

From: [Robert Scott](#)
To: karl_flavell@hotmail.com
Cc: [Stephen](#)
Subject: Proposed Private Plan Change at 70A and 70B Lisle Farm Drive, Pukekohe
Date: Thursday, 27 July 2023 12:48:36 pm
Attachments: [Ngati Te Ata.pdf](#)
[Outlook-SWPL](#)

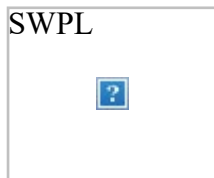
Tena kohe,

Please find attached a consultation document associated with a proposed private plan change at 70A and 70B Lisle Farm Drive, Pukekohe.

If you have any questions, please contact the undersigned.

Nga mihi noho ora mai
(best wishes and stay safe)

Robert Scott | Planning Consultant
Scott Wilkinson Planning



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26 July 2023

Project Number: 4345.01

Ngāti Te Ata
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū
Waiuku

Karl Flavel: karl_flavell@hotmail.com

Tēnā Koe

PROPOSED PRIVATE PLAN CHANGE – 70AS AND 70B , PUKEKOHE

INTRODUCTION

Stephen and Diane Smith at 70A and 70B Lisle Farm Road, Pukekohe, propose to rezone their land under the Auckland Unitary Plan – Operative in Part (**Unitary Plan**) from its current Future Urban Zone (**FUZ**) to Residential – Mixed Housing Urban Zone (**MHU Zone**). The MHU Zone has been chosen to be consistent with the zoning proposed for the land adjoining to the west and south (currently zoned Mixed Housing Suburban Zone) and proposed to be zoned MHU Zone under Proposed Plan Change 78 – Intensification.

Accompanying the proposed plan change will be a simple precinct to trigger and sequence the provision on necessary urban infrastructure including roading and stormwater infrastructure.

Requests to the Council for a private initiated plan change are enabled subject to Part 2 of the First Schedule of the Resource Management Act 1991 (**RMA**). Consultation with iwi authorities is mandatory pursuant to Clause 4A of the First Schedule.

Plan Change Details

Address: 70A and 70B Lisle Farm Road, Pukekohe

Legal Description: 70A Lisle Farm Drive - [Lot 1 DP 143272](#)
70B Lisle Farm Dr - Lot 2 DP 143272

Land Area: 70A Lisle Farm Drive – 10.13 ha
70B Lisle Farm Drive - 8.517 ha

Unitary Plan Overlays: Natural Resources: High-Use Aquifer Management Areas Overlay - Pukekohe Central Volcanic

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay - Franklin Volcanic Aquifer

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Kaawa Aquifer

SITE DESCRIPTION

Landform and Catchment

The topography of the site comprises of broad south-north and west-east running ridgelines extending into the site 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.

Land use

The site is 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 site 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 site and farm sheds are sited in the northwestern and southeastern parts of the site. Boundaries are demarcated with predominantly timber post and wire fences with a hawthorn hedge extending along the southern fence line.

Vegetation

The majority of the site comprises 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 property 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.



Figure 1: Locality Plan for 70A and 70B Lisle Farm Dr

Ecology

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 AUP 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.

EXISTING ZONE – FUTURE URBAN ZONE

The current zoning of the site is FUZ. The FUZ is applied to land that has been identified as being suitable for urbanisation through a range of methods including structure planning, spatial plan growth assessments and future infrastructure planning assessments. In the Unitary Plan 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.

The FUZ is an ‘urban’ zone in that it relates to land that has been identified 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”.

The land has been identified in the Pukekohe Structure Plan as being suitable for a residential zoning and the zone selected (Residential – Mixed Housing Urban Zone (MHU Zone)) is consistent with the Government lead direction on intensification under Plan Change 78 – Intensification and it has been given a planned/immediate priority for rezoning in the Council’s Future Urban Land Supply Strategy (FULSS). To date, a new wastewater pumping station has been constructed to the south of the sites.

PROPOSED ZONE – RESIDENTIAL MIXED HOUSING URBAN ZONE

The proposed new zoning forms part of the hierarchy of six residential zones in the Unitary Plan. The MHU Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for.

The zone description (H5.1) describes the MHU Zone as:

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 Applicant has assembled a team of resource management specialists to assist with the assessment of the proposal. Each specialist has completed an executive summary of their assessment regarding the suitability of the sites for the proposed zoning. These executive summaries will form the basis for the final specialist assessments when the request for the private plan change is lodged with the Council.

PRELIMINARY FINDINGS

Geotechnical

A geotechnical assessment of the land has been undertaken by LDPE :Land Development and Engineering.

The conclusion of this assessment is:

In summary, the site comprises topography and ground conditions that is steep in places and shows evidence of slope instability and of lesser concern is likely prone to settlement in other places such as the low lying areas and inverts of watercourses.

Provided there is consideration to prevailing or perceived geotechnical issues during detailed site investigations for Resource Consent, then the study area as defined herein is considered suitable for residential intensification.

Infrastructure

An infrastructure assessment has been completed by Birch Surveyors.

The assessment confirms that both sites have access to a reticulated water supply and that a wastewater pumping station (in anticipation of land being rezoned for residential activities) is planned and new development will be able to connect to existing reticulated services.

With regard to stormwater, the assessment proposes on-site stormwater detention, treatment and discharge (including roads) with the use of raingardens and wetlands as treatment. The use of inert roofing materials for all covered structures is also recommended. These recommendations can be required as part of the resource consent/building consent process associated with the proposed MHU Zone provisions.

Traffic

An Integrated Traffic Assessment has been prepared by Flow Limited to support the plan change request. The assessment concludes that transportation effects associated with a proposed residential zoning are manageable from a traffic safety, traffic generation and site access perspective. Associated with the rezoning are recommendations regarding pedestrian access and footpath formation, speed limits, additional roading formation (in accordance with planned road integration) and the provision for public transport. These recommendations can all be implemented as part for the consenting process for the new MHU Zone.

It is noted that the new North Eastern Arterial roading project by Te Tupu Ngātahi Supporting Growth is proposed to pass through the eastern part of the site. This will provide enhanced vehicles and active mode access to any residential development undertaken on the site.

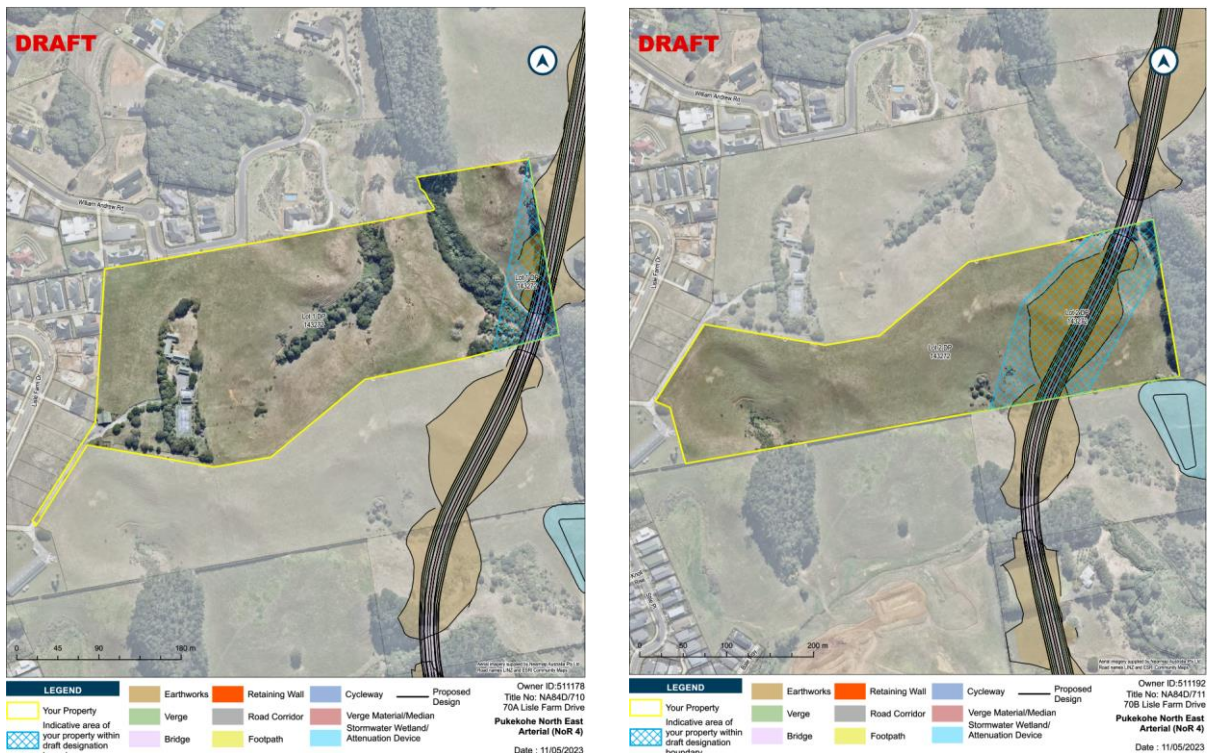


Figure 2 - Proposed Eastern Arterial Road

A copy of the draft NoR in annexed as **Attachment 1**.

Contamination

An assessment of site contamination has been undertaken by Environmental Management Solutions.

The assessment concludes that both properties are suitable for the intended residential plan change with only minimal contamination issues associated with farming activity. There are no contamination issues identified that would pose any major constraints on, or inhibit, this proposal.

Ecology

An ecological assessment has been undertaken by Wildland Consultants Limited and the following has been identified on the site:

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 AUP 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 is suitable habitat within mature trees at the site.

Ecological benefits will be achieved once stock are excluded from wetlands and streams. Key opportunities for protecting and enhancing the ecological values at the site include covenanting high value indigenous habitats and undertaking targets pest plant and animal control.

The proposed plan change will be able to recognise these values and the gullies and streams would be protected under the provisions of the precinct and other provisions in the Unitary Plan that relate to riparian margins. The two high value indigenous habitats (swamp maire forest and taraire-tōtara-pukatea forest) will be recommended for protection as Significant Ecological Areas (SEA) under the Unitary Plan.

Archaeology

An archaeological assessment has been undertaken by Clough & Associates and that assessment notes that no archaeological sites have previously been recorded in the Plan Change Area, or in close proximity to it, and no unrecorded archaeological sites were identified during the survey for this assessment. It is considered unlikely that any are unidentified archaeological sites. The assessment concludes:

It is considered unlikely that any unidentified archaeological sites associated with Maori settlement will be present based on the inland location and lack of navigable waterways in the Plan Change Area. It is also noted that the Plan Change Area was covered in dense bush prior to European settlement, making it unattractive for Maori settlement. It is noted that land was granted to early European settlers in the mid-19th century; however, there is no indication that the Plan Change Area was used for anything other than general agricultural purposes during the 19th century.

If any unrecorded archaeological sites are exposed during future development activities resulting from the proposed Plan Change, the effects are considered likely to be minor and can be appropriately managed under the AUP OP Accidental Discovery Rule (E12.6.1) and mitigated under the archaeological provisions of the HNZPTA.

CONCEPT SUBDIVISION AND DEVELOPMENT

A concept subdivision and roading layout has been prepared and a copy of this is annexed as **Attachment 1**). While the proposed MHU Zone would enable much greater density, the lot arrangement follows the development pattern that exists in the adjoining residential areas currently being developed. In our view this pattern of development is likely to continue.

CONCLUSIONS

The applicants proposed to rezone the land at 70A and 70B Lisle Farm Drive from Future Urban Zone to Residential – Mixed Housing Urban Zone under the provisions of the Unitary Plan. The requested zoning is also consistent with the zoning under Proposed Plan Change 78 – Intensification. The private plan change is enabled under Part 2 of the First Schedule of the RMA.

The Applicant has engaged a specialist resource management team and the findings are that the land is suitable for a zoning change to MHU Zone. The proposed zoning is also consistent with the Council's Pukekohe Structure Plan and the Future Urban Land Supply Strategy.

Please review the information provided and provide us with any feedback or comments you may have. We would also be pleased to meet with you or arrange site visits to both sites to assist you with your understanding of the resource management issues involved in this private plan change request.

In that regard please do not hesitate to contact the undersigned.

Yours faithfully

SCOTT WILKINSON PLANNING



Robert Scott
Planning Consultant

Consultation Summary

15 May 2023

SR Smith & DS Smith
PO Box 585
Pukekohe 2340

Kia ora

Property Address: 70A Lisle Farm Drive; 70B Lisle Farm Drive
Record of Title number: NA84D/710; NA84D/711
SG Reference Number: 511178; 511192

Pukekohe, Paerata, and south Drury future transport connections - Important information relating to your property.

We are writing to update you on essential transport infrastructure that is being planned in the next 20 to 30 years and what this may mean for you and your property.

Last year, we shared with the community the options we are looking at for a future transport network in Pukekohe, Paerata and south Drury. Since the conclusion of public feedback in late December 2022, we have continued to work on environmental and technical assessments to confirm those transport options. To find out more please visit our website <https://findoutmore-supportinggrowth.nz/pukekohe>

We can now share more detailed information with you about how our proposed routes could impact your property and the Notice of Requirement process to route protect certain areas of land for that purpose.

Enclosed with this letter is a plan showing a draft designation boundary and the extent of the potential impact on your property.

The proposed route and extent to which your property could be impacted may still change as further investigations and refinements are undertaken, including consultation with landowners, such as yourselves.

Once this work is completed, we will finalise the route for the project and seek the approvals required under the Resource Management Act 1991. At this stage, Waka Kotahi and Auckland Transport expect to lodge Notices of Requirement in late 2023.

We would like to talk with you about what the Notice of Requirement process means, answer any questions, and understand what support you may need before the process gets underway.

Please contact us to book a time to meet from 24 May to 16 June. We are available to meet with you over the phone, via an online meeting, or in person at Franklin: The Centre in Pukekohe or at our office in Auckland CBD if that works better for you.

What is a Notice of Requirement?

We are going through a Notice of Requirement process to officially designate and protect the land needed for future transport projects. This is a statutory process, similar to applying for resource consent under the Resource Management Act 1991.

You can read more about what a Notice of Requirement is at our website:

<https://www.supportinggrowth.govt.nz/property-owner-information/notice-of-requirement-process/>

Once the designation is in place, property owners, with some limitations, can continue to use, own, or sell their designated land until it is needed for construction.

These projects are not currently funded, so we are not seeking to purchase the land until funding becomes available, which may be in 20 to 30 years.

What happens next?

We expect to lodge the Notice of Requirement with Auckland Council by late 2023.

Auckland Council will then formally notify property owners, who can submit to support or oppose the designation and take part in a hearing, if they choose, as part of the decision-making process.

You can find information for property owners and an explanation of the route protection and Notice of Requirement processes on our website at: [supportinggrowth.govt.nz/property-owner-information](https://www.supportinggrowth.govt.nz/property-owner-information).

We know many of you may have been dealing with some uncertainty during our planning for future transport projects to support planned growth in your area. We hope this letter provides more clarity on the process ahead, how you may be impacted, and what actions you can take.

Please take the opportunity to meet with the Te Tupu Ngātahi team leading this project to talk about the Notice of Requirement process and ask questions about what this means for you.

Next steps – book in a time to talk to us

To book an online or in-person meeting:

- Scan the QR code or visit <https://calendly.com/d/ykz-cw4-tpk>
- Email us: info@supportinggrowth.nz
- Freephone 0800 GROW AKL (0800 4769 255)



Ngā mihi nui



Deepak Rama
Principal Transport Planner
Transport Services – System Design
Waka Kotahi NZ Transport Agency



Alastair Lovell
Auckland Transport Owner Interface Manager
Auckland Transport

Translation Support
Tautoko Takatau
翻译支持
번역 지원

Lagolago Faaliliu
Tokoni ki he Liliu Leá
ਅਨੁਵਾਦ ਸਹਾਇਤਾ

ترجمہ سپورٹ

If you would like this letter translated, or for a translator to support you during a meeting, please contact info@supportinggrowth.nz or call us on 0800 Grow Akl (0800 4769 255) and we can help arrange this.

Te reo Māori

Mēnā, e hiahia ana koe he reta Reo Māori, he kaiwhakamāori rānei hei tautoko i a koe i roto i te hui. Tuku īmera mai ki info@supportinggrowth.nz
He karere rānei ki te nama 0800 Grow Akl (0800 4769 255) ā, kātahi mātou ka āwhina ki te whakarite.

中文

如果您希望翻译这封信，或希望翻译人员在会议期间为您提供支持，请联系
info@supportinggrowth.nz或致电 0800 Grow Akl (0800 4769 255) 我们可以帮助安。

한국어

이 편지의 번역을 원하시거나 회의 중에 번역가의 도움을 받으려면 info@supportinggrowth.nz 로 연락하거나 0800 Grow Akl (0800 4769 255) 로 전화해 주시면 준비를 도와드릴 수 있습니다.

Gagana fa'a Sāmoa

Afai e mana'omia se fesoasoani i le fa'aliliuina o lenei tusi i le tatou gagana Samoa, ae fa'apea fo'i e mana'omia se tagata e fa'aliliuina o le gagana Samoa i le gagana Peretania i le taimi o le fonotaga, fa'amolemole fa'afeso'ota'i le info@supportinggrowth.nz, pe vala'au mai i le 0800 GrowAkl (0800 4769 255) ona e mafaiona matou fesoasoani i lenei mataupu matagofie.

Lea faka-Tonga

Kapau 'oku ke fie ma'u ke liliu 'a e tohi ni, pe ko ha tokotaha liliu lea ke poupuu'i koe lolotonga ha fakataha, kataki 'o fetu'utaki ki he info@supportinggrowth.nz pe telefoni mai kiate kimautolu 'i he 0800 tupu Akl (0800 4769 255) pea 'e lava ke mau tokoni 'i hono fokotu'utu'u 'eni.

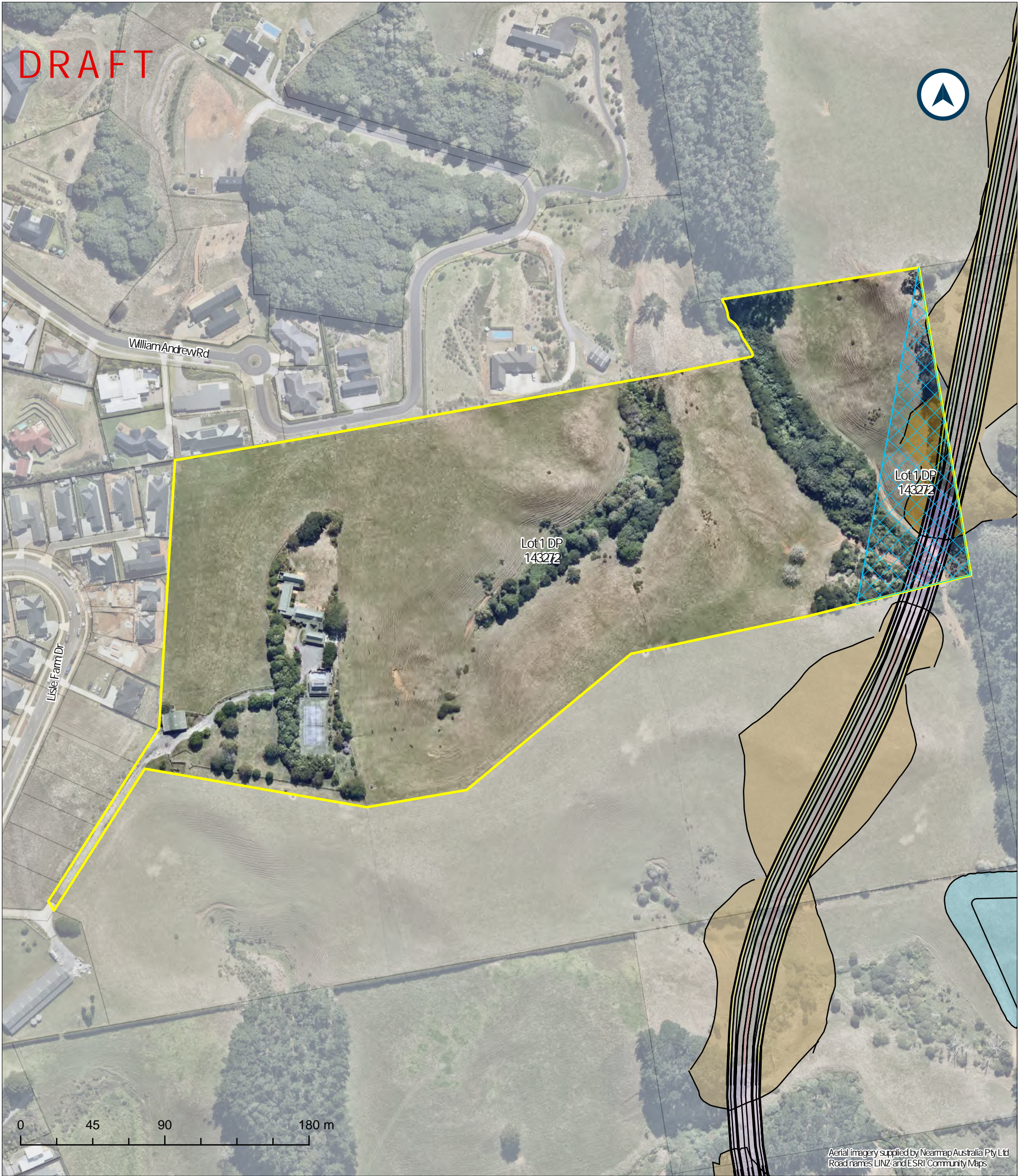
ਪੰਜਾਬੀ

ਜੇਕਰ ਤੁਸੀਂ ਇਸ ਚਿੱਠੀ ਦਾ ਅਨੁਵਾਦ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ, ਜਾਂ ਇੱਕ ਅਨੁਵਾਦਕ ਲਈ ਇੱਕ ਮੀਟਿੰਗ ਦੌਰਾਨ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ info@supportinggrowth.nz 'ਤੇ ਸੰਪਰਕ ਕਰੋ ਜਾਂ ਸਾਨੂੰ 0800 Grow Akl (0800 4769 255) 'ਤੇ ਕਾਲ ਕਰੋ ਅਤੇ ਅਸੀਂ ਇਸਦਾ ਪ੍ਰਬੰਧ ਕਰਨ ਵਿੱਚ ਮਦਦ ਕਰ ਸਕਦੇ ਹਾਂ।

اردو

اگر آپ چاہتے ہیں کہ اس خط کا ترجمہ ہو، یا کسی مترجم کے لیے ملاقات کے دوران آپ کی مدد کرے، تو براہ
پر info@supportinggrowth.nz 0800 Grow Akl (0800 4769 255) پر رابطہ کریں یا ہمیں
کال کریں اور ہم اس کا بندوبست کرنے میں مدد کر سکتے ہیں۔

DRAFT



Aerial imagery supplied by Neamap Australia Pty Ltd
Road names LINZ and ESRI Community Maps

LEGEND

- Your Property
- Indicative area of your property within draft designation boundary

- Earthworks
- Verge
- Bridge

- Retaining Wall
- Road Corridor
- Footpath

- Cycleway
- Verge Material/Median
- Stormwater Wetland/Attenuation Device
- Proposed Design

Owner ID:511178
Title No: NA84D/710
70A Lisle Farm Drive
Pukekohe North East Arterial (NoR 4)

Date : 11/05/2023

- NOTES
1. Property Boundary data derived from Land Information New Zealand
 2. This map shows the area of land that may be affected by the route
 3. This plan may not include all the land in your ownership over a wider area
 4. Blue hatched area for the proposed designation may also include areas to enable temporary construction works to take place

The recipient receives this information in confidence and in good faith to assist with discussions with the members of the Te Tupu Ng tahi Supporting Growth team. In receiving this information, the recipient acknowledges that this information is in draft form and may be subject to further amendments including (but not limited to) prior to the lodgment of the notice/s of requirement for the Level crossing removals and replacement projects, and as part of any subsequent detailed design process. The recipient further acknowledges that Te Tupu Ng tahi has no obligation to provide any such amendments or updates to the recipient as part of this process or otherwise.

This map contains data derived in part or wholly from sources other than those party to the Supporting Growth Alliance, and therefore, no representations or warranties are made by those party to the Supporting Growth Alliance as to the accuracy or completeness of this information.
Map intended for distribution as a PDF document. Scale may be incorrect when printed.



New Zealand Government

DRAFT



Aerial imagery supplied by Neamap Australia Pty Ltd
Road names LINZ and ESRI Community Maps

LEGEND

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- Proposed Design

Owner ID:511192
Title No: NA84D/711
70B Lisle Farm Drive
Pukekohe North East Arterial (NoR 4)

Date : 11/05/2023

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New Zealand Government



I/We confirm that this proposal has been examined by me/us and agree to the use and reproduction of this plan for the purpose of obtaining a resource consent

Applicant's Approval

Approved for submission by:
Birch Surveyors Ltd

KEY	
Proposed Lot Boundaries	—
Road Boundaries	—
Abuttal Boundaries	—
Major Contours (5m)	—
Minor Contours (1m)	—
Proposed Open Space Reserve to protect wetland & streams (Designation to be agreed)	—
Proposed Walking & Cycle Track (2m width)	—
Existing Bush and Wetland	—
Tree	—
Existing Stream	—
Indicative Draft Designation Boundary	—
Road Corridor	—
Bridge	—

- NOTES:
- 1) Areas and measurements are approximate only and subject to final survey
 - 2) Roads shown are legal
 - 3) Datum is arbitrary and subject to final survey
 - 4) This document shall be used only for the purpose for which it is supplied. No reproduction, copying, reuse, sale, hire, loan or gift of this document directly or indirectly is permitted without the prior written consent of Birch Surveyors Ltd
 - 5) This document is subject to copyright

Total number of proposed private lots + 187
Total number of public open air reserves = 3
Combined total lots = 190