

**Austino PC Hobsonville Grove: CI 23 response September 2024 – Updated November 2024 (highlighted)**

Clause 23 topic	Query	Reason for request	CI 23 response
<b>Planning, statutory and general matters – Jess Romhany, Plans and Places</b>			
P1	<p>Please provide evidence of any prior consultation:</p> <p>a) with the landowner of the land zoned Open Space at 84 Hobsonville Road (Auckland Council); and</p> <p>b) with the Councils Parks Department regarding whether the proposed park in the precinct plan could be vested to Council.</p>	<p>The section of land at 84 Hobsonville Road that is included within the plan change area is currently zoned Open Space and is owned by Auckland Council; and To better understand the feasibility of the proposed neighbourhood park and if there has been any prior consultation with the Council regarding this. Noting that in Section 7.4 of the AEE, it is stated that “...subject to Auckland Council parks acquiring it as indicated in PC5” – PC5 has now been withdrawn.</p>	<p>We attach email correspondence between Austino and Council representatives (<b>Attachment A</b>). The correspondence confirms:</p> <ul style="list-style-type: none"> <li>a) That Auckland Council approved the sale of 86 Hobsonville Road on 19 May 2022.</li> <li>b) That Te Runanga o Ngāti Whātua confirmed that they had no further interest beyond noting the cultural significance as part of the decision-making process.</li> <li>c) Austino has registered its interest to purchase the land.</li> </ul> <p>Council has followed all the required processes under section 138 of the Local Government Act and these processes have been completed.</p> <p>Property negotiations / discussions between Auckland Council and Austino are ongoing and it is expected that the sale will occur before Christmas.</p> <p>However, as the land is no longer required by Council for open space purposes, the Private Plan Change (PPC) request can be considered irrespective of whether Austino succeeds in purchasing the land. It is noted that the land use zoning of 86 Hobsonville Road will need to change as the operative open space zoning no longer reflects Council’s requirements for the land and would be extremely limiting for any purchaser</p>
P2	<p>Clarify what the overarching purpose/objective of the plan change is under section 22 of Schedule 1 of the RMA; To avoid doubt, please confirm this is the purpose under section 32(6)(b).</p>	<p>In accordance with Clause 22(1) of the RMA, a request made under clause 21 shall explain the purpose of the proposed plan change. In Section 2.2 of the s32 report the purpose is split into two sections for Block 1 &amp; 2. This makes it unclear what the overarching purpose of the plan change is. This purpose also differs to what is stated in Section 4.3 of the AEE</p>	<p>Section 2.2 of the amended s32 analysis report in (refer attached updated <b>Appendix 3</b>) to this response includes the overarching purpose of the PPC as well as the purpose of / reasons for the PPC as it relates to both Block 1 and Block 2.</p> <p>[Track changes left for this amendment to be reviewed]</p>

P3	Clarify what the reasons for the plan change are; and can you please include this under section 4.4.	Section 4.4 of the AEE states that the reasons for the PPC request are explained in detail in the Section 32 analysis. It is not clear where in the Section 32 analysis the reasons for the plan change are detailed.	Section 4.4 of the Application AEE has been updated to refer to Section 2 of the s32 analysis  [Track changes left for this amendment to be reviewed]
P4	Clarify what objectives of the proposal have been used in the s32(1)(a) evaluation in Section 3.3 of the Section 32 report	Multiple objectives/purposes have been referred to at an earlier stage of the s32 evaluation. It would be useful if the objective used could be clarified in this section by stating it clearly	Section 4.4 of the Assessment of Environmental Effects (AEE) has been amended so that the purpose of, or the reasons for, the PPC are differentiated from the proposed objectives of the Hobsonville Grove Precinct (Block 2) (refer to updated report as <b>Attachment B</b> ).  For the assessment required by section 32(1)(a) of the RMA, we have been guided by the interpretation guidance provided by section 32(6). Therefore:  a) The purpose of the PPC for Block 1 has been assessed against s32(1)(a) as no new AUP(OP) objectives are proposed and no amendments to the existing AUP(OP) objectives are proposed. The proposal is a logical extension of the Hobsonville Corridor Precinct and Business – Light Industry zone, with the existing precinct and zone provisions being adopted in their entirety.  b) Both the purpose of the PPC for Block 2 and the proposed objectives of the Hobsonville Grove Precinct have been evaluated against s32(1)(a).  [Track changes left for amendments to be reviewed]
P5	Please provide: a) an assessment of the PPC against the NPS-IB in the AEE and map the areas of the PPC that are identified as being subject to a notified SNA. b) An assessment of these identified areas against RPS Chapter B7, specifically, B7.2. Indigenous biodiversity objectives and policies.	The ecological assessment (Appendix 10) states that “the indigenous biodiversity within the site includes that which is subject to a notified Significant Natural Area...”. Although mentioned in the ecological assessment, the AEE does not provide an assessment of the PPC against the NPS-IB, per the requirements of Sections 74 of the RMA. Please also include an	The PPC has been evaluated against the National Policy Statement – Indigenous Biodiversity (NPS: IB) and Chapter B7 of the Regional Policy Statement (RPS). This assessment is included in section 2 of the amended Ecological Assessment (refer to attached updated <b>Appendix 10</b> ) and section 10 of the AEE report ( <b>Attachment B and new Appendix 14</b> ).  As clarified in the updated Ecological Assessment, there are no operative or proposed Significant Natural Areas (SNA) within Blocks 1 and 2, or within the environment that immediately surrounds the PPC land. There are Marine 1 and Marine 2 Significant Ecological Areas

	An assessment of Chapter D9 Significant Ecological Areas Overlay needs to be extended over the identified areas.	assessment against the RPS Policies B7.2.2(1) and (2).	(SEAs) downstream of the PPC, within the Waitemata Harbour that form part of the receiving environment.  Section 2.2.2 of the Ecological Assessment (updated <b>Appendix 10</b> ) has been amended to delete incorrect references to SNAs being present on PPC land.
P6	Please include titles and headings for all parts of section 32	The section 32 analysis is incomplete as it is not clear if all parts of section 32 have been addressed. There is not commentary of: s32(3) as this is a 'amending proposal'; and s32(4) if this section is relevant; and s32(4A) a summary of any advice provided from Iwi.	The s32 report has been amended to ensure that the assessment clearly refers to s32(3), s32(4) and s32(4A) of the RMA.  a) s32(3) applies when the proposal seeks to amend provisions that already exist. In this case, s32(3) is not relevant as there are no existing provisions that will be amended as part of this PPC. This PPC merely seeks to change the extent of where existing AUP(OP) zone, precinct and overlay provisions apply. The appropriateness of the zones, SMAF1 overlay, and Hobsonville Corridor Precinct (Block 1 only), are discussed in Section 4.4 of the s32 report.  b) An assessment of the PPC against s32(4) is not required. The PPC would not impose a greater or lesser prohibition or restriction to which a national environmental standard applies.  c) The applicant had made several attempts to engage mana whenua during the investigation phase of the project and these attempts were documented in Appendix 13 of the lodged PPC request. Since lodging the PPC request, the applicant's representatives have had high-level discussions with Ashleigh McDonald of Te Kawerau ahead of a more formal / comprehensive response (refer to <b>CIA in Appendix 15</b> ). The recommendations have been summarised and discussed in section 2.2.3 of the s32 report, as required by s32(4A).
P7	Please provide: a) an assessment demonstrating the requirement for open space; b) further provisions in the precinct provisions that relate	Currently the plan change is designed to provide open space through the means of precinct provisions and not through an established AUP method. It is unclear if the PPC has considered the requirement for open space or where residents will	We have read the information requested and the reasons for the request and consider that a full response to P7 needs to respond to the following:  a) Assess of the requirement or need for open space within Block 2 and related accessibility issues for future residents.

	<p>to the open space objectives and policies</p>	<p>access open space. This assessment is required, and it is difficult to determine if the RPS provisions on open space has had appropriate regard. There is an assessment for if the open space doesn't work out due to 'site conditions' rather than if needs of the community are considered. The current option proposes to bypass the schedule 1 process or public consultation, even though this is a matter of public interest. There are also concerns that there is no activity or standard included in the precinct provisions that trigger a resource consent if the open space is not provided.</p> <p><b>Nov '24 update: Advisory note:</b> Please see Mr Ashton's memo (included in Attachment 2) which provides further comments in relation to the precinct provisions as they relate to open space.</p>	<ul style="list-style-type: none"> <li>b) Assess of the open space provision against the objectives and policies of Part B7 of the AUP(OP).</li> <li>c) Reasons for adopting the overlay approach over other methods.</li> </ul> <p><u>Need for open space in Block 2</u></p> <p>The location and size of the park has been determined through detailed urban design analysis and through discussion with representatives from Auckland Council's Parks, Sports and Recreation team.</p> <p>The need or justification for the location and size of the park is addressed in our response to 'U2' of Council's Clause 23 letter below. In summary:</p> <ul style="list-style-type: none"> <li>a) As shown in Figure 20 of the Urban Design Statement, the park will be located within 400m of all dwellings within Block 2 (i.e., a comfortable walking distance). The park has also been located to serve the occupants of land to the west and south of Block 2 that are zoned 'Future Urban' and are earmarked for residential purposes under the WSP. We consider the location to support the intended compact form and the efficient use of land and open space infrastructure.</li> <li>b) The neighbourhood park provides the opportunity for one centrally located park instead of the 2 parks indicatively shown in Section 8.2.4 of WSP. We consider the proposed location within Block 2 to be more accessible and a better outcome for the future community.</li> </ul> <p>Since lodging the PPC request, Austino representatives met with Theo Ashton (Open Space Planner) on 18 July 2024. Mr. Ashton confirmed that:</p> <ul style="list-style-type: none"> <li>a) Council supports the indicative location of the neighbourhood park, in preference to where the park has been indicatively shown on the Whenuapai Structure Plan (WSP). The location proposed in the precinct plan would be accessible to a much larger walkable residential catchment.</li> </ul> <p>A neighbourhood park of 4-5,000m<sup>2</sup> in area is desirable and would be consistent with Council policy outcomes. However, the size of the park would need to be determined at subdivision stage and it would depend on available budgets, etc</p>
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Assessment of open space against the objectives and policies of the Regional Policy Statement (Part B2).

We have found that the proposed park within Block 2 would be entirely consistent with the objectives and policies of Part B of the AUP(OP). A detailed assessment of the PPC against Part B2 of the AUP(OP) is provided attached (in the new **Appendix 14** to the PC).

Reasons for adopting the precinct overlay method

The reasons for adopting a precinct overlay approach for the park, rather than a zoning approach, is described in Section 4.2.6 of the section 32 report (Appendix 3 of the lodged PPC request). In summary, open space zoning is not proposed in this instance, because:

- a) The project's urban design specialist has determined that the most appropriate location for the neighbourhood park is at the intersection of the indicative roads that have been shown in the precinct plan. The park is not located to align with cadastral land boundaries, which would provide a higher level of certainty. The development of adjacent land may change the alignment of the collector road away from where the roads have been indicatively shown.
- b) The overlay provides flexibility around the size of the neighbourhood park. Zoning would lock-in a fixed location and a fixed size.
- c) If Council does not agree to purchase and vest the land (or all of it) when it has been subdivided, the restrictive land use zoning would remain, and a plan change would be required to use the affected land for another purpose.

We disagree that the approach would *"bypass the schedule 1 process"* and is not *"an established AUP method."* The approach is no different to indicatively showing land to vest as public road, or indicatively showing the location of stormwater detention ponds for vesting in Council, which is a common practice in precinct plans where the location of such elements can only be determined following detailed design. Open Space zoning is not required as land can be vested under the Reserves Act 1977 while retaining a residential zoning. Once the land is vested, the land can be zoned for open space purposes, should Council consider that to be appropriate.

			<p>All subdivision would require resource consent for a restricted discretionary activity under I1.4.1(A9) of the AUP(OP), and RDA matters provide Council with the opportunity to consider a subdivision proposal would sufficiently provide for the open space requirements of the community at that time. We still consider that this approach is preferable to requiring the park through a standard. The RDA matters in I1.8.1(1) and the related assessment criteria in I1.8.2(1) of the Hobsonville Grove Precinct provide for Council's consideration of open space land requirements during the subdivision consent process (refer to updated <b>Appendix 2</b> Precinct Provisions).</p> <p>An assessment of Part B of the AUP(OP) (the Regional Policy Statement (RPS)), is provided in section 10 of the AEE.</p>
P8	<p>Further to the above, please identify the objectives and policies that the proposed plan change is consistent with in relation to Chapters B6 and B10 and provide individual assessments against each relevant objective/policy</p>	<p>To better understand how the proposed plan change gives effect to the RPS. Section 10.1.6 of the AEE states that the PPC is consistent with these chapters but does not identify the relevant objectives and policies</p>	<p>Section 10 of the AEE has been amended to include an assessment of each relevant objective and policy of Parts B6 (Mana Whenua) and B10 (Environmental Risk) of the RPS.</p>
P9	<p>Please clarify or correct the following statement in the AEE:</p> <ul style="list-style-type: none"> <li>Section 6.1.3 – “Auckland Council has previously prepared a structure plan for the Hobsonville (Whenuapai) are which is discussed below. While this structure plan has been withdrawn by Council due to a lack of infrastructure funding...”</li> </ul> <p>Section 5.6.3 – “The northern portion of Block 2 is subject to a Notice of Requirement that seeks to secure the footprint</p>	<p>This sections states that the Whenuapai Structure Plan has been withdrawn. The WSP has not been withdrawn and is still a relevant document. It is assumed that this statement is in reference to PC5. Could this please be corrected if so. The NoR reference for the Spedding Road extension is NoR W4. NoR W5 is for Hobsonville Road. Please correct this reference</p> <p><b>Nov '24 request:</b> Reference to the Whenuapai Structure Plan being withdrawn has not been corrected in the updated AEE. Please amend</p>	<p>The AEE has been corrected to state that PC5 has been withdrawn, not the Whenuapai Structure Plan (WSP).</p> <p>Section 5.6.3 of the AEE has been corrected to state that the Spedding Road NoR is referenced NoR W5 (not W4).</p> <p><b>Nov '24 comment:</b> Section 6.1.3 has been updated to state that PC5 has been withdrawn.</p>

	for a new arterial route, being an extension to Spedding Road (NOR W5).”		
P10	Please incorporate MDRS provisions into the proposed Hobsonville Grove precinct.	<p>To comply with Clause 25(4A) of the first schedule of the RMA so that Council is in a position to accept this application for processing. To not include MDRS would mean that Council must not accept the application for processing</p> <p><b>Nov '24 request:</b> Please ensure that all provisions required under Schedule 3A of the RMA are included in the precinct.</p> <p><b>Advisory note:</b> the template provided as Attachment 1 is intended to assist with the incorporation of MDRS, noting that all required provisions are identified with a comment box which identifies under which part of Schedule 3A the provision is required. Please note that the provisions do not need to be provided as they are written in the template (as the template is a guidance document), but an equivalent provision must be included in the precinct in comply with Clause 25(4A) of the first schedule of the RMA. If an MDRS provision required under Schedule 3A is not included in the precinct, please provide justification for its exclusion, noting any qualifying matters that may apply</p>	<p>The Hobsonville Grove Precinct has been updated to incorporate the MDRS provisions (<b>refer to updated Appendix 2</b>).</p> <p>We understand that this approach is consistent with how other private plan change (PPC) requests have included the MDRS provisions to meet the mandatory requirements of Clause 25(4A) of the First Schedule of the RMA.</p> <p>The applicant’s preference is to not alter the underlying zone standards and to leave decision on how the MDRS is incorporated into the AUP(OP) up to Council through PC78. In this regard, we note that the MDRS provisions have the capacity to work in a manner that is contrary to the PPC objectives and policies that support high-quality design and walkable neighbourhoods, which led to adopting the THAB zone.</p> <p>The Coalition Government announced on 4 July 2024 proposed changes to the RMA that could make the MDRS optional for Councils, which may require this matter to be reevaluated later in the process.</p> <p><b>Nov '24 Comment:</b> All the required provisions of Schedule 3A have been included in the proposed Hobsonville Grove Precinct provisions</p>
P11	Please update the plan change report as necessary	Please ensure that the plan change report is updated to ensure consistency with any updated technical information provided as	The AEE and s32 reports have been updated to reflect changes to the stormwater and ecology technical inputs and to incorporate information from the CIA report.

		part of this further information request	
P12	<p>In relation to the Cultural Impact Assessment prepared by Te Kawerau Iwi Tiaki Trust (dated September 2024):</p> <ul style="list-style-type: none"> <li>• Please identify and assess the benefits and costs of the cultural effects that are anticipated from the implementation of the provisions, in accordance with Section 32(2)(a) of the RMA. Table 1 in Section 4.3 of the Section 32 evaluation states that these are “to be confirmed following further mana whenua engagement”. Provided that a Cultural Impact Assessment is now available, could you please complete this section of the assessment.</li> <li>• Please summarise how the recommendations provided by Te Kawerau Iwi Tiaki Trust in Section 7 of their Cultural Impact Assessment have been incorporated into the plan change provisions. Please provide an update to the section 32(4A) assessment.</li> <li>• If the applicant considers the matters raised can be addressed at the resource consents stage - please clarify which future resource consents could</li> </ul>	<p>The Cultural Impact Assessment was provided as part of the applicant’s full response to the Clause 23 request.</p> <p>Additional information is requested to better understand the nature of consultation undertaken in relation to the cultural effects of the proposal, in accordance with Schedule 1 Clause 23(1)(d) of the Resource Management Act 1991; and in understanding assessment under Section 32(4A).</p>	<p><b>Nov '24 Comment:</b> The benefits and costs of the cultural effects have been included in Table 1 of the s32 evaluation.</p> <p>Section 3.4 of the s32 report contains an assessment of the requirements of section 32(4A). This includes referencing the resource consent triggers that have the capacity to address the concerns raised by mana whenua.</p> <p>Ashleigh McDonald has provided a letter to explain the methodology that has been applied to prepare the CIA. The letter explains that the nature of the potential adverse effects without adopting mitigation measures and concludes that the application should be declined if not mitigated. The statement that you have quoted in the Clause 23 request is based on adverse effects without adopting any mitigation measures. The CIA then recommends mitigation measures that would make these effects acceptable to Te Kawerau. It is within this context that Te Kawerau supports the PPC.</p> <p>The recommendations that relate specifically to planting riparian margins, pest control, and stream restoration works are largely irrelevant as the PPC area does not include any freshwater resources or riparian margins.</p> <p>Please also refer to the updated letter from Te Kawerau dated 29 November 2024 which confirms their current position on the Private Plan Change application.</p>

	<p>capture the concerns of Iwi?</p> <ul style="list-style-type: none"> <li>• In accordance with Clause 23(1)(d) - please clarify whether Te Kawerau Iwi Tiaki Trust have changed their overall position on the plan change, noting that the Cultural Impact Assessment (dated September 2024) states that “without further avoiding, remedying, mitigating, offsetting or compensating the significant cultural effects we have identified the application should be declined”. It is noted that supplementary correspondence was received from Te Kawerau Iwi Tiaki Trust (dated 7 October 2024), stating that the proposed mitigations for stormwater management within the PPC area are sufficient at this stage, but it is not clear whether they still maintain their position that the application should be declined.</li> </ul>		
<b>Transport matters – Russell Brandon, Flow Transportation Specialists Ltd</b>			
T1	<p>As per the Auckland Transport request, please confirm the mechanism by which access to all of Block 1 via Westpoint Drive can be ensured</p> <p><b>Comment:</b> I understand from the Council Planner that Council has agreed to sell the</p>	<p>Section 6.1 of the ITA states that access to block 1 is proposed via the existing road connection on Westpoint Drive.</p> <p>Block 1 is under 2 separate titles with different owners (Austino and Auckland Council). The road connection referred to in Figure 22 of the ITA does not provide a public</p>	<p>Refer to memo prepared by Ruby Kim (Senior Transportation Consultant) which responds to the Matters T1 through to T3 (<b>Attachment C</b>).</p> <p>In summary, Ms Kim notes:</p> <ul style="list-style-type: none"> <li>a) Access to Block 1 will be via Westpoint Drive as Hobsonville Road is an arterial route and limited access road. Section 8.8 of</li> </ul>

	<p>parcel of land that separates the remainder of Block 1 from Westpoint Drive, and that the applicant is working through the process of purchasing it. Both land parcels in Block 1 under common ownership would provide some assurance that access cross the separating strip of land will be achievable. Without some kind of assurance of access across this strip of land, there is no guarantee that vehicle access directly onto Hobsonville Road will be prevented.</p> <p><b>Additional Information Request</b> - If it has not already been provided, please provide confirmation of the sale of the land/that both parcels are under common ownership, or confirmation from Council that access across the separating strip of land will be allowed if the parcel continues to be owned by Council (or another party).</p>	<p>road link to the southern site (Austino) over the northern site (Auckland Council). It is only a intersection/vehicle crossing that has been constructed within the Westpoint Drive road reserve. Construction of this road stub does not guarantee access to the southern site through the northern site</p>	<p>the AEE has been updated to include an assessment of the transportation related effects of Block 1.</p> <p>In addition we note: Land negotiations are ongoing and there is a high level of confidence that the land will fall into private ownership prior to Christmas, given that a resolution has been passed by Council to dispose of the land. However, irrespective of whether Council sells the land to Austino Limited, rezoning would not prevent access from being obtained to Block 1, either from an adjacent Future Urban zoned site or directly from Hobsonville Road following a resource consent process.</p> <p>The purpose of 'limited access roads' is to limit or consolidate the number of vehicle crossings and / or intersections onto a road. It is possible that a Block 1 development could seek resource consent from Council and permission from Auckland Transport to establish a combined access onto Hobsonville Road if there are no practicable alternatives. Council would have discretion to decline such a request based on traffic safety and network efficiency grounds.</p>
T2	<p>Please provide further justification for not specifying a requirement for cycle facilities on collector roads in the precinct plan or update the collector road requirements</p> <p><b>Comment:</b> Page 10, of the Cycling Infrastructure of the TDM, Approved Cycleway Types, states that express networks (i.e. major</p>	<p>The ITA states that for roads carrying 3,000 vehicles per day and speed environments 30 km/hr or less cyclists can share the road. Traffic volumes on the collector road will be less than 3,000 vehicles per day while Block 2 is developed in isolation. However, when adjacent sites are developed, and if the collector road continues further west as is</p>	<p>Refer to memo prepared by Ruby Kim (Senior Transportation Consultant) which responds to the Matters T1 through to T3 (<b>Attachment C</b>).</p> <p>In summary: Table I1.10.3 of the Hobsonville Grove Precinct has been amended to ensure that any collector road within it provides either a buffered lane or a protected cycleway in a 30km/hr zone. Subdivisions and developments that provide a Collector Road that do not include cycle</p>

	<p>cycleways) must be extended locally where newly built streets are categorised as Collector types, and on any street exceeding 1,500 vpd in one direction.</p> <p>The specified cycleway width should be increased to 2 m to align with the design standards in the TDM, and the road reserve width increased accordingly. A 1.8m width is specified in the TDM in the context of retrofit areas where 2m cannot be achieved.</p> <p>The transport response notes a minimum width of 22.1m to accommodate all the required cross section elements (22.5m with the cycleway width increased as recommended above), however Table I1.10.3 in the updated precinct provisions specifies 21.1m.</p>	<p>indicated, traffic volumes could increase. Also regardless of volumes, the Auckland Transport Engineering Design Code – Cycling Infrastructure specifies that collector type roads should have cycle facilities. Considering the potential future transport network in this area, cyclists need to be provided for on the collector road network.</p> <p><b>Additional Information Request:</b> Please update the specifications for the Collector Road in Table I1.10.3 of the precinct provisions to take into account a minimum 2m wide cycleway or remove specific width requirements for the elements required so TDM standards can just be applied as appropriate</p>	<p>facilities will require resource consent for a restricted discretionary activity.</p> <p>The minimum corridor width for a collector road has been increased from 21.1m to 22.5m in Table I1.10.3. The minimum width of cycle lanes has also increased to 2.0m in Table I1.10.3.</p>
T3	<p>Please clarify how the cycling/active mode connections to the surrounding existing and future roads can be ensured</p> <p><b>Comment:</b> Comments on the collector road specifications in Table I1.10.3 are provided in RFI#2.</p> <p>I assume that the “Local Street over the Rawiri Stream...” row of Table I1.10.3 refers to the full connection from the Collector to Westpoint Drive. Off the bridge or culvert, 16.3</p>	<p>The ITA noted shared paths on the concept connection point for Block 2, implying that there is an intention to provide for cyclists to have dedicated facilities between Block 2 and Westpoint Drive. We also acknowledge that the indicative connection to the Spedding Road corridor was added in response to previous feedback about active mode.</p> <p>The policies and assessment criteria refer to cycle connectivity to Westpoint Drive and the future Spedding Road corridor, but the transport connection rules and</p>	<p>Refer to memo prepared by Ruby Kim (Senior Transportation Consultant) which responds to the Matters T1 through to T3 (Appendix C).</p> <p>In summary:</p> <ul style="list-style-type: none"> <li>a) The Hobsonville Grove Precinct has been amended to include a requirement for subdivision and development to provide for a cycleway across the Rawiri Stream and to encourage a connection be provided the proposed Spedding Road arterial. Resource consent would be required for a restricted discretionary activity if a development or subdivision does not provide for a cycle connection. The objectives and policies of the Hobsonville Grove Precinct have also been amended to align with these requirements</li> </ul>

m is not adequate width to accommodate all the general requirements for a local road plus cycle facilities. The minimum road reserve width should be increased for this local road to take into account the cycle facilities required, with a note flagging that a narrower width may be needed/justified on the stream crossing itself. Shared paths are not an approved facility. With this route providing a connection to the wider cycle network in the area, 2m wide cycleways should also be specified for this local road connection.

The Spedding Road corridor is designated in the vicinity of this site (1484). The references to whether or not there is a designation for Spedding Road should be removed from proposed standard I1.6.1.2.(3). Similarly reference to Spedding Road not being built with active mode infrastructure should be removed. The road will at least have a footpath, and this should be accessible from the northern end of Block 2. Regardless of whether there are cycle facilities on the future Spedding Road corridor or not, the TDM recommends the width of such a link should be 8 m with a max 4m wide path. 4m is the desirable

precinct plan do not specifically require this. The precinct plans just notes "connections" Given that the link between the Block 2 connection and the collector road is noted as a local road, specifying cycle facilities on collector roads will not address this either

**Additional Information Request:**  
Please update the specifications for the "Local Street over the Rawiri Stream..." in Table I1.10.3 of the precinct provisions to take into account minimum 2m wide cycleways or remove specific width requirements so TDM standards for the elements required can just be applied as appropriate.  
Please update proposed standard I1.6.1.2.(3) to remove reference to the Spedding Road designation being in place, or not being built with active mode facilities as this is unnecessary.  
Please update the width specification for the connection to Spedding Road to match TDM requirements or remove specific width requirements so TDM standards can just be applied as appropriate.  
Please reword I1.6.1.2.(3) so it does not imply a shared path is required, noting that a shared path is not an approved facility

The Hobsonville Grove Precinct provisions have been amended as follows:

- a) Table I1.10.3 does not specify a specified minimum road width for the local road connection over the Rawiri Stream. This will fall on the TDM standards. This will also provide for Council to consider a narrower stream crossing on merit.
- b) Standard I1.6.1.2 (Transportation Connections) has been amended to require a minimum formed cycleway width of 4.0m to the Spedding Road NOR.
- c) Note 5 has been included to Table I1.10.3 indicating that "A narrower width may be needed/justified on the stream crossing itself"

	<p>shared path width, with 3m the minimum, but also noting that shared paths are not an approved facility and require departures.</p>		
<p><b>Transport matters – Katherine Dorofaeff, Auckland Transport</b></p>			
<p>AT1</p>	<p>Were the traffic volumes obtained from AFC (SATURN model data) queried given the low traffic volumes along Hobsonville Road? If so, did they provide any comments? The 2028 AFC data has low volumes on Hobsonville Road and high volumes on Westpark Drive. This appears unrealistic. What are your comments on this</p>	<p>In response to a previous request, the applicant confirmed that the traffic volumes for Hobsonville Road were obtained from AFC (STATURN model data). However, the previous request specifically asked about the low traffic volumes along Hobsonville Road in the AFC data. This aspect has not been responded to.</p>	<p>The attached memo prepared by Ruby Kim (Senior Transportation Consultant) responds to the Matters AT1 through to AT3.</p> <p>We note that Ms Dorofaeff has made suggested changes to the proposed precinct provisions. We respond to these suggestions, as follows:</p> <ul style="list-style-type: none"> <li>a) We disagree that acoustic standards are required in relation to the Spedding Road arterial route.</li> <li>b) We have adopted Ms Dorofaeff’s suggested wording for Objective 4.</li> <li>c) We disagree that resource consent should be required for a discretionary activity if a road connection is not providing in the location that has been indicatively shown in the precinct plan. We maintain that the restricted discretionary status for non-compliance with Standard I1.6.1.2 (Transportation Connections) is appropriate. The matters over which Council has restricted its discretion have been amended so that it also references those matters that are applicable to a compliance subdivision / development.</li> <li>d) We have adopted the additional purpose statement that has been suggested by Ms Dorofaeff for Standard I6.1.2 (Transportation Connections).</li> </ul> <p>The width of the collector road has been increased from 16.9m to 22.5m in Table I1.10.3 (Road Function and Design Table).</p>
<p>AT2</p>	<p>The SCATS summaries have been reviewed by Commute. Please model the intersections with standard SCATS phasing (single diamond overlap with separate side road phases – A, D, E, F +</p>	<p>To better understand the modelling assumptions and therefore the traffic effects of the proposal  <b>Comment:</b>  Modelling: Commute has reviewed the modelling results for the Westpoint Drive / Hobsonville Road</p>	<p>The attached memo prepared by Ruby Kim (Senior Transportation Consultant) responds to the Matters AT1 through to AT3.</p> <p>With respect to the further request relating to the intersection of Westpoint Drive and Hobsonville Road we note HG has reviewed the SIDRA Movement Summary for the Westpoint/Hobsonville intersection PM results provided by Commute (Mike Nixon) and identified</p>

	<p>variable F1 and F2 phases). These are the phases as the intersections run now. The modelling appears to include adjusted amber and all red times (i.e. intergreen times). Please confirm whether this is the case. Also recommend running intersections to standard 100 second SCATS network cycle time</p>	<p>intersection focussing on the '2028 no development' vs '2028 with development' scenarios (for both the AM and PM peak hours). Mike Nixon has undertaken SIDRA modelling to check the Harrison Grierson results and has identified that the Westpoint Drive / Hobsonville Road intersection is at capacity in the '2028 PM with development' scenario (see pdf summary attached).</p> <p><b>Additional Information Request:</b> Please consider the SIDRA 9.1 file provided by Mr Nixon (also attached) and review the Harrison Grierson models in terms of the PM results for the Westpoint Drive / Hobsonville Road intersection. This is best progressed by direct liaison with Mr Nixon. The reason for this request is to better understand the traffic effects of the proposal on the Westpoint Drive / Hobsonville Road intersection.</p>	<p>discrepancies in the traffic volumes used in the model. This indicates either the base volumes used are different or the underlying assumptions for the trips generated by the proposed development have been calculated differently, despite being accepted in previous discussions. Consequently, the modelled results for the intersection do not align.</p> <p>As suggested, Ms Kim has had a further discussion with Mr Nixon and they went through the SIDRA files together and concluded that the intersection will function well in the future state even with the Hobsonville Grove development.</p> <p>We understand that Ms Kim has provided a summary of this discussion to Mr Nixon and he will advise Ms Dorafaeff that this item has been satisfied.</p>
AT3	<p>Provide further information about how it is intended to access 84 Hobsonville Road. The ITA identifies that this block will be accessed by a local road connection over Rawiri Stream from Westpoint Drive. AT supports road and vehicle access being provided from Westpoint Drive rather than Hobsonville Road. However the applicant has provided a response table which suggests there will be additional vehicle accesses</p>	<p>It is desirable to avoid or restrict vehicle access onto Hobsonville Road as this is an arterial road, with proposed separated cycle facilities. Rather than relying on future assessments against the VAR in E27, consideration should be given to future access requirements at ITA and planning stage.</p> <p>The reason for this request is to better understand the traffic effects of the proposal, and ways in which adverse effects may be mitigated</p> <p><b>Comment:</b></p>	<p>The attached memo prepared by Ruby Kim (Senior Transportation Consultant) responds to the Matters AT1 through to AT3. Refer also to T1 response above.</p> <p>We are of the opinion that the existing provisions in E27 can be relied upon when considering the appropriateness of access onto Hobsonville Road. The E27 VAR provisions require consideration of effects on both the vehicle network and active mode networks.</p> <p>We note that Policy E27.3(21) does not seek to prohibit access to arterial roads, but rather, the policy seeks to avoid multiple crossings from being established on arterial routes, either by establishing access on a local road, or by consolidating crossings.</p> <p>In summary, we see access to Block 1 as being no different to the 'land locked' situation affecting Block 2. Access may require agreement with</p>

	<p>onto Hobsonville Road and Westpark Drive</p> <p><b>Additional Information</b> Request: Please provide the updated Section 8.8 which is referred to in the response. The reason for this request is to better understand the assessment of the transport related effects for Block 1.</p>	<p>Access for 84 Hobsonville Road (Block 1): The applicant has confirmed that access to Block 1 will be via Westpoint Drive as Hobsonville Road is an arterial road and limited access road. In the response to T1 Harrison Grierson advises that Section 8.8 of the AEE has been updated to include an assessment of the transportation related effects of Block 1. However, it does not appear that any changes have been made to Section 8.8 of the revised AEE provided</p>	<p>an adjoining landowner if access directly to Hobsonville Road cannot be supported and if Austino is unsuccessful in purchasing the land from Auckland Council that would enable access to Westpoint Drive.</p> <p>However, as stated in our response to P1, there is a strong likelihood that the land that is currently owned by Auckland Council will be sold and developed for urban purposes.</p>
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**Stormwater and flooding matters – Lee Te, Carmel O’Sullivan and Brooke Waterson, Healthy Waters**

<p>HW1</p>	<p>The SMP is titled “Austino Draft Stormwater Management Plan Austino Block 2 Investigation”. The SMP is referred to as a draft SMP. Please clarify why a proposed final version SMP is not submitted for the proposed plan change. And when a final version SMP will be submitted <i>Includes edits for SMP</i></p>	<p>The SMP will ultimately be used to inform future development for the proposed plan change area. Healthy Waters needs to assess the proposed final version of SMP to ensure it contains all the require information to meet the requirements of the NDC, SWCoP, GD01 and GD04 to be authorised under the NDC</p>	<p>The updated Stormwater Management Plan (SMP) submitted with this response is the final version. Mana whenua engagement for the Hobsonville Grove Precinct PPC application has occurred please refer to Section 4 of the updated SMP.</p>
<p>HW2</p>	<p>The SMP refers to possibility of consultation with Healthy Waters. Please advise when this will occur</p>	<p>Consultation with Healthy Waters is recommended during the plan change process. As the outcome of consultation with Healthy Waters needs to be included in the final version of the SMP. This will allow for assessment of the SMP to ensure it contains all the require information to meet the requirements of the NDC, SWCoP, GD01 and GD04 to be authorised under the NDC</p>	<p>A meeting with Healthy Waters for the Hobsonville Grove PPC application occurred on the 11th of July. Continued consultation has taken place subsequent to this meeting.</p>

<p>HW3</p>	<p>Section 1.1 of the SMP states that the SMP was prepared to support soft lodgement of the Westpoint Drive Plan Change. Appendix 6 of the submitted documents (Austino PPC Response to Auckland Councils Healthy Waters Queries, by Dipal Harrat, dated 12 April 2024) states that the preferred stormwater management approach is outlined in Section 7.2 of the SMP. Further detail of the feasibility and implementation will be provided in the lodgement process. Please clarify which lodgement process you mean. The feasibility and implementation details need to be included in the SMP for the plan change to ensure the proposed stormwater management is appropriate and any stormwater and flooding effects are managed for the plan change area, please update the SMP with the feasibility and implementation details</p>	<p>The feasibility and implementation details need to be included in the SMP to allow a better understanding of the proposed stormwater management and to ensure stormwater and flooding effects are managed for the plan change area</p> <p><b>Nov '24 request:</b> Please include information about water quality for Precinct 1 in Table 12 of the SMP (pg 52)</p>	<p>The updated SMP includes the feasibility and implementation details (outlined in Section 7).</p> <p><b>Nov '24 response:</b> Water quality information for Precinct 1 has been added to Table 12.</p>
<p>HW4</p>	<p>In the SMP Section 4.0 Mana whenua: Te Ao Maori and Maturanga it is noted 'To be completed'. Please complete this section in the SMP and</p>	<p>To understand how mana whenua values are incorporated into the SMP, as consultation with mana whenua must be undertaken throughout the plan change process to allow for early engagement and to</p>	<p>Austino Property Group engaged Te Kawerau to provide a Cultural Impact Assessment of the PPC application. Section 4 outlines how the values held, and recommendations made by Te Kawerau have been addressed in the SMP. A copy of the updated SMP has been provided to Te Kawerau for comment.</p>

	outlined the consultation details, including outcomes and how mana whenua values and aspirations are addressed in the SMP, as required under Schedule 2 of the NDC	ensure the SMP identifies and incorporates mana whenua values.	Consultation is planned to continue throughout the PPC application.
HW5	In Appendix 6 – Austino PPC Response to Auckland Councils Healthy Waters Queries, by Dipal Harrat, dated 12 April 2024, it was stated that discussions with Waka Kotahi are planned as part of the SMP stakeholder liaison. What consultation has taken place and what are the outcomes, the information needs to be included in the SMP, please update Section 5.0 Stakeholder engagement and consultation in the SMP	It is important that stakeholder engagement is undertaken during the development of the SMP to ensure that all potentially affected parties are informed, and outcomes discussed. Healthy Waters cannot assess or make decision on Waka Kotahi’s behalf. Healthy Waters would like to be included in any discussion with Waka Kotahi.	Initial consultation has been undertaken with Waka Kotahi (meeting on 26 September). Waka Kotahi agreed to provide information regarding the culvert sizing underneath SH18 to confirm the SW modelling accuracy. This information exchange has just begun.  The summary and outcomes of these discussion will be added to the SMP once this information is made available. This is summarised in Section 5 of the SMP.
HW6	Watercare is the listed owner of 27 Trig Road. In the event of blockage or partial of the culverts under Upper Harbour Highway this is likely to result in increased water levels on 27 Trig Road. Has there been any consultation with Watercare in relation to this matter? In Appendix 6 – Austino PPC Response to Auckland Councils Healthy Waters Queries, by Dipal Harrat, dated 12 April 2024, consultation with Watercare for this matter was proposed post lodgement of the PPC, please justify why	It is important that stakeholder engagement is undertaken during the development of the SMP to ensure that all potentially affected parties are informed, and outcomes discussed. Healthy Waters cannot assess or make decision on Watercare’s behalf	Preliminarily discussions with Watercare have taken place. The outcomes of the discussion to date are summarised in Section 5 of the updated SMP.

	<p>this is not occurring during the plan change process Please include details of the consultation with Watercare, please update Section 5.0 Stakeholder engagement and consultation in the SMP</p>		
HW7	<p>In the SMP Section 5.0 Stakeholder engagement and consultation it is noted 'To be completed'. Please include information on all stakeholders, with details on the reasons why they are affected, what engagement occur and what the feedback and the SMP response is</p>	<p>To better understand the SMP and ensure the SMP is consistent with the requirements of the NDC</p> <p><b>Nov '24 Request:</b> Please clarify whether the consultation undertaken with Auckland Transport, as noted in Section 5.3 of the SMP, included discussion about stormwater management measures, such as:</p> <ul style="list-style-type: none"> <li>• the use of communal bioretention devices for SMAF and water quality treatment and/or;</li> <li>• the use of roads reserve for overland flow paths?</li> </ul> <p>Please clarify what 'integrated in the public open spaces' means. Does this include the road corridor?</p>	<p>Section 5.0 has been updated to include the engagement and consultation done to date as part of the PPC application.</p> <p><b>Nov '24 response:</b> As evidenced by the PPC documentation, the project team have consulted with Auckland Transport. However, these discussions have been focused on transportation issues and the design of the stormwater network, including stormwater infrastructure within the road network, have not been discussed. Neither has the project team discussed whether any overland flow paths should be located within the road corridor. The SMP states that the preferred stormwater management method are larger scale communal devices on public land and a piped network within the legal road corridor. These details can be worked through the resource consent and engineering approval processes. The existing tools within the AUP(OP) that provide for such matters to be considered during the resource consent process will not be affected by the PPC</p>
HW8	<p>In the SMP, Appendix 1 of the HG SMP contains the Rawiri North Addendum to Waiarohia Integrated Catchment Management Plan (ICMP). This ICMP identifies sub-catchment D1 as a stream management area, promoting retention and stream flows post development. Will Precinct 1 of</p>	<p>To understand what the stormwater management approach for Precinct 1 is</p> <p><b>Nov '24 Request:</b> Please include the response for HW8 in the SMP and clearly state what is Option 1 and the other possible options. Please include details of what needs to be considered when deciding between the options.</p>	<p>At this stage, the preferred stormwater management approach for Precinct 1 is private bioretention devices. To conservatively size the communal bioretention devices, retention through infiltration was not considered. At the resource consent stage, detailed geotechnical infiltration testing will inform the appropriateness of this assumption. If retention through infiltration for Precinct 1 is a feasible option, the approach outlined in the Rawiri North Addendum to the Waiarohia ICMP for the Stream Management Area D1 will be maintained.</p> <p>Once finalised earthworks plans have been produced at resource consent, the opportunity to convey 29% of Precinct 1 secondary runoff</p>

	the proposed development maintain this approach?		to Wetland 5 will be investigated. At this stage, this is not the preferred stormwater management approach for Precinct 1.  <b>Nov '24 response:</b> The preferred option for Precinct 1 was outlined in Section 7.1 of the submitted SMP. Table 12 has been updated to include the options for the PPC and the preferred approach.
HW9	<p>The SMP states that Wetland 5 located on Rawiri Place was constructed to provide stormwater management for approximately 29% of Precinct 1 and that the Addendum to Waiarohia ICMP a portion of Precinct 1 can convey its secondary systems runoff to Wetland 5. However the viability of conveying this will be reviewed during the design process. Please clarify why this cannot be reviewed during the plan change, if this is not a viable option and other methods are needed, this needs to be outlined in the SMP.</p> <p>Austino PPC Response to Auckland Councils Healthy Waters Queries, by Dipal Harrat, dated 12 April 2024, stated that the topography of Precinct 1 may mean it is not practical to use Wetland 5 to manage secondary flow, please provide further information in the SMP</p>	<p>To understand what the stormwater management approach for Precinct 1 is</p> <p><b>Nov '24 Request:</b> Please incorporate the response for HW8 into the SMP and clearly state what is Option 1 and the alternative options considered in the assessment. Please include details of why this was the preferred option.</p>	<p>Please refer to Section 7 of the updated SMP and to comment HW8.</p> <p><b>Nov '24 response:</b> Refer to the response to HW8</p>
HW10	The Assessment of Ecological Effects: 84, 90 & 100 Hobsonville Road, West	To better understand the condition of the Rawiri Stream and the effects of the proposed plan change will	An ecological assessment of the Trig Stream and its associated wetland have been included in the ecological assessment report. The

Harbour, Auckland. March 2024 stated that the Rawiri Stream has “a significant portion of the banks of the stream sections were incised (notably that of the upstream reach), and active erosion on the banks was observed.” However, Section 6.2 states that “The proposed plan change will not affect stream protection measures required by the AUP’s objectives, policies and rules. The PPC will not require any stream works. Any future stream works undertaken as part of future development will be subject to resource consenting at a later stage.” Please justify why no stream works are required. What stream assessments were carried out to support this?

Was a geomorphic assessment of the current state of Rawiri Stream (within the zone of influence - this may include streams outside the development area i.e. The whole catchment)?

Was a pre and post development flow/shear stress to show potential future erosion risks resulting from land use change activities on natural stream receiving environments carried out?

have, and if identified effects will be appropriately mitigated. Rawiri Stream was visited on 8 May 2024. Healthy Waters can provide the Erosion Screening Tool or Dunlop Road Memo. Also BSTEM can be used as a tool to assess the stream banks

**Nov '24 Request:**

Please see the following questions regarding the EST assessment and update the SMP where appropriate:

- In section 2.6.1 under key assumptions. It was stated that “A critical shear stress of 20 (N/m<sup>2</sup>) was used. This is a conservative value...” Please clarify what is meant by ‘conservative value’?
- Figure 16: How was the post development SMAF-1 hydrograph generated? Please provide calculations for review.
- Figure 17: Please discuss why the excess shear stress for the pre and post mitigation cases appears to be the same? Please comment on what this means for the proposed mitigation.
- Page 24: In the final paragraph please include an overall conclusion regarding the assessment.
- Please provide the corresponding line graphs for the peak flow excess shear related to Figure 15 and Figure 17.
- Please provide the calculation spreadsheets used in the EST assessment.

assessment comments on the current sediment load and erosion within the assessed stream/wetland reach.

A high-level stream erosion of the Trig and Rawiri Streams has been conducted using a tool provided by Healthy Waters. The methodology used for this assessment was agreed upon with Healthy Waters. This is summarised in the SMP (section 2.6.1). The analysis shows that generally, the existing erosion in the Trig and Rawiri streams at the modelled cross sections is low. Development of the PPC minorly increases the erosion risk at the modelled cross sections. After the finalisation of the discharge points (at resource consent), further geomorphic assessments would be undertaken to support this high-level erosion risk assessment.

**Nov '24 Response:**

All the data requested in this comment has been sent to Healthy Waters on the 25/11/2024. Without site-specific geotechnical parameters, a critical shear stress of 20 (N/m<sup>2</sup>) was recommended by Healthy Waters. Auckland Council’s Technical Report for Cohesive Sediment in Auckland Streams TR 2009/038 suggests “using the medium critical shear stress (approximately 33 Pa)” if specific parameters are not developed for a stream. The critical shear stress of 20 N/m<sup>2</sup> is assumed to be conservative at this stage of design. Further erosion assessments in the resource consent stage will confirm the validity of this assumption. As outlined in Section 2.6.1 of the SMP a modified 2.3-year ARI runoff hydrograph was used in the erosion assessment to simulate SMAF 1 hydrology mitigation. The hydrograph was created by subtracting the difference in the 95th percentile 24-hour storm volume between the pre and post development scenarios in the PPC area. This difference hydrograph was then subtracted from the post development 2.3-year ARI runoff hydrograph to form the modified post development 2.3-year ARI hydrograph. A cross-section example calculation has been submitted for review. Further discussion on the proposed mitigation and overall conclusion has been included in Section 2.6.1 of the updated SMP. SMAF 1 mitigation aims to manage runoff concentrated at the discharge points (for the 95th percentile rainfall event and below). The effectiveness of SMAF 1 hydrology mitigation on larger events (e.g. 2.3-year ARI MAF flow) was shown in the assessment to be limited.

		<p>Please clarify why the information in the EST assessment was not included in the Ecological Effects report.</p> <p>Please note the Ecological Effects included in the SMP is dated March 2024, please include the latest version</p>	<p>However, the assessment has shown that the increased risk of stream erosion due to development on the Trig and Rawiri (located outside of the PPC extent) is minimal and the existing erosion potential is small. The ecology report has been revised to reference the most recent version of the SMP that incorporates the findings of the EST assessment. The ecologist agrees with these findings, which are summarised in Section 2.6.1 of SMP.</p> <p>The EST found that the existing erosion in the Trig and Rawiri streams at the modelled cross sections is low. Development of the PPC minorly increases the erosion risk at the modelled cross sections. Table 5 of the Ecology Report has been amended and, with the. The amended Ecology Report details that should appropriate erosion and sediment control plans be designed and maintained in accordance with GD05, related adverse effects on the wetland and stream are expected the be “very low” (Table 5 – ecology report).</p> <p>Accordingly, the existing region-wide provisions of the AUP(OP) can be relied upon without modification to avoid and mitigate adverse effects on freshwater resources that may result from stormwater discharges. The ecologist notes (in Sections 2.1.3, 6.2.1.1, and 6.2.2 in the ecology report) that at resource consent stage, further geomorphic assessments can be undertaken when more is known about the stormwater management system and the point of discharge to support the high-level erosion risk assessment.</p>
HW11	<p>The Assessment of Ecological Effects: 84, 90 &amp; 100 Hobsonville Road, West Harbour, Auckland. March 2024 does not discuss the Trig Stream. Please provide an assessment of the Trig Stream including a stream erosion assessment</p>	<p>Stormwater runoff from the plan change area will naturally discharge to both Rawiri and Trig Stream. The effects on Trig Stream needs to be identified and discussed to allow understand of the effect of the plan change on the ecological values of the Trig Stream.</p> <p>Further questions may arise following a site visit to Trig Stream</p> <p><b>Nov '24 Request:</b> Please clarify why the information in the EST assessment was not included in the Ecological Effects report</p>	<p>An ecological assessment of the Trig Stream and its associated wetland have been included in the ecological assessment report. The assessment comments on the current sediment load and erosion within the assessed stream/wetland reach.</p> <p>See comment HW10 for the response to the stream erosion assessment.</p> <p><b>Nov '24 Response:</b></p> <p>We refer to the latest version of the Ecology Assessment, dated September 2024. An assessment of the Trig Stream and its associated wetland have been included in the ecological assessment report. The assessment comments on the current sediment load and erosion within the assessed stream/wetland reach. The EST was undertaken independently of the ecology report. The outcome of the visual assessment of the Trig and Rawiri Stream is included within the ecology report. See comment SW10 for the response to the stream erosion assessment</p>

HW12	<p>Section 6.2 in The Assessment of Ecological Effects states that “Rural waterways tend to be affected by high sediment loads, nutrients and stock faecal contamination, while urban waterways tend to be affected by altered hydrological regimes, heavy metals and hydrocarbons. During development there will be the opportunity for riparian margin restoration and protection, and treatment of contaminants as part of the wider development.” How will opportunity for riparian margin restoration and protection, and treatment of contaminants be achieved for Precinct 1 and Precinct 2.</p>	<p>To understand the effects of the plan change on adjacent streams</p> <p><b>Nov '24 Request:</b> Please ensure that the Assessment of Ecological Effects refers to the correct version of the SMP (noting that it currently refers to the SMP dated 2023). and comment on the proposed mitigation in the SMP and the effects on the streams. Please update accordingly.</p> <p>The Trig Stream and Rawiri Stream will be used as part of the stormwater network for the plan change, please update section 4.5.3 Freshwater habitats outside the site boundaries.</p> <p>Table 5 in the Ecological Effects report outline three potential effects, however the report also talks about the effects from increase in impervious area, increase in pollutant runoff, structures in the stream, please advise why this was not included in Table 5. Please advised whether the SMP has taken into account what is recommend for stormwater management in section 6.2.4 Stormwater management in the Ecological Effects report</p>	<p>Refer to the Updated Ecologist report (updated <b>Appendix 10</b>).</p> <p>The proposal is set back beyond the riparian margin and esplanade reserve depth from adjacent streams (being 20m or further).</p> <p>The SMP provides a stream erosion assessment and discusses stormwater treatment.</p> <p><b>Nov '24 Response:</b> Table 5 of the ecology report has been amended to include all types of stormwater effects identified in Section 6.2.4. This will ensure that the SMP addresses all adverse effects identified in the ecology report, and the ecology report assesses the capacity of the measures described within the SMP to mitigate adverse effects. Section 6.2.4 of the ecological report discusses the potential adverse effects from stormwater (in the absence of a site-specific design) on the receiving freshwater environment and makes recommendations on what needs to be considered in the design of the future stormwater system. These recommendations have been adopted in the approach outlined in the SMP. Table 5 assesses the effects of the stormwater on these downstream environments if managed in accordance with the SMP measures, but notes that specific design measures will need to be assessed at resource consent stage. Table 5 concludes that the effects of stormwater on streams and wetlands will be “very low” if managed in accordance with the SMP, which endeavours to maintain predevelopment catchment flows</p>
HW13	<p>In The Assessment of Ecological Effects why was the Auckland Water Strategy 2022-2050 not included in Section 6.4 Relevant Policy Documents?</p>	<p>To ensure the proposed development for the plan change is consistent with the Auckland Water Strategy</p>	<p>The PPC has been assessed against the Auckland Water Strategy 2022-2050 in Section 6.4.5 of the updated Assessment of Ecological Effects prepared by Bioresearches Ltd.</p>

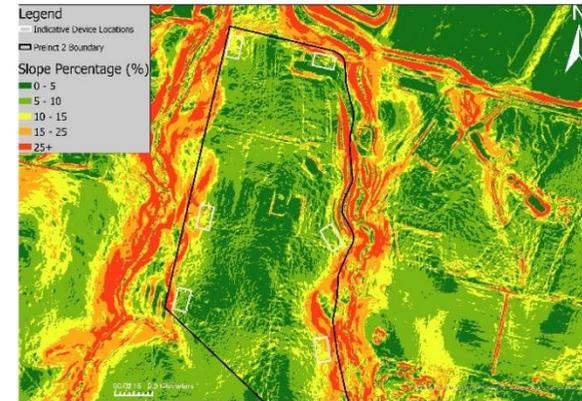
<p>HW14</p>	<p>In The Assessment of Ecological Effects Section 6.2.4 Stormwater management discuss Water Sensitive Design and outlines that the proposed SMP adopts a communal management device approach, is this suitable for both Rawiri and Trig Stream, please provide reasoning.</p>	<p>To understand the effects of the plan change on adjacent streams</p> <p><b>Nov '24 Request:</b> Please include the information provided in the response to HW14 in the SMP, baseflow, throttle discharge, assessment that is needed at Engineering Plan Approval / Resource Consent etc.</p> <p>Does the effects identified in Table 5 in the Ecological Effects report cover all of the effects from the plan change on both streams?</p> <p>How was the number of bioretention devices decided for Precinct 1 (2 devices) and Precinct 2 (6 devices)? i.e. please discuss the possibility of less devices?</p> <p>How as the location of the proposed bioretention devices determined.</p> <p>Please include information outlined in table 13, page 57 for Precinct 1/Stage 1 to be included in the initial paragraph of section 7.2.2.</p> <p>Thank you for showing the communal devices on a plan. Section 7.2.2 of the SMP mentions an assumed depth of 1.5m of water within the devices for understanding surface area of the device. However, bioretention devices have a max depth of water of about 200mm. Why was 1.5m used?</p>	<p>Please refer to sections 7.1 &amp; 7.2 of the updated SMP for comment on why this approach is suitable for the Trig and Rawiri streams</p> <p>The SMP states communal or end of pipe, stormwater management devices are preferred. This approach will minimise the number of public devices to be constructed and vested and still provide protection of the Trig Stream, while maintaining baseline flows to the watercourses and protecting the downstream environment from long-term erosion effects.</p> <p>These devices will need to be designed and constructed as per the SMP (once adopted) and designed and built to Council engineering standards before they are vested. This includes any stormwater outlets that are intended to throttle discharge. The erosion-related effects of flow from the outlet can be assessed during the Engineering Approval and Resource Consent processes.</p> <p>The detention function of the communal devices will also be supplemented by a requirement for onsite detention measures, as required by the SMAF1 provisions (such as detention tanks). This will maintain flow to the communal devices.</p> <p>Table 5 of the Assessment of Ecological Effects concludes that the 'level of effect' on the Rawiri Stream will be 'very low' if stormwater management devices are installed to maintain predevelopment catchments, as proposed by the SMP.</p> <p><b>Nov '24 Response:</b> The information provided in the first Clause 23 response is found in Section 7.2.1 and Table 12 of the updated SMP.</p> <p>The number of devices was selected so that the implementation of communal devices within the PPC area will coincide with the proposed staging of development while maintaining flows to the Trig and Rawiri streams. Conveying runoff to fewer devices in Precinct 2 is a possibility however, this would require extensive earthworks and would not maintain base flows to the Trig and Rawiri stream.</p> <p>The device locations shown in the SMP are indicative only. In the absence of earthwork plans that will be provided at resource consent the device location are subject to change. The device locations in the SMP have been changed to reflect a feasible location given the existing</p>
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Figure 6 of the SMP shows site slope gradients. Figure 32 of the SMP shows indicative stormwater device locations and sizes. Some of the devices are located in quite steep areas (25+% slope gradient). How will this affect the feasibility of using bioretention devices? if bioretention devices are not feasible because of the gradient what other options can be used, please clarify and provide guidance in the SMP

topography. The updated device locations are shown in Figure 32 of the SMP.

The effective water depth of the bioretention devices has been changed to 0.7 m. This accounts for the maximum ponding depth and recommended void space for the media outlined in GD01.

The image below shows the updated indicative location of the Precinct 2 devices overlaid with the existing site's slope. The slope analysis was conducted with 2016 LiDAR data. It should be noted that there is dense vegetation surrounding the Trig and Rawiri stream which can misrepresent the area's topography. The image below illustrates that there are feasible bioretention device locations in Precinct 2. In the absence of earthwork plans the device locations are indicative only. The devices in Precinct 1 are proposed to be private and are not shown device plan.



Alternative options for the PPC are outlined in Table 12 of the updated SMP.

The ecology report was revised and provided to Council in September 2024. The amendments included an assessment of ecological adverse effects of the two streams and associated wetlands, inclusive of potential stormwater discharge related effects from development enabled by the PPC (in the absence of a site-specific design). As detailed in Table 5 of the ecology report, potential changes to the catchment yield due to stormwater management is expected to be very low, should suitable stormwater management devices be installed to maintain predevelopment catchments.

			<p>These streams are located outside of the PPC area, and they are not identified in the AUP(OP) or by the ecologist as being of high having any values of significance or being unusually sensitive to stormwater discharges from an Auckland-region perspective. Therefore, we maintain that the existing Auckland-wide stormwater and urban subdivision provisions provide Council with sufficient regulatory teeth to ensure that stormwater is managed and that any discharge to these streams responds to the conditions of the receiving environment. We note that the preferred stormwater approach involves creating communal devices in public ownership, and this will provide HW with the opportunity to ensure that the discharge is appropriate for the receiving stream environment.</p>
HW15	<p>In The Assessment of Ecological Effects, Table 5: Summary of effects, management measures and expected level of effects on native terrestrial and freshwater values includes a column that “summarises recommended effects management measures” how will these recommendations be achieved for Precinct 1 and Precinct 2. What is meant by “Ensure suitable stormwater management devices are installed to maintain predevelopment catchments.” and is this consistent with what is in the SMP?</p>	<p>To ensure the effects of the plan change on adjacent streams are managed</p>	<p>Refer to the Updated Ecologist report and Stream erosion assessment in the SMP.</p>
HW16	<p>In the SMP Section 2.5 Existing Drainage Features outlined that Precinct 1 discharges its runoff to the Rawiri Stream and Precinct 2 discharges its runoff to both Rawiri and Trig Stream, and that Figure 9 shows the</p>	<p>Diversion is a key issue to consider at this site. As SW will discharge to two different streams on each side of the site, we must ensure flows discharge naturally to stream (follow original overland flow paths), be careful with outfalls, and minimise outfalls. The streams will be</p>	<p>Please refer to Section 6.2 of the updated SMP for the earthwork principles. Please refer to Section 7, which outlines that the preferred approach discharges runoff via communal bioretention devices both to the Trig and Rawiri streams. <b>Nov '24 Response:</b> Section 2.7.2 of the SMP has been updated</p>

	<p>existing contours. How will the proposed plan change ensure this? What are the effects on discharge runoff from past earthworks in the area and future earthworks in the area, please discuss and update the SMP</p>	<p>sensitive to additional flow – so discharge should follow natural topography</p> <p><b>Nov '24 Request:</b> Section 2.7.2 states that Precinct 2 has one overland flow path, there is also another overland flow path on the southwestern corner, please clarify.</p>	
<p>HW17</p>	<p>In the SMP Section 2.6 The Receiving Environment, please include further information of Rawiri Stream and Trig Stream, such as what are the condition of both streams, what are the opportunities and constraints that may impact on the stormwater development for the site (possible erosion risk and riparian planting), details of the SEA Overlay Terrestrial downstream in the Waiarohia Stream</p> <p>Section 2.6 outline that “It is not anticipated that stormwater discharge from the Plan change area will have an impact on this SEA.” Please provide further information why the SEA Overlay Terrestrial downstream in the Waiarohia Stream is not impacted.</p> <p>Do the reports referenced in Section 2.6 reflect the existing stream conditions? Please also refer to more recent assessment of the Rawiri Stream and Trig Stream. The Bioresearches (March 2024) was not referenced</p>	<p>To understand the effects of the plan change on adjacent streams</p>	<p>Based on the outcome of the ecological assessment, both the Rawiri and Trig Streams have been subjected to historical and ongoing agricultural and urban developments. This has altered the streams’ hydrological functionality and habitat provisioning characteristics.</p> <p>Despite this, both streams are considered of moderate ecological value (with the exception of the upper reach of the Trig Stream, being of low ecological value, due to the presence of fish barriers).</p> <p>Please refer to Section 2.6 of the updated SMP.</p>

<p>HW18</p>	<p>Table 7 Summary of Stormwater Principles Options and Design Guides in the SMP proposes SMAF 1 as hydrology mitigation. Please discuss how the use of SMAF 1 will be sufficient to mitigate effects on the streams caused by the change in land use. Please demonstrate how SMAF 1 is the BPO accounting for the existing state of the stream and its vulnerability to erosion</p>	<p>Appendix 6 – Austino PPC Response to Auckland Councils Healthy Waters Queries, by Dipal Harrat, dated 12 April 2024) states that “the proposed SMAF 1 is assumed to be sufficient”. It needs to be demonstrated (not assumed) that SMAF 1 is appropriate</p> <p><b>Nov '24 Request:</b> Please see the following questions regarding the EST assessment and update the SMP where appropriate:</p> <ul style="list-style-type: none"> <li>• In section 2.6.1 under key assumptions. It was stated that “A critical shear stress of 20 (N/m<sup>2</sup>) was used. This is a conservative value...” Please clarify what is meant by ‘conservative value’?</li> <li>• Figure 16: How was the post development SMAF-1 hydrograph generated? Please provide calculations for review.</li> <li>• Figure 17: Please discuss why the excess shear stress for the pre and post mitigation cases appears to be the same? Please comment on what this means for the proposed mitigation.</li> <li>• Page 24: In the final paragraph please include an overall conclusion regarding the assessment.</li> <li>• Please provide the corresponding line graphs</li> </ul>	<p>Section 2.6.1 of the updated SMP summarises the high-level stream assessment of the Trig and Rawiri streams. Healthy Waters provided HG with a stream erosion tool.</p> <p>Section 2.6.1 outlines that at this stage, accounting for the existing state of the streams, SMAF 1 hydrology mitigation is appropriate.</p> <p><b>Nov '24 Response:</b> Refer to HW10. The ecology report has been revised to reference the most recent version of the SMP that incorporates the findings of the EST assessment. The ecologist agrees with these findings, which are summarised in Section 2.6.1 of SMP</p>
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		<p>for the peak flow excess shear related to Figure 15 and Figure 17.</p> <p>Please provide the calculation spreadsheets used in the EST assessment. Please clarify why the information in the EST assessment was not included in the Ecological Effects report.</p> <p>Please note the Ecological Effects included in the SMP is dated March 2024, please include the latest version</p>	
HW19	<p>In the SMP, Table 7 Summary of Stormwater Principles Options and Design Guides includes potential stormwater management options. What are the communal management options for Flooding management for the 10% and 1% AEP event? Wetland 5 is discussed, however this may not be a viable option. Only options that are appropriate for the plan change should be included in Table 7. Please include a column in Table 7 that states the BPO for the plan change</p>	<p>To ensure the SMP is clear on what is recommended to manage stormwater and flooding for the plan change area</p>	<p>Please refer to Section 7 of the updated SMP.</p>
HW20	<p>In the SMP, Section 7.2 Preferred Stormwater Management Approach – it is unclear what specifically is recommended, the communal device can be either a communal rain gardens or wetlands, please clarify what is BPO for the plan change area,</p>	<p>To ensure the SMP is clear on what is recommended to manage stormwater and flooding for the plan change area.</p> <p>To ensure the proposed stormwater management devices can be implemented for the plan change, and there are appropriate locations</p>	<p>Please refer to Section 7 of the updated SMP.</p> <p><b>Nov '24 Response:</b>  At this stage, an allowance of 15% of the total device area has been included in the device sizing to allow space for safe operation and maintenance of the proposed assets (see section 7.2.4 of the updated SMP). As outlined in Section 7.4 of the SMP, all public stormwater management devices proposed within the Precinct 2 of the PPC area will be designed in line with the Auckland Council guidelines and be</p>

what are the location, design and size guidance for the communal devices and outfalls. Please include a plan of potential location of the communal devices and outfalls, including catchment area. Please provide guidance for safe access for operations and maintenance.

Are there any downstream constraints that need to be resolved for each stage? Please clarify.

Table 10 Necessary Volumes and Potential Surface Areas of Communal Devices is included in Section 7.2, however it is not discussed in Section 7.2, please discussed Table 10. Please also include further information in Table 10 about the number of communal devices for each stage

in the plan change area for the stormwater management devices

**Nov '24 Request:**

Please clarify if there is safe access for operations and maintenance for the proposed location of the communal bioretention devices/stormwater infrastructure.

How will safe access for operations and maintenance be included when designing the communal bioretention devices or any assets that will be vested in Council?

Please clarify the location of the bioretention devices, will they be in the esplanade reserve? Riparian margin? if they are adjacent to the stream what are the effects on the stream with the lost in riparian margin and stream erosion risk? See also response to HW13 and HW14.

Please provide further information on how the flows from all the bioretention devices will be conveyed into the stream, as the proposed location and distance away from the stream differ. Please comment further on what needs to be considered for the outfall design, energy dissipation and stream erosion effects, and if any adverse effects are identified, how will they be managed?

It is understood that flows from some of the bioretention devices and proposed pipe network will

vested to Council upon completion. The operation and maintenance activities will be set out in an operation and maintenance plan. This will be provided to Council in draft format at the consent stage and progressively updated following commissioning and approval of As-built drawings.

The devices are not located in the riparian margin or esplanade reserve. The effect on stream erosion will not be completely understood until the resource consent stage when the device locations and associated outfalls are known.

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Please see Table 12 of the updated SMP. All erosion protection at stormwater outfalls into streams will be designed in accordance with Auckland Council Technical Report 2013/018 – Hydraulic Energy Management Inlet and Outlet Design for Treatment Devices (TR18).

The Trig and Rawiri Stream are outside of the PPC extent. If erosion is observed at the outlets of the bioretention devices the effects can be managed by:

- Installing geotextile cloth to stabilise any observed eroding banks,
- Rock armouring of banks within the PPC where there may be potential for future erosion

As outlined in Section 10.2 of the SMP, through the development process, the potential to provide additional at source stormwater management will be considered to optimise the final stormwater solution, based on the current design information. The principles of stormwater management of the PPC area and compliance with Schedule 4 of the NDC will remain unchanged. All impervious areas of the PPC will be captured and treated by a GD01 compliant device. This is noted in the performance standards in Table 12

		<p>discharge into Trig Stream, given Trig Stream is located outside the plan change area, how will this be implemented. Please provide details in the SMP.</p> <p>Are GPTs (such as downstream defenders or approved alternatives) provided upstream of the communal bioretention devices? Please discuss. Additionally, Te Kawerau ā Maki noted that treatment devices are GD01 compliant devices, please confirm if this is the case, and clarify in the SMP</p>	
HW21	<p>Schedule 2 of the NDC requires that new urban development and intensification avoids the increase of existing flooding or creation of new flooding of habitable floors. How is this being addressed? Please comment for the 10% and 1% AEP event.</p> <p>In the SMP Table 4 Requirements for Schedule 4 of the NDC, under the column Design approach, attenuation is proposed attenuation, however this is not reflected in Table 7 Summary of Stormwater Principles Options and Design Guides or Section 7.2 Preferred stormwater management approach, please ensure the information is consistent in the SMP.</p>	<p>To better understand how flooding is managed for the plan change area.</p> <p><b>Nov '24 Request:</b></p> <p>Regarding Appendix 6: Stormwater Modelling Flood Assessment.</p> <ul style="list-style-type: none"> <li>Please discuss why an increased 2D mesh size at the culvert inlet and outlet is used? It would be expected that there would be a higher resolution near culverts, not a lower resolution. This approach may have been used for model stability purposes (which is fine). However, such modifications are not "real" and it may cause some issues. Has the culvert performance been checked using manual checks or HY8 (for example) to make</li> </ul>	<p>Attenuation of the 10% and 1% AEP event is not proposed. Please refer to Section 2.7.3 for hydraulic modelling of the PPC. Modelling of the Hobsonville Grove PPC area in isolation indicates that development of the PPC area without mitigation can occur without any negative impacts on the floodplain extents downstream for the 10% and 1% AEP events.</p> <p><b>Nov '24 Response:</b></p> <p>Please refer to the Stormwater Modelling and Flood Risk Report RFI Response 2 attached</p>

		<p>sure that the culvert flows are reasonable?</p> <ul style="list-style-type: none"> <li>• The flood depth maps (Figure 13 and 14) show flat, "dug out" sections near the culverts. It is recommended that the mesh size near the culvert is close to the culvert dimension and represents the channel near the culvert as best as possible (conveyance and storage). The current representation could be misrepresenting water levels upstream and downstream of the culvert, please clarify. As per the previous comment this approach may have been used for model stability reasons. Please confirm</li> <li>• The model results show that the culvert doesn't overtop, however there is some ponding on the road, likely caused by the overland flow paths along the road (see Figure 14), please clarify.</li> <li>• Why was the Brigham Creek road bridge not modelled?</li> </ul>	
HW22	<p>What are the stormwater and flooding effects of the development for the proposed plan change on 162 Brigham Creek Road and how will the effects be managed. Please include information in the SMP.</p>	<p>In Appendix 6 – Austino PPC Response to Auckland Councils Healthy Waters Queries, by Dipal Harrat, dated 12 April 2024, stated that a more detailed assessment of flooding at 162 Brigham Creek Road at Resource Consent Stage. The information is required now, to understand what the effects of live zoning the land will be and how the effects are proposed to be mitigated, in particular for potential increased flooding effects</p>	<p>Please refer to Section 2.7.3 of the updated SMP.</p>

<p>HW23</p>	<p>Please provide further information on the stormwater and flooding effects on the culverts under Upper Harbour Motorway, and how these effects will be mitigated. Modelling carried out by the applicant indicates that the culverts under Upper Harbour Motorway do not have capacity in the 1% AEP event including 3.8 degrees of climate change. What are the effects of this lack of capacity?</p>	<p>It is important to understand what the effects of live zoning the land will be and how the effects are proposed to be mitigated, in particular for potential increased water levels adjacent to the culverts</p> <p><b>Nov '24 Request:</b> Please discuss why blockage scenarios do not seem to have been considered as part of the culvert capacity analyses, and what would be the effects of this on upstream properties and the motorway?</p>	<p>Please refer to Section 2.7.3 of the updated SMP.</p> <p><b>Nov '24 Response:</b> Blockage scenarios are outlined in Stormwater Modelling and Flood Risk Report RFI Response 2 attached. In these scenarios, the risk from development to the motorway and properties was found to be minimal</p>
<p>HW24</p>	<p>Healthy Waters previously requested the applicant to comment on effects on the Watercare Services property at 161 Brigham Creek Road. This property is a wastewater pump station. What impacts/effects will the development of the plan change area have on the existing development floodplain in the vicinity of the pump station? Please discuss how increasing the flood risk to the pump station at 161 Brigham Creek Road is consistent with the requirements of the Regional Policy Statement, B10.2.1 Objectives.</p>	<p>The applicant's response that the 161 Brigham Creek Road is in a floodplain (based on MPD and 3.8 degree climate change), that the proposed plan change does not propose to exceed the impervious model of the Future Urban Zone and therefore can be said to not increase the risk to the property is not satisfactory. The applicant needs to consider the existing development (existing imperviousness, existing rainfall) floodplain. The Healthy Water model information indicates that full development of the upstream catchment (including the plan change area) plus climate change will increase the flood extents in the vicinity of the pump station.</p>	<p>Please refer to Section 2.7.3 of the updated SMP.</p>

HW25	<p>In the SMP Section 7.3 Infrastructure Ownership outlines the stormwater management devices that are proposed to be vested in council, does this include wetlands?</p> <p>Please clarify if agreement for these assets to be vested in council have been obtained. Please clarify how the private assets will be maintained to ensure their ongoing operation and maintenance.</p>	<p>To better understand what assets will be vested and how private assets will be maintained</p>	<p>Please refer to Section 7.3 of the updated SMP.</p>
HW26	<p>In the SMP Section 8.0 Project risks, please include further information on when the risk needs to be addressed</p>	<p>To ensure risk are appropriately managed</p>	<p>Please refer to Section 8.0 of the updated SMP.</p>
HW27	<p>Appendices 1, 3, 4, 5, 6, 7, 8, 9 and 13 were discussed in the SMP. Please review the other appendices to see if they need to be included in the SMP and reference them in the SMP if they are relevant</p>	<p>To ensure only relevant information is in the SMP.</p> <p><b>Nov '24 Request:</b> Please check the date/version of the appendices attached in the SMP, as they are not the latest. Please include the latest appendices, such as all geotechnical information (including report by Geotechnical Completion Report by Geotek Solutions Ltd), Ecological Effects, Cultural Impact Assessment. Please include information from the Geotek Solutions Ltd where relevant</p>	<p>The appendices have been amended to only include relevant information in the updated SMP.</p> <p><b>Nov '24 Response:</b> The SMP appendices have been amended</p>
HW28	<p>The precinct provisions, the objectives, policies, activities, and standards do not refer to stormwater management devices or the SMP, how will the SMP be implemented for</p>	<p>The precinct provisions need to address stormwater management and refer to the SMP to ensure any adverse effects from stormwater runoff and flooding are managed</p>	<p>The existing PPC can be relied upon to implement the SMP, and no stormwater management standards need to be included in the Hobsonville Grove Precinct, for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Stormwater quality standards do not typically apply to medium density residential areas and low volume local roads. The</li> </ul>

subdivision and development for the plan change?

matters over which Council has restricted its discretion and supporting assessment criteria would typically apply for *'high risk'* developments such as *'high use roads'* and *'high contaminant generating car parking areas.'*

- b) SMAF1 controls that require hydrological mitigation measures and resource consent application assessment for roads that involve 1,000m<sup>2</sup> of impervious surfaces, and 50m<sup>2</sup> of other impervious surfaces (such as paved parking areas and roofs).
- c) Listed matters for discretion and supporting assessment criteria that are applicable to resource consent applications for subdivision and land use consent applications for four or more dwellings and subdivision.
- d) The stormwater diversion and discharge provisions of Part E8 (e.g., E8.4.1(A5) and E8.4.1(A9)).
- e) The general standards that apply to urban subdivision in E38.3.3(1)(a) that requires all lots capable of containing a building to provide connection to collection, treatment, and disposal of stormwater.
- f) Restricted discretionary matter H5.8.1(1)(2)(c) and related assessment criteria H5.8.2(2)(i) requires consideration of how proposals for four or more dwellings would be serviced.
- g) Maximum impervious surface standard that applies to all development in the MHU zone and the THAB zone.
- h) Objectives and policies of Part E1.

In addition to the existing AUP(OP) provisions, there are Council engineering standards and technical guidelines that would apply to the design and construction of stormwater management devices.

Any development will need to be undertaken in accordance with the Precinct provisions. This will necessitate access to the site from the public road network, and the formation of public roads that will require vesting through a subdivision process. Any subdivision proposal involving the vesting of a drainage reserve (to accommodate communal stormwater devices), would be comprehensively assessed by Council before it is inherited as a public asset. The rigour applies across the region, including areas that are not subject to location-specific precinct controls, and acts as a significant incentive to comply with Council engineering requirements.

Overall, it is considered that there are more than enough tools available to Council in the existing AUP(OP) provisions and those proposed as

			part of this PPC to manage stormwater quality and quantity, regardless of whether the site is developed in stages, ad hoc by multiple parties, or comprehensively through a masterplan approach.
HW29	The precinct provisions do not make any references to the adjacent streams, the streams are the receiving environment for this plan change, consideration needs to be given to the streams in the precinct provision to ensure the stream will be able to support the plan change.	To ensure the adjacent streams are protected	<p>The attached Assessment of Ecological Effects confirms that there are no watercourses within the site. This means that the issues relate to the control of run-off and ensuring that there is an adequate buffer between urban development enabled by the PPC and the receiving watercourse.</p> <p>A minimum riparian yard setback applies to any development within the MHU and THAB zone. This is considered adequate manage the potential effects of development on freshwater values without requiring a specific precinct standard.</p> <p>The Assessment of Ecological Effects confirms that PPC enabled development will have 'low level' effects on the watercourse if implemented in accordance with the SMP.</p> <p>As stated in our response to HW28, the existing provisions of the AUP(OP) provide sufficient tools to ensure that the development gives effect to the SMP.</p>
<b>Urban design matters – Rebecca Skidmore, R A Skidmore Urban Design</b>			
U1	Please identify key provisions of the Auckland Unitary Plan (the "AUP"), particularly those contained in Chapter B – Regional Policy Statement ("RPS"), that have informed the analysis provided. Please set out an urban design assessment against the relevant provisions identified	To better understand how the urban design approach gives effect to the RPS	<p>Fulfilled</p> <p>Refer to the Urban Design Response letter dated 23 July 2024 (<b>Attachment D</b>).</p> <p>Please note that section 10 of the AEE has been updated to ensure that the PPC request has been assessed against Part B of the AUP(OP).</p>
U2	Please outline the relevant urban design matters set out in the Whenuapai Structure Plan and provide an urban design assessment of the plan change against these	<p>To better understand how the PPC fits with the structure planning for the wider area</p> <p><b>Comment:</b> The analysis provided against the Whenuapai Structure</p>	<p>Fulfilled</p> <p>The response that we provided in our letter dated 23 July 2024 addresses the Urban Design Principles outlined in section 9.1 of the WSP (refer to <b>Attachment D</b>).</p>

Plan is structured around the Urban Design Principles outlined in Section 8.1, but it is noted that no comment is made about the spatial framework shown in the Structure Plan map

We comment on the spatial framework shown in the Whenuapai Structure Plan (WSP) as follows:

Structure Plan Element: Transportation

There are no proposed roads shown in Block 1 and Block 2 on the transportation plan in section 8.2.1 of the WSP. It also does not show the Spedding Road arterial route.

There are no arterial routes shown on the WSP transportation plan in the vicinity of the PPC land area. We note that there is a much heavier emphasis on public transport network improvements and active mode infrastructure than there is on creating additional network capacity for vehicles on arterial routes. The Integrated Transportation Assessment (ITA) confirms that vehicle traffic anticipated by the PPC can be accommodated within the existing road network without upgrades or significantly affecting operational performance, and we consider that this is entirely consistent with the WSP approach to transportation matters.

The PPC is consistent with this direction for the following reasons:

- The PPC request will support the bus route on Hobsonville Road and the Rapid Transit Network (RTN) that is shown on the northwest motorway. The residential use of the Block 2 is within walking distance of the bus route on Hobsonville Road, which connects with RTN services on the northwest motorway.
- The PPC supports active mode use by facilitating a walkable community and encouraging links to any recreational pathways on adjacent land (e.g. the Trig Stream and the Rawiri Stream). Walking and cycling infrastructure will be required the collector road and the key local road connection to Westpoint Drive.
- The indicative collector road will serve and connect future communities with amenities such as the school on Trig Road.

Structure Plan Element: Infrastructure

There is no proposed infrastructure shown on the infrastructure plan (section 8.2.2 of the WSP), that would directly affect the PPC land.

The Infrastructure Report that was lodged with the PPC request confirms that most of the development that is anticipated in Block 2 can

be service with water and wastewater infrastructure (existing and proposed). Proposed objectives and policies would prevent Block 2 from being subdivided and / or developed until the northern interceptor (stage 1 and 2) becomes operational / live in 2025-2026.

Stormwater will be managed in accordance with the SMP, which adopts a water sensitive design approach. This is consistent with the direction of the WSP.

Structure Plan Element: Natural Environment and Heritage

There are no watercourses or significant natural features on the PPC land. There are no archaeological sites present on the PPC land.

The development of PPC land will not affect the planting or recreational use of riparian margins located on adjacent property. The objectives and policies of the Hobsonville Grove Precinct encourage walking and cycling infrastructure to connect with such networks on adjacent land and areas of open space.

Structure Plan Element: Open Space and Recreation

The indicative esplanade areas in section 8.2.4 of the WSP are located on adjacent landholdings. (A 20m wide esplanade reserve is a legislative requirement of section 230 of the RMA unless Council waives or reduces the requirement).

As stated earlier in this letter, the objectives and policies of the Hobsonville Grove Precinct encourage walking and cycling infrastructure to connect with such networks on adjacent land and areas of open space.

As stated in our letter dated 23 July 2024, the neighbourhood park that is shown in the WSP as being adjacent to Westpoint Drive and opposite industrial land uses will be provided in location that will be more accessible to the community (being within a 400m walk of all land within Block 2 and future urban land on adjacent properties). This is entirely consistent with the direction of the WSP, and we understand from our recent meeting with Theo Ashton (Parks Planner) that the new location is supported.

Structure Plan

			<p>There are four main differences between what is shown in the WSP structure plan. These are:</p> <ul style="list-style-type: none"> <li>• Block 1 land being zoned THAB zoned in the WSP (next to Hobsonville Road), with a proposed zoning of Business – Light Industrial under the PPC request. The lodged PPC request included an economics report that demonstrated that the zoning was needed to meet demand for business zoned land in the northwest. This change responds to current market conditions and is consistent with direction of the Structure Plan.</li> <li>• The PPC request proposes a small section of THAB on land that was indicated in the WSP to be zoned MHU. This change was discussed elsewhere within this letter and within our response to the urban design matters on 23 July 2024.</li> <li>• The neighbourhood park being located away from the existing industrial area to a location that is within 400m of all dwellings enabled within Block 2. This change was discussed elsewhere within this letter and within our response to the urban design matters on 23 July 2024.</li> </ul> <p>The PPC would enable limited retail opportunities within Block 2. This is considered both a consequence of residential development enabled by the PPC request and that hypothetically enabled by the MHU residential zoning in the WSP</p>
U3	Please provide further detail regarding the Spedding Road NoR and how this road corridor will impact development in the northern area Block 2 and the ability to achieve any connections to this street corridor.	To better understand how connections from the Precinct to the surrounding environment can be achieved	<p>Fulfilled</p> <p>Refer to letter dated 23 July 2024</p> <p>Please note that the conceptual masterplan in Figure 24 of the Urban Design Statement has been updated with the Spedding Road NoR and the latest conceptual design of Spedding Road overlaid (refer to updated <b>Appendix 4</b>). The conceptual masterplan shows how the development of Block 1 may connect to planned and proposed cycle and pedestrian pathways</p>
U4	Please provide a description and map identifying public active mode trails that exist and are planned in the area. In doing so, please reference the	To better understand how active mode connectivity can be achieved with the wider environment and understand how this has informed	<p>Fulfilled</p> <p>Refer to letter dated 23 July 2024 noting that the changes noted to the precinct provisions have now been completed.</p>

Upper Harbour Greenways Plan (2019) and connections in the area identified in that Plan

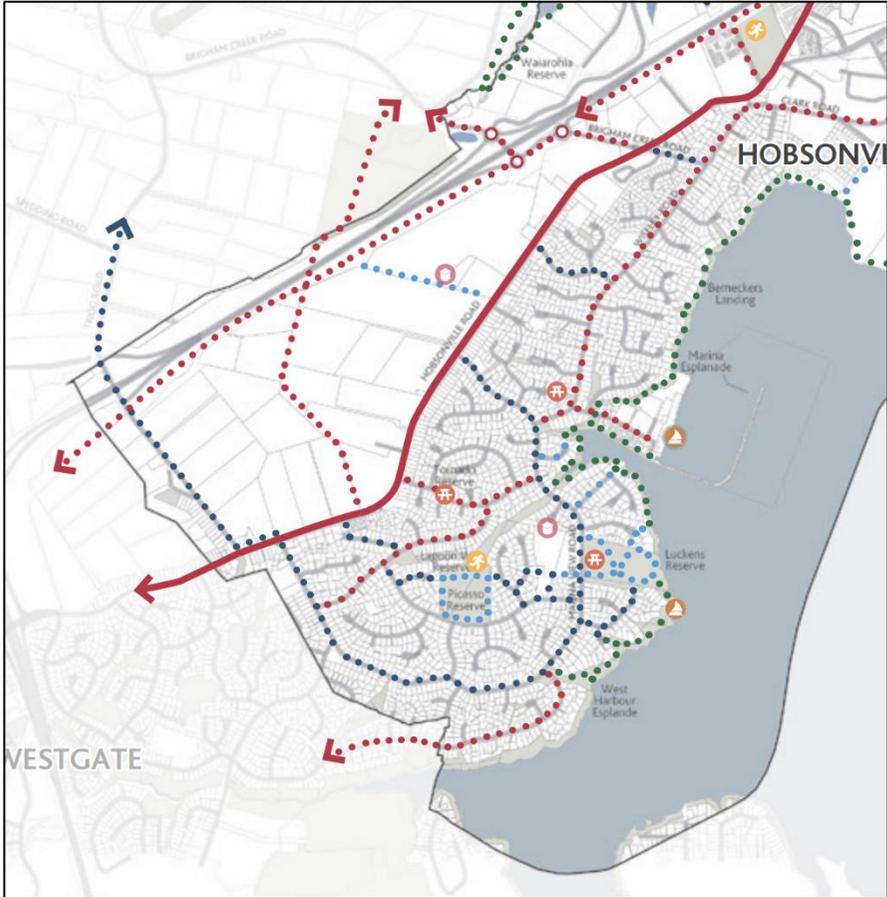
the urban design approach for the PPC

**Comments:**

- The response refers to Fig. 20 as the 'Conceptual Masterplan' - should this be the 'Opportunities Plan' or refer to Figure 23 (which is the 'Conceptual Masterplan')?
- The response also includes a couple of typos referring to 'Harbourside Grove Precinct Plan' rather than 'Hobsonville Grove Precinct Plan', which could create confusion.
- In addition, it would be helpful to include a plan that differentiates between existing and proposed/desirable active mode linkages in the surrounding environment/network

Please note that the Opportunities Plan Figure 20 of the Urban Design Statement has been updated to include existing and proposed cycle trails within the wider surrounds (refer to updated **Appendix 4**).

The Upper Harbour Greenways Plan 2019 is a visionary and guiding document commissioned by Upper Harbour Local Board in 2019, which identifies potential walking and cycling links for daily / commuter trips and recreation trips. It is considered that the Upper Harbour Greenways Plan 2019 has limited applicability to for the PPC request area. As shown in Figure 1, the key routes and connections for Hobsonville and West Harbour does not appear to consider the Whenuapai Structure Plan, proposed Supporting Growth Alliance arterial routes (such as Spedding Road), or follow the Rawiri Stream corridor. The solid red line along Hobsonville Road denotes an existing express network, while the dotted red lines denote a proposed / aspirational express network. The dotted blue line along Trig Road (passing the primary school) denotes a "proposed / aspirational Local Network – Street." Furthermore, these trails appear to be for daily commute purposes, rather than for recreational purposes, where their alignment has been locked-in to follow natural features, public facilities, or other points of interest. There is accordingly a degree of flexibility to achieve indicative connections over greenfield land to achieve a purpose, particularly if they do not follow the alignment of a collector or arterial route. The proposed / aspirational trails largely fall outside of the PPC area and have been somewhat superseded by construction of existing cycle and pedestrian pathways on Westpoint Drive and proposed pathways within the Spedding Road corridor. However, it is noted that pathways that would be formed alongside the indicative roads shown in the precinct plan could connect pathways on Westpoint Drive with the potential / aspirational pathway alongside the Trig Stream (as indicated in the Upper Harbour Greenways Plan (see Figure 1)). In this way, the Hobsonville Grove Precinct Plan will contribute to the network of pathways for daily commute purposes. Over time, the Hobsonville Grove Precinct Plan will connect future residential areas with employment, retail amenities, public transport services, and a school.

			 <p>The map shows a network of greenways in the Hobsonville and West Harbour areas. Key features include: <ul style="list-style-type: none"> <li><b>Reserves:</b> Waiarohia Reserve, Fookes Reserve, Lagoon Reserve, Picasso Reserve, Luckens Reserve, Waiarohia Reserve, and Bemeckers Landing.</li> <li><b>Esplanades:</b> Marina Esplanade and West Harbour Esplanade.</li> <li><b>Streets:</b> BRIGHAM CREEK ROAD, HOBSONVILLE ROAD, CLARK ROAD, and WEST HARBOUR ROAD.</li> <li><b>Greenways:</b> A prominent red solid line runs from the top left towards the center. Other paths are shown as dotted lines in blue, green, and red.</li> <li><b>Other Markers:</b> Small icons of a person, a bicycle, and a car are scattered along the paths.</li> </ul> </p>
U5	<p>Section 4.11 describes the recreational amenity provided by the indicative local park proposed for Precinct 2. Together with the opportunity indicated for 'neighbourhood retail', this appears to be the rationale for accommodating higher density (by way of the THAB zone) in this location. If</p>	<p>To better understand the design rationale for the zone distribution and how the amenity outcomes sought will be secured through the Precinct provisions</p>	<p>Fulfilled</p> <p>Refer to letter dated 23 July 2024. The letter explained that the indicative park and the Neighbourhood Retail Opportunity overlay is not the rationale for applying the Residential – Terrace Housing and Apartment Building (THAB) zone.</p> <p>Please note that a relatively small amount of land would be zoned THAB under the PPC (4.73ha gross or 2.5ha net). We conservatively estimate that the proposed THAB zone could enable yield an additional 154</p>

	<p>Auckland Council Parks do not wish to take this park, how will the amenity outcomes be achieved? In a similar vein, if the retail opportunity is not realised, how will a suitable amenity to support a higher density residential environment be delivered?</p>		<p>dwelling if the net land area were developed at a density of 1 dwelling per 100m<sup>2</sup> in the THAB zone and 1 dwelling per 260m<sup>2</sup> in the MHU zone. (Market conditions would drive yield and dwelling typologies).</p> <p>Further to your email dated 30 July 2024, the reasons why the Neighbourhood Retail Opportunity overlay was preferred to applying the Business – Neighbourhood Centre zone is explained in section 4.2 of the section 32 report</p> <table border="1" data-bbox="1189 408 2040 815"> <thead> <tr> <th></th> <th>SITE AREA</th> <th>NET</th> <th>Density m2/Unit</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>ESTIMATED YIELD FROM LAND TO BE ZONED THAB</td> <td>47300</td> <td>25000</td> <td>100</td> <td>250</td> </tr> <tr> <td>ESTIMATED YIELD FROM LAND TO BE ZONED MHU</td> <td>46100</td> <td>22500</td> <td>260</td> <td>87</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><b>337</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ESTIMATED YIELD IF ALL LAND IN BLOCK 2 WERE ZONED MHU:</td> <td>93400</td> <td>47500</td> <td>260</td> <td><b>183</b></td> </tr> <tr> <td>Units Difference (decrease from changing THAB to MHU)</td> <td></td> <td></td> <td></td> <td><b>154</b></td> </tr> </tbody> </table>		SITE AREA	NET	Density m2/Unit	Units	ESTIMATED YIELD FROM LAND TO BE ZONED THAB	47300	25000	100	250	ESTIMATED YIELD FROM LAND TO BE ZONED MHU	46100	22500	260	87					<b>337</b>						ESTIMATED YIELD IF ALL LAND IN BLOCK 2 WERE ZONED MHU:	93400	47500	260	<b>183</b>	Units Difference (decrease from changing THAB to MHU)				<b>154</b>
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U6	<p>Please advise the precinct provisions relied on to ensure appropriate built form outcomes for the 'Neighbourhood Retail Opportunity' are achieved</p>	<p>To understand how the outcomes described in the UDS are reflected in the Precinct provisions</p>	<p>Fulfilled</p> <p>Refer to letter dated 23 July 2024</p>																																			
U7	<p>The PPC request documentation does not include a Landscape Assessment. Please provide a Landscape Assessment that analyses the key landscape values of the Site and surrounding area in the context of relevant statutory and non-statutory documents</p>	<p>To identify landscape values that require consideration and to determine how the proposed distribution of zones and the proposed Precinct provisions will respond to those values</p> <p>Note: This request was included in Ms Skidmore's memo dated 7 May 2024, which formed part of the original Clause 23 request (included in Attachment 2). This request was</p>	<p>As agreed via email dated 19 September 2024, a Landscape Architect Specialist is going to provide a memo supporting the Planning response provided previously (as below).</p> <p><i>A landscape assessment is not required because the PPC area is an area of transition, having been identified as being appropriate for urban purposes and is not located within an area that high identified significant values and it is not located within a coastal margin.</i></p> <p><i>Furthermore, the area was not identified as having significant landscape values in the reports that informed the Whenuapai Structure Plan.</i></p>																																			

		<p>accidentally omitted from this table when the Clause 23 was sent, and has since been added in</p>	<p><i>It is considered that the assessment that is provided within the UD statement is adequate for the purposes of identifying key landscape values of the site and surrounding area that are present, and in terms of providing an assessment of the effects that the distribution of zones and precinct provisions have on the urban landscape.</i></p>
<p><b>Ecological matters – Jason Smith, Morphem Environmental</b></p>			
<p>E1</p>	<p>Please update the plan change to give effect to the recommendations within the Ecological Impact Assessment</p>	<p>The Ecological Impact Assessment includes a number of recommendations, including for any vegetation clearance to be undertaken outside of bird breeding season, or undertake nesting bird surveys and avoidance/mitigation; and undertaking a lizard and bat survey prior to vegetation clearance. The implementation of these recommendations has been used to inform the applicants ecologist's effects assessment. However there does not appear to be a mechanism within the plan change that ensure that these recommendations are enacted; as the EcIA notes future vegetation clearance is unlikely to require resource consent under chapter E15 of the AUP:OP</p>	<p><i>Fulfilled</i></p> <p>The Ecological Impact Assessment (EIA) report has been updated to explain at what stage of development the recommendations should be implemented (refer to <b>updated Appendix 10</b> attached). Recommendations relating to lizard management plans, bat surveys, and undertaking vegetation outside of bird breeding season can all be adopted at resource consent and / or site works stage. These recommendations (which are described as “opportunities” in the original EIA), are not critical to the conclusion reached that the PPC would have a less than minor adverse effect on ecological values.</p> <p>Given the relatively low terrestrial ecological values identified as being present in Blocks 1 and 2, it is considered that the existing AUP(OP) provisions relating to earthworks and vegetation clearance in Part E11 of the AUP(OP) can be relied upon to ensure that these recommendations are implemented. No additional provisions in the Hobsonville Grove Precinct or Hobsonville Corridor Precinct are necessary.</p>
<p>E2</p>	<p>Please update the plan change to give effect to the opportunities recognised within the Ecological Impact Assessment</p> <p><b>Additional Information Request:</b> Please clarify how (i.e., through what mechanisms) the plan change has been updated to give effect to the opportunities</p>	<p>The Ecological Impact Assessment identifies a number of opportunities that could be realised as part of the urbanisation of the plan change area; however, the plan change is otherwise silent of these opportunities which include pest animal control and riparian planting. Please either provide a mechanism within the plan change to ensure these opportunities are realised as the ecological benefit is being</p>	<p>The Ecological Impact Assessment (EIA) report has been updated to explain at what stage of development the recommendations should be implemented (refer to <b>updated Appendix 10</b> attached).</p> <p>There are no terrestrial ecological values identified within Blocks 1 and 2 that would necessitate the inclusion of precinct-specific provisions or amendments to existing AUP(OP) provisions.</p> <p>Bulk earthworks, particularly when undertaken within a sediment control area, will necessitate consideration of ecological effects under E11.8.1(1)(n). This may require an Ecological Assessment as part of the resource consent process, with supporting documents if native wildlife</p>

(such as those mentioned in Sections 6.1.1 and 6.1.1.2 of the EclA) recognised within the Ecological Impact Assessment. Some of the opportunities mentioned include:

- enhance terrestrial ecological values through revegetation
- protection of the riparian margin
- development of an esplanade reserve
- increases in vegetation cover and increases in ecological spaces within the site

claimed and promoted as a positive effect

**Comments:** EclA Rev. 2. continues to report opportunities to retain and enhance ecological values. Including in sections:

6.1.1:  
*There will be opportunities to enhance terrestrial ecological values through revegetation and the protection of the riparian margin and development of an esplanade reserve. These potential enhancements will increase the quantity and diversity of native vegetation within the site, as well as result in a large increase in ecological connectivity and available terrestrial habitat for indigenous fauna*

And;  
*Exotic vegetation within the riparian margin of the Rawiri Stream is proposed to be removed to improve the biodiversity value of this habitat. Larger specimen trees that may need to be removed (and which provide value to fauna) should be replaced with native species that provide a similar fauna function.*

6.1.1.2:  
*Future rezoning to urban will provide opportunities for increases in vegetation cover and increases in ecological spaces within then site, which would provide opportunities to decrease possum, mustelid, hedgehog and rodent densities.*

values are present identified (such as a bat management plan or lizard management plan). The recommendations of the Ecological Assessment (and supporting documents) may include enhancement and mitigation planting within the site, or offsite mitigation measures and compensation, if they cannot be practically addressed on site. Whatever the outcome, this is better addressed at resource consent stage than at plan change stage since the PPC stage does not involve any physical changes to the site, and it does not require bespoke standards or amendments to existing AUP(OP) provisions.

Any works within the riparian margin to establish access or infrastructure connections is likely to require resource consent under Auckland-wide provisions, including the Part E26 (Infrastructure). The existing tools of the AUP(OP) will be adequate to consider such effects.”

**Nov '24 Response:**

The ecology report was revised to improve the accuracy of the report. This work was undertaken by the ecologist who authored the report. For example, the earlier report incorrectly cited riparian planting as an opportunity for the plan change, when there are no watercourses or associated 10 m setbacks within the plan change area to undertake enhancement planting.

The date and version of the ecology report has been updated

		<p>However, there is no clear mechanism within the plan change material to ensure these outcomes</p> <p><b>Nov '24 Request:</b> It is noted that several ecological management opportunities (that were referenced in the original E2 Cl23 request) have since been removed from Section 6.1 of the EclA.</p> <p><b>Request:</b> Please clarify why the report has been amended to remove these opportunities.</p> <p>In addition, please ensure that any updated version of the EclA is dated accordingly, noting that the version provided in response to the Clause 23 request is dated June 2024, although this version differs from the previous version that was provided in August as part of the partial response to the Cl23 request</p>	
E3	<p>SMAF1 retention/detention is proposed; however no corresponding detail has been provided to confirm that SMAF1 is sufficient to control for stream erosion.</p> <p>Please compare the hydraulic shear stress exerted by the driving force of water to the critical shear stress of the material of the stream channel and stream/wetland banks</p>	<p>Whilst the SMP proposes stormwater management controls, the detailed assessment of which will be undertaken by others under separate cover, this does not appear to be supported by any assessment of the resilience of the stream bed/banks to the changes in the hydrological regime which would be apparent even with best practice stormwater management.</p> <p>It is envisioned that this would require a quantified assessment that accounts for the stability of the stream bed/banks and wetlands to</p>	<p>The Ecological Impact Assessment (EIA) report has been updated to include analysis of the Trig Stream environment (refer to <b>updated Appendix 10</b> attached). The project ecologist has determined that the Trig Stream has low to moderate ecological values.</p> <p>It is considered that the SMAF1 provisions, in addition to the Stormwater Management Plan (SMP) methods, will sufficiently provide Council with the opportunity to consider the effects of stormwater runoff on the stream environment. The SMAF1 controls have been applied across the Auckland region where stormwater requires management to avoid and mitigate adverse effects on stream banks and channels. The SMAF1 is the appropriate mechanism for Council to consider such effects at resource consent / detailed design stage.</p>

		<p>indicate a change in erosion potential by quantifying the duration of exceedance of critical shear stress</p> <p>Comment: It is noted that a full assessment will be provided at the time the applicant's response is provided in full. However based on the preliminary response, whilst SMAF is a recognised control, it remains my position that the applicant needs to demonstrate that will appropriate address the effects and inform their assessment with appropriate technical information rather than relying on the region-wide provisions of the AUP:OP</p>	<p>For this reason, it is considered that a detailed hydraulic shear test assessment of the stream channel and stream / wetland banks is not required at plan change stage.</p> <p>However, following the meeting with Council's Healthy Waters specialist, an initial stream assessment has been undertaken as part of the Stormwater Assessment and this is included in the SMP (refer to HW10 response above).</p>
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**Geotechnical matters – Nicole Li and Frank Havel, Auckland Council**

G1	Please provide copies of the Geotechnical Investigation Report and Geotechnical Completion Report (prepared by Geotek Solutions Ltd) that are referenced in Section 3.2 of the Geotechnical Assessment report	To review all existing available geotechnical information that is applicable to the site	<p>Fulfilled.</p> <p>The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters G1 through to G6 (<b>Attachment E</b>).</p>
G2	It is understood that hand auger boreholes were undertaken on site by Geotek in 2019. Could you please confirm the source of this information and reference to the reporting? Please clarify the purpose of these hand auger boreholes (e.g. was the intention to support the proposed private plan change or were the hand auger	To understand the purpose of the hand auger boreholes undertaken	<p>Fulfilled</p> <p>The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters G1 through to G6 (<b>Attachment E</b>).</p>

	boreholes undertaken for some other development).		
G3	Please confirm if the site walkover and geomorphological mapping have been undertaken by an engineering geologist. If so, please provide supporting information. If not, please carry out these exercises and provide the required information	Geomorphological mapping is an essential part of a geotechnical investigation. It gathers information on existing and/or possible geotechnical hazards on site	Fulfilled  The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters G1 through to G6 ( <b>Attachment E</b> ).
G4	Please provide a geomorphological map for the site	Geomorphological mapping is an essential part of a geotechnical investigation. It gathers information on existing and/or possible geotechnical hazards on site	Fulfilled  The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters G1 through to G6 ( <b>Attachment E</b> ).
G5	Please re-assess the liquefaction vulnerability and update Section 5 accordingly.	Section 5 of the provided Geotechnical Assessment Report states that " <i>The liquefaction potential has been assessed to be unlikely</i> ". This assessment conclusion appears to rely on a Level A assessment which is not considered appropriated for the proposed private plan change (i.e. re-zoning into Light Industry and Mixed Housing Urban zones). A Level B assessment at minimum should be considered in this instance.	Fulfilled  The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters G1 through to G6 ( <b>Attachment E</b> ).
G6	Please provide natural hazard risk assessment (including risk categorisation) for the site.	To better understand the potential impacts and risk level on the future development due to nature hazard	Fulfilled

			The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters G1 through to G6 ( <b>Attachment E</b> ).
<b>Civil Infrastructure matters – Greg Hall, Auckland Council</b>			
I1	<p>Please confirm or clarify the following points in relation to mitigation methods:</p> <p>a) whether geotechnical mitigation works (e.g. counterfort drains) would need to occur on the neighbouring land to support this PPC and/or would more efficient mitigations be available if the neighbours land could be accessed; and</p> <p>b) what extent of geotechnical mitigation works would be required to ensure stable residential sites or road can be developed along the western boundary of Block 2?</p> <p>if there has been any investigation done to determine whether stormwater devices could be located anywhere along the western boundary of the PCA, or if there are limitations on device and outlet location.</p>	<p>To better understand how the effects of the PPC would be appropriately mitigated and how mitigation measures could be accommodated within the PCA. It is noted that on the western edge of Block 2 (Hobsonville Grove Precinct) the Urban Design Statement indicates potential for a road along the boundary, with a pocket of potentially developable land on 23 &amp; 25 Trig Road, between the road/boundary and the Trig Stream riparian margin. The Geotechnical Assessment Report and existing contours indicate that much of the land in this area is steep with headscarps indicating it is potentially affected by instability</p>	<p>Fulfilled</p> <p>The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters in I1 (<b>Attachment E</b>).</p>
I2	<p>Please confirm whether the proposed road connections, as indicated in Precinct Plan 2 (Hobsonville Grove Precinct),</p>	<p>To better understand whether the proposed infrastructure, which will be necessary to provide access into the PCA, is feasible from a geotechnical perspective</p>	<p>Fulfilled</p> <p>The attached memo prepared by Fahad Khan (CMW Project Geotechnical Engineer) responds to the Matters in I2 (<b>Attachment E</b>).</p>

	<p>are feasible from a geotechnical perspective:</p> <p>a) Indicative connection point to Westpoint Drive, at the location indicated on the precinct plan; and</p> <p>b) Indicative collector road connection to 23/25 Trig Road, at the location indicated on the precinct plan</p>		<p>The feasibility of constructing the roads indicated in the precinct plan will be confirmed at resource consent / detailed design stage. There are no identified geotechnical hazards or other fatal flaws to the construction of roads in the location indicated</p>
<p>I3</p>	<p>There are several existing features and infrastructure networks in the indicative location of the Westpoint Drive Connection Point, including:</p> <ul style="list-style-type: none"> <li>• stormwater manholes and outlets</li> <li>• overland flowpaths</li> <li>• vehicle crossings for 92D Hobsonville Road and 70 &amp; 72 Westpoint Drive; and</li> <li>• stream restoration project works (pathway &amp; rest area) and the existing retaining wall.</li> </ul> <p>These features may suggest that a crossing slightly south of the indicated location may be preferable. Please confirm whether:</p> <p>a) any alternative locations for the connection point have been considered; and</p> <p>b) there is sufficient scope within the PPC to allow for an alternative location for the connection point</p>	<p>To better understand how the PPC has considered alternative options for the construction of the proposed Westpoint Drive connection</p> <p><b>Comment:</b> Item I3, not satisfied – Under subsection a) we requested confirmation of whether alternative road connection points had been considered. The response to I3 focusses on subsection b), but there appears to be no consideration of subsection a).</p> <p>While there is provision within the scope of ‘general accordance’ within Standard I1.6.1.2 and/or the Restricted Discretionary pathway to more the Westpoint Connection, it appears that the location shown on Precinct Plan 2 would already be unsuitable, or not ideal such that an alternative location and consideration of the above provisions would be automatically necessary. In addition, moving the indicative connection to a more likely location, such as opposite 70 Westpoint Drive (undeveloped site) then provides clearer indication to</p>	<p>The crossing location is indicative and subject to detailed design. The road connections can be located and designed to either avoid or mitigate effects on the infrastructure, vehicle crossings, and overland flow paths. We maintain that the existing and proposed AUP(OP) provisions (such as the earthworks and subdivision controls), are adequate to avoid and mitigate such effects. Furthermore, it is unlikely that Council / Auckland Transport would accept the vesting of a public road where the risk of land instability has not been adequately avoided, remedied, or mitigated.</p> <p>Subdivision and development within the Hobsonville Grove Precinct that does not provide road connections in the location shown in the precinct plan would require resource consent for a restricted discretionary activity under proposed rule I1.4.1(A2). Where a road is not provided where indicated on the precinct plan, the proposed matters for discretion would provide an opportunity for Council to consider an alternative road alignment where it provides an appropriate connection / integration with adjacent landholdings.</p> <p>For this reason, it is considered that the exact location of the indicative roads shown in the precinct plan do not need to be determined as part of this PPC request and can be determined at resource consent stage</p> <p>Austino currently have easement rights where the proposed future bridge is located (see easement A in image below). In addition, Austino have similar easement rights (easement B) to the south as well as an existing right of way crossing to the north at 1/100 Hobsonville Road. All of these locations have been considered for the proposed bridge as</p>

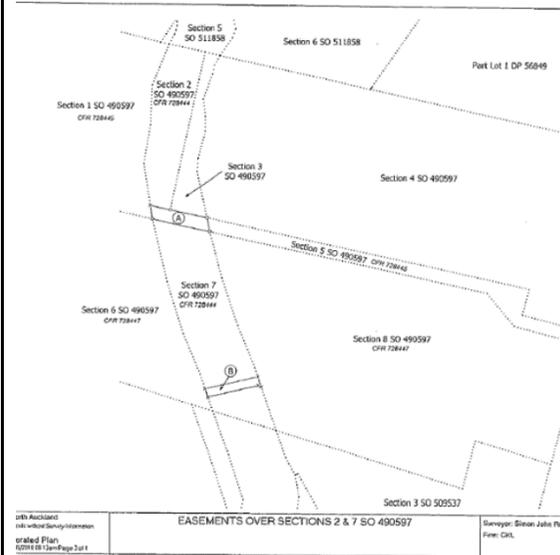
**Additional Information**

**Request:** Please respond to subpoint (a) of I3, including a simple review to ensure the indicative connection is shown in a location which is likely to be suitable for construction, and identify any alternative locations for the connection point that have been considered as part of this process. Please note that highly detailed construction drawings in an analysis of alternatives are not required

other parties that there is a significant possibility of a road network connection being in such a location

they provide a better option for discussion with Parks regarding the location within the Rawiri reserve.

The proposed bridge is also at the end of the existing road reserve network (constructed by Austino). Westpoint Drive currently ends where the existing network finishes however the road connection to the north (92 Hobsonville Rd) is consented and appears to be under construction.



In relation to existing services, there is existing wastewater and water networks available for connection to be implemented into the bridge design as required. The proposed bridge location is best positioned for minimal bridge span and impact on receiving environment. An onsite review shows the steepness of contours in this location means the bridge span would be minimal compared to other options. This would in turn have a reduced impact on the natural environment.

Consideration has also been given to coordination with the future Watercare trunk wastewater main which is in the location of the Spedding Road designation. We have been working with Watercare in regards to a future planned truck wastewater main, this has potential to also become part of any future bridge design.



To summarise, throughout the process undertaken to date there has been substantial high level planning and thought gone into the bridge position, as well as impact it would have on existing and proposed infrastructure.

Furthermore, we note that the crossing location is indicative and subject to detailed design. The road connections can be located and designed to either avoid or mitigate effects on the infrastructure, vehicle crossings, and overland flow paths. We maintain that the existing and proposed AUP(OP) provisions (such as the earthworks and subdivision controls), are adequate to avoid and mitigate such effects. Furthermore, it is unlikely that Council / Auckland Transport would accept the vesting of a public road where the risk of land instability has not been adequately avoided, remedied, or mitigated.

Subdivision and development within the Hobsonville Grove Precinct that does not provide road connections in the location shown in the precinct

			<p>plan would require resource consent for a restricted discretionary activity under proposed rule I1.4.1(A2). Where a road is not provided where indicated on the precinct plan, the proposed matters for discretion would provide an opportunity for Council to consider an alternative road alignment where it provides an appropriate connection / integration with adjacent landholdings.</p> <p>For this reason, it is considered that the exact location of the indicative roads shown in the precinct plan do not need to be determined as part of this PPC request and can be determined at resource consent stage</p>
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