

Figure 6: PCA area looking south toward Pukekohe East Road

Figure 7: PCA looking north at existing gully area

Figure 8: PCA looking east toward Pukekohe Hill

3.1.2 LAND USE

The PCA is currently utilised for pastoral grazing of livestock including cattle and several pigs. A single storey dwelling is located on the spur on the western part of the PCA accessed off Lisle Farm Drive to the west. Amenity gardens, a swimming pool and tennis court are located in the vicinity.

A large farm shed/garage is positioned in the southwestern corner of the PCA and farm sheds are sited in the northwestern and southeastern parts of the PCA. Boundaries are demarcated with predominantly timber post and wire fences with a hawthorn hedge extending along the southern fence line.

3.1.3 VEGETATION

The majority of the PCA is comprised of grazed exotic grassland dominated by ryegrass. Woody shrubs are scattered across parts of the pasture including gorse, hawthorn, blackberry, and Chinese privet. Mown lawns, amenity tree and shrub plantings surround the existing dwelling.

A small area of kanuka and kahikatea is located in a small gully in the northern part of the PCA together with common crack willow. Kānuka forest occurs on the upper slope of the northern gully. Several large pūriri are present along the edge of this and other canopy species include red oak, akeake, pūriri, and taraire. Understorey species include harakeke, māhoe, nīkau, karamū, koromiko, and kawakawa.

3.1.4 ECOLOGY

As identified in Figure 9 below, two high value indigenous habitats (swamp maire forest and taraire-tōtara-pukatea forest) are present in the larger, fenced gullies, and both are considered significant as per the Unitary Plan criteria. Targeted surveys for indigenous fauna surveys were not undertaken as part of this assessment, however, potential habitat is present for indigenous fish, birds, lizards, and long-tailed bats. Long-tailed bats have been recorded in close proximity to the site and there are suitable habitats within mature trees on the site.

Figure 9: Vegetation and Habitats types (Source: Ecological Assessment)

3.1.5 ROADING ACCESS

Lisle Farm Drive is a 1.5 km loop road that provides one traffic lane in each direction with footpaths on both sides across the entire road length. On-street parking is permitted, except near intersections.

With a length of some 800m, Anselmi Ridge Road intersects with Lisle Farm Drive to the north and Pukekohe East Road to the south. Anselmi Ridge Road has a single traffic lane in each direction with footpaths on both sides. On street parking is available in indented form. Anselmi Ridge Road intersects with Pukekohe East Road, which is classified as an arterial road in the Unitary Plan. During the commuter peak periods, most traffic turns in and out from this intersection as Anselmi Ridge Road provides a key connection between the relatively new residential properties and the wider roading network.

William Andrew Road is a cul-de-sac with a footpath on one side of the road for much of its length. At the northern end, the road intersects with Grace James Road. On street parking is permitted.

3.1.6 PUKEKOHE

Pukekohe is an established community located approximately 50 kilometres south of Auckland's city centre. It is located on the rail line and is connected to State Highway 1 and the rest of Auckland via State Highway 22.

The wider catchment includes Paerata, located on State Highway 22, and immediately to the north of Pukekohe. The nearby towns of Tūākau and Pokeno, located in the Waikato District, are also well connected to Pukekohe.

Pukekohe serves a wide rural catchment, centred on rural production with some of New Zealand's most elite soils and prime agricultural land. Dairy farms and horticultural production activities have long been established on the surrounding fertile soils.

Pukekohe's economy is based on farming-related activities which is centred on its highly productive soils for a range of horticultural products. It also continues to attract those seeking a rural lifestyle.

3.1.7 CULTURAL AND HERITAGE

There are no known cultural or heritage sites identified or associated with the PCA. The Pukekohe locality is recognised as being within the rohe of Ngati Tamaoho and Ngati Te Ata who are recognised mana whenua in this area.

The Requestor has engaged directly with all mana whenua with an interest in the land and has received responses from Ngato te Ata and Ngati Tamaoho. This is discussed further in the Cultural Effects section of the Request assessment.

3.1.8 CONTAMINATION

Both properties that comprise the PCA have been subject to preliminary site investigations (**PSI**) and it has been confirmed that the PCA has been used for pastoral farming (cattle, sheep and horses) and it is unlikely that any activity on the Hazardous Activities and Industries List (**HAIL**) has been undertaken. This matter is discussed further in the contamination assessment.

3.1.9 INFRASTRUCTURE

The PCA is serviced by both wastewater and water supply networks and has existing connections to power and telecommunications. There are known capacity limitations associated with the

wastewater network. However, wastewater capacity is currently being upgraded and extended with a new pump station planned to be operational in 2025. This is addressed in the infrastructure services section of this assessment. All infrastructure necessary to service the PCA is either currently in place or in the process of being established. All other local infrastructure can be provided by developers at the subdivision and development stage.

There is no reticulated stormwater services to the PCA and this is addressed further in the Stormwater Effects section of this assessment.

4 EMERGING AND PLANNED ENVIRONMENT

4.1 AUCKLAND PLAN 2050

The Auckland Plan 2050 (**Auckland Plan**) is a 30-year spatial plan for Auckland, adopted in June 2018. It provides broad direction for Auckland's growth and development through the six outcomes and the Development Strategy contained within the Plan.

The Auckland Plan signals that Auckland's population could grow by another 720,000 people to reach 2.4 million people over the next 30 years. While it promotes this growth as an opportunity for Auckland as a catalyst for cultural and economic success it also acknowledges that growth puts pressure on its communities, environment, housing and infrastructure.

The Auckland Plan notes that there are currently about 540,000 dwellings in Auckland. These are made up of stand-alone houses, terraced housing and an increasing number of apartments. Around three quarters of housing stock is stand-alone dwellings, dispersed throughout Auckland.

The Auckland Plan signals that around 32 per cent of growth will be accommodated in future urban areas. This means that approximately 99,000 dwellings and around 1400ha of business land is needed in future urban areas.

With regard to residential development, the Auckland Plan endeavours to create well designed and affordable housing in a range of housing types and sizes. The Auckland Plan recognises that housing preferences are changing and notes that there has been positive take-up of terraced housing and apartments that are close to transport corridors and nodes in recent years.

The Auckland Plan also acknowledges that there is a housing affordability crisis in Auckland and that the current system of housing is not working for all Aucklanders.

4.1.1 FUTURE DEVELOPMENT OF PUKEKOHE

The Auckland Plan identifies Pukekohe as a "rural node" and a "satellite town" with the potential to accommodate up to 14,000 additional dwellings. As a satellite town the Auckland Plan expects that Pukekohe will:

> *function semi independently from the main urban area of Auckland. This can reduce the need for travel out of Pukekohe to access services, facilities and employment. An increase in business land will help achieve this aim.*[1]

To achieve this the Auckland Plan provides for significant growth in this area over the next 30 years. Approximately 1,700 hectares of land for future urban development has been identified around Pukekohe, including around 790 hectares in Paerata. This has the potential to accommodate the estimated 14,000 dwellings.

To support this growth the Auckland Plan anticipates upgrades to water, wastewater, stormwater and transport will be required.

This includes:

- an extension of electric passenger trains from Papakura to Pukekohe;
- a new train station at Paerata, and

[1] Auckland Plan 2050 – Page 205

- improvements to the road network to increase safety, capacity and resilience.

Development has been staged over the next 10 years, reflecting demand and the provision of the necessary infrastructure upgrades.

The Auckland Plan vision for Pukekohe will be implemented through the structure plan for Pukekohe and Paerata which will refine the staging and timing of development and will identify the mix and location of housing, employment, retail, commercial and community facilities required.

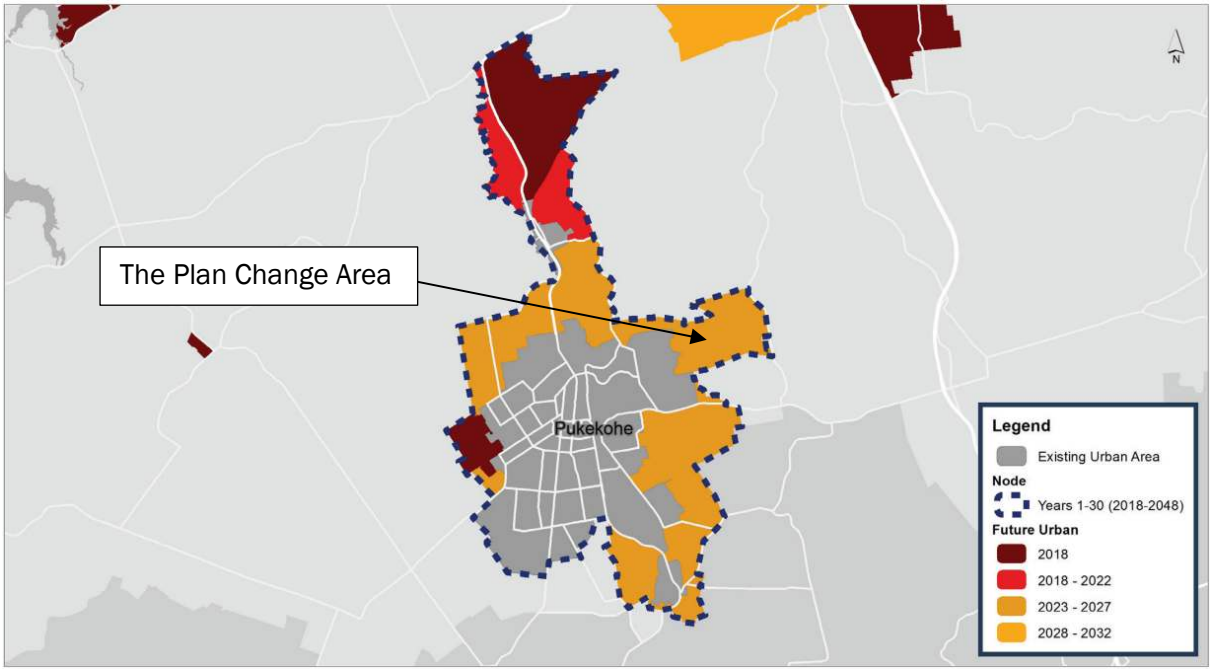


Figure 10 - Development Strategy: Pukekohe (Source: Auckland Plan 2050)

As can be seen from the Development Strategy for Pukekohe in the Auckland Plan, the PCA is identified for urban zoning from 2023 onwards.

The Auckland Plan strategy envisages a multi-nodal model within the urban footprint with the city centre continuing to be the focus of Auckland's business, tourism, educational, cultural and civic activities. Significant growth is also planned in Albany, Westgate and Manukau, including their catchments. In addition, the satellite towns of Warkworth and Pukekohe act as rural nodes. They are intended to service their surrounding rural communities while also being connected to urban Auckland through state highways and, in the case of Pukekohe, by rail and will support significant business and residential growth.

4.2 AUCKLAND UNITARY PLAN

The PCA area is currently zoned FUZ in the Unitary Plan and is within the Rural Urban Boundary (**RUB**). This zoning is applied to greenfield land that has been identified as being suitable for urbanisation. To rezone land from FUZ, structure planning is required as well as a plan change to the Unitary Plan.

In the AUP the FUZ is a form of hybrid zoning containing elements of urban and rural techniques and methods. The zone statement for the FUZ is as follows:

> *The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be*

> *used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.*

In that regard the FUZ is an urban zone in that it relates to land that has been included in the RUB for urban development but is also like a rural zone because its provisions are intentionally restrictive so that urbanisation can be planned for and progressed in a cohesive and co-ordinated manner. Objective H18.2(1) for the FUZ is focussed on land being used to:

> *… achieve the objectives of the Rural – Rural Production Zone until it is rezoned*

and Objective H18.2(3) directs that:

> *Future urban development is not compromised by premature subdivision, use or development.*

Auckland Council has prepared a structure plan for the Pukekohe and Paerata area which is discussed in the sections below, and in summary the Request proposes zoning consistent with the structure plan.

4.3 PUKEKOHE-PAERATA STRUCTURE PLAN 2019

The Pukekohe-Paerata Structure Plan 2019 (**Structure Plan**) is intended to implement the strategic vision for the Pukekohe and Paerata area in the Auckland Plan 2050. It is prepared under the provisions of the Local Government Act 2002 and has been prepared in accordance with the structure plan guidelines as set out in Appendix 1 of the Unitary Plan.

While this is a non-statutory document under the RMA, it assists to inform the Auckland Council or privately initiated plan changes under it. A structure plan is also a pre-requisite for planned urban growth under the regional policy provisions.

The Pukekohe-Paerata Structure Plan has the broad goal of:

> *New growth areas will enhance Pukekohe as a focal point and place to further support the surrounding rural economy. These areas will offer a range of housing choice and employment opportunities for people at all stages of life. It will be well connected to the wider Auckland and Waikato regions, while protecting and enhancing the natural, physical and cultural values that contribute to Pukekohe's unique character and identity.*

The proposed Structure Plan Map shows the location of new residential zoning areas with the PCA shown in shades of yellow to orange indicating locations of lower density (Single House Zone - yellow), medium density (Mixed Housing Suburban and Urban – darker yellow) to High Density (Terrace Housing and Apartment Zone – Orange). With regard to the PCA the area is marked as D1 and D2 and is identified as suitable for a Residential - Single House Zone.

The Structure Plan identified the PCA as D1 and D2 – Pukekohe North-East and states:

> *These areas are generally steeply undulating pastural land and several ridgelines run through them. The northern edge of the Pukekohe East Explosion Crater runs along the southern boundary of Area D2. This explosion crater is scheduled as an Outstanding Natural Feature in the Auckland Unitary Plan. A ridgeline also runs along the southern boundary of this area. From a geotechnical perspective these areas have constraints that give them a high development premium. A previous landfill has been identified in the southern part of Area D1 (east).*
>
> *The areas contain several significant ecological areas scheduled in the Auckland*

Unitary Plan. There are also several areas of unscheduled indigenous vegetation identified. From a landscape perspective these areas are identified as having very high sensitivity to modification.

These areas are proposed to be zoned Residential – Single House to reflect their peripheral location, topography and environmental characteristics. Furthermore, this area adjoins the Runciman Precinct to the north. This precinct recognises landform, landscape, vegetation and riparian corridor features that warrant protection and enhancement.

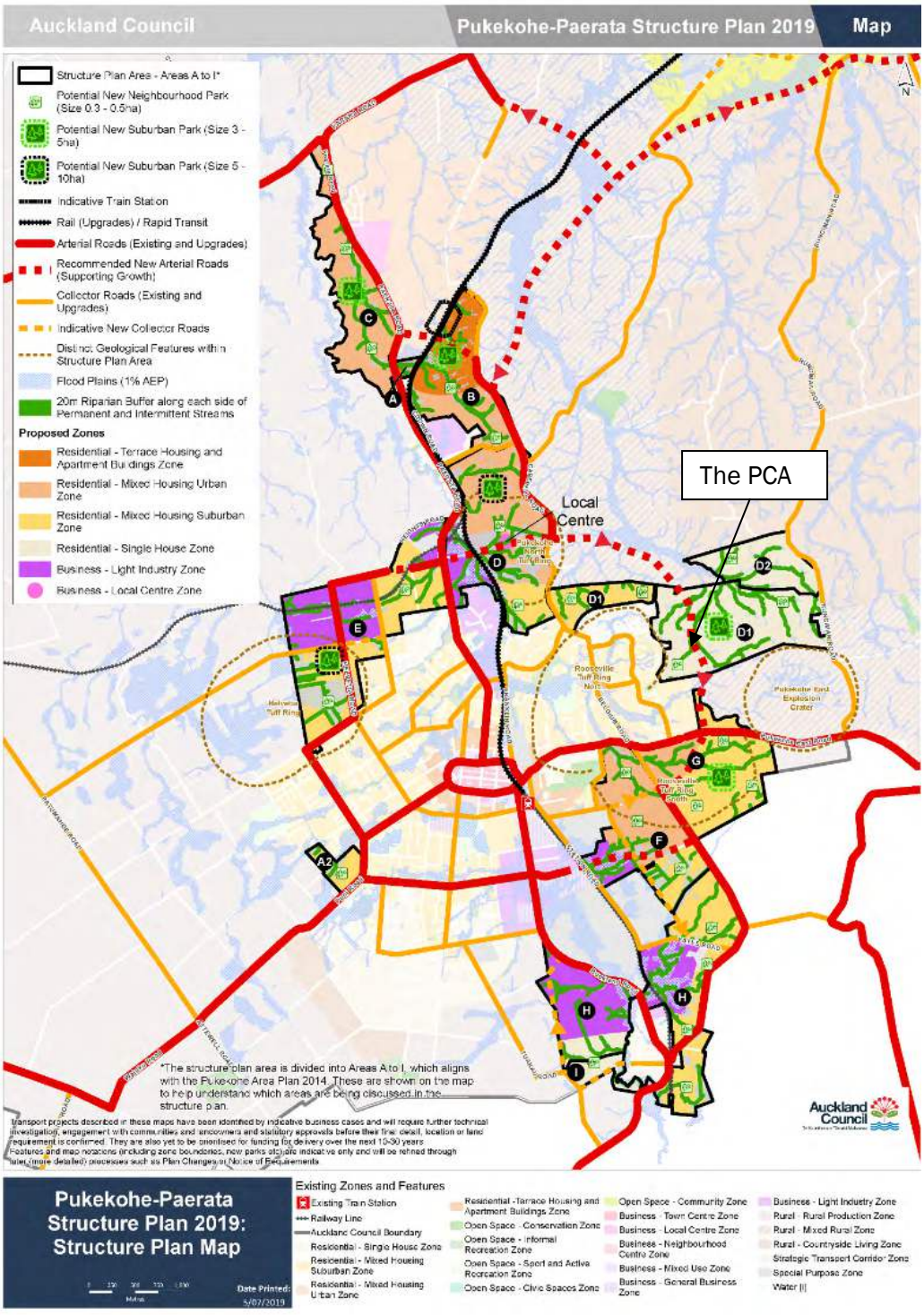


Figure 11 - Pukekohe-Paerata Structure Plan 2019: Structure Plan Map

As will be discussed further in the sections below, the introduction of the National Policy Statement for Urban Development (**NPS-UD**) after the Structure Plan was released has changed the priority and intensification assumptions in the Structure Plan. This is further reinforced by PC78 which proposes to zone all adjoining land to the PCA to MHU (including land adjoining to the south which is currently undeveloped land that has similar characteristics to the PCA).

4.4 FUTURE URBAN LAND SUPPLY STRATEGY

The Future Urban Land Supply Strategy (**FULSS**) identifies a programme to sequence future urban land over 30 years. The study was updated in 2017 to reflect changes to the Unitary Plan, new demand for development, and further technical work to understand requirements for development (e.g. the Supporting Growth Programme and the Whenuapai Structure Plan).

The PCA is identified in the FULSS to be 'development ready' between 2023-2027. Land is considered development ready once the following four steps are complete:

- Future urban zoned land in the Unitary Plan - Planning phase;
- Structure planning completed;
- Land rezoned for urban uses; and
- Bulk infrastructure provided.

The FULSS anticipates upgrades to water, wastewater and stormwater are required to enable large scale development to proceed. Construction of additional water reservoir capacity is planned as well as upgrades to the Pukekohe wastewater treatment plant and expanded wastewater networks to service growth in the area. Pukekohe and Paerata require less stormwater investment compared to Takanini, Opaheke and Drury. The FULSS states:

> *Pukekohe is sequenced in the second half of decade one (2023 – 2027), excluding most of Belmont (Pukekohe) which is already live zoned. The early sequencing of Pukekohe will allow for the development of a comprehensive structure plan for the entire future urban area. A structure plan for the whole of Pukekohe will enable efficient and integrated land use and infrastructure solutions to be found.*

The FULSS has recently been replaced by the FDS as required by the NPS-UD. The FDS is further discussed in section 4.7 below.

4.5 TE TUPU NGĀTAHI | SUPPORTING GROWTH PROGRAMME

Te Tupu Ngātahi | Supporting Growth (**SGA**) is a collaboration between Auckland Transport and Waka Kotahi NZ Transport Agency. Its role is the investigation and planning for more than 70 transport projects to support urban growth in Auckland over the next 30 years.

With regard to planned growth in Pukekohe, the Supporting Growth Alliance is planning for the following transportation projects:

- rail upgrades and new train stations at Drury Central, Drury West and Paerata;
- a new connection to improve safety and support the future movement of people and goods between the proposed Mill Road Corridor, State Highway 1 and Pukekohe town centre by providing an alternative route to State Highway 22; and
- new urban arterials around Pukekohe, including the north-east section, to unlock development within the planned new growth areas and existing urban land around Pukekohe. The project will upgrade the roads around the town centre, allow for improved freight access to the surrounding area and provide increased access and travel choices in and around Pukekohe.

The proposed new North East Arterial road currently being planned by SGA currently passes through the south eastern section of the PCA and the Requestor has worked co-operatively with SGA to identify the most practical route through the PCA land.

Figure 11 below shows the final route adopted by SGA and this has been subject of a Notice of Requirement (**NoR**) under section 168 of the Resource Management Act 1991 (**RMA**).

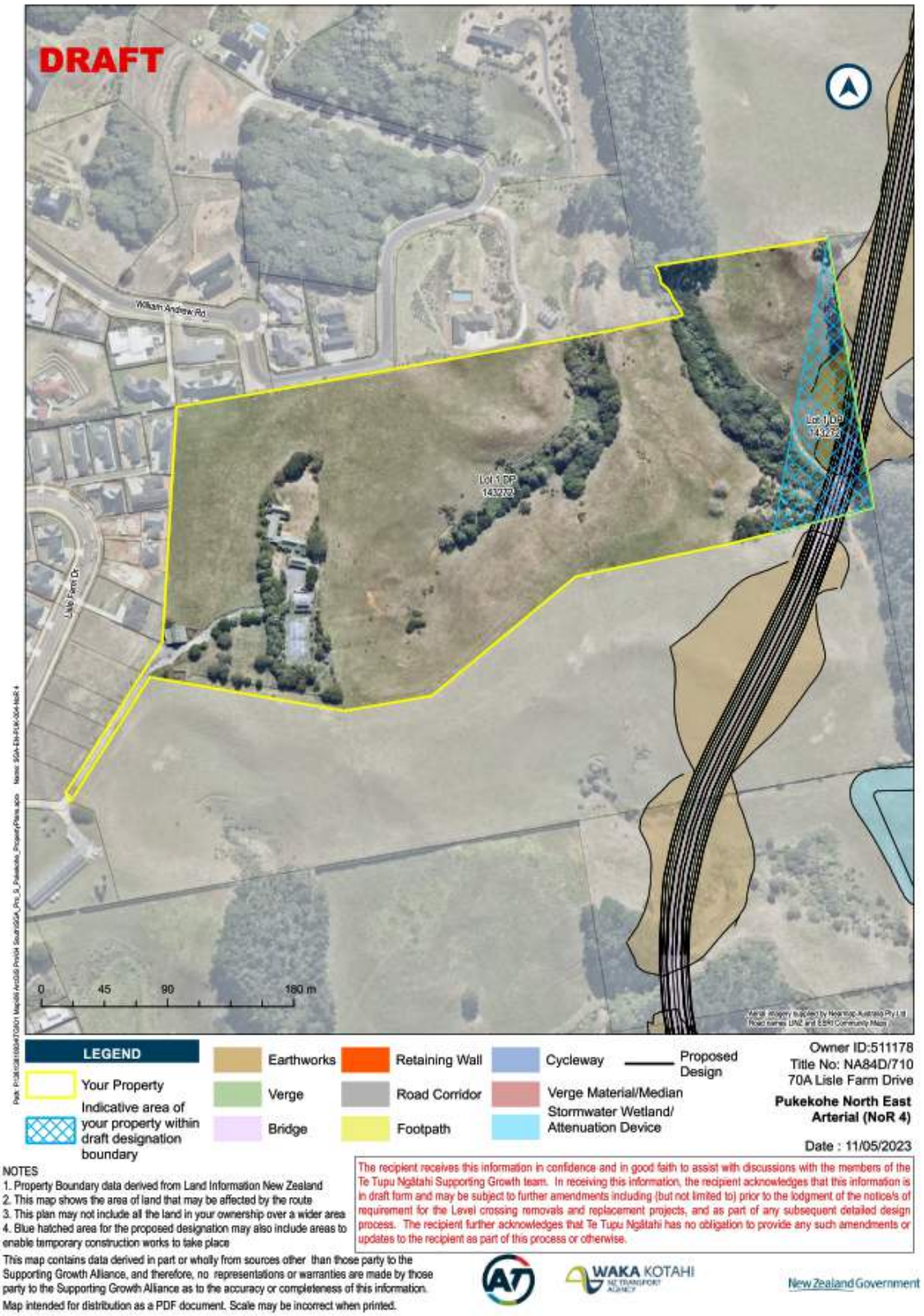


Figure 12 - Proposed North East Arterial Through70A Lisle Farm Drive

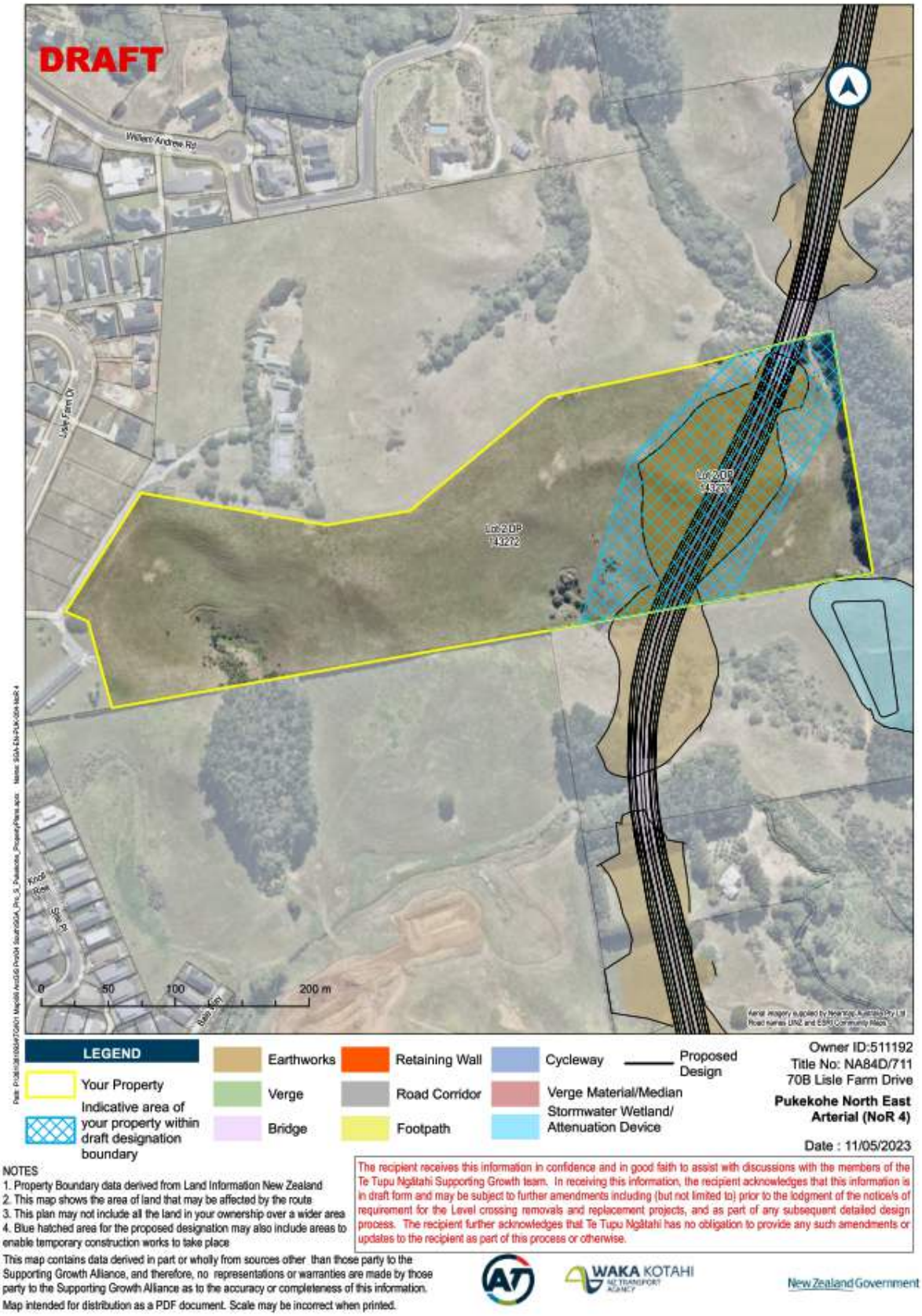


Figure 13 - Proposed North East Arterial Through 70B Lisle Farm Drive

The Requestor has designed a concept scheme plan (together with associated indicative earthworks – see **Attachment 12**) to accommodate the new arterial road. The concept scheme plan has also anticipated future access to the arterial road network at the south-eastern section of the site.

The Notice of Requirement for the Pukekohe North East Arterial (**NoR4**) has been notified and submissions closed on 13 November 2023. The plan below confirms the proposed route through the Requestor's land. A copy of the NoR is annexed as **Attachment 6.**

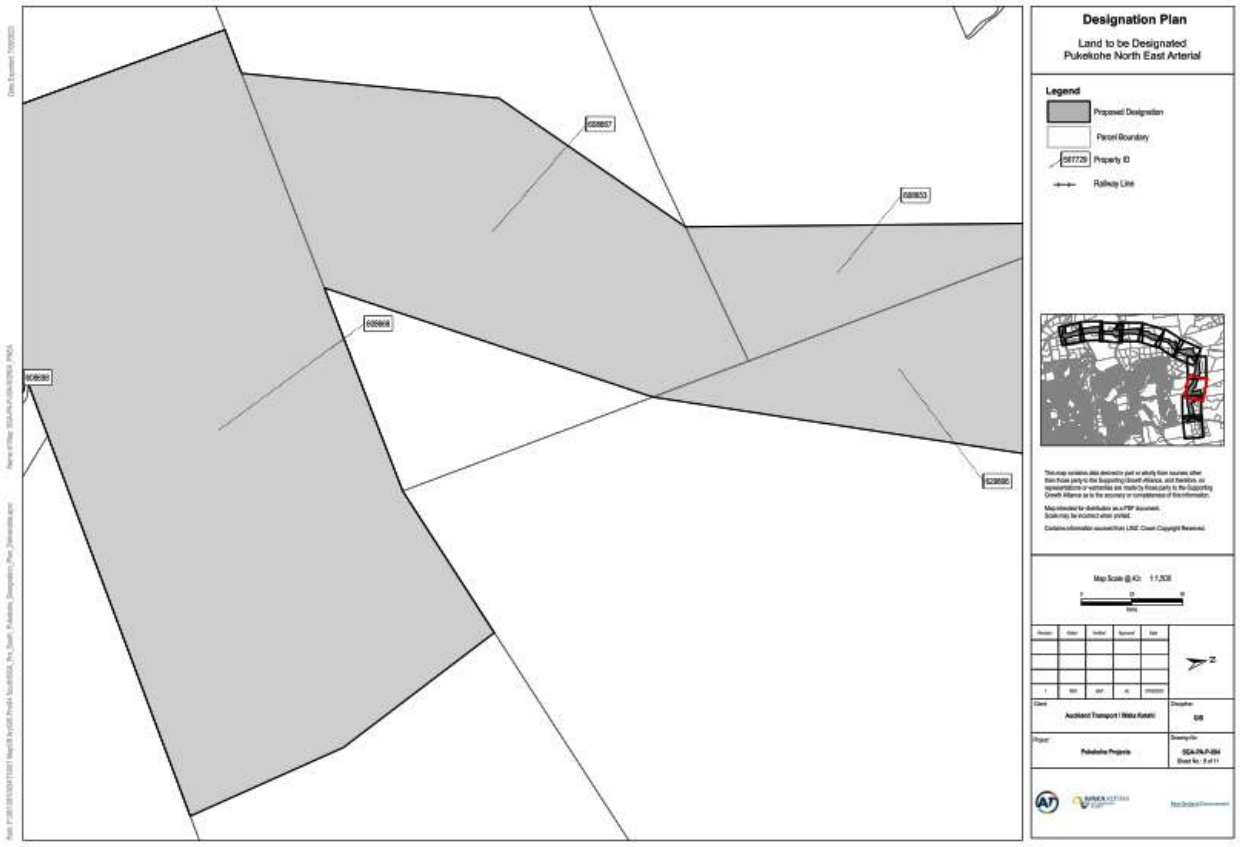


Figure 14: NoR4 confirmed route through the Requestor's land

4.6 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT

The NPS-UD is part of the Government's Urban Growth Agenda. It endeavours to support productive and well functioning cities, and directs that regional policy statements (**RPS**) and regional and district plans provide adequate opportunity for land development for business and housing to meet community needs.

The NPS-UD is designed to improve the responsiveness and competitiveness of land and development markets. In particular, it requires local authorities to open up more development capacity, so more homes can be built in response to demand. The NPS-UD provides direction to make sure capacity is provided in accessible places, helping New Zealanders build homes in the places they want – close to jobs, community services, public transport, and other amenities that New Zealand communities enjoy. It is intended that the benefits of flexible urban policy include higher productivity and wages, shorter commute times, lower housing costs, social inclusion, and more competitive urban land markets.

A significant component of the NPS-UD is to provide for more intensification (see Policies 3, 4 and

5) to improve land-use flexibility in the areas of highest demand, areas with good access to the things people want and need, such as jobs and community services, and good public transport services. These factors are indicators of the best areas for development, and there is strong evidence to demonstrate that reducing constraints on development in these locations would have the biggest impact.

Part of this approach is a requirement for councils to prepare a future development strategy (**FDS**) every six years and update them every three years (see Clauses 3.12-3.18). The purpose of an FDS is set out in Clause 3.13 and states:

> (1) *The purpose of an FDS is:*
>
> (a) *to promote long-term strategic planning by setting out how a local authority intends to:*
>
> *(i) achieve well-functioning urban environments in its existing and future urban areas; and*
>
> *(i) provide at least sufficient development capacity, as required by clauses 3.2 and 3.3, over the next 30 years to meet expected demand; and*
>
> *(b) assist the integration of planning decisions under the Act with infrastructure planning and funding decisions.*
>
> *(2) Every FDS must spatially identify:*
>
> (a) *the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and*
>
> (a) *the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and*
>
> (b) *any constraints on development.*
>
> *(3) Every FDS must include a clear statement of hapū and iwi values and aspirations for urban development.*

In addition to the preparation of an FDS, the NPS-UD also requires that Council embrace a "responsive" planning approach and enable unanticipated or out of sequence developments and plan changes that are not otherwise enabled in a plan or is not in sequence with planned land release (i.e. FDS). Specifically, section 3.8 of the NPS-UD states:

> *3.8 Unanticipated or out-of-sequence developments*
>
> *(1) This clause applies to a plan change that provides significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.*
>
> *(2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:*
>
> *a) would contribute to a well-functioning urban environment; and*
>
> *b) is well-connected along transport corridors; and*
>
> *c) meets the criteria set under subclause (3).*
>
> *(3) Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for*

> *the purpose of implementing Policy 8, as adding significantly to development capacity.*

In this case, this Request is in accordance with Clause 3.8 of the NPS-UD as it would significantly increase the urban development capacity within the north-eastern area of Pukekohe while remaining inside the western extent of the Pukekohe North East NoR and connecting other areas already being developed for urban development. With specific regard to Clause 3.8(2) the following is noted with regard to the development capacity the Request would provide:

- It would contribute to a well-functioning urban environment by enabling higher density development on elevated land with views and excellent solar access to the north and east as well as elevated views to the south.
- The mix of densities and housing styles enabled by the proposed MHU zone matches the PC78 proposed residential zoning to the south and west of the PCA;
- The land would be well serviced by existing and planned roading networks including the ability to provide direct access through 70 Lisle Farm Drive, William Andrew Drive and future access from the Pukekohe North East NoR to the east;
- In relation to Clause 3, the PCA is not subject to any qualifying matters that justify limitation or avoidance of intensification and the land would be resilient to the effects of climate change. These conclusions are also consistent with the Council determination on Plan Change 80 (Regional Policy Statement) to the Unitary Plan.

Consideration of this Request under Clause 3.8 of the NPS-UD can also be supported on the basis that unusual, if not unique, circumstances apply to the PCA that would apply to other FUZ land. These are:

- The adjoining land to the west and south is currently live zoned MHS Zone and is currently being developed;
- The same land is subject to PC78 and is proposed to be zoned MHU;
- The land to the north is zoned Residential - Single House Zone (**SH Zone**);
- The Pukekohe North East NoR effectively creates an urban fence to the small number of properties zoned FUZ that lie to the west of the NoR and the east of existing live zoned land (see Figure 14 below).

On that basis, it is concluded that live zoning of the land subject to this Request could not be necessarily relied upon by other future requestors and on that basis it can be considered on its own unusual, if not unique, circumstances.

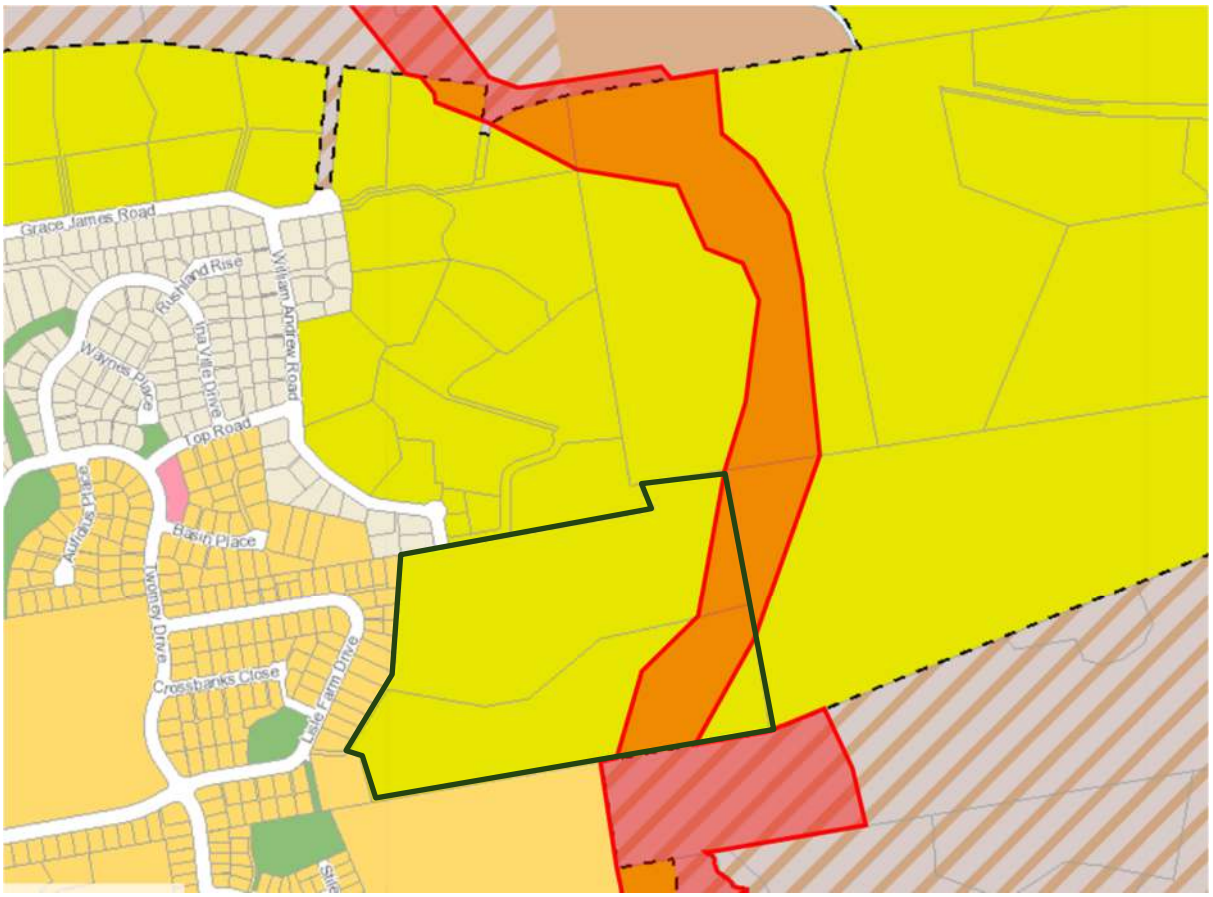


Figure 15: 70A and 70B Lisle Farm Drive to the west of NoR Pukekohe North-East Arterial

4.7 FUTURE DEVELOPMENMT STRATEGY 2023-2053

Under the NPS-UD, the purpose of the FDS is to promote integrated, long-term strategic planning to help the council set the high-level vision for accommodating urban growth over the long term and identify strategic priorities to inform other development-related decisions. It aims to:

- achieve well-functioning urban environments;
- ensure there is sufficient development capacity; and
- integrate planning and infrastructure planning and funding.

The Future Development Strategy 2023-2053 (**FDS**) was adopted by the Auckland Council in November 2023.

The FDS will replace the existing Auckland Plan 2050 Development Strategy 2018 and the Future Urban Land Supply Strategy 2017.

Like the FULSS, the FDS recognises Pukekohe and Warkworth as the primary growth centres outside of metropolitan Auckland with an emphasis on growing both the residential population and local employment opportunities within these towns. The FDS states:

> *Residential growth in rural areas will predominantly be focused in towns that provide services for the wider rural area, particularly the rural nodes of Warkworth and Pukekohe. Less growth is anticipated in the smaller towns and villages.*[2]

[2] FDS – 4.2.3 Rural Areas - Page 55

In relation to the PCA, the FDS recognises the key infrastructure upgrades of the North East Arterial Road (NoR lodged in October 2023) and the Isabella Drive Pump Station which is currently planned.

Regarding Pukekohe the FDS states:

> *Pukekohe is an established rural node located approximately 50 kilometres south of the city centre that serves a wide rural catchment. It is located on the rail line and is connected to State Highway 1 and the rest of region via State Highway 22. Significant growth is anticipated in this area over the next 30 years. Upgrades to water, wastewater, stormwater and transport will be required.*
>
> *The past five years have brought important major investments to the area such as rail electrification, express rail to Hamilton to strengthen its connection to nearby Waikato rural towns and settlements (Waikato Growth Strategy).*
>
> *Opportunities*
>
> - *Build on the 'Auckland's food basket' concept to reinforce local identity;*
> - *Enhance sub-regional tourism by horticulture and equestrian-related activities/events;*
> - *Address the challenge of Drury's growth;*
> - *Further upgrades to infrastructure in an integrated way in order to be able to continue servicing the surrounding rural areas and communities;*
> - *Partner with mana whenua; and*
> - *Future urban business land is identified in the long-term.*

In terms of the future urban area timing for Pukekohe North East the FDS sets a date of 2040+ and provides the following generic explanation:

> *The proposed timeframe indicates when the infrastructure required to service the full build-out of the area is likely to be implemented.*
>
> *More information on timing and key infrastructure project prerequisites for each FUA can be found in Appendix 6: Future urban infrastructure prerequisites. It should be noted that the prerequisites will be reviewed regularly to ensure they reflect the latest project information and funding availability.*

Infrastructure Prerequisites

Section 4.2.2(5) of the FDS addresses the issue of infrastructure perquisites as a guide for the timing for development. It states that the sequencing and timing of live zoning, and subsequent development, is adjusted to reflect the realities of infrastructure funding and provision and the significant capacity in the existing urban area. Infrastructure prerequisites include the required bulk infrastructure to ensure that any development is well co-ordinated and is able to provide a safe, sustainable environment on which communities can be based. The FDS states:

> *Applying prerequisites will vary from area to area. In some cases, the prerequisite infrastructure will need to be in place when development commences. In some cases it will be appropriate for rezoning to occur and development to commence prior to or while the infrastructure prerequisite is in the process of being built and established.*
>
> *There may therefore be cases where the timing and development of areas could be*

> *brought forward. This will however need to be considered on a case-by-case basis. While this creates a 'pathway' for development that wishes to proceed earlier, the council will only consider this where there is not a significant impact on the council's financial position and broader well-functioning urban environment outcomes can be met.*

As will be discussed further in this Request assessment, the necessary infrastructure to support the urbanisation is either in place or planned including water supply, wastewater upgrades and the future arterial road network. In this regard it is concluded that the Request meets all the prerequisite requirements of the FDS.

5 DETAILS OF THE PROPOSED PLAN CHANGE

5.1 STATUTORY FRAMEWORK

Section 73(2) of the RMA provides that any person may request a territorial authority to change a district plan, and that the plan may be changed in the manner set out in Schedule 1 to that Act.

Part 2 of the First Schedule sets out the provisions applicable to requests for changes to plans of local authorities.

Clauses 22, 23 and 25 of the First Schedule provide that:

a. Any person may request a change to the Unitary Plan;
b. The request shall be in writing to the council;
c. The request shall explain the purpose of the proposed plan change and the reasons for the change;
d. The request shall include an evaluation report prepared in accordance with s32 RMA;
e. The request shall include a description of the environmental effects anticipated from implementation of the plan change (provided in this document).
f. The council can require the applicant to provide further information.
g. The council shall either adopt the request, accept the request, deal with the request as if it were an application for resource consent, or reject the request.

Notification of this Request will occur if the council decides to adopt or accept the request, and any submissions will be considered by the council at a hearing.

The council may decline the plan change, approve it, or approve it with modifications.

The following sections of this report explain the purpose and reasons for the Request and provide an assessment of the environmental effects of the development outcomes anticipated by the Request and, more specifically, the proposed provisions for the land. An evaluation under section 32 is provided separately.

5.2 REASONS FOR THE REQUEST

The primary objective of this Request is to introduce appropriate urban zoning for the land in accordance with the purpose and principles of the RMA. This Request would result in rezoning of the land at 70, 70A and 70B Lisle Farm Drive to provide for urban growth in a manner that:

- Is consistent with the purpose of the RMA;
- Enables the council to fulfil its functions under Section 31 of the RMA;
- Integrates with existing and proposed infrastructure and enables all necessary new infrastructure; and
- Protects and enhances riparian and native vegetation resources.

The reasons for the Request are explained in detail in the Section 32 analysis. In summary, the reasons for the Request are as follows:

- To enable the efficient and effective use of 70, 70A and 70B Lisle Farm Drive for residential purposes in accordance with the Pukekohe-Paerata Structure Plan and the outcomes sought by PC78.
- To enable a variety of housing types that cater to different market demands and needs of all generations.

- To provide legible connections (walkways, cycle ways, roads) to existing development to the west, new development proceeding to the south, to the riparian and native vegetation to be protected and enhanced and to the new arterial road to the east.
- To protect and enhance the ecological value of natural wetlands and intermittent streams, and to integrate these features into the urban neighbourhood.

5.3 RESIDENTIAL – MIXED HOUSING URBAN ZONE

It is proposed to rezone the PCA from FUZ to MHU Zone. The MHU Zone is set out in Chapter H5 of the Unitary Plan and a full copy of these provisions is annexed as **Attachment 4.**

The MHU Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for. The zone description states:

> *Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres. Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site. Resource consent is required for four or more dwellings and for other specified buildings in order to:*
>
> - *achieve the planned urban built character of the zone;*
> - *achieve attractive and safe streets and public open spaces;*
> - *manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and*
> - *achieve high quality on-site living environments.*
>
> *The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.*

The Objectives for the MHU Zone are as follows:

(1) *Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.*

(2) *Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.*

(3) *Development provides quality on-site residential amenity for residents and adjoining sites and the street*

(4) *Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

Policies for the MHU Zone are:

(1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.

(2) Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

(a) providing for passive surveillance

(b) optimising front yard landscaping

(c) minimising visual dominance of garage doors.

(4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

(5) Require accommodation to be designed to meet day to day needs of residents by:

(a) providing privacy and outlook; and (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

(10)[3] *Recognise the functional and operational requirements of activities and development.*

(6) Encourage accommodation to have useable and accessible outdoor living space.

(7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

(8) Provide for non-residential activities that:

(a) support the social and economic well-being of the community;

(b) are in keeping with the with the scale and intensity of development anticipated within the zone;

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

(9) Enable more efficient use of larger sites by providing for integrated residential development.

The MHU zone enables up to three dwellings at three levels to be erected as a permitted activity subject to compliance with other relevant development standards. Other residential or accommodation activities enabled in the zone include:

- Four or more dwellings on a site - Restricted Discretionary Activity (**RDA**);
- Integrated residential development – RDA;
- Supported residential care accommodating up to 10 people per site inclusive of staff and residents - Permitted Activity (**PA**);
- Supported residential care accommodating greater than 10 people per site inclusive of staff and residents – RDA;
- Visitor Accommodation accommodating up to 10 people per site inclusive of staff and visitors

[3] Numbering in the Unitary Plan

– PA; and
- Visitor Accommodation accommodating greater than 10 people per site inclusive of staff and visitors – RDA.

As with the other residential zones in the Unitary Plan only a limited range of deemed compatible non-residential activities are enabled in the MHU Zone and include the following:

- Dairies up to 100m² for site;
- Restaurants and cafes up to 100m² gross floor area per site – RDA;
- Service station on arterial roads – Discretionary Activity;
- Care centres accommodating up to 10 people per site excluding staff – PA;
- Care centres accommodating greater than 10 people per site excluding staff – RDA;
- Community Centres – RDA;
- Education and Tertiary Centres – RDA;
- Healthcare facilities up to 200m² gross floor area per site – RDA;
- Healthcare facilities greater than 200m² gross floor area per site – RDA; and
- Veterinary Clinics – RDA.

5.4 STORMWATER MANAGEMENT AREA CONTROL – FLOW 1

As the entire PCA does not have any connection with an existing stormwater network, is currently undeveloped and adjoins existing riparian streams, wetlands and contributing gullies, it is proposed that a Stormwater Management Area Control – Flow 1 (**SMAF-1**) over the PCA be included with the Request.

5.5 PROPOSED PRECINCT

It is proposed to include a precinct with the PCA to provide site specific provisions in additional to the zone provisions. The proposed precinct provisions include the following aspects:

- Triggers for necessary roading infrastructure;
- Triggers for necessary wastewater infrastructure;
- Implementation of necessary stormwater infrastructure and the SMP; and
- Provisions to recognise, protect and enhance riparian areas and associated native vegetation.

There are some rules and standards within the precinct that would take precedence over the rules and activity status that applies in the MHU zone or Auckland-wide rules of the Unitary Plan. Most of the standards introduced by the proposed Lisle Farm precinct apply to subdivision or land use development proposals of four or more dwellings. Precinct specific objectives, policies and assessment matters will apply in addition to those that are relevant with the MHS zone and region-wide provisions of the Unitary Plan.

The version of the precinct lodged with this Request is intended to only be a draft and the Requestor is open to further additions and alterations with Council organisations and other interested groups as the Request is assessed.

A copy of the draft precinct in annexed as **Attachment 7.**

5.6 PROPOSED PLAN CHANGE 78 – INTENSIFICATION

Proposed Plan Change 78 (**PC78**) responds to the government's National Policy Statement on Urban Development 2020 (amended in 2022) and requirements of the Resource Management Act. These mean the council must:

- enable more development in the city centre and at least six-storey buildings within walkable catchments from the edge of the City Centre, Metropolitan Centres and Rapid Transit Stops;
- enable development in and around neighbourhood, local and town centres;
- incorporate Medium Density Residential Standards that enable three storey housing in relevant residential zones in urban Auckland; and
- implement qualifying matters to reduce the height and density of development required by the RMA to the extent necessary to accommodate a feature or value that means full intensification is not appropriate.[4]

PC78 has a simplified zoning structure ranging in intensity as follows:

- Residential - Low Density Residential Zone;
- Residential - Mixed Housing Urban Zone; and
- Residential - Terrace Housing and Apartment Zone.

The following zones not subject to PC78 (i.e. settlements with a population less than 5,00 people) will remain:

- Residential – Single House Zone; and
- Residential – Mixed Housing Suburban Zone.

The land adjoining the PCA to the west and south is currently zoned MHS Zone with two sites adjoining to the North being zoned SH Zone. Under PC78 the land zoned MHS has been rezoned to MHU with MDRS applied. As the land subject to the Request exhibits similar characteristics, opportunities and constraints to the land to the south and west, the proposed MHU has been proposed for the PCA.

The MDRS standards are very similar to the current MHU except they are less restrictive in certain development standards. A comparison between the two is set out below:

Standard	Residential - Mixed Housing Urban Zone	Residential Mixed Housing Urban Zone - MDRS
Maximum permitted number of dwellings	3	3
Maximum Building height	11m + 1m for pitched roof	11m + 1m for pitched roof
Height in relation to boundary	3m +45 degrees – standard 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional	4m + 60 degrees

[4] Auckland Council Website

https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=140

	metre in height (45 degrees) - alternative	
Yards	Front 2.5m Side 1m Rear 1m Riparian 10m	Front 1.5m Side 1m Rear 1m Riparian 10
Maximum Impervious Surface	45% net site area	60 % site area.
Maximum Building Coverage	45% net site area.	50% net site area.
Landscaped Area	35% with 50% of front yard	20% site area
Outlook Space	Principal living room 4m x 4m All other habitable rooms 1m x 1m	Principal living room 3m x 3m All other habitable rooms 1m x 1m
Outdoor living space	Ground floor 20m² with 4m dimension Upper floor 5m² balcony with 1.8m dimension	Ground floor – 15m² with 3m dimension Upper floor 8m² balcony with 1.8m dimension

Copies of the Unitary Plan FUZ and MHU Zones are annexed as **Attachments 3 and 4** and the PC78 MHU zone provisions are annexed as **Attachment 5.**

It is considered that the two sets of standards are similar in terms of the bulk and scale of development they would enable and either the MHU Zone under the current version of the Unitary Plan or the MHU with MDRS under PC78 would be appropriate within the PCA.

6 ASSESSMENT OF ENVIROMENTAL EFFECTS

Sections 68(3) and 76(3) of the RMA state that in making a regional or district rule, the council must have regard to the actual or potential effect on the environment of activities including, in particular, any adverse effect. Furthermore, Schedule 1 of the RMA states that where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.

This section sets out the potential effects on the environment associated with the Request and covers both positive and adverse effects. This section is based on expert technical reports which are submitted as part of the Request.

6.1 POSITIVE EFFECTS

The requested MHU zoning will create a number of positive environmental effects including the following:

- The Request will enable pedestrian and cycle linkages between existing live zoned land to the west and south where no connection currently exists;
- The Request will identify and protect significant ecological areas on the site: in the gully areas within the site as well as the riparian areas adjoining the eastern boundary;
- The Request will enable a variety of housing densities and typologies from traditional stand alone dwellings to terrace housing. These can be adapted depending on market demand, stormwater management limitations and/or topographical considerations.
- The request will provide for increased housing supply in Pukekohe which is identified in the FDS for significant residential growth;
- The Request will ensure that stormwater runoff is managed and treated to a standard that is higher than occurs in many urban areas and would maintain, if not improve water quality and adjoining riparian areas to the east of the PCA;
- The request does not adversely affect any identified mana whenua values and will be sympathetic to key values of importance to Ngati Tamaho and Ngati te Ata regarding maintaining and enhancing the mauri of water (riparian areas) and areas of existing and enhanced vegetation protection (gullies and riparian areas);
- The Request enables a link from the Pukekohe North East NoR to Lisle Farm Drive which in turn links with the following collector roads: Anselmi Ridge Road, Belgium Road and Valley Road.

6.2 ARCHAEOLOGY EFFECTS

An Archaeological Assessment on behalf of the Requestor has been undertaken to establish whether future development enabled by the proposed plan change is likely to adversely affect archaeological values. The Archaeological Assessment prepared by Clough and Associates is annexed as **Attachment 8.**

The assessment considers Māori and European settlement of the area and refers to early survey plans and aerial photography to build a picture of the historic context to occupation and settlement of the wider Pukekohe area.

The assessment notes that there are no recorded archaeological sites in the PCA or in close proximity and only three have been recorded in the general vicinity situated within c.1300-1500m from the PCA boundary:

- Firstly, R12/1178 (CHI:22332), a well that was originally constructed as part of a late 19th century house belonging to a local doctor, located c.1500m to the southwest of the PCA. The house has been demolished and the above ground elements of the well have been modernised, however, the below ground elements were left intact.
- The second site is located c.1300m to the east of the PCA. This is R12/741 (CHI:11387), the Pukekohe East Presbyterian Church which was constructed in 1863.
- The third site R12/282 (CHI:7078) is an isolated find spot located c.1300m to the north of the PCA, where it was reported that an adze and a wooden paddle were found, although the artefacts have since been lost.

The assessment also notes that there are no other historic heritage places within the boundaries of the PCA or in close proximity (i.e. 1km).

Notwithstanding this, the assessment provides an extensive list of all archaeological and other historic heritage sites in the general vicinity of the PCA (within c.1000-1550m).

The Archaeological Assessment concludes that no archaeological sites have previously been recorded in the PCA, or in close proximity to it, and no unrecorded archaeological sites were identified during the survey for this assessment. The assessment goes on to state that it is unlikely that any unidentified archaeological sites associated with Māori settlement will be present based on the inland location and lack of navigable waterways in the PCA. The assessment also notes that the PCA was covered in dense bush prior to European settlement, making it unattractive for Māori settlement.

If any unrecorded archaeological sites are exposed during future development activities resulting from the proposed Plan Change, the effects have been assessed by Clough and Associates to likely be no more than minor and can be appropriately managed under the Unitary Plan Accidental Discovery Rule (E12.6.1) and mitigated under the archaeological provisions of the HNZPTA.

Based on the evaluation and conclusions of the Archaeological Assessment, it is concluded that any adverse archaeological effects will be no more than minor (if any) and the subdivision and development enabled by the proposed MHU Zone can otherwise by managed through the Unitary Plan Accidental Discovery provisions.

6.3 CONTAMINATION EFFECTS

A preliminary site investigation has been undertaken by Kelly Deihl of Environmental Management Solutions and a copy of this report is annexed as **Attachment 9**. The assessment has investigated the past and current use of the land for pastoral farming practices and considered the likelihood for contamination that could adversely affect its use for residential development.

As required under the provisions of Regulation 5(6) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES-CS**), changing the use of a "piece of land" is an activity to which this standard applies where such an activity that can be found on the Ministry for the Environment Hazardous Activities and Industries List (**HAIL**) has, is likely to have, or is, occurring on a site and because of this, undertaking the proposed activity is reasonably likely to harm human health.

In undertaking the contamination assessment Ms Deihl has undertaken a review of historical aerial

photography and site history confirmed that the PCA has been used for pastoral purposes since at least 1942. The PCA area remains vacant and pastoral with the exception of a dwelling and shed constructed at 70A Lisle Farm Drive, Pukekohe in 1991 and 1992 respectively, with buildings remining in situ in their current land use through the proposed development. 70B Lisle Farm Drive remains vacant and in pastoral use.

The assessment concludes that no HAIL activities have been identified on either parcel of land and overall, it is considered that both properties are suitable for the intended plan change and change of use. In the absence of a HAIL activity, it is considered that the NES-CS does not apply to this proposal.

On this basis it is concluded that that the requested zoning to MHU Zone will not result in any adverse contamination effects associated with it historical farming activity.

6.4 ECOLOGY EFFECTS

An Ecological Assessment of the PCA has been undertaken by Wildland Consultants and is annexed as **Attachment 10.** The Ecological Assessment includes:

- Mapping and description of the vegetation and habitat types present including classification and delineation of streams and wetlands;
- An assessment of the ecological values of vegetation and habitat types;
- An assessment of terrestrial habitats against the significance criteria in Appendix 3 of the National Policy Statement on Indigenous Biodiversity (**NPS-IB**);
- Ecological constraints associated with the development resulting from rezoning of the site to SH Zone or MHS Zone; and
- Opportunities to protect and enhance ecological values at the site, including proposed buffer planting areas and indicative planting schedules.

The assessment found that vegetation on the property is characterised by large areas of exotic grassland with small gully features that support containing small streams, wetlands, and remnants of indigenous forest and scrub.

Two high value indigenous habitats (swamp maire forest and taraire-tōtara-pukatea forest) are present in the larger, fenced gullies, and both are considered significant as per the Unitary Plan ecological evaluation criteria. Targeted surveys for indigenous fauna surveys were not undertaken as part of this assessment. However, potential habitat is present for indigenous fish, birds, lizards, and long-tailed bats. Long-tailed bats have been recorded in close proximity to the site and there are suitable habitats within mature trees at the site. The ecological assessment concluded that key opportunities for protecting and enhancing the ecological values at the site include covenanting high value indigenous habitats and undertaking targeted pest plant and animal control. In that regard existing gully areas have been identified for protection and restoration as well as the freshwater stream and wetland network that runs along the eastern boundary.

Working in combination with the Geotechnical Assessment (see below), both experts were able to agree on the extent of geotechnical works to stabilise the land at the head of the gully areas without damaging the opportunities for ecological restoration and enhancement in the lower gully areas. This is set out in detail in the Geotechnical Assessment to follow.

As indicated above, it is proposed that the precinct include provisions to allow the enhancement of ecological features on the site and the Wildlands report comments as follows:

> *A transition in land use away from FUZ towards MHU also presents opportunities to enhance ecological values at the site. Excluding stock from wetland habitats will allow these areas to recover and significantly improve the*

> *quality of water flowing into downstream receiving environments. Planting steep gully sides with appropriate indigenous plant species would establish valuable buffers for existing natural areas, prevent erosion and slopes, and help to improve the condition of wetlands and watercourses.*

The restoration measures have been identified by Wildlands and specific precinct plan provisions are proposed to protect and enhance ecological values at the site and these include:

- a 20-metre buffer around ecological features within the central northern gully and a 20-metre buffer along both sides of the western stream gully; and
- a 15-metre buffer around wetland habitat within the small gullies along the southern property boundary along the eastern side of the western stream gully.
- The buffers would be planted with indigenous vegetation and be protected at the time of subdivision.

Figure 16: Ecological buffer areas proposed as part of the plan change request

The Ecological Assessment concludes that the eecological benefits will be achieved once stock are excluded from wetlands and streams. The assessment also acknowledges the key opportunities for protecting and enhancing the ecological values of the vegetation include covenanting, undertaking targets pest plant and animal control, and undertaking buffer planting. On this basis it is concluded that the adverse ecological effects of the Request can be avoided, remedied or mitigated and that the Request has significant opportunities for positive ecological outcomes through identified enhancement opportunities.

6.5 GEOTECHNICAL EFFECTS

The site has been investigated by Land Development and Engineering Limited which specialises in geotechnical investigations. The Geotechnical Assessment is annexed as **Attachment 11**. The investigation found that the gentle slopes to the north and west of the site are stable and suitable for residential development. Moving to the south and east, steeper gullies are encountered which display signs of slope instability and would require further work to stabilise them. The Geotechnical Assessment states:

> *The broad main dividing ridgeline runs generally south-east to east through the site. This is generally comprised of relatively flat land and is considered to be geotechnically competent. Four large instability features are inferred on the northern and southern flanks of the ridge, with several minor circular (arcuate) failures observed on the banks of the many tributary gullies associated with these slips. Each of these larger features extend from just below the ridgeline (i.e. the heads of the tributary gullies) to the main watercourse below and comprise a large portion of the site.*

To address this, the Geotechnical Assessment recommends engineering intervention in the form of shear keys or buttress fills, and/or remediation of slip areas. Counterfort drains and palisade pile walls (i.e. in-ground retaining) can also be designed and employed to mitigate slope instability. In soft ground areas, the Geotechnical Assessment recommends drainage and/or ground improvement techniques.

Figure 16 below shows the geotechnical works recommended at the head of each gully to enable medium density development.

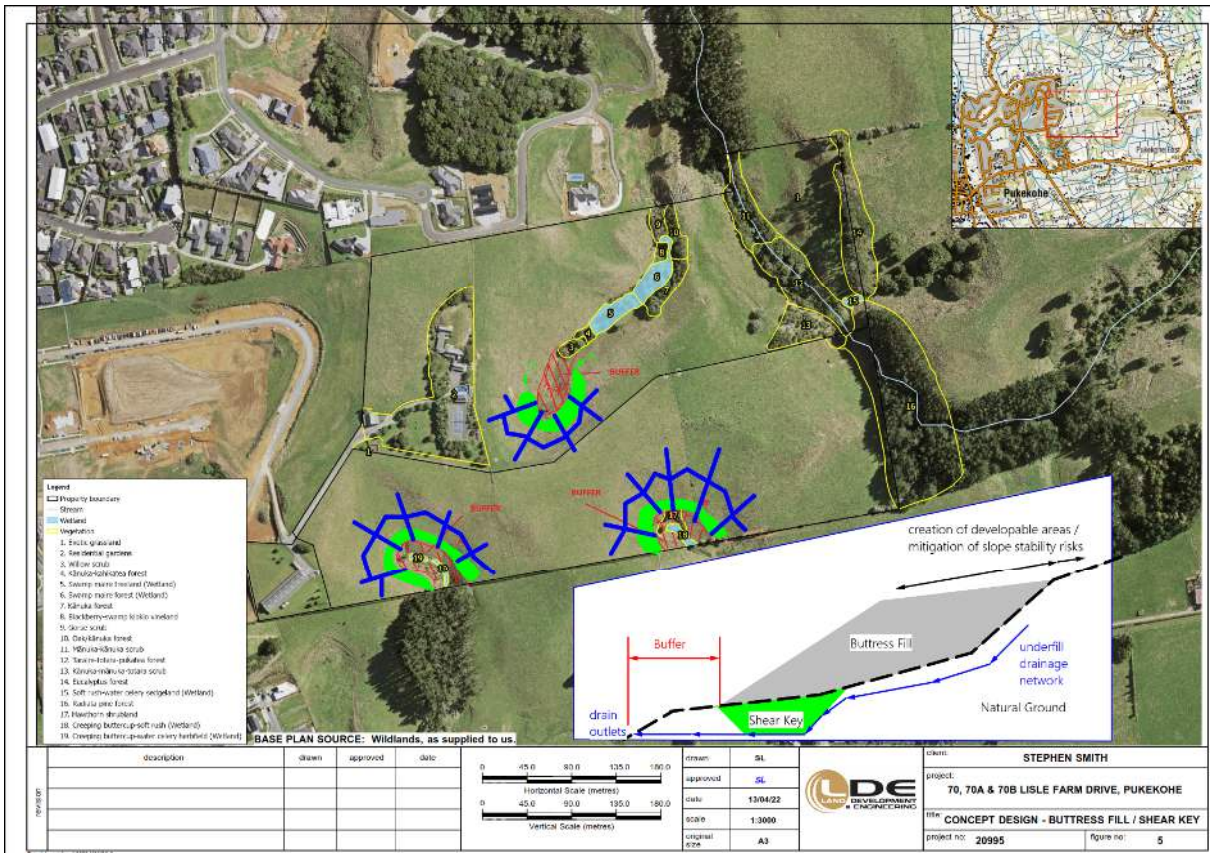


Figure 17: Geotechnical Concept Design - Buttress Fill / Shear Key

These geotechnical engineering works have been adopted and incorporated into the other specialist assessments.

As discussed above in the ecological assessment the geotechnical assessment has been undertaken in conjunction with the ecological assessment to determine the location and extent of stabilisation works in conjunction with ecological protection and enhancement of gully areas. **Figure 16** shows that the location of the shear key works are all above the gully riparian areas identified in the ecological assessment for protection and enhancement.

Based on this assessment and its adopted recommendations, it is concluded that the geotechnical constraints in the PCA can be managed without any corresponding adverse effects on the ecological area identified for protection. On that basis, it is concluded that any adverse effects can be avoided, remedied or mitigated.

6.6 TRANSPORTATION EFFECTS

An Integrated Transport Assessment (**ITA**) has been undertaken by Flow Transportation Specialists Limited (**Flow**). The assessment is annexed as **Attachment 13** and addresses the following matters:

- The existing traffic environment including: existing roads, existing traffic conditions, the past road safety record and existing transport accessibility (for public transport, walking and cycling and private vehicles);
- The future transport network including: the Pukekohe North East Arterial, other arterial road upgrades in Pukekohe and upgrades to rail line and new train stations;
- The proposed transport network to support the Request; and
- The transportation effects of the Request including: vehicle, pedestrian and cycle access, visibility at intersections, access restrictions, public transport access and trip generation, and distribution.

The assessment has considered the indicative subdivision layout for the PCA including access of the existing roading network and potential access from the proposed Pukekohe North East Arterial.

The crash history analysis shows that there are not any significant safety issues in the surrounding network. Notably, there have been no fatal or serious injury crashes reported.

6.6.1 PUBLIC TRANSPORT

In terms of public transport, the ITA records that Pukekohe is currently not particularly well serviced and identified the following services:

Bus

- Route 391 – Runs every 20 minutes and loops around Pukekohe East through to the Town Centre
- Route 394 – Runs every 15 minutes between Pukekohe and Papakura (current replacement for trains whilst Pukekohe train station is being upgraded)
- Patrons must catch the bus from Papakura to travel towards the CBD.
- A park-and-ride facility was completed in 2018 at the Pukekohe Train station, where the 394 service begins and terminates.

Train

- Patrons can catch the train from Papakura to travel towards the CBD. Frequency is approximately every 15 minutes during peak periods.

Figure 18: Public transport in Pukekohe

6.6.2 WALKING AND CYCLING

Given the existing rural nature of the PCA, there are currently limited active mode facilities available. However, it is noted:

- Most streets have footpaths on one or both sides of the road;
- There are no facilities on Pukekohe East Road or East Street; and
- There are no dedicated cycling facilities in the local area.

The Request includes opportunities to improve walking and cycling access within the PCA and to the adjoining urban areas to the west (Lisle Farm Drive) and south (Myland subdivision).

6.6.3 PROPOSED TRANSPORT NETWORK

Local Roads

Given the location, the ITA recommends all internally proposed roads will likely be classified as local, characterised by the low volume of vehicles. The design of these roads will be focussed on accommodating speeds of around 30 km/hr with appropriate lane width, horizontal design and the provision of on street parking (similar to the design of the local roads that have been constructed in the immediate area of the PCA). The ITA concludes that this will create a safe environment for all road users.

All the carriageways can be created to achieve up to 20m width which is in line with adjacent roads.

As such, the ITA envisages a cross-section to be similar to the following configuration:

- Single traffic lanes in both directions;
- 1.8 m footpaths on both sides; and
- Front and back berms on both sides.

New intersections

The ITA identified four new intersections as shown on the concept plan roading layout. These include:

- A new T-intersection onto Lisle Farm Drive to the west;
- A connection to William Andrew Road to the north; and
- Two connections to the planned Pukekohe Arterial Road to the east.

Further details of the cross-section and roading facilities can be provided at subsequent detailed design stages.

6.6.4 TRANSPORTATION ACCESS

Vehicle access

As described above, the road network will provide several new roads and intersections to support the proposed Plan Change, thereby providing suitable vehicle access for users within the PCA.

- Vehicle access can be provided onto Lisle Farm Drive and William Andrew Road; and
- Future access can be provided onto the planned arterial road.

Visibility at intersections

The ITA has undertaken a visibility assessment at the Lisle Farm Drive intersection. It concludes that the proposed location of this intersection ensures that there is more than sufficient sight distance to ensure that the intersection will operate safely

The planned Pukekohe North East Arterial will likely have a speed limit of 50 km/h, likely resulting in an operating speed of 55-60 km/h.

- Using the Safe Intersection Sight Distance (**SISD**) assessment from Austroads, at an operating speed of 60km/hr, a SISD value of 123m is required at the intersection with the arterial road.
- The alignment of the arterial road in the designation is relatively straight, although there are some horizontal curves.

The ITA concludes that it will be possible to achieve the required SISD, and the intersection onto the arterial road will need to be designed to meet these parameters. While the final alignment and future connections with the arterial road are yet to be confirmed, it has been demonstrated that a safe and effective connection can be established.

The ITA has also investigated the potential for an intersection and connection with the land immediately to the South (known as the Myland subdivision) and this was also favoured by Auckland Transport (**AT**) during the consultation with them. However, it has been determined (and confirmed by AT) that the topography of the land along the southern boundary of the PCA is too steep to support and effective road connection. However, the provision of pedestrian or cycle access can be supported and can be achieved via one or both of the gullies to be protected and enhanced.

Vehicle access restrictions

The ITA has identified the following vehicle access restrictions may apply under the Unitary Plan:

- E27.6.4.1 (2)(a) Vehicle crossings must not be located within 10m of any intersection; and
- E27.6.4.1 (2)(c) Lots which front an arterial road (once the North East Arterial is constructed).

The ITA confirms that the road network concept plan provides access points onto the local roads, to avoid direct access onto the planned Pukekohe North East Arterial.

There may be some lots which have access within 10m of an intersection, due to potential housing typologies. These may trigger the requirement for a transportation assessment for future consents.

Pedestrian and cycle access

The proposed roading network has sufficient width to accommodate footpaths on both sides. At this stage it is not expected that any dedicated cycle facilities need to be provided given the local road classification and that speeds and traffic volumes will be low. That said, cycle access would be enabled on all roading types within the PCA and the Pukekohe North East Arterial would have separated walking and cycling access.

Public Transport access

The immediate vicinity will be served by one existing bus route which performs a loop around the township, stopping at locations where patrons can board other services which travel north to Papakura, where transferring to further services are required for further travel north.

There are no existing plans in place to improve bus services, although it is noted that the planned North East Road Arterial could potentially include bus services and SGA and AT can advise further on that matter.

We note that the Supporting Growth programme does include the upgrade to the Pukekohe train station which is currently underway with a date of 2024 for completion. This will see train services able to run north without patrons requiring to transfer at Papakura. Services are also expected to be frequent during peak periods.

6.6.5 TRIP GENERATION EFFECTS

Residential Dwellings

Based on the residential trip generation data presented in the RTA guide to Traffic Generating Developments, a trip rate of 0.85 has been specified for dwelling houses. This rate has been applied to the 189 dwellings currently shown in the Plan Change Concept Plan. As shown in the table below, this results in 161 peak hour car trips predicted to be generated by the Request.

Proposal's weekday peak hour trip generation

Activity	Units	Trip rate	
		AM	PM
Residential – single detached housing	189	0.85 / dwelling	0.85 / dwelling
Total peak hr trips		**161**	**161**

Trip distribution

The ITA has undertaken an AM and PM trip distribution within the immediate roading network as shown below.

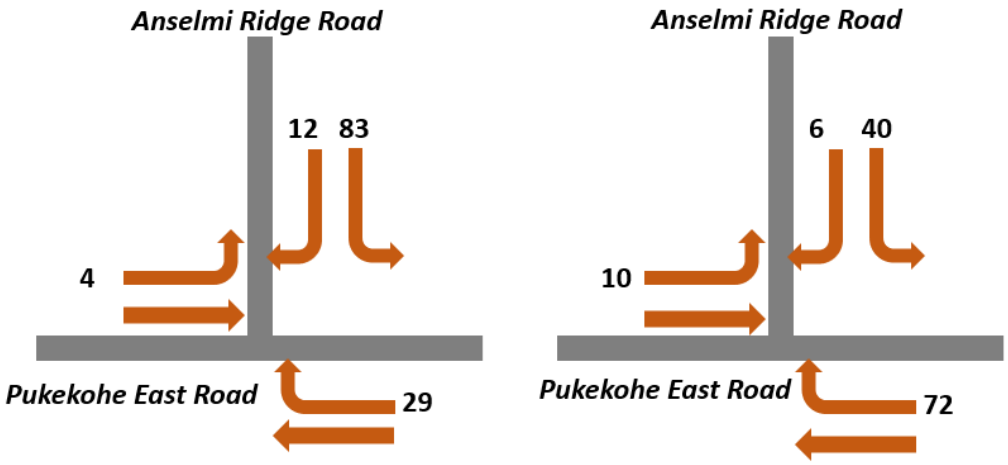


Figure 19: Distribution of Additional Trips at Pukekohe East Road / Anselmi Ridge Road intersection

The ITA makes the following observations and conclusions:

- The diagram concentrates on the Anselmi Ridge Road / Pukekohe East Road intersection as it has been estimated that some 80% of the total generated traffic is likely to travel through this intersection during peak periods. Of this 80%, the ITA has assumed 70% will travel east to SH1 and 10% will travel west to the Pukekohe Town Centre;
- The remaining 20% is split evenly between traffic using Lisle Farm Drive to continue westward or using William Andrew Road to join the network to the north;
- This distribution has been informed by NZ 2018 census data;
- The ITA has adopted inbound and outbound distributions for residential dwellings based on the ITE Trip Generation Handbook. In the AM peak, 26% of trips are inbound and 74% are outbound. In the PM peak, 64% of trips are inbound and 36% are outbound.

The traffic modelling undertaken by the ITA based on the four parameters of Degree of Saturation (DoS), Level of Service (LOS), Average Delay and Queue Length. The results show that for both peak hours, the intersection is anticipated to operate in the same manner under both without and with the Request being established. There is no noticeable increase in any of the four parameters on any of the approaches.

In summary, the ITA concludes that any adverse traffic effects at the Anselmi Ridge Road/Pukekohe East Road intersection will be no more than minor.

6.6.6 TRANSPORTATION EFFECTS CONCLUSIONS

The ITA concludes that the Request, aligns well with future transport strategies, policies and programmes including Te Tupu Ngātahi Supporting Growth, and will result in transport effects that are no more than minor. The following specific transportation related conclusions have been reached:

- The rezoning of Future Urban land will enable a range of complementary activities, including residential dwellings as proposed;
- The Plan Change aligns well with the Auckland Plan, Unitary Plan transport objectives, Future Connect and Te Tupu Ngātahi Supporting Growth by providing people with choices of healthy and sustainable transport modes;
- Several new roads are proposed to enable traffic to flow in and out of the PCA. This includes

two new intersections with Lisle Farm Drive to the west and William Andrew Road to the north. Car trips generated from the PCA showed the most traffic will travel down Anselmi Ridge Road and use the intersection with Pukekohe East Road;

- A predicted peak hour traffic generation resulting from 161 vehicles can be accommodated by the surrounding network, more specifically the Anselmi Ridge Road and Pukekohe East Road intersection, with no more than minor changes to the existing performance of the intersection;
- It is anticipated that the operating speed of the proposed roads will be some 30 km/hr, providing a safe environment for all road users;
- Pedestrian footpaths are anticipated to be included on both sides of all proposed carriageways, ensuring pedestrians have a safe method to move;
- The proposed Pukekohe North East Arterial Road is proposed to travel through the proposed PCA and the Request has been adapted to provide for this road and future connection to it which will enhance the accessibility of the PCA for walking, cycling and driving.

6.7 LANDSCAPE EFFECTS

A landscape and visual assessment of the proposal has been undertaken by LA4 (Rob Ryor) and a copy of this assessment is annexed as **Attachment 14.** The assessment has adopted best practice methodology and is based on the guidelines contained within the Tuia Pito Ora NZILA Aotearoa Landscape Assessment Guidelines 2022 and designed to assess whether or not development enabled by the Request would have adverse landscape effects on the nature and quality of the surroundings.

The assessment recognises and describes the following landscape elements and components:

- The landform and catchment;
- Current land use;
- Existing vegetation;
- Existing streams, wetland and other water courses; and
- The surrounding landscape context.

The landscape assessment makes the following conclusions with regard to the proposed zoning requested:

i) Development within the PCA would achieve a comprehensive residential environment with a centralised green network, primarily focussed on existing riparian areas, which would have high levels of amenity and allow for a range of housing densities and typologies. Potential adverse effects of urban activities on the environment would be avoided, remedied or mitigated in accordance with the operative Unitary Plan provisions.

ii) The concept plan has responded to the intrinsic qualities and physical characteristics of the site and setting.

iii) Development enabled by the Request would ensure a high-quality environment. The concept plan has responded to the intrinsic qualities and physical characteristics of the site through the enhancement of the stream corridors and watercourses for stream protection and ecological linkages, as well as the provision of an extensive open space network throughout the site.

iv) Development enabled by the Request would be largely in keeping with the area's proposed planned urban built character and the PCA has the capacity to visually absorb the proposed

development within a well landscaped setting. The adjoining landholdings to the north and east are similarly zoned FUZ and therefore an appropriate transition will be achieved.

v) The visual and physical integrity of the Pukekōhe East tuff ring Outstanding Natural Feature (**ONF**) would not be adversely affected by the proposal and would remain the dominant natural feature within the area.

In terms of the relevant objectives of the Unitary Plan relating to landscape matters the assessment concludes that future development enabled by the Request would be generally consistent with the intent of the landscape, visual, natural character and amenity objectives and policies of the Unitary Plan and when considered in totality would be entirely acceptable in landscape and visual amenity terms.

The landscape assessment has also considered effects on natural character, landscape character effects, visual and amenity effects and makes the following conclusions:

Although the PCA is largely in grazed pasture, its semi-rural character is lessened to a degree by the existing land uses including grazing, the dwelling and ancillary farm buildings and structures, accessways and drives, adjacent to Pukekōhe's residential area to the west and south. While the PCA includes productive grazing land, it is a highly modified area with relatively low landscape values other than the areas of indigenous bush. In light of these considerations the site is well suited to the type of urban development proposed.

The proposed urbanisation of the land would inevitably result in the transformation of the site from a fringe semi-rural area to one with urban residential characteristics. This would have implications on the surrounding rural land to the east and southeast, with the urban development impacting on the rural quality of this area. Nevertheless, this is a landscape in transition and is an area identified for urban expansion in the Unitary Plan.

Because of the size and nature of development enabled by the Request and the anticipated eventual urbanisation of the site and surrounding area, rather than trying to screen the development or create significant buffers to the adjacent rural area, the approach has been to accept the change and attempt to develop the site in accordance with accepted urban design principles to create a quality residential development with a high level of amenity, albeit an urban amenity.

The change from the existing semi-rural character of this landscape to a residential character would also introduce a range of landscape related positive effects, including:

- Enhancement of the stream corridors including stream protection, riparian planting and ecological connections.
- Protection of the stand of taraire-tōtara-pukatea forest and swamp maire forest and retention of other areas of indigenous vegetation throughout the site to enhance the natural character and ecological values of the site and surrounding area.
- Extensive framework of planting including riparian stream planting and specimen trees in streets, and open areas which would improve the character and amenity as well as enhance habitat values and break up the contiguous urban expanse increasingly with time and contribute to the wider surrounding area.
- While development enabled by the Request would result in a significant visual change from the site's current open semi-rural state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area both within the Structure Plan and Unitary Plan.

- Development enabled by the Request would initially generate landscape and visual effects of some significance. These however are inevitable with urban development in a predominantly semi- rural area at the start of a process of urbanisation. In addition, the visual effects of the development of the PCA would be apparent from the early stages would decrease over time as the proposed landscape initiatives become established.
- The visual and physical integrity of the Pukekōhe East tuff ring ONF would not be adversely affected by the proposal and would remain the dominant natural feature within the area.

Based on the assessment finding of this landscape and visual assessment it is concluded any adverse landscape effects will be no more than minor.

6.8 URBAN DESIGN EFFECTS

An Urban Design Assessment of the Request has been undertaken by Ian Munro – Urban Design and Assessment and is annexed as **Attachment 15.** As the land is zoned FUZ the assessment has focussed on the key provisions of the Unitary Plan relevant to the Request in urban design terms which are:

- Appendix 1 (Structure Plan Guidelines);
- Chapter B2 RPS (Urban Growth and Form);
- Chapter E38 (Urban Subdivision); and
- Chapter H5 (Mixed Housing Urban Zone).

The urban design assessment is comprehensive and makes the following conclusions under a range of urban design matters highlighted in the above provisions;

A quality compact urban form that supports and enhances the local area

a. The proposal will integrate logically with existing urban-zoned land and development to the immediate south and west, and provide for the planned expansion of Pukekohe including provision for a new arterial road.

b. Residential activity is identified on the Structure Plan as appropriate and the proposed MHU Zone would provide for that. Public open space could be provided at the time of subdivision if required by the Council, although due to the undulating character of the land, a large flat playing area may be difficult to achieve.

c. The range of densities and dwelling types envisaged and present in the locality types are comparable to and compatible with what can already be seen in parts of the neighbourhood.

d. The concept plan demonstrates that streams, wetlands, areas of existing bush and other sensitive parts of the PCA can be protected and enhanced.

e. Based on the concept plan, a block structure that generally works with and along the natural landform's contours can be achieved.

f. The concept plan demonstrates that quality solar access will be readily achievable to future allotments.

g. The PCA will have convenient access (although in many cases beyond a convenient walking distance), to numerous public open spaces, neighbourhood-scale shops and services, healthcare / medical facilities, Valley Primary School, numerous pre-school / early childhood learning facilities, and at least one church.

h. The PCA is well positioned to the Pukekohe Train Station and Town centre (more so than

some other recent developments) and that the PCA will essentially 'fill in' the gaps of the catchment around the town centre rather than extend its far northern, southern and south-western extents.

A well-connected, integrated built form outcome

a. The PCA is capable of achieving an appropriate subdivision outcome. Street connectivity to both Lisle Farm Road and William Andrew Road will be possible, along with connections and part-enablement of a future arterial identified on the Structure Plan. land gradient. The arterial road positioning and alignment has been agreed with the Supporting Growth Alliance and on that basis will meet the Council's needs. In this respect the PCA will be able to connect north, west and, potentially, south.

b. A network of AT-compliant public roads could be achieved, with only limited use of JOALs and/or cul-de-sacs. It will provide for a well-connected series of blocks, a majority of lots being front-lots, and in at least some instances an opportunity for roads to directly front what are likely to be future public open space areas.

c. The concept plan block structure would provide good sightlines and a number of pleasant walking routes for pedestrians. Integration of the stream network with the road network where topography allows (effectively the western side of the north-south stream), would allow people to engage with that feature in a way that would be visually interesting and add amenity to the neighbourhood.

Non-residential activities support the needs of people and the local community

a. The proposal will not include a centre zone, on the basis that none was identified for this part of Pukekohe in the Council's Structure Plan. The PCA lacks sufficient prominence on a key route, and can only be accessed via existing residential blocks, making it inferior to many other possible locations in and around Pukekohe for such a zone.

b. There is no justification for any employment zone within the PCA.

c. It is noted that Glens Hill reserve directly adjoins the PCA to the south-east and would be conveniently accessible from the PCA. This area could potentially include a neighbourhood reserve as depicted in the Structure Plan, but further discussions would be needed with Auckland Council's Parks team at the time of subdivision.

The development should maintain or enhance the character of the local area, and provide adequately for infrastructure

a. the proposal will be compatible with the local area's existing character, and provides mechanisms to ensure the provision of infrastructure. Infrastructure requirements have been provided for in the Precinct provisions.

b. Key natural features would be retained and enhanced as part of the land's subdivision, and the natural character of the landform itself would be maintained.

c. A subdivision outcome such as has been indicated on the concept plan demonstrates how the PCA could be integrated into its existing residential neighbourhood and continue / expand that in a logical manner, including connecting existing roads.

Open spaces should be well integrated and physically connected

a. The proposal retains and provides for enhancement of streams, wetlands, and riparian areas and these would continue north and south / south-east of the PCA – such as has been depicted on the concept plan.

b. It is possible and desirable to provide pedestrian trails through riparian areas and this has also been explored within the concept plan.

Reverse sensitivity effects with adjacent land uses

a. Land to the south and west is already residential zoned land, and the proposed MHU zone will be compatible with this.

b. Land to the north and east is also zoned FUZ and its eventual re-zoning will not be impeded by the proposed MHU zone. Land immediately east will be well-separated from future residential activities on the PCA by the width and extent of the continuous stream, gully corridor and future arterial road. To the north, the land is already in a state of semi-suburban and semi countryside living use, and these will not be undermined by residential use of the PCA.

c. The proposal will support, rather than detract from, the existing Neighbourhood Centre zones to the north-west and south-east.

With regard to the overall design merit of the proposal, the urban design assessment concludes that the Request has followed a design-led process and identified the most- appropriate framework for the site. The design process was comprehensive and of a depth that is commensurate to the scale and potential environmental effects that the Request could give rise to. The urban design assessment considers the proposed zone framework, Precinct provisions and Precinct Plan will ensure subdivision and development maintains and enhances the planned character and other qualities of Pukekohe. The concept plan provides confidence that the zone proposed will be of a sufficient size and characteristics that the 'downstream' resource consent provisions triggered under the Unitary Plan can be properly administered. Finally, the proposed zone framework, Precinct provisions and Precinct Plan will ensure subdivision and development maintains and enhances the planned character and other qualities of Pukekohe. The concept plan provides confidence that the zone proposed will be of a sufficient size and characteristics that the 'downstream' resource consent provisions triggered under the Unitary Plan can be properly administered. The design principles and aspirations set out in the Structure Plan, will also be achieved by the Request.

Based on the assessment and conclusions of the Urban Design Assessment, it is concluded that any adverse urban design effects will be no more than minor.

6.9 INFRASTRUCTURE EFFECTS

6.9.1 WASTEWATER SERVICING

The provision of wastewater to the site has been investigated by Birch Land Development Consulting as part of the Infrastructure Assessment annexed as **Attachment 16**.

The assessment confirms that there are two existing wastewater pipes in the vicinity (as shown in **Figure 19** below) that can be extended into the PCA to provide connection for the PCA. One of the existing wastewater networks is a 150mm diameter line under Lisle Farm Road to the west of the PCA and the other is a 150mm diameter under William Andrew Road to the north of the PCA.

Figure 20: Existing wastewater services (Source: Auckland Council Geomaps)

A meeting was held with Watercare Services Limited (**Watercare**) on 13 March 2023 to discuss wastewater infrastructure and capacity. Watercare advised that the existing local wastewater pump station within Colin Lawrie Fields, which services the catchment including the PCA, does not have sufficient capacity to support any further development. An upgrade will be required and will need to be funded by the developer. Approximately 310m of the existing 200mm wastewater pipe which conveys wastewater into the Colin Lawrie Pump Station will need to be upgraded or duplicated.

Watercare also advised that the receiving Network Wastewater Pump Station, the Franklin Road Pump Station is also currently at capacity. Watercare advised that a new network pump station at Isabella Drive is currently under construction and the expected completion date is mid-2025. This would provide additional and sufficient capacity within the Franklin Road Pump Station. Once the new Isabella Road Pump Station is completed and operational, the Franklin Road Pump Station will be able to support further development in the Pukekohe area.

The potential local pump station and infrastructure network upgrade will be subject to detailed design at the Resource Consent/Engineering Plan Approval stages.

The Infrastructure Assessment has recommended that a public wastewater reticulation network will need to be constructed within the PCA to service the plan change development. Due to the site's topography, the proposed internal reticulation will need to consist of both gravity and pressure systems to extend the existing public network from the adjacent connection points. The proposed wastewater network would generally follow the road alignments or run along the backyards of the proposed lots, ensuring that each lot can be connected. As recommended by Watercare the proposed wastewater network design aims to minimise the number of new pump stations and rising mains. It is expected that only one pump station will be necessary near the southeast corner of the PCA to receive gravity sewer flows from most of the PCA This will pump the wastewater via rising main to a gravity point near the top of the PCA, which will be confirmed during the Resource Consent stage.

Based on this assessment it is concluded that the Request can provide the appropriate level of wastewater services to the land by 2025 and, as such, any adverse effects resulting from the provision of wastewater services will be no more than minor.

6.9.2 WATER SUPPLY

There are two existing watermains that can be extended to service the proposed PCA as shown in **Figure 20** below. One of the watermains is a 150mm diameter within Lisle Farm Road to the west of the PCA and the other is a 100mm diameter watermain within William Andrew Road to the north of the PCA.

Figure 21: Existing Water Supply Services (Source: Auckland Council Geomaps)

In order to service the PCA, the Infrastructure Assessment recommends that water supply reticulation will be installed by any future developer with a principal watermain size of 100mm diameter (subject to detailed water demand assessment at future consent stage) along one side of the proposed roading network and 50mm diameter rider main on the opposite side of the proposed roading network, all in accordance with Watercare's Water Supply Code of Practice. To achieve a "loop" in the water supply network, the assessment recommends that the proposed water supply reticulation network is designed to link up the existing 150mm diameter watermain under Lisle Farm Road with the existing 100mm diameter watermain under William Andrew Road. The proposed reticulation network will be installed within the road berms and will include the installation of all fittings, hydrants etc to comply with Watercare's Code of Practice.

Engagement with Watercare has also occurred with regard to water supply infrastructure. The response received from Watercare, confirmed that the existing watermain network has available capacity to service the proposed 192 residential lots. There is an existing water reservoir located at the corner between Runciman Road and Rutherford Road. Watercare advised that a link to the reservoir is required to service the FUZ to the east of the development. The extent and timing of this and access to neighbouring properties will need to be determined with Watercare prior to development.

On the basis of the above assessment, it is concluded that any adverse effects associated with establishing an appropriate level of water supply will be no more than minor.

6.9.3 ENABING EARTHWORKS

Earthworks will be required for the proposed development of the PCA including removal of the existing structures and improvements, topsoil strip, bulk earthworks, and recontouring across the PCA. To improve contours to satisfy the preliminary design and layout requirements for any development bulk earthworks will be required for the construction of the proposed roading network. Earthworks will also be required to implement the recommendations of the geotechnical

assessment to stabilise the upper, developable sections of the PCA and prevent erosion and slips.

Proposed bulk earthworks and the associated erosion and sediment control measures will need to be undertaken in accordance with the guidelines of Auckland Council Standard GD05. A resource consent for the bulk earthworks activity will need to be obtained from Auckland Council prior to undertaking earthworks.

To demonstrate the appropriateness of the likely bulk earthworks required, a concept cut and fill earthworks plan has been prepared to provide an overview of the likely earthwork extent and possible depths of cut and fill associated with the concept development plan. This concept plan has also anticipated the cut and fill needed to incorporate access to the proposed North East Arterial Road.

Based on the size of the development, the steep contour constraints and likely volume of earthworks involved, the infrastructure assessment notes that earthworks will likely need to be staged, with completed areas progressively stabilised to ensure ground stability and safety throughout the earthwork activity phase. The general principles to be implemented during the earthworks phase will be specified and designed in erosion and sediment control plans, which will be prepared for any future resource consent application.

The general principles to be used as part of the erosion and sediment control measures are likely to include the following items:

- Before commencing the bulk earthworks, it is essential to ensure that the contractors understand all the requirements outlined in an approved erosion and sediment control plan and any approved resource consent decision.
- Implement staged earthworks to allow for progressive stabilisation of the completed area.
- Divert all clean water runoff from the upstream away from the site to minimize the size of open earthwork catchments.
- Divert dirty water runoff from the earthwork disturbance areas containing sediment to the designed control measures before discharging into the downstream environment. Consider using a treatment train approach, especially in high-risk receiving environments like wetlands and streams.
- Install appropriate stabilised construction entrances within the site to prevent sediment discharge onto public roads.
- Regular inspections and maintenance are required to ensure all erosion and sediment control devices are operate functionality and in good working order, such as prior to and after any forecast extreme rain.
- Continuously review the design, catchments, and suitability of erosion and sediment control devices to accommodate changes in conditions or work program. Implement any changes, remedial works undertaken, approved by Auckland Council, as needed to ensure their effectiveness as originally intended.

The infrastructure assessment provides a summary of conceptual bulk earthworks as follows:

- Area of disturbed surface: 110,000m^2 (approx.)
- Topsoil Cut: 11,000m^3 (approx. 100mm depth of topsoil, refer to Geotechnical Report)
- Earthworks Cut Volume: 170,900m^3 (approx.) and maximum cut depth is ≈9m.
- Earthworks Fill Volume: 125,000m^3 (including 20% compaction factor) and maximum fill

depth is ≈8.5m.

- Earthworks Balance Volume: 47,000m³ excess to be exported from the site.
- Stripped topsoil will be re-spread upon completion of bulk earthworks.

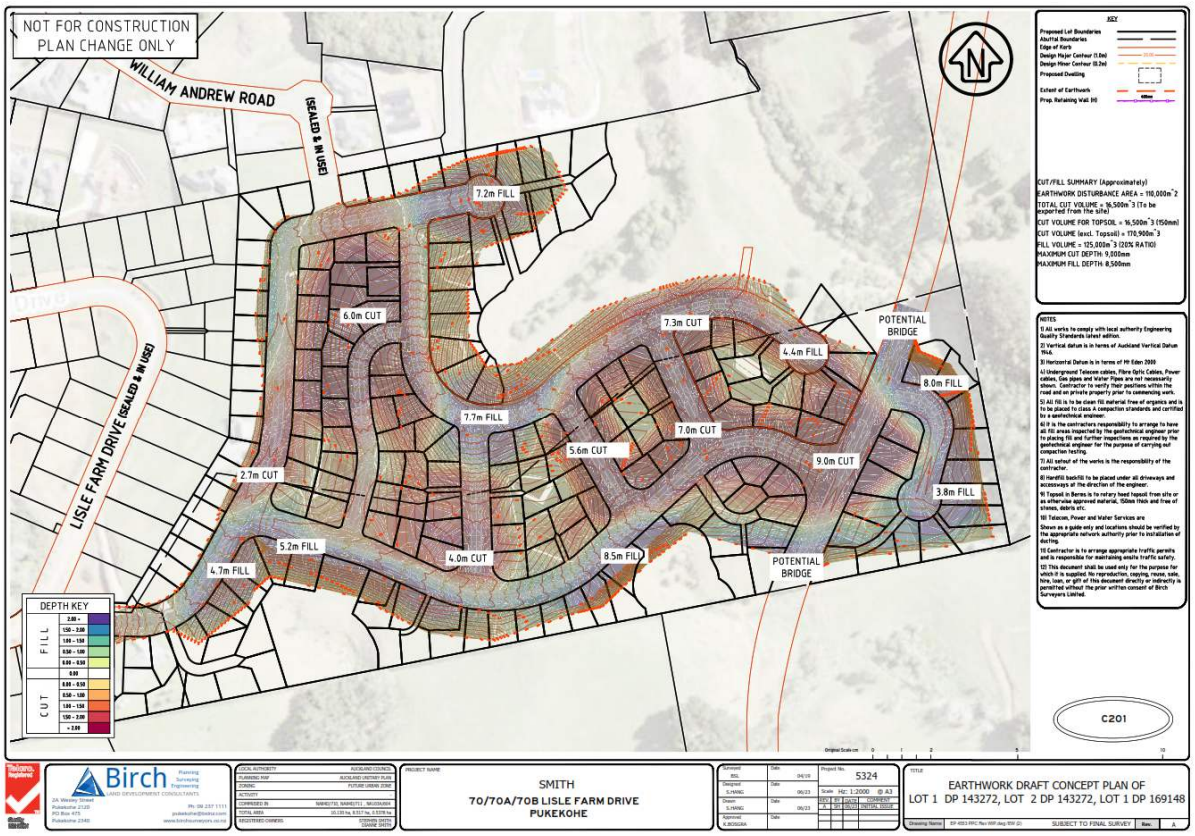


Figure 22: Bulk Earthworks Concept Plan

Overall, it is expected that the volume and area of bulk earthworks needed to give effect to the plan change to provide for necessary roading, access, land stability and infrastructure can be achieved without generating any significant adverse effects on the environment.

6.10 STORMWATER EFFECTS

6.10.1 STORMWATER ASSESSMENT

Birch Land Development Consultants has undertaken a HEC-HMS[5] modelling of pre-development and post-development stormwater runoff flows in the 10% and 1% Annual Exceedance Probability (AEP) storm events. The assessment has been undertaken to support the Stormwater Management Report (**SMP**) for the Request and to design stormwater mitigation to ensure the requirements of the Unitary Plan and the Stormwater Network Discharge Consent (**NDC**) are achieved.

A copy of the Stormwater Assessment is annexed as **Attachment 17.**

[5] HEC-HMS is a hydrologic modelling system produced by the US Army Corps of Engineers that is designed to simulate the complete hydrologic processes of watershed systems.

The modelling undertaken supports the proposed SMP and confirms the following outcomes:

- Retention of the 5mm storm event (SMAF-1 equivalent retention).
- Detention with a drain down period of 24-hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the achieved retention volume.
- Stormwater Treatment (subject to Stormwater Management Report)
- Flow rates from post development 10% AEP storm event with climate factor to not exceed pre- development 10% AEP storm event flow rate.
- Flow rates from post development 1% AEP storm event with climate factor to not exceed pre- development 1% AEP storm event flow rate.

The stormwater assessment acknowledges that the PCA has complex topographical features, it generally slopes to the north, east, and south, with a broad main dividing ridgeline runs through the site from south-west to east. Although the site adjoins existing residential development, there are no existing stormwater connections that can be extended into the site due to typography.

The stormwater assessment has identified eight pre-development stormwater sub-catchments to assess the pre-development scenario, which flow to four outlet points. Sub-catchment A flows towards the west, Sub-catchments B, C and D flows toward the north (existing SEA), Sub-catchments E and F flows towards the south east and Sub-catchment G and H flow toward the south west. The sub-catchments have excluded the riparian and gully areas to the east of the PCA as these are going to be retained for ecological protection and enhancement as recommended in the ecological assessment.

AT has advised that they do not want proprietary devices (detention tanks, pocket raingardens etc) within the road reserve. Accordingly, the water quality treatments recommended for development in the PCA are communal stormwater devices as Best Practice Option (BPO), with deep sump cesspits proposed within the Road Reserve, providing a level of pre-treatment.

To mitigate the stormwater runoff from the Road Reserve to pre-development levels, the communal stormwater devices are designed to achieve flow mitigation as well as water quality treatment.

To mitigate the stormwater runoff from each individual lot to pre-development levels, dual purpose stormwater tanks (retention and detention) will be required to achieve quality and quantity treatment. The stormwater assessment concludes that this conforms to the requirements of the NDC.

For the post- development scenarios (following bulk earthworks and re-contouring) under a MHU Zone (i.e. 60% impervious surface for development and 70% impervious surface for roads plus the undeveloped riparian areas). The mitigation proposed is for each lot to be required to provide dual purpose retention/detention tanks . The requirement for the use of detention/retention tanks can be imposed at the subdivision and/or development stage under the requested zoning and provisions.

The Request proposes a SMAF-1 control for the site. The stormwater assessment recommends at least a 5mm retention volume and the detention and release over 24hrs of the 95th percentile rainfall event less any retention provided. Notwithstanding the 24hr release, the minimum orifice size for any detention tank is 10mm. A secondary orifice to mitigate the 10% AEP rainfall runoff to pre-development rates is site specific and to be confirmed at Building Consent. A 150mm overflow pipe is also provided and all three outlets will discharge to the public stormwater network.

Figure 23: Pre-development sub-catchment plan

The overflow from all residential lots and the surface water from the road reserve, will be directed to the communal stormwater device for further mitigation before discharging to the receiving environment, ensuring the post-development peak flows are mitigated up to and including the 1% AEP rainfall event. Five communal stormwater devices have been designed to discharge to four outlet points from the seven sub-catchments.

Overland flow paths have been modelled and the post-development overland flows are designed (using Mannings formula) to be conveyed within the road reserve assuming a typical cross-section with a 6.6m formation including kerb and channel.

Overall, the stormwater assessment makes the following conclusions:

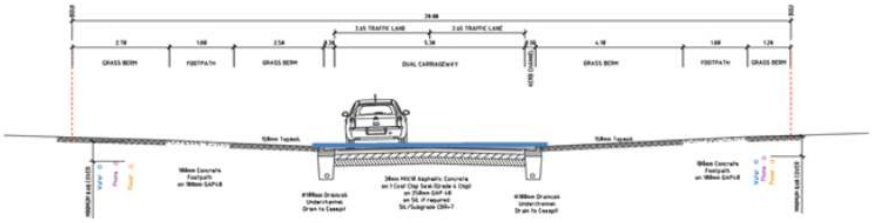
- The proposed stormwater requirements for the development, consists of a dual-purpose retention/detention tank for every lot to provide SMAF-1 retention and detention as well as attenuation for 10% AEP Storm Event to pre-development flowrates.
- Sub-catchments A, E, F and G, the post-development runoff during rainfall events greater than the 10% AEP rainfall event will flow as overland sheet flow to the downstream receiving environment, as the change in catchment area and attenuation provided also ensures the 1% AEP storm events are mitigated to pre-development flowrates.
- Sub-catchment B, C and D, the post-development runoff during rainfall events greater than the 10% AEP rainfall event will flow via overland flow through via road reserve and then to the designed communal stormwater devices for attenuation before discharging to the receiving environment. This is to ensure the flooding risks and impact to the downstream properties are not increased due to the development of the Request.
- For the 50% AEP, 10% AEP and 1% AEP rainfall events, the post-development peak flows to all

four outlets from the sub-catchments are attenuated to not exceed the pre-development peak flows.

- The peak flows under 50% AEP, 10% AEP and 1% AEP rainfall events for post-development with designed attenuation are shown below by using HEC HMS Modelling. As well as the water level for each communal devices under 100-year ARI rainfall event.

Typical Overland Flow (peak flow from Sub-catchment B)

Q_{100} = 2012 l/s
Q_{100} = 2.012 m^3/s



Ignore Channel Flow for calculations as this is generally insignificant

Trapezoidal Channel:

(For Triangular Channel or V Drain set bottom width to 0)

side slope true LHS	1:h	1 :	z_L	
side slope true RHS	1:h	1 :	z_R	
bottom width	b		m	
Mannings coefficient	n	0.016		Asphalt
Channel Gradient	S	0.032	m/m	
gravity	g	9.81	m/s^2	
Flow Depth	d	0.18	m	
Area	A	0.8907	m^2	d/2.(b+T)
wetted Perimeter	P	8.899	m^2	$b+d(sqr(1+z_L^2)+sqr(1+z_R^2)$
hydraulic Radius	R	0.10009	m^2	A/P
Velocity	V	2.410175	m/s	$(R^{2/3}S^{1/2})/n$
flow	Q	2.146743	m^3/s	VA
Froude number	Fr	1.814676	supercritical	$V/(gd)^{1/2}$
Floodway Safety		0.433831	m^2/s	d.V
For channel depth of		0.18	m	
Channel Width is	T	8.6	m	

Figure 24: Road flow capacity calculation by using Mannings' Formula

On the basis of the stormwater assessment and its conclusions, it is concluded that any adverse stormwater effects resulting from development under a MHU Zone can be adequately avoided, remedied or mitigated.

6.10.2 STORMWATER MANAGEMENT PLAN (SMP)

A comprehensive SMP for the PCA (see **Attachment 18**) has been prepared and its implementation is proposed to form part of the precinct provisions. The following principles have been adopted in the SMP to guide the management of stormwater for the PCA:

- Recognise the key constraints and opportunities on site and in the Oira Creek catchment and Whangapouri Creek catchment.
- Water Quality
    - Manage the impact of land use change for PCA; and

  - Protect and enhance stream systems and natural hydrology.

- Stream Hydrology, discharge to streams via the public stormwater network outside of AUP SMAF overlay area:
  - retention for the first 5mm of runoff for impervious areas where appropriate; and
  - detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and the post-development runoff volume from the 95th percentile, 24-hour rainfall event minus the retention volume for all impervious areas.
- Ensure that the stormwater pipe network has sufficient capacity to convey the stormwater runoff associated with the future development in the 10% AEP rainfall event with the consideration of Maximum Probable Development (MPD) where applicable;
- For the flows in excess of the stormwater pipe network capacity in the 10% AEP rainfall event should be demonstrated through the assessment that the flooding risks to the downstream properties will not be increased;
- Minimise the generation and discharge of contaminants/sediments into sensitive receiving environment, the existing streams and wetlands;
- Develop a set of BPO for stormwater that can be incorporated into the development;
- Protect key infrastructure, people and the environment from significant flooding events; and
- All new assets that are intended to become part of the public stormwater network are to be designed and constructed to be durable and perform to the required level of service for the life of the asset, subject to reasonable asset maintenance.

Stormwater management for the Request has been divided into two management zones based on the natural and post-development topography and sub-catchments. The general approaches for hydrological mitigation, water quality treatment and SMAF 1 equivalent treatment are following the recommendations for each sub-catchment, including:

- Providing a minimum of SMAF 1 equivalent hydrological mitigation, including 5mm retention and temporary detention, for all impervious surfaces (post) within the PCA.
- The 10% AEP rainfall event can be safely conveyed through a new public drainage network system within the site.
- The 1% AEP rainfall event can be safely conveyed through the site (road reserves) and mitigated at the communal devices before discharging to the existing wetlands/streams
- The proposed development will not increase flood risk for surrounding/downstream properties through the mitigation of peaks flows under 1% AEP rainfall events.
- Minimising the generation of contaminants as much as possible. Where contaminants are generated, the preferred approach is to use green infrastructure to treat runoff at-source or as close to the source as practicable.
- The existing areas recommended for protection and intermittent streams will be maintained and enhanced.

6.11 REVERSE SENSITIVITY AND INTERFACE EFFECTS

The PCA adjoins land zoned MHS Zone to the west and to the south and existing low density residential development adjoins to the north (albeit under a FUZ zoning). The land to the east is

zoned FUZ and is currently in pastoral use similar to the existing situation in the PCA. While there is potential for some reverse sensitivity issues at this interface any adverse effects would be avoided due to the following factors:

- The existing riparian stream and wetland areas that effectively form the eastern border of the PCA provide a significant degree of separation between the area that would be developed under a MHU zoning and adjoining rural activities;
- The proposed riparian protection measures including setbacks would increase the effective separation distances;
- The proposed Pukekohe North East Arterial Road route would establish an additional 30-40m separation distance between developable areas for residential activity and adjoining rural activities.

The issue of reverse sensitivity effects with adjacent land uses has also been assessed in the urban design assessment where the following conclusions were made:

- The proposal is for a residential land use zone compatible with the Council's Structure Plan vision for the area and on land identified for future urban use.
- The proposal includes provision for stormwater needs to be catered for on-site as necessary so as to not create downstream effects of any concern.
- Land immediately east will be well-separated from future residential activities on the PCA by the width and extent of the continuous stream and gully corridor. To the north, the land is already in a state of semi-suburban and semi countryside living use, and these will not be undermined by residential use of the PCA.
- Provision has been made for a future arterial road as agreed with the Supporting Growth Alliance, and the concept plan shows how this could be provided in a way that limited direct property (and also road) access to it, so as to provide for its intended through-movement functionality.

Accordingly, the Request would not result in any adverse reverse sensitivity effects that cannot be adequately avoided, remedied or mitigated.

7 CONSULTATION

7.1 MANA WHENUA CONSULTED

The Requester has engaged with the following iwi authorities that have mana whenua status in this area:

- Ngāi Tai ki Tāmaki - Ngāi Tai ki Tāmaki Tribal Trust;
- Ngāti Maru - Ngāti Maru Rūnanga Trust;
- Ngāti Tamaoho - Ngāti Tamaoho Trust;
- Ngāti Te Ata - Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua;
- Te Ākitai Waiohua - Te Ākitai Waiohua Iwi Authority; and
- Waikato Tainui - Te Whakakitenga o Waikato Incorporated.

A consultation pack was sent to each of these iwi authorities which included a summary of the proposed plan change and executive summaries of the preliminary findings from all specialists.

The Requester was contacted by Ngāti Tamaoho and Ngāti Te Ata who requested further engagement. Further to that request Ngati Tamoaho met on site to discuss the Request and a cultural values assessment was discussed. However, the Requestor has received no further contact with Ngati Tamaoho on this matter.

The Requester is committed to ongoing consultation with any of the identified mana whenua groups. It is noted that the proposed precinct includes references to the ancestral relationship, occupation and use of the land by Ngati Te Ata and Ngati Tamaoho including its place within the wider cultural landscape of Te Awanui O Taikehu. The proposed precinct objectives include specific reference to the following:

- To recognise and provide for the cultural, spiritual and historic values held by Ngati Te Ata and Ngati Tamaoho, as well as their relationships with the cultural landscape, and to ensure that positive environmental outcomes are achieved for the health and wellbeing of the land, waterways and people.
- The need to protect and enhance the cultural values of streams, wetlands and the significant ecological area within the precinct.
- Policies are proposed that promote the following:
    - consultation with Ngati Te Ata and Ngati Tamaoho and the need to recognise and provide for their relationships with the cultural landscape;
    - establishing a cultural narrative within the Precinct which responds to their cultural values; and
    - encouraging the provision of access for Ngati Te Ata and Ngati Tamaoho to waterways and their margins for cultural practices.

7.2 WATERCARE SERVICE LIMITED

Consultation with Watercare has occurred and issues associated with the provision of sufficient wastewater and water supply connections to service the PCA have been discussed. This consultation has confirmed that:

- A new network pump station at Isabella Drive is currently under construction and the expected completion date is mid-2025. This would provide additional and sufficient capacity within the

Franklin Road Pump Station. Once the new Isabella Road Pump Station is completed and operational, the Franklin Road Pump Station will be able to support further development in Pukekohe area, including the PCA.

- The existing watermain network has available capacity to service the proposed 192 residential lots. There is an existing water reservoir located at the corner between Runciman Road and Rutherford Road.

7.3 TE TUPU NGATAHI – SUPPORTING GROWTH (SGA)

As discussed in section 4.5, the Requester has engaged with SGA regarding the proposed Pukekohe North East arterial road which has been lodged with the Council as a Notice of Requirement (NoR 4). The Requestor has worked co-operatively with SGA with regard to the proposed location of the arterial route through the PCA and the expected area of occupation and acquisition of the road and associated works. The Requestor has designed its potential scheme plan (together with associated indicative earthworks) to accommodate the new arterial road. The potential scheme plan has also anticipated future access to the arterial road network at the south-eastern section of the site.

7.4 AUCKLAND TRANSPORT (AT)

The Requester held a meeting with AT in conjunction with is consultation with SGA. AT has confirmed its preference for a precinct to accompany the Request and for a Precinct to include appropriate triggers for the establishment of necessary roading infrastructure including active mode pedestrian and cycling connections. The need for connections and integration with the Pukekohe North East arterial road was also discussed.

AT also expressed a desire for an SMP to be prepared that included assessment and mitigation options for the collection, treatment and discharge of stormwater within the planned roading network for the PCA. This assessment has been undertaken and is included in the stormwater assessment and proposed SMP for the Request.

8 STATUTORY ASSESSMENT

8.1 INTRODUCTION

Sections 67(3) and 75(3) of the RMA state that a Regional Plan and District Plan must give effect to any National Policy Statement; any New Zealand Coastal Policy Statement; and any Regional Policy Statement. In addition to these documents above, Section 75(3) of the RMA states that a District Plan must not be inconsistent with a Water Conservation Order or a Regional Plan. The following assessment sets out how the Request gives effect to the documents set out below:

- National Policy Statement for Freshwater Management 2020.
- National Policy Statement on Urban Development Capacity 2020 (Updated May 2022).
- National Policy Statement for Highly Productive Land 2022.
- National Policy Statement for Indigenous Biodiversity 2023.
- New Zealand Coastal Policy Statement 2010;
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; and
- Chapter B RPS of the Auckland Unitary Plan.

The following assessment also sets out how the Request is not inconsistent with the regional plan provisions of the Unitary Plan.

8.2 NATIONAL POLICY STATEMENTS

8.2.1 NATIONAL POLICY ON URBAN DEVELOPMENT 2020 (UPDATED MAY 2022)

National policy statements are issued by the government to provide direction to local government about matters of national significance which contribute to meeting the purpose of the RMA.

The National Policy Statement on Urban Development (**NPS-UD**) came into effect on 20 August 2020 and was updated in May 2022.

As discussed in section 4.6 the NPS-UD is part of the Government's Urban Growth Agenda. It endeavours to support productive and well functioning cities, and directs that regional policy statements (RPS) and that regional and district plans provide adequate opportunity for land development for business and housing to meet community needs.

The NPS-UD is designed to improve the responsiveness and competitiveness of land and development markets. In particular, it requires local authorities to open up more development capacity, so more homes can be built in response to demand. The NPS-UD provides direction to make sure capacity is provided in accessible places, helping New Zealanders build homes in the places they want – close to jobs, community services, public transport, and other amenities that communities enjoy. It is intended that the benefits of flexible urban policy include higher productivity and wages, shorter commute times, lower housing costs, social inclusion, and more competitive urban land markets.

There are eight objectives and these are:

> ***Objective 1:*** *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 2: *Planning decisions improve housing affordability by supporting competitive land and development markets.*

Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

a. the area is in or near a centre zone or other area with many employment opportunities

b. the area is well-serviced by existing or planned public transport

c. there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Objective 5: *Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Objective 6: *Local authority decisions on urban development that affect urban environments are:*

a. integrated with infrastructure planning and funding decisions; and

b. strategic over the medium term and long term; and

c. responsive, particularly in relation to proposals that would supply significant development capacity.

Objective 7: *Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.*

Objective 8: *New Zealand's urban environments:*

a. support reductions in greenhouse gas emissions; and

b. are resilient to the current and future effects of climate change.

A significant component of the NPS-UD is to provide for more intensification (see Policies 3, 4 and 5) to improve land-use flexibility in the areas of highest demand and areas with good access to the things people want and need, such as jobs and community services, and good public transport services. These factors are indicators of the best areas for development, and there is strong evidence to demonstrate that reducing constraints on development in these locations would have the biggest impact. Relevant policies are as follows:

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

a. have or enable a variety of homes that:

i. meet the needs, in terms of type, price, and location, of different households; and

ii. enable Māori to express their cultural traditions and norms; and

b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

e. support reductions in greenhouse gas emissions; and

f. are resilient to the likely current and future effects of climate change.

Policy 2: *Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

Policy 3: *In relation to tier 1 urban environments, regional policy statements and district plans enable:*

(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and

(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and

(c) building heights of at least 6 storeys within at least a walkable catchment of the following:

(i) existing and planned rapid transit stops

(ii) the edge of city centre zones

(iii) the edge of metropolitan centre zones; and

d. within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.

Policy 4: *Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.*

Policy 8: *Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

(a) unanticipated by RMA planning documents; or

(b) *out-of-sequence with planned land release.*

As discussed in section 4.7, while the recently approved FDS for Auckland indicates the timing for further urban rezoning in Pukekohe is now 2040, the necessary infrastructure to support the urbanisation is either in place or planned including water supply, wastewater upgrades and the future arterial road network.

The Request is also in accordance with the clause 3.8 of the NPS-UD which requires Tier 1 Councils to enable unanticipated or out of sequence plan changes.

This Request will support good urban outcomes as the proposed rezoning and associated rules are likely to have positive effects on the quality of the built environment, and development within the PCA will integrate well with the existing Pukekohe community and wider Franklin area. Any adverse effects arising from the urban development of the PCA can be appropriately avoided and mitigated through future resource consent processes.

The Request will also enable adequate access to existing public transport services (such as they are in Pukekohe) and these are likely to improve with upgrades planned for the train station and rail services and better accessibility when the Pukekohe North East arterial is completed.

Overall, this Request will provide for housing choice to meet Auckland's housing demand in a location that has existing urban environments and amenities. Furthermore, land use and development infrastructure are integrated with each other as part of the proposal.

8.2.2 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

The National Policy Statement for Freshwater Management (**NPS-FM**) came into effect on 3 September 2020 and was updated in February 2023. The NPS-FM sets out the objectives and policies for freshwater management under the RMA. The NPS-FM has been developed with the fundamental concept that protecting the health of freshwater protects the health and wellbeing of the wider environment. This concept is guided by six principles for management, being mana whakahaere, kaitiakitanga, manaakitanga, governance, stewardship and care and respect.

The objective of the NPS-FM is:

(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

(a) first, the health and well-being of water bodies and freshwater ecosystems

(b) second, the health needs of people (such as drinking water)

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

There are 15 Policies which are as follows:

Policy 1: *Freshwater is managed in a way that gives effect to Te Mana o te Wai.*

Policy 2: *Tangata whenua are actively involved in freshwater management (including decisionmaking processes), and Māori freshwater values are identified and provided for.*

Policy 3: *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*

Policy 4: *Freshwater is managed as part of New Zealand's integrated response to climate change.*

Policy 5: *Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.*

Policy 6: *There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*

Policy 7: *The loss of river extent and values is avoided to the extent practicable.*

Policy 8: *The significant values of outstanding water bodies are protected.*

Policy 9: *The habitats of indigenous freshwater species are protected.*

Policy 10: *The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.*

Policy 11: *Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.*

Policy 12: *The national target (as set out in Appendix 3) for water quality improvement is achieved.*

Policy 13: *The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.*

Policy 14: *Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.*

Policy 15: *Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement*

The Request gives effect to the NPS-FM as the freshwater ecosystems within the PCA have been identified and will be protected and enhanced through the proposed precinct provisions and under Auckland Wide provisions of Chapter's E1 and E3 of the Unitary Plan. The development of the PCA for residential activity, including any discharges of contaminants will be managed so that there is no negative effect to the health of people or communities that come into contact with freshwater.

Furthermore, the Request recognises the policy directive set out by the NPS-FM and seeks to give effect to the objectives and policies by:

- Not including any stream or wetland areas within the PCA as being suitable for development.
- The provision for on-site stormwater collection treatment and disposal based on the assumption that reticulated stormwater services would be provided, in the short to medium term.
- Assessment that the principles of hydrologic neutrality can be achieved via a stormwater management plan.
- The ability to provide for stormwater management under the precinct provisions and/or as part

of any development or subdivision provisions, discharge (s14 stormwater discharge consents), or earthworks consent requirements that would be triggered by the MHU zone or Auckland Wide rules.

8.2.3 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022

The National Policy Statement for Highly Productive Land 2022 (**NPS-HPL**) applies to rural production land that contains soil with a land use classification (LUC) classes 1-3[6]. However, subject to Clause 3.5(7) of the NPS-HPL "highly productive land" does not include land:

(i) identified for future urban development; or

(i) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

In this case the fact that the PCA is zoned FUZ means that it is excluded under Clause 3.5(7). Accordingly, the NPS-HPL does not apply to this Request.

8.2.4 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY 2023

The National Policy Statement for Indigenous Biodiversity 2023 (**NPS-IB**) came into effect in July 2023. The objective of the NPS-IB is as follows:

> *(1) The objective of this National Policy Statement is:*
>
> *(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*
>
> *(b) to achieve this:*
>
> *(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*
>
> *(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*
>
> *(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*
>
> *(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

The NPS-IB details the criteria to be used when assessing areas that qualify as Significant Natural Areas (**SNA**s) or not. Significant indigenous vegetation and significant habitats of indigenous fauna identified as SNAs are protected by avoiding or managing adverse effects from new subdivision, use, and development. Several vegetation and habitat types have been identified as potential SNAs under the NPS-IB criteria, so restrictions may apply to these.

In clause 3.10(2), each of the following adverse effects on an SNA of any new subdivision, use, or development must be avoided unless there is a functional need for the development in that

[6] LUC 1, 2, or 3 land means land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification

particular location and there is no practicable alternative location:

(a) Loss of ecosystem representation and extent.

(b) Disruption to sequences, mosaics, or ecosystem function.

(c) Fragmentation of SNAs or the loss of buffers or connections within an SNA.

(d) A reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems.

(e) A reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle.

(f) If there is functional need for the development in that particular location, and no alternative location, the above adverse effects on an SNA must be managed by applying the effects management hierarchy.

The ecological assessment has applied the NPS-IB criteria to the ecological habitats on the site and it was found that a number of native vegetation, wetland and riparian habitats met the criteria for "significance" under the NPS-IB. Accordingly, these habitats will be protected and enhanced and will have a minimum setback of 15m - 20m from development (including earthworks).

If requested by the Council, the Requester would be open to including identified area of high ecological value as SNAs.

Overall, the Request is consistent with the NPS-IB.

8.2.5 NEW ZEALAND COASTAL POLICY STATEMENT 2010

The purpose of the New Zealand Coastal Policy Statement (**NZCPS**) is to state policies in order to achieve the purpose of the Resource Management Act in relation to the coastal environment of New Zealand. However, the PCA is not within the coastal environment and the NZCPS is not considered to be relevant.

8.3 NATIONAL ENVIRONMENTAL STANDARDS

8.3.1 FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The National Environmental Standard (**NES**) for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 came into effect in January 2012. The NES provides statutory guidelines to address potential soil contaminants to minimise the risk to human health. The NES specifically applies to applications which seek to change the use of the land and an activity listed on the Hazardous Activities and Industries List (HAIL) has or is more than likely to have occurred on that land.

As set out above, both the properties subject in the PCA have been subject to assessments under this NES and have been assessed as suitable for the activities enabled within a MHU Zone.

8.4 UNITARY PLAN

8.4.1 REGIONAL POLICY STATEMENT

Chapter B of the Unitary Plan forms the Regional Policy Statement for Auckland. It provides a framework for promoting the sustainable management of the Auckland region's natural and

physical resources by identifying issues and outlining objectives and policies for managing these issues.

Chapter B1 Ngā take matua ā-rohe - Issues of regional significance of the RPS sets out the issues of regional significance and this includes urban growth and form.

Chapter B2 - Tāhuhu whakaruruhau ā-taone - Urban growth and form sets out the objectives and policies that relate to:

- Urban growth and form (B2.2)
- A quality built environment (B2.3)
- Residential growth (B2.4)

The relevant provisions of Chapter B2 are set out in detail in **Attachment 20.**

The other chapters of the RPS that are relevant include:

- B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy;
- B6 Mana Whenua;
- B7 Toitū te whenua, toitū te taiao - Natural resources; and
- B10 Ngā tūpono ki te taiao - Environmental risk.

B2.2. Urban growth and form

This section of the RPS has the objectives seeking:

- A quality compact urban form;
- Urban growth is primarily accommodated within the urban areas;
- Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth;
- Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages;
- The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

As set out in the assessment of effects, the zoning requested will achieve a quality and compact urban form through the use of the MHU Zone, which can be further adapted to incorporate the MDRS provisions of PC78. While the zoning seeks to extend the urban area of Pukekohe it achieves this by way of a logical extension to the existing urban areas to the west and south of the PCA and contained within the urban ring to be established by the Pukekohe North East Arterial road. Finally, the Request has demonstrated that sufficient infrastructure in terms of three waters and roading are either planned or can be implemented when development occurs through the Auckland wide and subdivision provisions of the Unitary Plan. The proposed precinct provisions will also provide bespoke provisions to trigger the implementation of infrastructure.

B2.3 A quality built environment and B2.4 Residential growth

The choice of the MHU Zone provides the ability to establish higher density residential development while at the same time retaining the flexibility to provide for traditional and less intensive development to meet demand within a small rural community. In this regard, the Request will contribute to a diverse mix of choice and opportunity for people and communities. The PCA has a

favourable elevation and aspect including expansive views to the north, east and south on the ridgeline lines and spurs of the PCA. This topography will eventually inform the scale and intensity of development but also provides the opportunity for a range of typologies, style and intensities to adapt to these opportunities and constraints. The proposed exclusion of existing riparian and native vegetation from development will provide opportunities for development to take advantage of the amenity values these areas provide as well as potential for pedestrian walkways and linkages.

B3 – Infrastructure, Transport and Energy

The Request is consistent with B3 because it will enable development that relies on existing or planned reticulated water and wastewater and the precinct will trigger any necessary upgrades to the wider road network, which for the most part will be the formation of local roads and pedestrian cycling access as well as a future connection to the planned arterial road.

All transport modes will be accommodated within the PCA with the proposed precinct adopting local road typologies similar to the adjoining road network to the west. This includes footpaths on both sides of the road carriageway.

The stormwater assessment and proposed SMP prepared by Birch Land Development concludes that it is possible to accommodate residential development that will be able to attenuate expected storm events to pre-development levels using detention and retention devices on each site.

B6 Mana Whenua

The Requester has engaged and consulted with the mana whenua groups that have identified an interest in the PCA and has met with a representative of Ngāti Tamaoho. The Requestor has recognised cultural identity and values in the precinct provisions as well as specific provisions to recognise and provide for further cultural engagement as the development of the requested zone proceeds. In this regard, the Requester is committed to ongoing engagement with these groups.

B7 Toitū te whenua, toitū te taiao - Natural resources

The identification and recognition of significant ecological values on the site in the form of streams, wetland and areas of native vegetation and associated habitat is a feature of the Request and the precinct provisions will ensure that these areas are identified, protected and enhanced as part of the intended urbanisation of this Request.

B10 Ngā tūpono ki te taiao - Environmental risk

The Request is consistent with B10, which amongst other things, seeks to manage the risk of natural hazards and contaminated land on the future residents of the community that may result from the Request.

The attached contamination assessment concludes that there are no HAIL sites or history of soil contamination or discharges that would make the site unsuitable for residential development. Likewise, the geotechnical assessment prepared by Lander Geotechnical Ltd concludes that the land is suitable for residential development subject to stabilisation works which the Requester has adopted. Geotechnical constraints can be addressed through more detailed site investigations and geotechnical design as part of the resource consent process, where necessary.

The Unitary Plan maps do not identify the presence of any flood plain within the site other than within the banks of the existing stream which runs north to south along the eastern edge of the PCA. The existing provisions of Part E36 of Unitary Plan can be relied upon to ensure that subdivision and development can be designed to avoid any flooding.

Overland flow runoff from impervious surfaces can be managed in accordance with the recommendations of the stormwater assessment and SMP.

RPS Conclusion

Overall, it is concluded that the proposal is consistent with and gives effect to the RPS in terns of its expectations regarding urbanisation in appropriate locations, the provision of supporting infrastructure, the recognition, protection and enhancement of significant ecological areas and engagement with mana whenua.

8.4.2 REGIONAL/DISTRICT PLAN

The Auckland Wide chapter of the Unitary Plan is relevant, and the following sections of that chapter have been considered:

- E1 Water quality and integrated management
- E8 Stormwater - Discharge and diversion
- E11 Land disturbance – Regional
- E12 Land disturbance – District
- E25 Noise and vibration
- E30 Contaminated land
- E27 Transport

The development of land and the establishment of activities within a MHU Zone will likely trigger some, if not all of these chapters and the provisions within them. The assessment of these matters can be undertaken as part of that development process and the assessment of effects has demonstrated that the land is suitable for a MHU Zone.

8.5 OTHER MATTERS – S104(1)(C)

8.5.1 FUTURE DEVELOPMENT STRATEGY

The Request has already been assessed against FDS in section 4.7 of this assessment. While the land has been previously identified as ready for rezoning from 2023 the FDS has pushed this out to 2040. However, as discussed in 4.7the necessary infrastructure to enable development on this land is either in place or planned to be ready by 2025.

8.5.2 PUKEKOHE STRUCUTRE PLAN

The PCA has been identified in the Structure Plan as being suitable for residential zoning to provide for the planned residential growth in the Pukekohe and to support its function as a self-sustaining town.

9 RESOURCE MANAGEMENT ACT 1991

9.1 PART 2 OF THE RMA

The purpose of the Request is consistent with the purpose of the RMA (section 5) as it will enable the social and economic wellbeing of the growing population in the Pukekohe area through the rezoning of land for a range of employment activities.

As result of the Supreme Court's decision in Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd [2014] NZSC 38, a plan change request does not have to refer to Part 2 unless there is a conflict, and only then should a decision-maker refer back to Part 2.

The Unitary Plan is a fully integrated regional policy, regional and district, planning instrument which has been through a rigorous planning process and has only been recently made operative in part. In this case, there is no issue of "conflict" in the relevant planning instruments or other inconsistency or incoherence which would justify a recourse to Part 2 to resolve. However, for the sake of completeness, Part 2 has been considered and the Request will:

- Enable the use of the land resource to achieve its potential to support the projected residential growth in Pukekohe (as outlined in the Structure Plan), therefore providing for the need of future generations in the local area;
- Enable the efficient use of the land resource by developing in an area that is identified for residential development and urbanisation, thereby minimising the further urbanisation of surrounding rural zoned land. This assists to safeguard the rural land resource to meet the reasonably foreseeable needs of future generations;
- The Request avoids any adverse effects on waterways and terrestrial ecology and enables these values to be protected and enhanced, and
- The proposed precinct provisions in combination with the existing provisions of the Unitary Plan are considered to adequately enable such development, including the provision for necessary roading and infrastructure while avoiding, remedying or mitigating any adverse effects as assessed in this assessment.

In terms of the specific matters in section 6 and section 7 of Part 2 the following assessment is provided.

Section 6 - Matters of National Importance

Section 6(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.

Comment

The sites are not in the coastal environment and there are no natural wetlands, streams or lakes within the PCA.

Section 6(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

Comment

There are no outstanding natural features or landscapes identified on the sites. That said the PCA is located in close proximity to Pukekohe East Tuff Ring which is an outstanding natural feature (ID 169) in the Unitary Plan. The proposed urbanisation of the PCA will not affect any of the values

associated with this feature including its landscape and visual qualities.

Section 6(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Comment

The Request identifies several gully, stream and wetland areas (and associated native vegetation) that are significant and warrant protection and enhancement. Adequate buffer areas (15m and 20m) have been proposed for these areas and are included in the Precinct provisions.

Section 6(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.

Comment

The sites are not within the coastal environment. However, indicative pedestrian pathways are proposed to and through a number of the gully and riparian areas to be protected.

Section (e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

Comment

The Requester has engaged with all identified mana whenua groups and has had an initial meeting with Ngāti Tamaoho. Ongoing engagement is encouraged.

Section (f) the protection of historic heritage from inappropriate subdivision, use, and development.

Comment

There are no heritage sites located on the sites.

Section (g) the protection of protected customary rights

Comment

There are no protected customary rights identified on the sites.

Section 7 – Other Matters

Section 7(a) kaitiakitanga

Section 7(aa) the ethic of stewardship.

Comment

The Request considers kaitiakitanga and the importance of Māori relationships with the land through the ongoing engagement with mana whenua.

Section 7(b) the efficient use and development of natural and physical resources.

Comment

The Request supports the efficient use and development of natural and physical resources through providing transport upgrades in line with the intended zoning outlined in the Structure Plan.

Section 7(c) the maintenance and enhancement of amenity values.

Comment

The Request maintains amenity values by creating an environment that was envisaged to be urbanised by the Unitary Plan in the form of a residential area that will contribute to the future

character of the area as it develops.

Section 7(d) intrinsic values of ecosystems.

Comment

The significant ecological values present on the PCA has been identified for protection and enhancement.

Section 7(f) maintenance and enhancement of the quality of the environment

Comment

The Request maintains and enhances the quality of the environment through adopting best practice stormwater management techniques including, riparian protection and low impact design which can be implemented at the consent stage under the proposed zoning.

Section 7(g) any finite characteristics of natural and physical resources.

Comment

Not applicable to the scope of the Request.

Section 7(h) the protection of the habitat of trout and salmon.

Comment

There is no habitat of trout or salmon are identified on the sites.

Section 7(i) the effects of climate change

Comment

The location of the PCA adjoining existing residential zoning and development within Pukekohe will assist in allowing more people to live and work in Pukekohe. The PCA is not subject to flooding and tis therefore resilient to increased flooding effects.

Section (j) the benefits to be derived from the use and development of renewable energy.

Comment

Not applicable to the scope of the Request. However, it is noted future residential buildings can be used to generate solar power.

RMA Section		Comment
Section 6 - Matters of National Importance		
Section 6(a)	The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.	The sites are not in the coastal environment and there are no natural wetlands, streams or lakes within the PCA.
Section 6(b)	The protection of outstanding natural features and landscapes from	There are no outstanding natural features or landscapes identified on the sites. That said

	inappropriate subdivision, use, and development.	the PCA is located in close proximity to Pukekohe East Tuff Ring which is an outstanding natural feature (ID 169) in the Unitary Plan. The proposed urbanisation of the PCA will not affect any of the values associated with this feature including its landscape and visual qualities.
Section 6(c)	The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.	

Section 8 – Principles of the Treaty of Waitangi

In respect to section 8, Te Tiriti of Waitangi has been taken into account in the preparation of this Request through consultation with the identified iwi and a commitment to continue engaging during subsequent phases of the Project.

10 CONCLUSION

The Requester proposes to rezone the land at 70A and 70B Lisle Farm Drive, Pukekohe from Future Urban Zone to Residential - Mixed Housing Urban Zone and 70 Lisle Farm Drive from Residential - Mixed Housing Suburban to Residential - Mixed Housing Urban. The land has been identified in in the Pukekohe – Paerata Structure Plan as being suitable for a residential zoning. While the Structure Plan indicated that the Residential – Single House zone may be suitable for land, this assessment has demonstrated that a Residential - Mixed Housing Urban Zone can provide for the establishment of a range of residential activity typologies and intensities for which there is a demonstrated demand in Pukekohe and in this location. The requested zone is also compatible with the proposed zoning under Plan Change 78 – Intensification and the inclusion of the Medium Density Residential Standards that form part of the intensification required under the National Policy Statement – Urban Development.

The proposed Residential - Mixed Housing Urban Zone can also be established safely and effectively within the existing roading environment and has the potential to connect to the proposed Pukekohe North East Arterial road which is proposed through the eastern part of the plan change area.

The proposed plan change request will also be able to provide three waters infrastructure to service a Residential - Mixed Housing Urban Zone including the ability to provide low impact stormwater solutions.

The Requester has engaged with all affected iwi and mana whenua in the rohe and precinct provisions have been included to recognise these values.

The Request has been assessed against all relevant statutory and non-statutory instruments and it has been determined that it is consistent with these instruments including the regional policy statement and the relevant regional and district provisions of the Auckland Unitary Plan.