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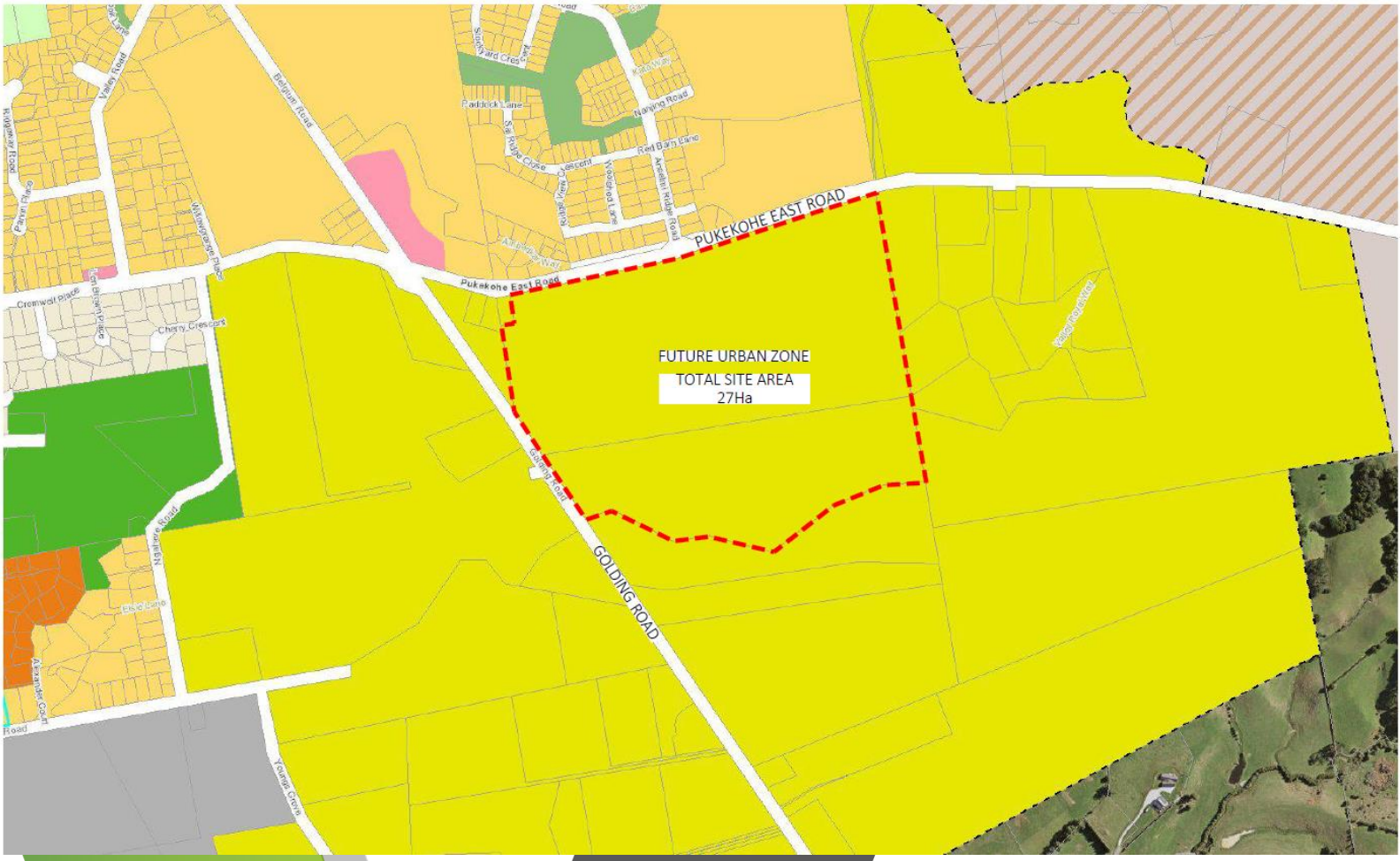

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Level 8, 99 Albert St, Auckland

16/10/2023

47 Golding Road & 50 Pukekohe East Road, Pukekohe

Request for Private Plan Change

AEE & Section 32 Evaluation Report

Prepared for: OMAC Limited and

Next Generation Properties Limited

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Document Control Record

Document Issue No	Author	Updates	Reviewed by	Date
01	Lance Hessell – Senior Planner	-	Nick Mattison – Director	8/08/2022
02	Duncan Ross – Director	Updated to reflect amended applicant details within s32 Report and associated Appendices.	-	16/10/2023

2. Application Details

Applicant	**OMAC Limited** (47 Golding Road); and **Next Generation Properties Limited (**50 Pukekohe East Road)
Site Address	a. 50 Pukekohe East Road, Pukekohe; and b. 47 Golding Road, Pukekohe
Legal Description	a. Part Allot 15 PSH OF Pukekohe; and b. Lot 1 DP 392968
Site Area	a. 18.1102 ha b. 9.0422 ha Total: 27.15 hectares
Statutory Plan	Auckland Unitary Plan (Operative in Part) ('**AUP**')
AUP Zoning	Future Urban Zone ('**FUZ**')
AUP Overlays and Controls	**Overlays** • Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Kaawa Aquifer • Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Bombay Volcanic • Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Franklin Volcanic Aquifer **Control** • Macroinvertebrate Community Index - Rural
Non-Statutory Features	Overland flow paths/ streams Floodplains Wetlands

3. Executive Summary

"OMAC Limited" and "Next Generation Properties Limited" ('the Applicants') is requesting a plan change under the Auckland Unitary Plan Operative in part ('AUP') to rezone approximately 27 hectares of land located to on the southern side of Pukekohe East Road and the eastern side of Golding Road. The land is located at 50 Pukekohe East Road and 47 Golding Road, Pukekohe. Records of Title are included in Appendix 1.

The proposed plan change ('PPC') application site ('the site') comprises two properties in land currently zoned Future Urban under the AUP, and the Applicants seek to rezone the land as Residential – Mixed Housing Urban to provide in the order of 580 new residential dwellings within a developable area of approximately 12.7ha. The site contains wetlands and streams (approximately 5.4ha) which are to be protected via the existing Chapter E Auckland-wide provisions of the AUP, along with precinct provisions which reference a precinct plan showing drainage reserve areas (approximately 2.5ha) with a minimum 10m riparian buffer to the wetlands and streams and includes requirements for riparian planting plans and stormwater management devices. A public open space reserve area is also proposed surrounded by riparian planting and streams (approximately 0.6ha). The remaining area is road reserve (approximately 5.8ha).

The proposed layout for these areas is shown on the Concept Master Plan included in Appendix 2 and shown below in Figure 7 in Section 5.

The Master Plan is designed to integrate with the plan change to the west (Plan Change 76) including a local road linking Pukekohe East Road, Golding Road, and Birch Road to the south-west. The combined master plans are shown in Appendix 3 and shown below in Figure 8 in Section 5. A shared path is also proposed through the site running centrally alongside the watercourse and riparian margin from west to east and to the north of the Public Open Space Reserve to the east of the area.

Also included as part of the PPC is a new Precinct – Pukekohe East-Central Precinct 2. This includes a precinct plan showing key movement connection and a proposed drainage reserve area inclusive of minimum 10m riparian buffers and potential future neighbourhood park. The Precinct Plan and associated rules are included in Appendix 4 and shown below in Figure 9 in Section 5. The Precinct Plan provisions seek to:

- Require subdivision and development to be undertaken in accordance with the precinct plan
- Require stormwater management controls that are specific to the precinct
- Protect the stream, riparian areas and allow opportunity for vesting/ future development of a park.
- Apply front boundary fencing (and front yard landscaping) to open spaces including drainage reserves and riparian margins so that residential interface with these areas provides for privacy as well as opportunities for passive surveillance and streetscape amenity.
- Recognise and provide for cultural values.

The plan change scheme has been prepared in accordance with the Pukekohe-Paerata Structure Plan 2019 (the "structure plan") which was adopted by the Auckland Council's Planning Committee on 6 August 2019. The structure plan has provided a 'development ready' timeframe of 2023 to 2027 for the Stage Two Future Urban land in Pukekohe, and therefore rezoning and subsequent development of this land should generally align with this timeframe.

This report provides an overview and assessment of the plan change request in accordance with Clause 21 of Schedule 1 of the Resource Management Act 1991, including:

a. Explanation of the purpose and reasons for the proposed plan change;

b. Assessment of environmental effects taking into account Clause 6 and 7 of Schedule 4 of the Resource Management Act 1991 ('**RMA**'); and

c. An evaluation report prepared in accordance with Section 32 of the RMA.

The report also includes an assessment against relevant planning documents including policy statements, which is relevant consideration under sections 74 and 75 of the RMA.

In summary, the PPC gives effect to the Pukekohe-Paerata Structure Plan to enable urban development of the site, and is appropriate because:

a. The proposed rezoning to Residential – Mixed Housing Urban and precinct provisions strongly aligns with the Pukekohe-Paerata Structure Plan.

b. The PPC can be supported by the timely delivery of necessary infrastructure servicing.

c. The environmental effects of the proposed plan change have been assessed, and these have not indicated any fundamental impediment to rezoning the land for urban development, as proposed. Further, the proposed precinct provisions will ensure the environmental effects of that development can be appropriately avoided, remedied or mitigated.

d. The evaluation report has demonstrated that the proposed zoning, overlay and precinct provisions, together with the existing AUP provisions, are the most efficient and effect way of meeting the objectives of the proposed plan change, which will in turn appropriately achieve the purpose of the RMA.

e. The proposed plan change will also be in accordance with, and give effect to, the relevant planning documents.

4. Site and Locality Description

4.1. Site Description – General

The site comprises two properties totalling approximately 27 hectares of land in Pukekohe, to the south of Pukekohe East Road and to the east of Golding Road, being:

Address	Legal Description	Site Area	Ownership
50 Pukekohe East Road, Pukekohe	Part Allot 15 PSH OF Pukekohe	18.1102 ha	Applicant
47 Golding Road, Pukekohe	Lot 1 DP 392968	9.042 ha	Applicant

The Record of Title for both properties are included in **Appendix 1**.

The site is on the outskirts of Pukekohe within the Rural Urban Boundary (RUB), directly adjacent to 'live zoned' residential and neighbourhood centre land to the north. Both properties are currently zoned Future Urban. The location of the site and the surrounding zones is shown below in Figure 1.

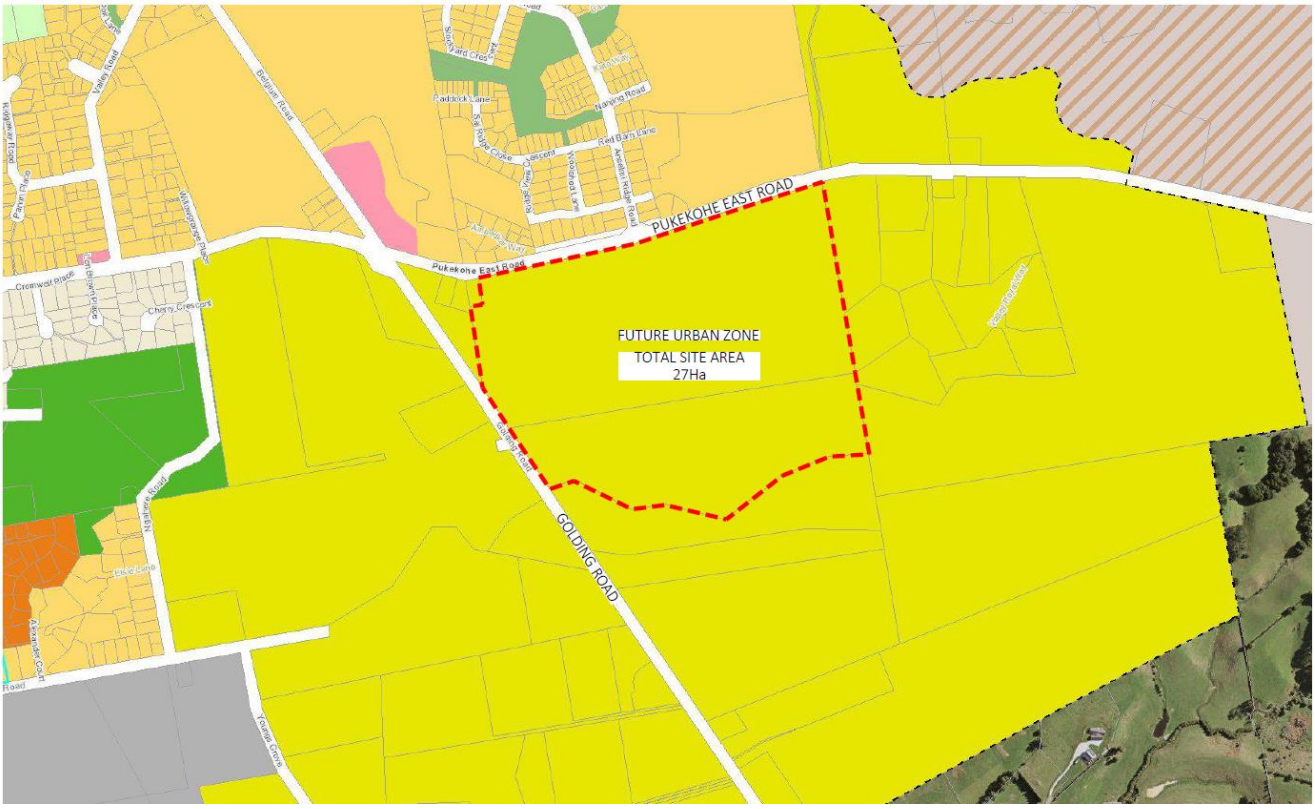


Figure 1 – Plan Change Area with Current Underlying FUZ.

The site is presently utilised for pastoral grazing of livestock including cattle. A dwelling is located within the southwestern part of 47 Golding Road. A farm shed is positioned in the north-western part of the 50 Pukekohe East Road. Boundaries are demarcated with predominantly timber post and wire fences. 50 Pukekohe East Road has a stream running through the southwestern part. Currently there are two buildings on the property. The first is a metal shed in the northwest corner and the second is a small concrete shed located in the north central part. This property was historically used as a dairy farm.

The site has an undulating landscape, and two permanent streams originate along the eastern and southern boundary of the site. Several ephemeral overland flow paths traverse the site in an east-west orientation. Individual large exotic and indigenous trees, tree groupings and shelterbelts are spread throughout the site. The

stream corridors are vegetated in parts with mainly exotic species including willow and poplar with some tree ferns established. Amenity tree and shrub species are associated with the private dwelling.

The character of the site and its surrounds is shown below in the arial photograph in Figure 2.

Figure 2 – Aerial of Plan Change Area.

4.2. Vegetation

This is described in detail in Section 3.2.1 of the Ecological Assessment in **Appendix 5**.

There are two main areas of vegetation differentiated by species observed in each area. The Ecological Assessment describes these as Riparian Tree Vegetation Area One and Riparian Tree Vegetation Area Two. These are primarily located along the watercourse margins.

Riparian Tree Vegetation Area One runs along the stream banks and was seen throughout the wetland areas (described further below). Native species identified in the north-western region of the site included lemonwood (Pittosporum eugenioides), kahikatea (Dacrycarpus dacrydioides), cabbage tree (Cordyline australis), ake ake (Dodonaea viscosa), and exotic/pest species included woolly nightshade (Solanum mauritianum), oak tree (Quercus sp.) and willow (Salix sp.). Due to the mix of common natives and exotic species within the riparian areas, this area was considered to have low ecological value.

Riparian Tree Vegetation Area Two was observed adjacent to the stream, with willow trees being the dominant species, and there is the occasional woolly nightshade and juvenile karamu (Coprosma robusta) identified

throughout the wetland. The trees become denser toward the eastern side of the wetland. It is considered the ecological values of the features have low ecological values due to the dominance of exotic species.

Other vegetation is described in Section 3.2.1.3 of the Ecological Assessment. This consists of a few sparse young trees and shrubs (including hedges), and pasture and amenity plantings, including cabbage trees, totara, various one species, and barberry. A mix of mature native and exotic species surround the residential dwelling on the site, and the ecological values of these is considered negligible due to the mix of common natives and exotics and lack of ecological connectivity.

The vegetation types and locations are shown in Figure 3 of the Ecological Assessment and also shown below in Figure 3.

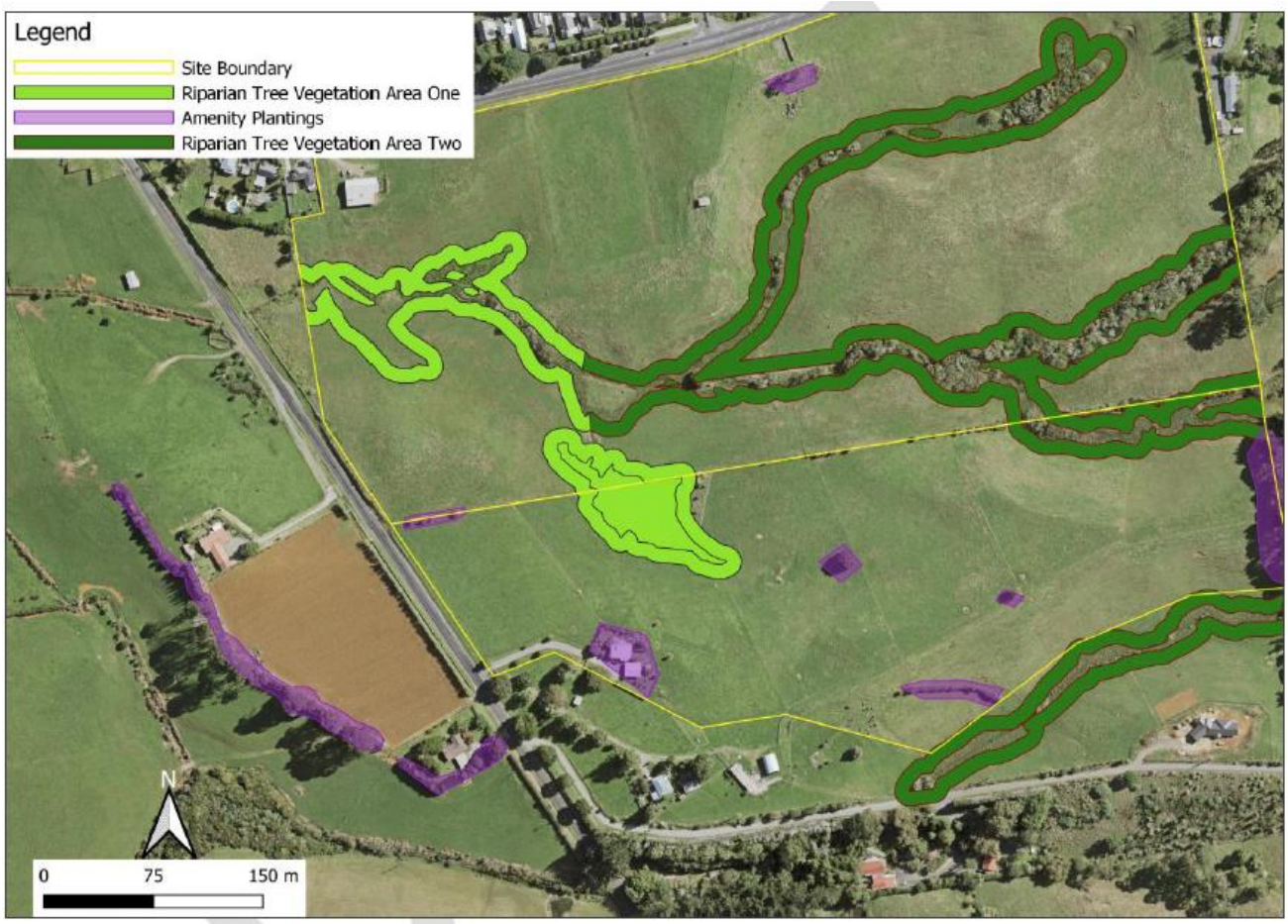


Figure 3. Key terrestrial features identified on site.

Figure 3 – Plan of the Site's vegetation types and locations. Source: Bioresearches.

4.3. Catchments and Watercourses

Section 3.3 of the Ecological Assessment in Appendix 5 describes the freshwater systems and ecology values of the site. There are multiple watercourses on the property, which were classified as permanent or intermittent streams, ephemeral flow paths, natural wetlands, or constructed features. These are shown in Figure 9 of the Assessment and shown below in Figure 4.

Figure 9. Freshwater features identified at 47 Golding Road and 50 Pukekohe East Road, including streams and natural wetlands.

Figure 4 – Plan of the Site's freshwater features and locations. Source: Bioresearches

4.3.1. Streams

Streams are described and assessed in Section 3.3.1 of the Ecological Assessment. A well-defined stream and wetland network system was identified and a permanent stream with well-defined banks flowed in a westerly direction through to the 50 Pukekohe Road East Site. This has been assessed as of low ecological value due to degradation and lack of a well-established native vegetation buffer.

4.3.2. Natural Wetlands

Multiple freshwater features of interest on site were assessed in respect of the NPS-FM and the AUP, including the definition of wetland under Clause 3.21 of the NPS-FM. Several areas of degraded riparian margins met the definition of natural wetland. It is noted that based on historical imagery the general environment of the site has not changed significantly over the last 80 years (refer to Figures 13 to 15 in Section 3.3.2 of the Ecological Assessment).

There are two distinct wetlands as shown in Figure 16 of the Assessment and below in **Figure 5.**

Figure 16. Wetland One and Wetland Two locations at 47 Golding Road and 50 Pukekohe East Road, Pukekohe.

Figure 5 – Plan of the Site's two main wetlands. Source: Bioresearches

Wetland One

Section 3.3.2.1 of the Assessment describes Wetland One. This is connected to Wetland Two by a distinct drainage channel likely to be the main water flow path into the wetland, with other flows from surface runoff. Wetland species show a demarcation of hydrology between wetland and non-wetland species. Primary hydrological indicators were present with saturated soils throughout the wetland. Pugging and grazing were also seen surrounding the connecting drainage channel and wetland.

There is a mix of exotic species in this wetland, dominated by hydrophytic species including soft rush, water purslane, water celery, mercer grass, buttercup, and yorkshire fog. Japanese honeysuckle, dock, harakeke, gorse, chinese privet, and barberry were also present. Trees are scattered within the herb and shrub stratum, including lemonwood, kahikatea, cabbage trees, woolly nightshade, ake ake, and willows.

The ecological value of this wetland is considered low due to the domination of exotic species, grazing, erosion, pugging caused by stock access, and lack of established buffer vegetation.

Wetland Two

Section 3.3.2.2 of the Assessment describes Wetland Two. This has a dominance of herb and shrub layers, delineating this from Wetland One. Common species such as mercer grass, buttercup, and lotus make up the majority of the herb layer. Within the shrub layer there is a significant amount of soft rush, knotweed, water purslane, and gorse, along with small patches of kiokio and Māori sedge. Trees become denser

towards the eastern side of the wetland, with willow trees being dominant. The occasional woolly nightshade and young karamu were seen throughout the wetland.

Three crossings were present within Wetland Two, and stock access has caused pugging throughout the wetland area.

The ecological value of Wetland Two is considered low despite some presence of common native species. The area has been damaged by stock access and is dominate by exotic species.

4.4. Fauna

Section 3.2.4 of the Ecological Assessment describes and assessed the fauna of the site.

4.4.1. Herpetofauna

The site was assessed for the viability of potential herpetofauna habitat and the requirement for a survey. Due to dominance of low-grade pasture, saturated wetland habitat, and stock access to most of the site area, no appropriate habitat for herpetofauna was identified, so no survey was completed.

The Assessment describes a review of the historic lizard record within 2.5km of the project area, and also refers to the adjacent site (Plan Change 76 area) to the west, noting that ornate skink was the only indigenous species recorded in the wider landscape. The Assessment describes that the habitat of the subject site is not appropriate for these species (negligible) and also that the site provides poor habitat for other potential species of copper skink and moko skink. It is concluded that overall, the herpetofauna habitat value of the site is negligible.

4.4.2. Chiroptera

A desktop analysis of chiroptera was undertaken in addition to a bat survey executed at the neighbouring site at 19 Golding Road and 53 Birch Road and this application site area as set out in Section 3.2.4.2 of the Assessment. No bat activity was recorded during the survey completed in late summer 2022.

4.4.3. Avifauna

The Assessment notes that during the site visit the only indigenous avifauna observed or heard was limited to pukeko, and no 'at risk' or 'threatened' species were recorded, or expected to be present on site, even on an intermittent basis. Therefore, the habitat value associated with the site is considered to be low.

4.5. Transport Networks and Access

4.5.1. Road Network

The site abuts an arterial road (Pukekohe East Road) along its northern boundary, so the main access opportunities for the site are currently from Pukekohe East Road and Golding Road adjacent to the Site's northern and western boundaries respectively. In the wider context, the Site also connects to the Pukekohe Town Centre and SH1 via Pukekohe East Road.

Pukekohe East Road

Pukekohe East Road is classified as an arterial route under the AUP and forms part of an east-west link between the centre of Pukekohe and State Highway 1 Southern Motorway, at the Mill Road interchange. Pukekohe East Road skirts the northern boundary of the subject site and includes a priority intersection with Ngahere Road

(western Site boundary), and a roundabout intersection with Golding Road (western Site boundary). To the west, Pukekohe East Road becomes East Street.

Pukekohe East Road is subject to a 70km/hr posted speed limit transitioning to 50km/hr when it becomes East Street around the intersection of Willowgrange Place, some 350m from the north-western corner of the Site, and continues towards Pukekohe. The change in speed limit north-west of the Site reflects a transition from rural to urban environment.

Pukekohe East Road has a sealed width of 10 to 11 metres in the vicinity of the Site providing two to three lanes within the vicinity of the site. From its roundabout junction with Golding Road, it provides one traffic lane in each direction for approximately 300m east before providing a right turn lane to Ansemli Ridge Road. One traffic lane with a painted central median continues for approximately 75m east, before three traffic lanes are provided with two eastbound and one westbound. Traffic lanes in each direction are separated by double yellow 'no overtaking' lines.

The most recent traffic counts on Pukekohe East Road in the vicinity of the subject site were carried out by Auckland Transport in March 2018 near Valley Royal Way. Details of these traffic counts are summarised in Table 1.

Table 1: Traffic Counts Pukekohe East Road March 2018

Direction	Weekday	Saturday	Sunday	Weekday		
				AM Peak	Midday Peak	PM Peak
Both	16,362	13,242	11,812	1,352	1,232	1,499

Golding Road

Golding Road is classified as a local road under the AUP and follows north-south axis between Pukekohe East Road/East Street in the north-western corner of the Site, and Logan Road, about 2.35km to the south. In the vicinity of the Site it currently provides access to a small number of rural residential properties.

Golding Road has a sealed width of around 7 metres in the vicinity of the Site, providing one traffic lane in either direction. To the south of its intersection with East Street / Pukekohe East Road, the 70km/hr speed limit transitions to 100 km/hr, which reflects the rural environment along its length.

The most recent traffic counts on Golding Road in the vicinity of the subject site, between Royal Doulton Drive and Logan Road, were carried out by Auckland Transport in February 2019. Details of the traffic counts are summarised in Table 2.

Table 2: Traffic Counts on Golding Road

Direction	Weekday	Saturday	Sunday	Weekday		
				AM Peak	Midday Peak	PM Peak
Both	1,556	1,093	886	197	115	180

4.5.2. Intersection Turning Counts

Traffic Planning Consultants Ltd have also conducted a survey at the Pukekohe East Road/East Street/Golding Road/Belgium Street roundabout on Tuesday 29 and Thursday 30 June 2021 to determine the existing traffic flows during peak times near the site. The surveyed traffic flows for the AM and PM peak periods are shown in Figure 2 of the TIA. The turning count flows are generally consistent with the tube counts recorded by Auckland Transport in March 2019.

4.5.3. Pedestrian Accessibility

In terms of footpath provisions near the Site on the existing road network, a continuous pedestrian footpath is only provided on the north side of Pukekohe East Road opposite the site from the roundabout at Golding Road. There are no dedicated pedestrian facilities or provisions along other roads in the immediate vicinity of the Site.

Figures 3 &4 in the TIA show the respective 400m and 1km walking distances from the site, showing the Site lies within a convenient walking distance of residential, business and education activities on the eastern side of Pukekohe. This is shown below in Figures 6 & 7.

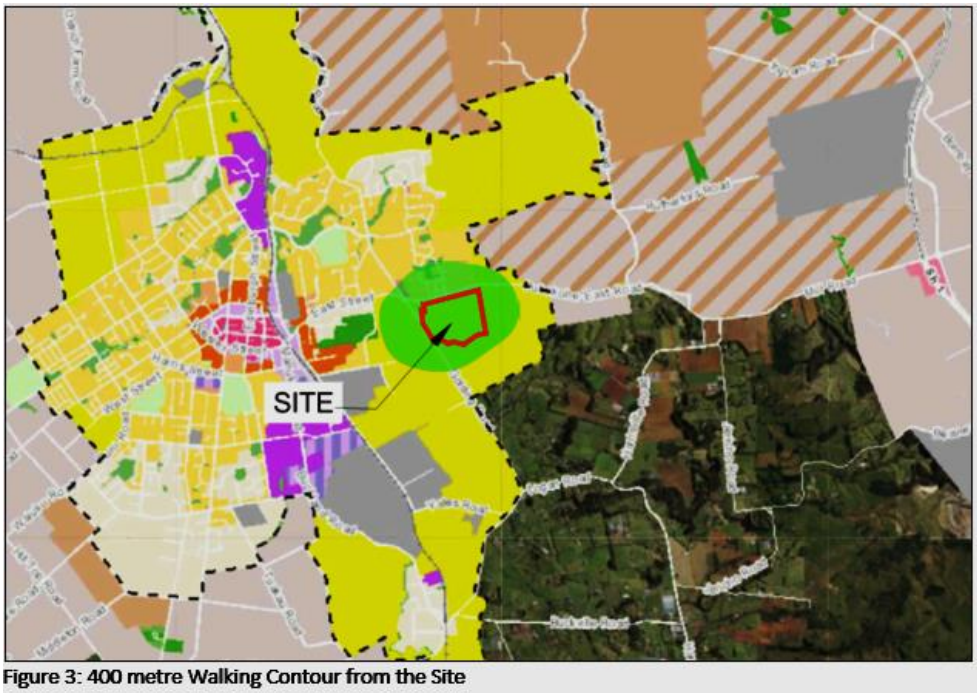


Figure 3: 400 metre Walking Contour from the Site

Figure 6 – 400m walking contour from the Site.

Figure 4: 1km Walking Contour from the Site

Figure 7 – 1km walking contour from the Site.

4.5.4. Cyclist Accessibility

Parts of Pukekohe East Road and East Street between the subject site and the centre of Pukekohe have painted shoulders to cater for cyclists. While there are no dedicated cycle facilities or provisions along other roads in the immediate vicinity of the site, the current light levels of traffic along Ngahere Road and Birch Road make these routes safe and attractive for cycling for those who choose to travel by this mode. Figure 5 in the TIA shows the 3km cycling contour from the Site encompassing the centre of Pukekohe and key retail, commercial, and industrial areas to the southeast. This is shown below in **Figure 8**.

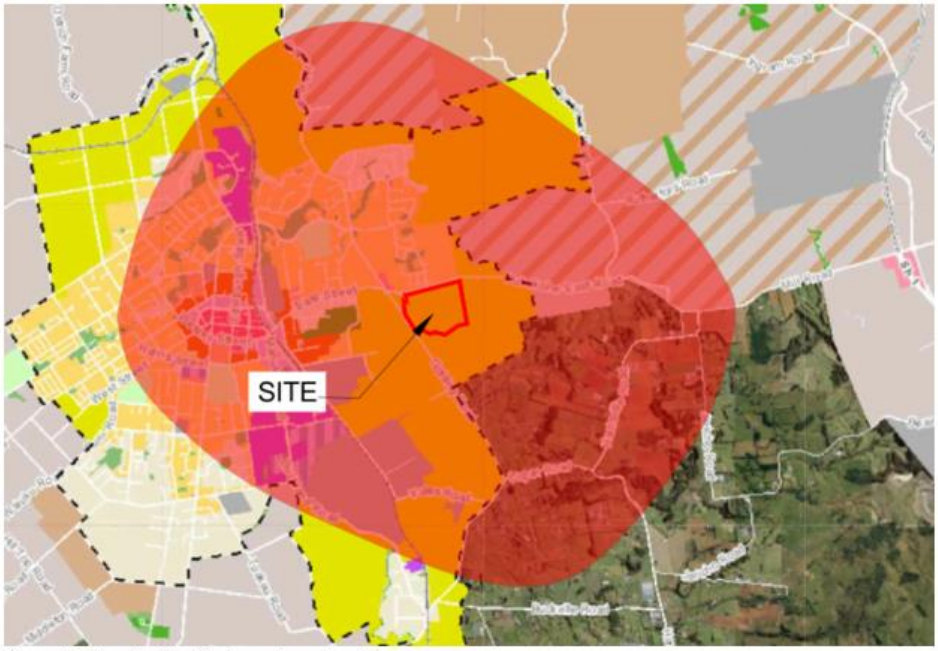


Figure 5: 3km Cycling Contour from the Site
Source: New Zealand Transport Agency/Auckland Transport

Figure 8 – 3km cycling contour from the Site

4.5.5. Public Transport Accessibility

The eastern side of Pukekohe, to the east of the North Island Main Trunk Rail line, is currently served by the Bus Route 391, which provides an orbital route connecting the town centre and Railway Station with the north-eastern part of the town. The nearest bus stop to the subject site is located around 800 metres to the west on East Street, but it is understood that a bus stop will be provided closer to the Site for any future development.

The subject site is also located within approximately 1.8 kilometres of Pukekohe railway station. At present, rail services operating from Pukekohe railway station are limited to diesel shuttle services between Pukekohe and Papakura, which operate at a frequency of three trains per hour during peak periods and hourly at other times. From Papakura, interchange opportunities are available with Southern Line services providing an onward connection to Britomart and the wider Auckland network. Kiwi Rail's website[1] advises that:

- Electrification is now being extended beyond Papakura to Pukekohe and that the major works is currently underway.
- This means people travelling from Pukekohe will no longer need to switch trains at Papakura and will enjoy faster, quieter and cleaner journeys in modern electric trains.
- Introducing electric trains to Pukekohe will mean more services and longer trains. KiwiRail is working closely with Auckland Transport to build a modern public transport interchange and support Auckland Transport's redevelopment plans around Pukekohe Station.

[1] https://www.kiwirail.co.nz/what-we-do/projects/amp/papakura-to-pukekohe-electrification/

Further details of this are provide in **Section 2.4** of the TIA.

The existing public transport provision therefore provides linkage within Pukekohe itself and an onward link to Auckland City Centre, as well as nearby areas as shown in Figure 6 of the TIA and below in **Figure 9.**

Figure 6: Pukekohe Existing Public Transport Routes
Source: New Zealand Transport Agency/Auckland Transport

Figure 9 – Pukekohe Existing Public Transport Routes

Overall, the site is well located to benefit from existing rail service provisions, and as discussed below, it would also be expected to support future rail and bus provisions enabled by new and improved roading connections adjoining the location of the subject site.

4.5.6. Road Safety History

Section 2.5 of the TIA addressed the road safety history in the vicinity of the site referring to the New Zealand Transport Agency's "Crash Analysis System" for the latest available five-year period being January 2016 to December 2020. This indicates that 32 crashes have been reported along Pukekohe East Road and Golding Road in the vicinity of the Site, and of these, 18 recorded no personal injuries occurred while the remaining 14 resulted in injuries including three serious injuries recorded.

It is concluded that based on analysis of this, there is no trend that would suggest that a change in land use from rural to residential will have a detrimental impact on the safety or functionality of the surrounding roading environment.

4.6. Infrastructure Servicing

4.6.1. Stormwater

Council Geomaps indicates the site is currently not served by existing public stormwater infrastructure. However there are existing public infrastructure on the northern side of Pukekohe East Road that utilises road drainage along Pukekohe East Road. Any existing pipes located within the site will need to be removed/re-laid to better suit the new finished ground levels as part of future development.

4.6.2. Wastewater and Water Supply

Council Geomaps indicates that the site currently is not serviced by public wastewater network. The Site catchment will require a new local wastewater pump station located at the lowest point in the catchment for wastewater servicing. This is to be installed as part of Plan Change 76 and will be available prior to development of the Site. The entire wastewater catchment for the site will flow towards the lowest point on the west of the site in line with the new Road 12 to a connection point just east of Golding Road/the site boundary. The line then crosses under Golding Road, where it will connect to the new reticulation (including pump station) to be constructed in accordance with Plan Change 76.

Water supply is available along Golding Road and a minimum size of 250mm ID watermain will be required to be extended along Golding Road, to service the Plan Change 76, subject sites and other developments to the south.

4.7. Contamination

A Preliminary Site Investigation (PSI) for the Site was undertaken by Soil & Rock Consultants, dated 25 July 2022.

Based on the PSI, the following activities (Hazardous Activities and Industry List [HAIL] activities) were identified as having occurred, or potentially occurred at the Site, and are potential sources of contamination:

- Potential contamination from Asbestos Containing Materials or buildings with Asbestos Containing
- Materials;
- Potential contamination from possible Lead-based paint use on historical buildings;
- Undocumented fill; and
- Burn pits/areas

A Detailed Site Investigation (DSI) would need to be prepared prior to earthworks or redevelopment of the site, as well as a Site Management Plan and/or Remediation Action Plan (SMP/ RAP), to satisfy consenting requirements under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and AUP.

4.8. Geology

A geotechnical assessment for the site was undertaken by Soil & Rock Consultants, dated 23 December 2021 (Appendix 6). This report was prepared for a larger site area, inclusive of the PPC site.

Several gullies and overland flow paths (OLFPs) traverse the site, typically in an overall east-west orientation. The immediate banks of the gullies are moderately to steeply incised in places (up to 35°). The low-lying and flatter areas of the site (i.e. within the gully inverts) are significantly 'boggy' in certain areas, and several larger ponds are also present within the site. Slope inclinations within the site are generally in the order of approximately 5° to 25° with isolated areas at steeper inclinations (banks of some gullies). Several minor scarps/erosion surfaces were observed at various locations around the site, on the moderately to steeply inclined slopes. The observed scarps are related to minor localised erosion/instability within the surficial soils (which has likely been exacerbated by stock movement) rather than deep-seated instability.

The natural soils underlying the site are shown to comprise tuff/ash deposits of the South Auckland Volcanic Group. Fill material can be expected in varying quantities across the site, generally around existing structures.

The site was identified as being potentially affected by natural hazards of subsidence, bank erosion, sheet erosion and slippage.

The coloured areas shown in red and yellow hatching in the **Figure 10** are expected to meet the AUP definition for 'land which may be subject to land instability'.

Figure 10 – Plan indicating the areas of instability across the Site. Source: Soil &Rock Consultants

4.9. Archaeology and Built Heritage

An Archaeological Assessment for the site was prepared by Clough & Associates, dated July 2022 (**Appendix 7**). The assessment involves a historical survey, archaeological background review, consideration of the physical environment, and field assessment.

No previously recorded archaeological sites are located in the site area and no unrecorded archaeological sites were identified during the survey for this assessment. Recorded archaeological sites associated with Historical research has shown that the land was included in Land Grants to European settlers from the 1850s and it was farmed by the Lauer and Golding Families in the later part of the 19th Century with the Golding family homestead located just to the south of the Plan Change area and a former barn of unknown construction date located in the northern part of the site. As the 19th century homesteads of the two families are known to be just outside of the site, if any archaeological remains are exposed during future development, the effects are considered likely to be minor and can be appropriately mitigated by recording and information recovery under the archaeological provisions of the HNZPTA.

Māori settlement and occupation in the general area (apart from isolated find spots) are usually located near major waterways or along the coast, and it is considered unlikely that any unidentified archaeological sites associated with Māori settlement will be present based on the inland location and lack of navigable waterways.

4.10. Surrounding Environment

The surrounding area to the east and south is generally characterised by rolling pastoral land with streams, vegetation and drainage channels, and single dwellings, farming and accessory buildings. To the west and north, the land is characterised by open space and residential areas on the outskirts of Pukekohe. The remains of two former tuff rings are located in the area between Pukekohe and the Pukekohe East explosion crater being Rooseville Tuff Rings north and south. The Rooseville Tuff Ring is the closest, but is located outside of the site area as described in the Archaeological assessment in **Appendix 7**. There are flood plains, wetlands, and overland flow paths feeding from the small drainage channels and streams on the neighbouring properties.

The Pukekohe Town Centre (with Business zoning) which includes the train station, is located approximately 1.8km west of the site. The area immediately surrounding the town centre is urbanised and has live zoning, while periphery land within the Rural Urban Boundary of Pukekohe-Paerata remain mostly Future Urban Zone. The site to the north-east at 3 Pukekohe East Road at the corner of Belgium Road and Pukekohe East Road is partly zoned Business – Neighbourhood Centre. It could be anticipated that future neighbourhood centre uses are established there, noting this is currently occupied by storage facilities and a dwelling.

In the wider transport context, the site connects to Pukekohe town centre and State Highway 1 via East Street / Pukekohe East Road.

5. Description of the Plan Change Request

5.1. Purpose

The purpose of the Plan Change is principally to rezone approximately 27 hectares of Future Urban zoned land in Pukekohe to Residential – Mixed Housing Urban Zone to allow for development of up to around 580 dwellings and other land uses to occur within the site in accordance with MHU zoning and the medium residential density standards (MRDS), whilst also identifying and allocating areas with recognised natural values for protection and management, and recreational use.

The objective of the FUZ is for land to be used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes. The *Future Urban Land Supply Strategy 2017* (FULSS) identifies the site to be development ready in the 2nd half of Decade One, 2023-2027. The timing of this PPC, once it has been through the full plan change process, will align with the development reading timing, based on the FULSS. The site is located adjacent to existing urbanised areas surrounding the Pukekohe Town Centre and is appropriate for rezoning at this time. The rezoning will be able to deliver additional housing capacity in Auckland that is of relative affordability.[2]

We note since the original Plan Change request was submitted to Council (November 2022) – the Council has released an amended *Auckland Future Development Strategy 2023-2053* for consultation. This document seeks to delay the live zoning of the subject land (which is within the Pukekohe East future urban area until 2035+. The justification is noted as "timing delay". Having reviewed this draft document – we are of the option there are no defendable grounds for delaying the live zoning of the land within the Pukekohe East future urban area as a large percentage of the land proposed to be delayed has already been live zoned, and infrastructure constraints are being resolved by several land developers as part of recent successful plan change approvals. As such – and noting the draft status of this document we see not valid reasons why the *Auckland Future Development Strategy 2023-2053* should be given greater weighting than the *Future Urban Land Supply Strategy 2017.*

The *Concept Master Plan* for the area is included in Appendix 2 and shown below in Figure 7. This includes the following areas:

- Mixed Housing Urban Zone (12.7ha)
- Natural Streams/10m wide Riparian Areas (5.4ha)
- Drainage Reserve Areas (2.5ha)
- Road Reserve (5.8ha)

The Masterplan provides a high-level concept for subdivision and development and demonstrates that the land is capable of delivering well integrated, well-connected and spatially coherent urban development, while also recognising and providing for protection and enhancement of natural features, including the wetlands and margins. This includes a shared path through the site running centrally alongside the watercourse and riparian margin from west to east and to the north of the Public Open Space Reserve to the east of the area.

The Master Plan is designed to integrate with the plan change to the west (Plan Change 76) including a collector road linking Pukekohe East Road, Golding Road, and Birch Road to the south-west. The combined master plans are shown in Appendix 3 and shown below in Figures 11 and 12.

To assure high quality outcomes for the site in future, and to ensure appropriate recognition of Mana Whenua tikanga values, the PPC includes a Precinct Plan and associated rules as set out in more detail below in Section 5.2. This corresponds with the Masterplan layout and provides additional assurances through provisions of the

[2] Refer to the Economic Assessment in Appendix 9 setting out the economic advantages of the Plan Change and the affordability aspects relating to additional housing.

anticipated outcomes for the site's development, including landscaping, riparian and stormwater design matters, and connectivity.

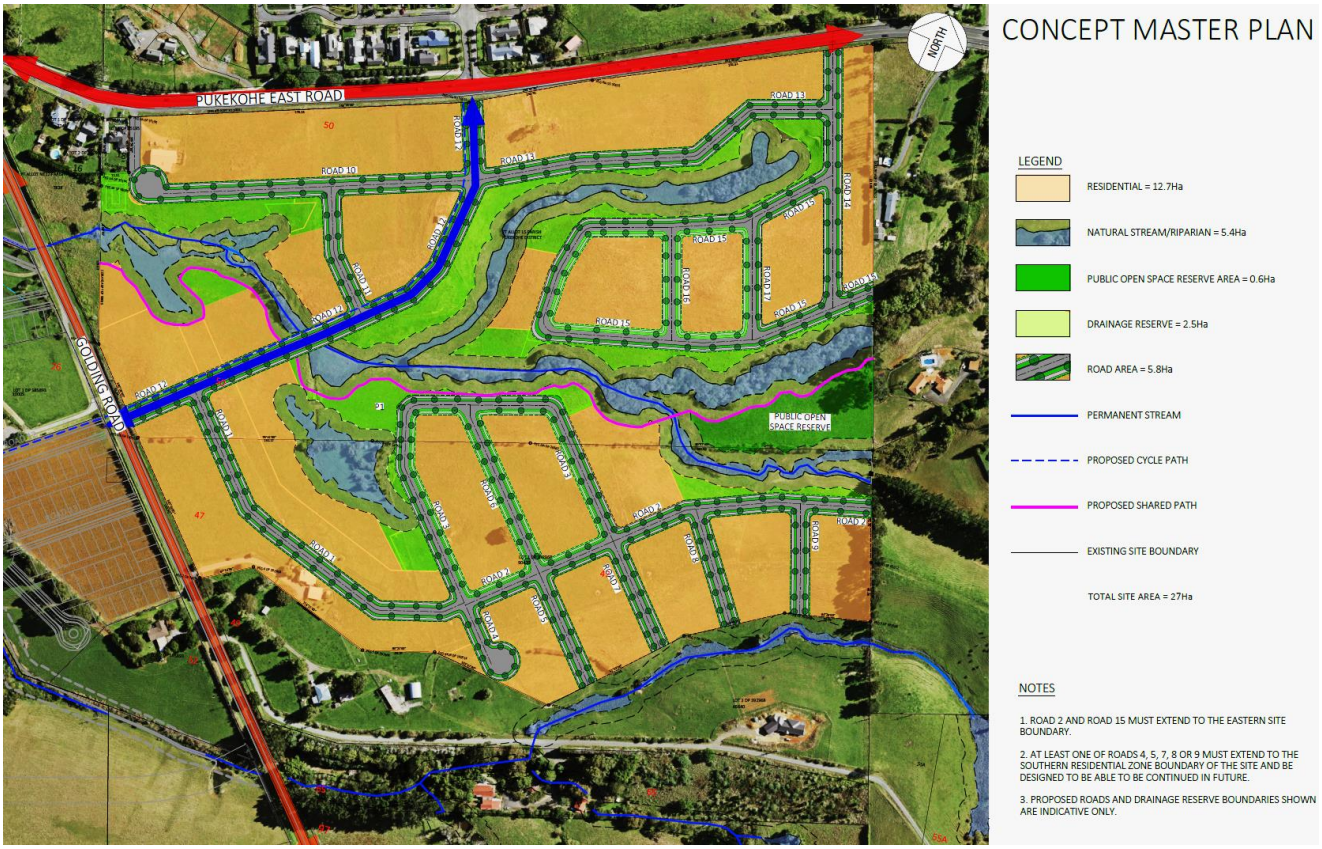


Figure 11 – Concept Masterplan for the Site

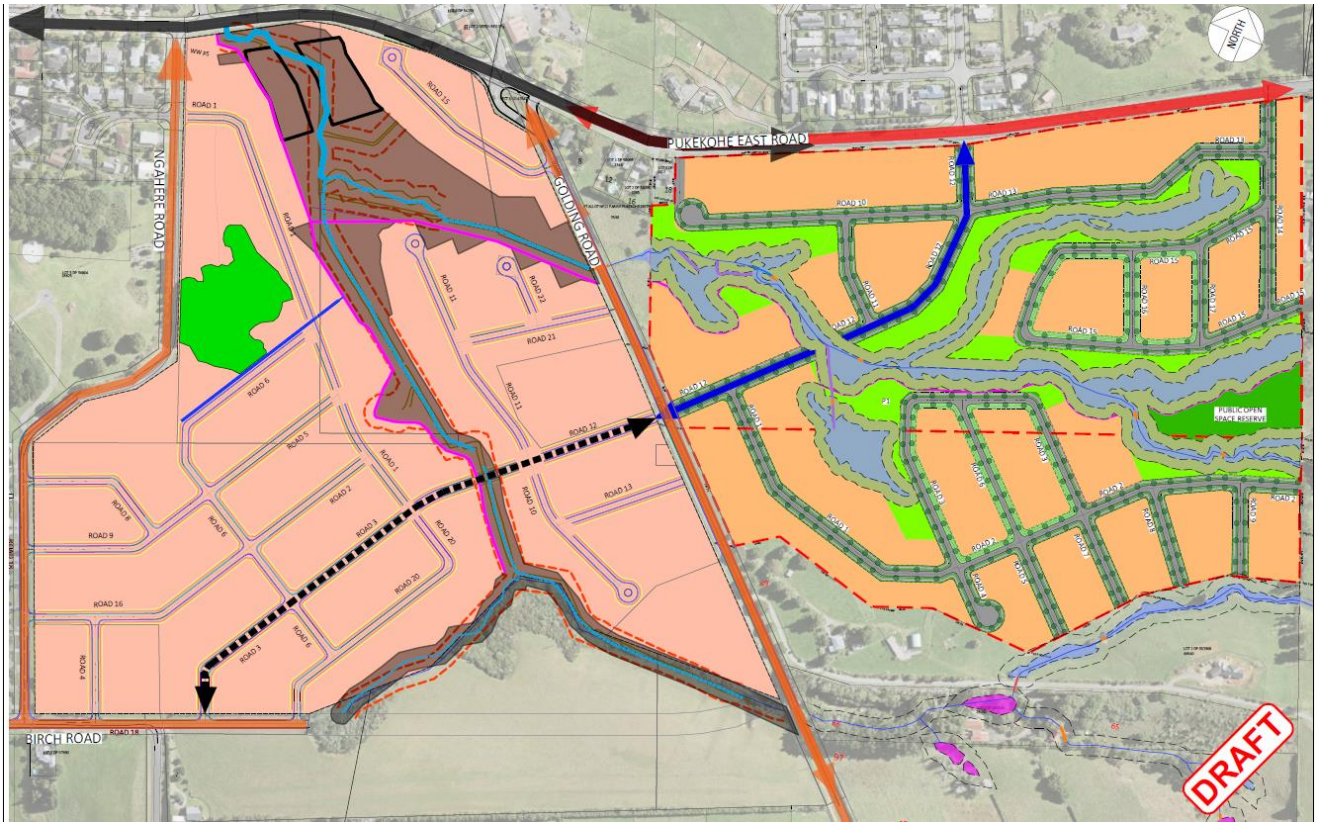


Figure 12 – Combined Concept Masterplan for the Site and for Proposed Plan Change 76 to the west.

The AUP requires that before any future urban zone is zoned as being ready for urban development, a structure plan is to be completed. Structure Planning for the Pukekohe-Paerata area has been completed by Auckland Council, and the site is identified in the Structure Plan as being suitable for Mixed Housing Urban (MHU) zoning, with riparian buffer along streams. The MHUZ aligns with the MDRS amendments to be notified by the Council in August 2022 rezoning residential land to MHUZ – modified to provide for the Mixed Density Residential Standards mandated by the Government.

The PPC has overall been prepared in accordance with the Structure Plan which was adopted by the Auckland Council's Planning Committee on 6 August 2019. The rezoning will unlock the land for residential/ urban activities and development, whilst aligning with infrastructure planning for the area.

5.2. Precinct Plan

The PPC introduces a new Precinct – Pukekohe East-Central Precinct 2. This includes a precinct plan that shows key movement connections and a proposed drainage reserve area inclusive of minimum 10m riparian buffers and potential future neighbourhood park. The Precinct Plan and associated provisions seek to:

- Require subdivision and development to be undertaken in accordance with the precinct plan.
- Ensure suitable connectivity with the surrounding environment and to also provide a shared path through the site along the central riparian margins, and to the proposed Open Space Reserve to the east.
- Include Mana Whenua in the development of the land, including input into landscape plans to include elements of mahi toi (cultural art forms), for consideration of landscape plant species, for input into stormwater management and design, and for pre-works involvement, such as cultural inductions of contractors and for karakia prior to breaking of ground.
- Require stormwater management controls that are specific to the precinct.
- Protect the stream, riparian areas and allow opportunity for vesting/ future development of a park.
- Apply front boundary fencing (and front yard landscaping) to open spaces including drainage reserves and riparian margins so that residential interface with these areas provides for privacy as well as opportunities for passive surveillance and streetscape amenity.

The Precinct Plan is referred in the set of Precinct Rules included in Appendix 4 and shown below in Figure 13.

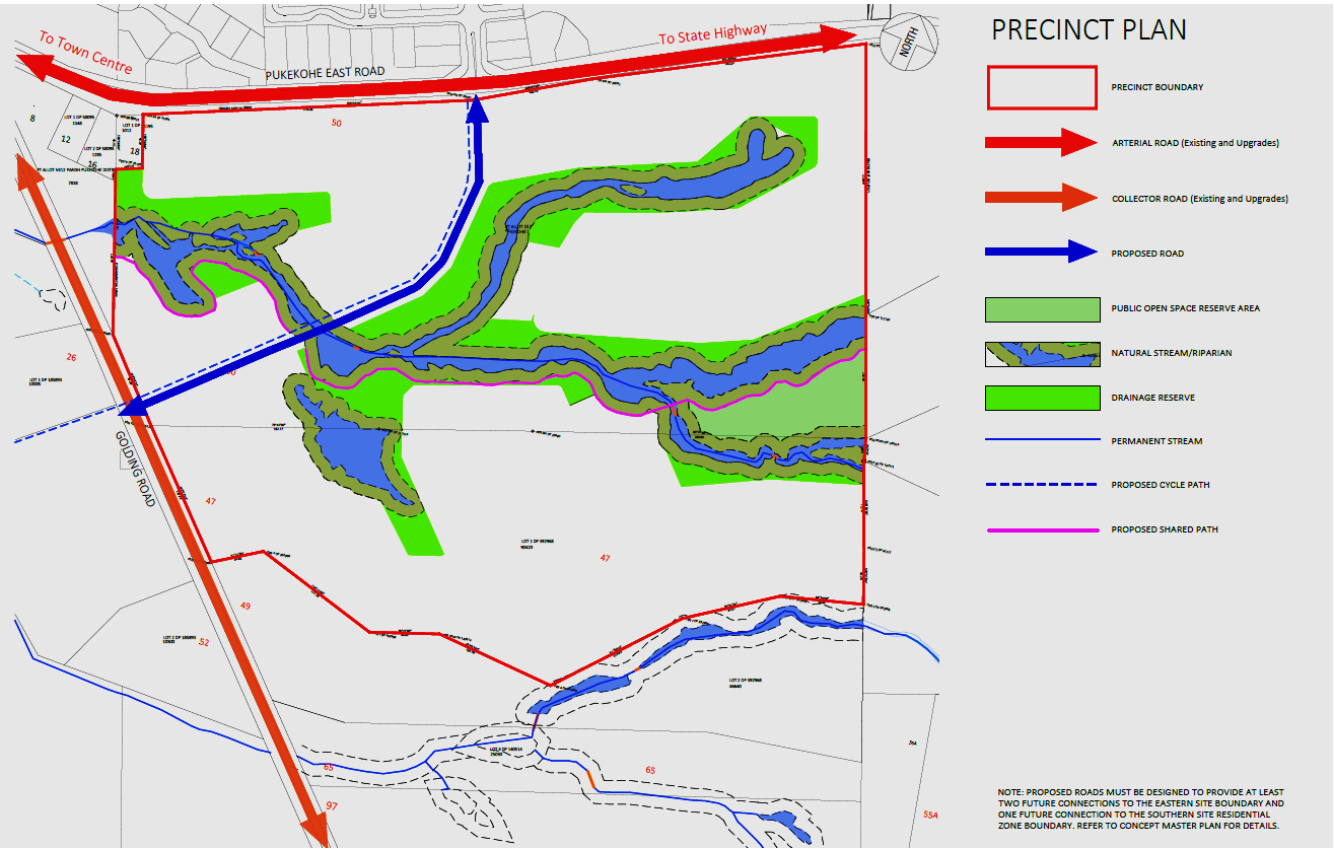


Figure 13 – Precinct Plan for the Site

5.3. Amendments to the Unitary Plan Zoning Maps

The current Future Urban Zone areas of the site are proposed to be rezoned to Residential – Mixed Housing Urban.

It is also proposed to include an Open Space Informal Recreation Zone to the east of the site area of some 0.6ha with access via the share path to enhance recreational amenity for future development.

No other zoning is being proposed.

5.4. Amendments to the Unitary Plan Overlays and Controls

The existing Aquifer Overlays and Macroinvertebrate Control applying to the site are proposed to be retained.

All relevant Auckland-wide and zone rules would apply to future development within the Plan Change area.

6. Pukekohe-Paerata Structure Plan 2019

The Structure Plan was prepared following a process including analysis of opportunities and constraints, consultation, analysis of feedback and technical information. The Structure Plan has been prepared under the relevant provisions of the Local Government Act 2002 and in accordance with the structure plan guidelines as set out in Appendix 1 of the AUP. The Structure Plan is intended to form the basis of plan changes to enable the delivery of additional housing and employment opportunities.

Structure plans provide a detailed examination of the land including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards. They should identify, investigate and address the potential effects of urbanisation and development on natural and physical resources in the structure plan area and in neighbouring areas, particularly those that have been scheduled in the AUP in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character. A structure plan is therefore an appropriate foundation for a plan change process to rezone land.

The Site falls under 'Area G' of the Structure Plan as shown below in Figure 14 and is included within the land area in the vicinity of the corner of Golding Road and Pukekohe East Road.

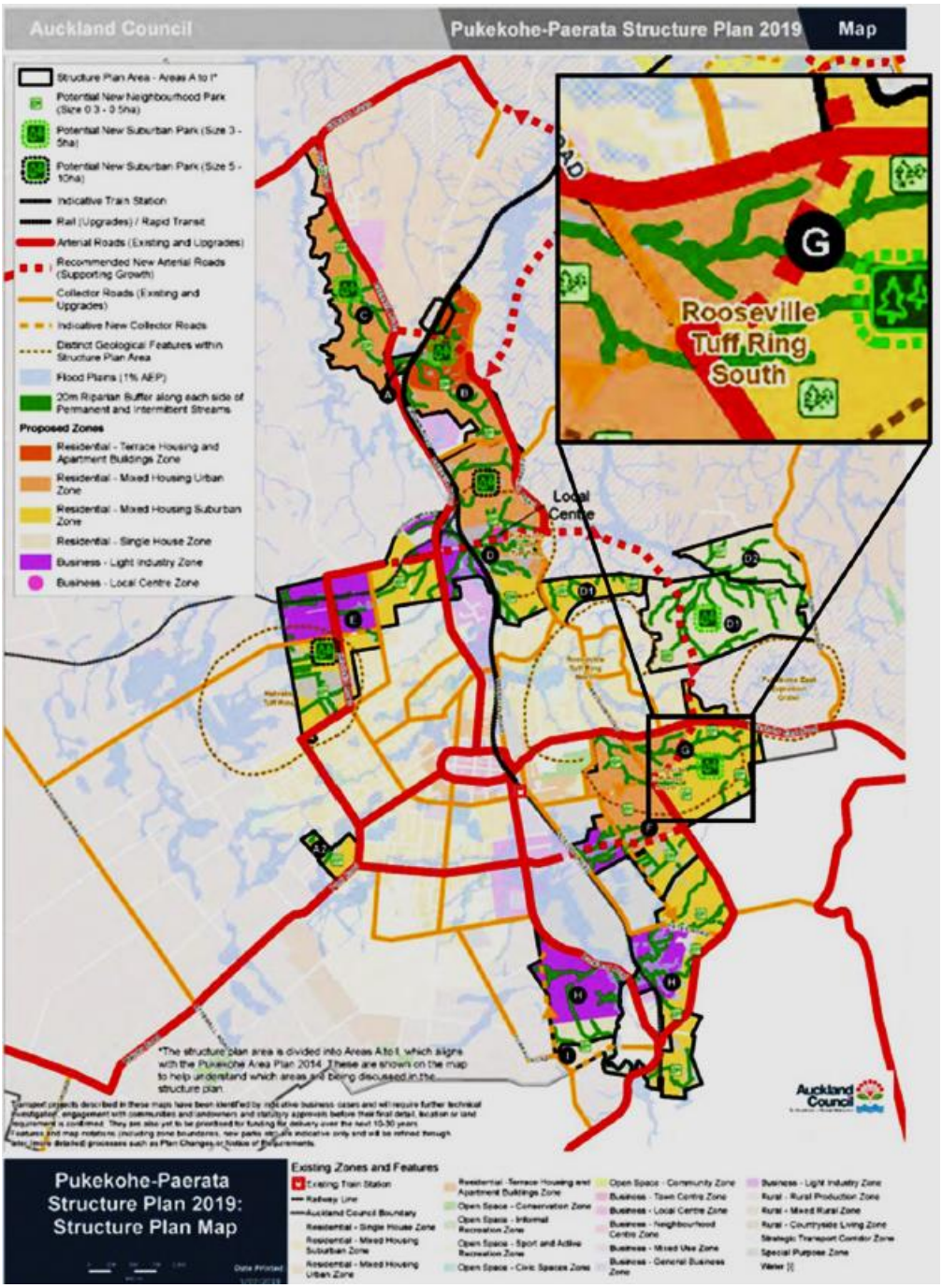


Figure 14 – Area G of the Pukekohe-Paerata Structure Plan

The zoning within Area G is desribed in the Structre Plan in Section 4.4.10 (pages 95 & 96) as follows:

> *"Approximately three quarters of this part of Area G is proposed to be zoned Residential – Mixed Housing Suburban (medium density). The remainder of the area is closer to the existing Pukekohe Town Centre and is therefore proposed to be zoned Residential – Mixed Housing Urban (medium to high density), along the corners of Golding Road and Pukekohe East Road. The proposed zoning follows the zoning pattern set out in all the previous consultation material".*

The Structure Plan indicates that the Site will accommodate the following:

- Residential – Mixed Housing Urban zoned land.
- 20m Riparian Buffer along each side of Permanent and Intermittent Streams.

- Potential New Neighbourhood Park (Size 0.5-0.6ha).
- Flood Plains/drainage reserves.
- Collector Road upgrade/ connection from Golding Road through to Pukekohe East Road.

The below summarises key aspects of the Structure Plan as it relates to the Site, and how the PPC aligns or differs from the Structure Plan.

6.1. Issues and Overview

Key issues raised in the Structure Plan consultation were:

- Development timing and staging
- Transport issues
- Zoning
- Productive soils
- Riparian buffer
- Flooding, stormwater and runoff
- Urban/rural interfaces and zone interfaces
- Retention of tuff rings
- Importance of connectivity

By way of addressing those issues, the key elements of the Structure Plan are as follows.

6.1.1. Landscape and Natural Environment

The Structure Plan recognises that the Pahurehure Inlet (where most of the structure plan area drains to) is degraded and is at significant risk of major environmental effects due to continued sedimentation. The urbansiation of the land will significantly reduce current sediment loads into the waterways as impervious surfaces do not generate sediment. Furthermore, the PPC identifies a number of stormwater treatment devices which will further reduce the likelihood of sediment entering waterways post development. The proposed minimum 10m riparian buffer on each side of all permanent and intermittent streams is also considered sufficient to enable flood water conveyance and accommodate appropriate stormwater management approaches (including stream works and riparian planting).

These areas are not automatically expected to be open space and may remain in private ownership depending on the level of protection required. Specific sites with riparian buffers can potentially provide open space values and futureproof future walking and cycling routes. These will be assessed at a site by site level at the time of development.

'Map 4: Pukekohe-Paerata Structure Plan 2019: Environment Map' identifies the bush area on the site as an 'Indigenous Vegetation' area. The site is also close to the geological feature being the Rooseville South Tuff Ring, although the site is located outside of this, as shown in **Figure 15** below.

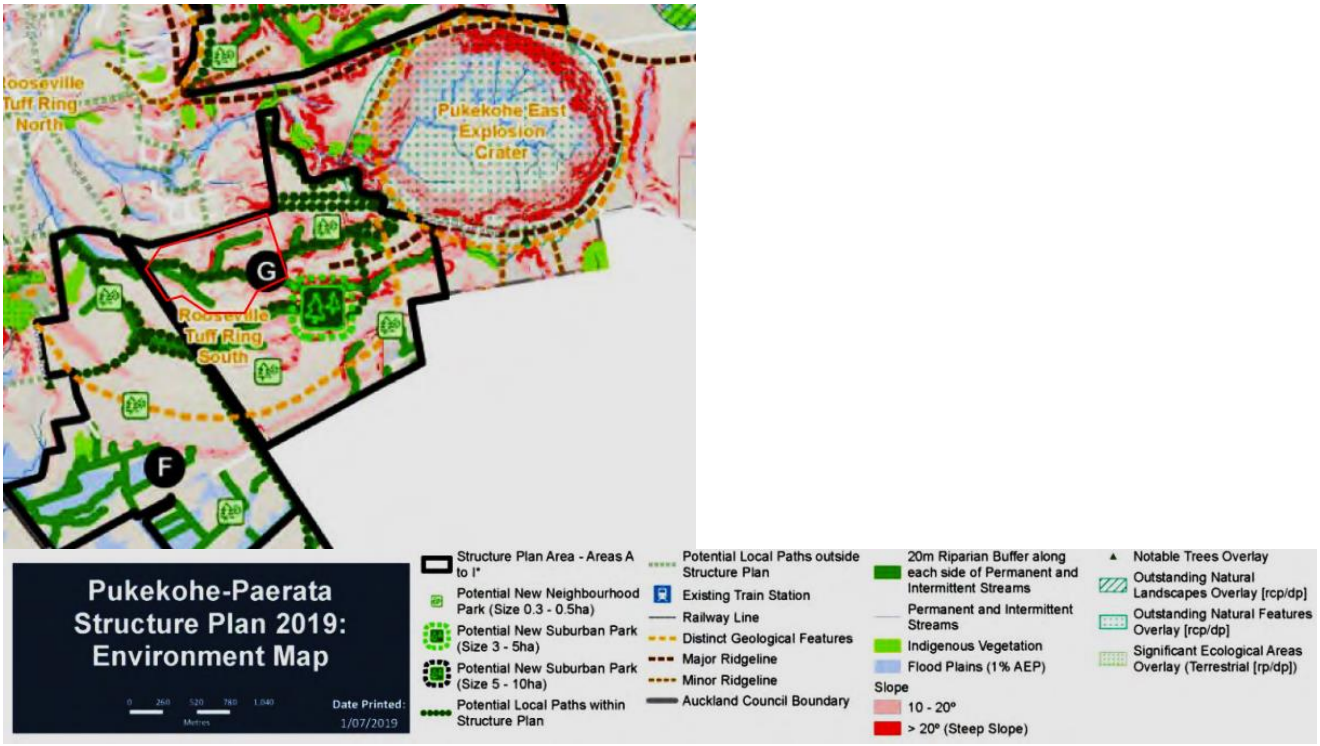


Figure 15 Relevant Section of the Pukekohe-Paerata Structure Plan 2019: Environment Map – Site plan identified with red boundaries.

6.1.2. Open Space

The Structure Plan shows a potential open space network to meet the future community's diverse needs. This includes 26 neighbourhood parks, which are located within walking distance of residential areas. The Site is not shown to include any Potential New Neighbourhood or Potential New Suburban Parks; however, it is proposed that the area of Reserve shown on the Masterplan and Precinct Plan be zoned as Open Space Informal Recreation Zone. There is also the proposed shared path along the riparian margins along the centre of the site, to provide for high amenity access and recreational use for future residents and the wider community.

6.1.3. Mana Whenua

Four iwi with mana whenua customary interests over the structure plan area have actively been engaged with the council. They are Ngāi Tai Ki Tāmaki, Ngāti Tamaoho, Ngāti Te Ata Waiohua, and Te Ākitai Waiohua. Huakina Development Trust has also been involved with this engagement. Feedback from mana whenua with regards to the Structure Plan includes:

- riparian buffer;
- protecting floodplains from inappropriate urban development;
- recognise values of geological features and indigenous vegetation, and consider these in future planning and development;
- where possible propose lower density residential zones in areas that have a higher occurrence of streams or steeper terrain;
- encourage use of Te Aranga Māori Design Principles throughout future planning and development; and
- recognises opportunities to integrate future open space, potential greenways/local paths, the proposed riparian buffers along permanent and intermittent streams, and areas subject to floodplains.

The PPC takes into account the above, and iwi groups have also been engaged and invited to provide specific input into the PPC. In this regard, responses have been received from Ngati Te Ata Waiohua and Ngati Tamaoho, and consultation is on-going, informed by the Cultural Impact Assessment of Ngati Te Ata Waiohua and discussions to date with Ngati Tamaoho, noting they are to provide an addendum CIA to that provided for Plan Change 76 to the west, so it is anticipated there will be similar content in the addendum CVA once received. Further details of consultation to date are included below in Section 10 of this AEE.

6.1.4. Transport

Public consultation indicated that transport was a significant issue for the Pukekohe-Paerata community. There are significant challenges in provision of transport infrastructure for the south. This includes transport within Pukekohe-Paerata and connections to other parts of Auckland and beyond. Land use and transport need to be integrated.

The Structure Plan was supported by an Integrated Transport Assessment (ITA), covering both the Pukekohe-Paerata and Drury-Opāheke Structure Plan areas. The purpose of the ITA was to identify the proposed arterial and collector road network at a high level, along with the public transport network and active mode network to support the future growth in line with the two Structure Plans.

With regard to the Site, 'Map 5: Pukekohe-Paerata Structure Plan 2019: Transport Map' (included as Figure 16 below) shows:

- Indicative walking and cycling network along the sections of Golding Road (shown as a collector road - Existing and Upgrades), and along a Recommended New Arterial Road to the south of the subject site area.
- a Recommended New Arterial Road (Supporting Growth) proposed outside of and to the south of the subject site area connecting Golding Road to Pukekohe East Road.
- Pukekohe East Road to the north of the site as an Arterial Road (Existing and Upgrades).
- Collector Road (Existing and Upgrades) along Golding Road to the west.
- Connector/Local Road along Golding Road to the west.

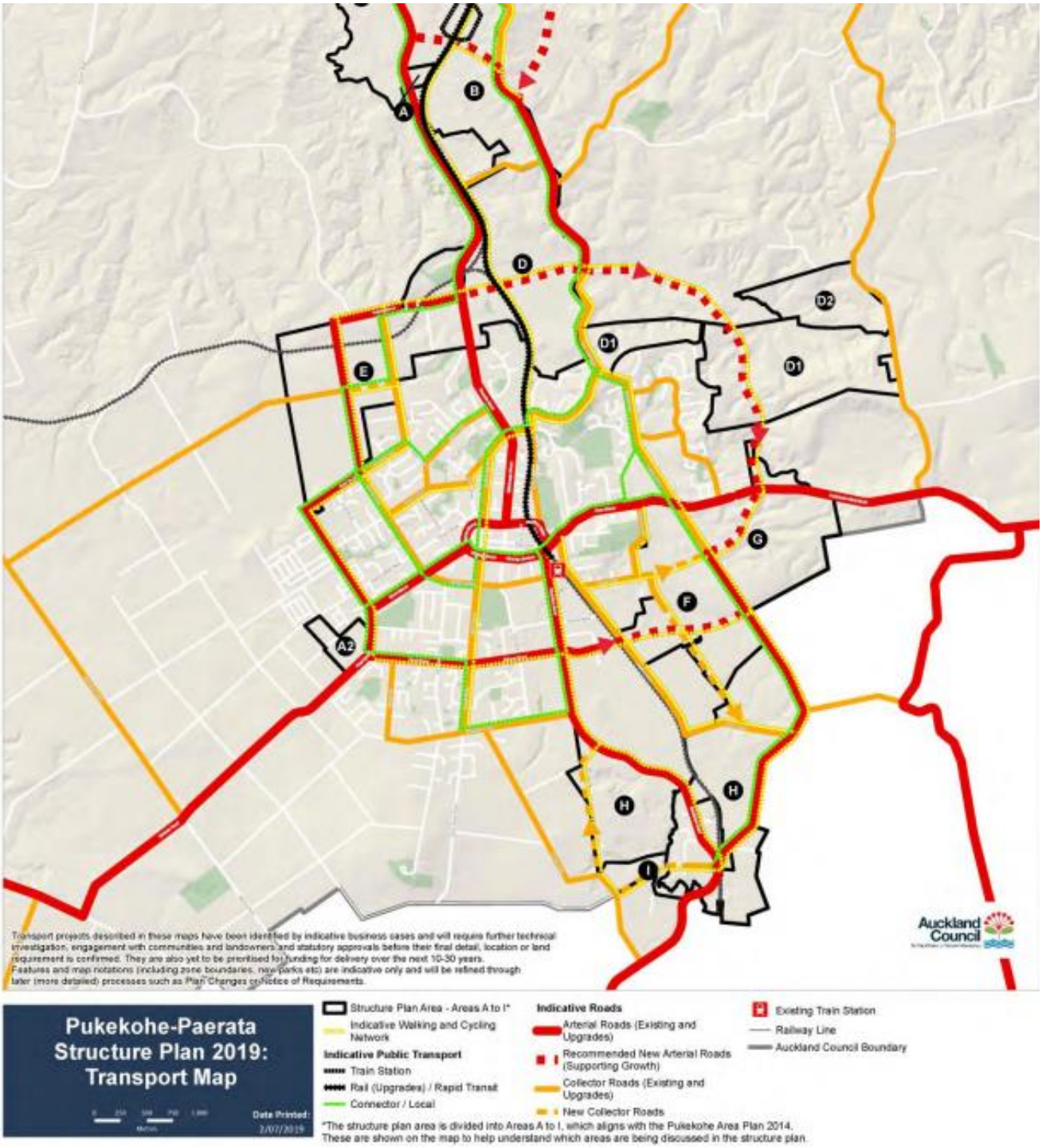


Figure 16: Traffic and Active Mode Transportation Networks – Pukekohe-Paerata Structure Plan 2019" Transport Map.

There are no new proposed roads or pedestrian walkways within the proposed plan change area, however, it is proposed to include a new local road to connect Golding Road to Pukekohe East Road, and to provide additional access to Anselmi Ridge Road opposite and to the north of the site across Pukekohe East Road.

6.1.5. Hazards

Flooding, geotechnical and land contamination hazards/ risks are identified in the Structure Plan area. The plan change process will implement the Structure Plan's flood hazard response including avoiding development in the 1 per cent annual exceedance probability floodplains, avoiding development on stream edges and enhancing riparian buffers, incorporating water sensitive design in land use and development, and undertaking detailed

site-specific reporting at development stage. Further specific consideration may result in additional bespoke planning provisions.

As part of the PPC process, further reports investigating these hazards and risks were commissioned. These are addressed in more detail in Section 8 of this AEE, as appropriate.

6.1.6. Stormwater

The Paerata Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan (SMP) provides guidance on how a water sensitive design can inform development location, patterns and form in the Pukekohe-Paerata area. The SMP seeks to achieve the following outcomes:

- Protecting and enhancing permanent and intermittent streams, including (but not limited to) the use of greenways, stream bed and bank shaping and grading, riparian buffers and controls to manage runoff.
- Apply hydrological mitigation to minimise hydrological impacts on streams within and downstream of the Pukekohe-Paerata structure plan area.
- Require on-site or communal treatment train approach to ensure water quality of the sensitive receiving environments is not impacted.
- Apply the flood risk management hierarchy (supported by the AUP).
- Avoid locating development in floodplains.
- Where infrastructure has to cross floodplains, ensure that floodwater conveyance is provided for.
- Where required, provide flood risk attenuation.

Opportunities include:

- protecting flood plains and controlling or mitigating the adverse effects of flooding to protect health and safety of the public and ensure future resilience to flooding.
- hydrology mitigation to provide baseflow, reduce potential stream erosion, improve water quality and maintain/enhance stream health
- protect and maintain major overland flow paths as part of flood management
- protect and enhance the stream network through protecting permanent and intermittent streams and wetlands, removal of on-line farm ponds, riparian planting and fish barrier removal
- locating water sensitive infrastructure (such as infrastructure that uses bioremediation) next to streams where possible to improve ecological linkages and public amenity.

As part of the PPC, a draft Stormwater Management Plan (SMP) has been prepared in accordance with the above (see Section 8.5 below).

6.1.7. Interfaces and Linkages

The Structure Plan states that future plan changes will need to consider how interfaces and linkages between and within the structure plan areas and adjacent land are addressed in certain situations, including the following which are relevant to the PPC:

- between new parks and residential areas,
- whether it is appropriate to use public roads as a buffer between residential and rural land uses (encouraged by the Pukekohe Hill Precinct under the AUP),
- consideration of controls relating to buffers, screening, landscaping, setback and roading layout, and

- whether land use and future street layouts promote healthy lifestyles – i.e., a land use mix and street layout that encourages walking, cycling and other forms of active transportation and recreation.

The above have been considered, particularly as part of developing the indicative Master Plan, and also as part of Ian Munro's Urban Design Assessment in **Appendix 8**.

6.2. Alignment between the PPC and the Structure Plan

The PPC aligns with the Structure Plan for the following reasons:

1. The PPC adopts the same Residential zoning (Mixed Housing Urban) as that shown on the Structure Plan.
2. The PPC uses a Precinct Plan showing a drainage area around the stream and floodplain that could be vested to Council in the future (and possibly rezoned Open Space Informal Recreation as part of Council's rezoning of vested land), allowing for riparian buffers to be provided and open space to be developed aligning with the Structure Plan riparian buffer area.
3. The PPC takes into account the opportunities and management approach of the Paerata Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan.

Overall, the PPC is consistent with the vision and outcomes identified in the Structure Plan. The proposed rezoning and Precinct Plan provisions would enable higher density residential development in relatively close proximity to public transport (the train station is about 1.8km to the west) and within easy walking distance of open space and amenities within 2km of Pukekohe Town Centre. The PPC also seeks to provide appropriate riparian buffers, movement links, and opportunity for a future park, with enhancements of the riparian buffers through additional landscaping with appropriate native species.

However, following further detailed analysis and consideration of the site constraints, the PPC diverges from the Structure Plan in the following ways:

1. The PPC does not explicitly show a drainage reserve encompassing a full 20m riparian buffer along all intermittent and permanent streams, but instead, the drainage area provides 10m riparian buffers with some areas exceeding 20m buffer around the key floodplain area.
2. There is an additional local road proposed linking Golding Road with Pukekohe East Road, also providing additional access to Anselmi Ridge Road opposite and to the north of the site across Pukekohe East Road.
3. There is a new proposed shared pedestrian path through the centre of the site beside the riparian margin leading to the proposed Recreation Reserve.
4. There is a new proposed Recreation Reserve to be zoned Open Space Informal Recreation Reserve.

The reasons for the above deviations are explained below:

Riparian buffer

Whilst the Precinct Plan does not show a full 20m setback from streams as part of the drainage reserve, as part of Bioresearches Ecological Assessment (section 4.4.5), it is stated that:

> *"The Pukekohe-Paerata Structure Plan takes a precautionary approach seeking a 20m riparian buffer for permanent and intermittent streams. The PPC proposes a minimum 10m buffer, on both sides of all permanent and intermittent streams, from all proposed MHU zoned land and roading networks. There is further scope to increase this buffer to ≥20m, in certain areas within the proposed drainage reserve.*

The Auckland Regional Council published two documents in relation to riparian widths and their functioning; TP350 (Parkyn et al. 200) and TP148 (Auckland Regional Council 2001). While both documents consider urban riparian buffers greater than 10m are beneficial, they both conclude that 10m urban riparian buffers would appropriately support sustainable indigenous riparian vegetation, allow for natural succession, control weeds and meet desired aquatic functions. As such, it is in our consideration that the PPC allows the opportunity to; protect streams, create ecological linkages and effectively mitigate stream bank erosion through the allocation of the drainage reserve which allows for a minimum 10m riparian buffer".

Where residential zoning will adjoin the drainage reserve area (as shown on the proposed Masterplan), it can also be reasonably expected that residential units will be set back from the rear boundary with their primary open space and amenity planting to the rear of the units. While this will not specifically be a riparian buffer, it provides further building setbacks and planting within individual residential lots greater than 10m from the stream. In any event, water quality outcomes will be achieved through the proposed treatment of stormwater as set out in the Stormwater Management Plan that has been prepared for the Site.

Furthermore, the subdivision esplanade reserve rules of the E38 Subdivision Chapter (once rezoned MHU) require 20m esplanade reserves where subdivision adjoins streams of 3m or more in width. As part of this consenting process, it can be further investigated as to whether 20m esplanade reserve is triggered (though as yet none of the streams have been identified as being 3m wide), or whether reduced strips are appropriate, and Council Parks would be involved in these discussions at the time of subdivision consent application.

Additional Local Road

The proposed new Local Road through the site is a logical connection to Pukekohe East Road and Golding Road for the PPC area, and also provides an alternative access option to Anselmi Ridge Road to the north. It also enables the best urban design outcome for the site, maximising connectivity and forming a spatially coherent framework for future subdivision and design.

Shared Pedestrian Path and Proposed Recreation Reserve

The proposed shared path and Open Space Informal Recreation Reserve provide high amenity assets for the site and its future occupants, as well as enhanced amenity for the wider community through providing access to these. This is considered a significant enhancement for the recreational amenity and use of the area, noting the MHUZ and the medium to high intensity development to occur.

6.3. Auckland Unitary Plan Appendix 1: Structure Plan Guidelines

Policy B2.2.2(3) of the Regional Policy Statement states, "*Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines*". The following assessment demonstrates that the PPC has been prepared following a Structure Plan that accords with the Structure Plan Guidelines at Appendix 1 of the AUP.

As demonstrated above, the PPC has been prepared in accordance with the Pukekohe-Paerata Structure Plan, however this was prior to the National Policy Statement on Urban Development 2020 (NPS-UD) and National Policy Statement for Freshwater Management 2020 (NPS-FM) came into effect.

6.3.1. External documents to be taken into account

Section 1.3 of the Structure Plan Guidelines requires that the listed external documents be taken into account. The Pukekohe-Paerata Structure Plan 2019 was prepared with consideration of the following external documents:

a. Auckland Plan 2050

b. Pukekohe Area Plan 2014
c. National Policy Statement for Freshwater Management 2014
d. National Policy Statement on Electricity Transmission 2008
e. National Policy Statement on Urban Development Capacity 2016
f. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
g. Treaty settlement legislation and Iwi planning documents
h. AUP(OP) including the regional policy statement
i. Auckland Council 10-year Budget Long-term Plan 2018-2028
j. Franklin Local Board Plan 2017
k. Supporting Growth programme
l. Regional Land Transport Plan 2018-2028
m. Regional Public Transport Plan 2018
n. Watercare Asset Management Plan 2016-2036
o. Other Auckland Council plans and strategies including Low Carbon, Urban Forest, and Indigenous Biodiversity.

It is clear from this list, that that the Structure Plan appropriately addressed Section 1.3 of the Structure Plan Guidelines.

Some of the above documents have been updated or amended since the Structure Plan was prepared. In this regard it is noted that the National Policy Statement on Urban Development Capacity 2016 is now replaced with the National Policy Statement on Urban Development 2020 (NPS-UD), and the National Policy Statement for Freshwater Management 2014 is now replaced with the National Policy Statement for Freshwater Management 2020 (NPS-FM). The Structure Plan also recognised that the Ministry for the Environment started work on the Proposed National Policy Statement for Versatile and High-Class Soils.

The updated documents are discussed under Section 7.1.1, 7.1.2, and 7.1.7 of this report below. The Structure Plan and PPC are considered to be generally consistent with these documents. Based on the NPS-UD, it could be argued that the site is appropriate for an even higher density zoning (i.e., Residential – Terrace Housing and Apartment Building) to achieve greater building height in close proximity to a train station. However, the MHU zoning is still appropriate for the site based on the overall site characteristics and context. Importantly, the NPS-UD also signals that Council should be responsive to plan changes that add significantly to development capacity and contribute to a well-functioning urban environment, even if they are out-of-sequence with planned land release (Policy 8). This further indicates that the slightly earlier sequencing of the proposed rezoning for the area is appropriate.

6.3.2. Matters to identify, investigate and address external documents to be taken into account

Section 1.4 of the Structure Plan Guidelines requires that a structure plan is to identify, investigate and address the matters set out below:

a. Urban growth
b. Natural resources
c. Natural and built heritage

d. Use and activity
e. Urban development
f. Transport networks
g. Infrastructure
h. Feedback from stakeholders

Section 1.5 of the Structure Plan Guidelines requires that the scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. This includes specialist reports addressing:

a. Land use
b. Infrastructure
c. Impact on natural and cultural values
d. Environmental risk
e. Implementation

Section 4.2 of the Structure Plan 2019 addresses both of these matters and notes that technical reports addressing the following were prepared:

- Business land demand and location (2018).
- Stormwater, flooding and freshwater management (updated 2019).
- Transport (2019).
- Water and wastewater supply (2019).
- Open space and recreation (updated 2019).
- Community facilities (updated 2019).
- Landscape values (2017).
- Heritage and archaeology (2017).
- Ecology (updated 2019).
- Geotechnical hazards (updated 2018).
- Contaminated land (2018).
- Urban design (2018).

It is therefore considered that the Structure Plan was prepared with proper consideration of the above matters. Further detailed analysis and consideration of the above matters in relation to the specific Site also demonstrates that the Structure Plan and PPC have both adequately identified, investigated and addressed the above matters.

7. Statutory Planning Framework

7.1. National Policy & Planning Documents

Section 74(1)(ea) states that, "*A territorial authority must prepare and change its district plan in accordance with – a national policy statement, a New Zealand coastal policy statement, and a national planning standard and any regulations*".

Section 75(3)(a)-(ba) states that, "*A district plan must give effect to any national policy statement, and any New Zealand coastal policy statement, and a national planning standard*."

7.1.1. National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD took effect on 20 July 2020 and replaces the National Policy Statement on Urban Capacity 2016. The NPS-UD sets out the objectives and policies for matters of national significance pertaining to well-functioning urban environments, that are relevant to achieving the purpose of the RMA.

A regional policy statement, regional plan and district plan must give effect to a national policy statement. Auckland Council as a Tier 1 local authority must comply with Policies 3 and 4 not later than 2 years after the commencement date.

The overall intent of the NPS-UD is clear in that where intensification is practical, Councils are required to be responsive to such proposals that would 'add significantly to the development capacity and contribute to well-functioning urban environments, even if the capacity is out of sequence with planned land release.

Objectives and Policies

The following Objectives and Policies are of relevance to the PPC:

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

As stated in the Economics Report, highly concentrated markets can exhibit monopoly pricing. Currently, Paerata Rise makes up 97% of planned development in the Pukekohe-Paerata residential land market. The PPC would enable the Pukekohe-Paerata residential market to better meet this Objective by increasing market competitiveness.

Objective 3 (links to Policies 3, 4 & 5): Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: *a. the area is in or near a centre zone or other area with many employment opportunities* *b. the area is well-serviced by existing or planned public transport* *c. there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

An urban environment is defined under the NPS-UD as "*any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*

a. is, or is intended to be, predominantly urban in character; and

b. *is, or is intended to be, part of a housing and labour market of at least 10,000 people*"

The Site area which is zoned Future Urban is intended to be rezoned for urban purposes and is intended to contribute towards part of the Pukekohe-Paerata housing market which had 10,250 households and a population

of 26,650 based on the population and household projections by Statistics New Zealand (see Figure 4 of the Economics Report (Appendix 9).

The area will become better serviced by public transport over time, and the Economics Report (Appendix 9) states that:

> *"Based on recent market construction trends, regional shortage for new competitively priced houses, and the significant increase in residential land and infrastructure planned in Pukekohe-Paerata, it is considered reasonable to anticipate that there is 'upper end' demand for 450 new dwellings annually in Pukekohe-Paerata as estimated by Auckland Council."*

Objective 6 (links to Policy 8): Local authority decisions on urban development that affect urban environments are:

a. *integrated with infrastructure planning and funding decisions; and*
b. *strategic over the medium term and long term; and*
c. *responsive, particularly in relation to proposals that would supply significant development capacity.*

The PPC is able to integrate with the planned infrastructure and funding for the area, aligning with the FULLS and Structure Plan to provide development capacity of around 580 dwellings.

As required under the NPS-UD, Council prepared a Housing Assessment for the Auckland Region, dated July 2021. The assessment shows that while providing an enabling planning policy environment is fundamental to create greater development potential, there are many other dimensions of complexity out of the scope or control of territorial authorities that may have a greater impact on affordability and competitiveness. The NPS-UD could however have an impact on prices over time as more supply enters the markets and enables capacity in accessible locations.

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

c. *building heights of least 6 storeys within at least a walkable catchment of the following:*
   (i) *existing and planned rapid transit stops*
   (ii) *the edge of city centre zones*
   (iii) *the edge of metropolitan centre zones; and*
d. *in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:*
   (i) *the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
   (ii) *relative demand for housing and business use in that location.*

Comment: A 800m radius is typically considered to be a walkable catchment area, subject to modifying factors such as the nature of existing land uses in the area, the quality of pedestrian infrastructure and topography. The closest point of the Site to the Pukekohe Train Station is within approximately 1.8km, and thus is not within a 'walkable catchment' to an existing rapid transit stop.

It is however noted that the Site is identified for intensification under the Structure Plan due to its proximity to the Town Centre approximately 1.5km to the west, also noting the proximity to the Neighbourhood Centre Zone just 109m to the north-west at Belgium Road. This demonstrates that the Council considers the Site location suitable for the proposed MHUZ and that there is sufficient demand for housing in this location.

Sites within 400m radius of the Pukekohe Train Station are currently mostly zoned Residential – Terrace Housing and Apartment Building and Business – Mixed Use. The proposed MHU zoning would allow up to three storeys. Considering that most of the Site will be further than 800m from the train station, the height enabled by the MHU zone is appropriate and broadly consistent with the NPS-UD.

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

Comment: Qualifying matter is defined under 3.32 of the NPS-UD. This includes any matter that makes high density development as directed by Policy 3 inappropriate in an area, but only if the requirements of clause 3.33(3) are met. This includes '*where an evaluation report identifies the specific characteristic that makes the level of development directed by Policy 3 inappropriate in the area, and justifies why that is inappropriate in light of the national significance of urban development and the objectives of this National Policy Statement*' and includes '*site-specific analysis that evaluates the specific characteristics on a site-specific basis to determine the spatial extent where intensification needs to be compatible with the specific matter; and evaluates an appropriate range of options to achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics*.'

Part of the site is subject to a Qualifying Matter. Section 6(h) of the RMA identifies that the management of significant risks from natural hazards is a qualifying matter. The Precinct Plan identifies parts of the site as open space / drainage reserve with restrictions on development. These areas have greater restrictions than the default position under MDRS in order to manage flood risk and allow specific engineering design. No other features or matters have been identified (such as outstanding features or landscapes, or historic heritage), which indicate that the site is inappropriate for urban development at the intensity required by the NPS:UD. It is also noted that the Structure Plan has assessed the suitability of the site in detail and proposes this for MHUZ.

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

a. unanticipated by RMA planning documents; or
b. out-of-sequence with planned land release.

Comment: As stated above, the PPC will enable the development of in the order of 580 new homes which is considered to be reasonably significant development capacity in Pukekohe. The PPC will also contribute to a well-functioning urban environment (see Policy 1 of the NPS-UD), which is supported by the Urban Design and Economics assessment prepared for this PPC. The PPC is not considered to be 'unanticipated by RMA planning documents' given its Future Urban Zoning within the Rural Urban Boundary. The PPC area is considered to be development ready in 2023-2027 per the FULSS, and therefore the PPC is only slightly out-of-sequence with planned land release given the timing required for the PPC process and any subsequent resource consent approval will likely come within the development ready timeframe. Notwithstanding this, the above policy supports the PPC should it be considered 'out-of-sequence' with planned land release by being slightly ahead of the development ready timeframe.

The PPC responds in terms of anticipated residential capacity that is enabled by the rezoning through the AUP provisions, subject to specific design which would require separate detailed Resource Consent applications in future.

Overall, the proposal aligns strongly with the outcomes anticipated under the NPS-UD by enabling future residential capacity at a suitable location on the urban fringe, in an area which is well serviced.

7.1.2. Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ('**the Act**') requires territorial authorities in New Zealand's major cities to set more permissive land use regulations that will enable greater intensification in urban areas by bringing forward and strengthening the NPS-UD. The Act empowers the Minister for the Environment to make changes to the NPS-UD (and thus the provisions set up above may be subject to further change) to remove inconsistencies and clarify the relationship between the NPS-UD and the Act.

The Act also introduced a modified plan making process called the Intensification Streamlined Planning Process (the **ISPP**). Territorial authorities will be required to use the ISPP to implement Policies 3 and 4 (or Policy 5 as relevant) of the NPS-UD.

In addition to this, the Act introduces medium density residential standards (the **MDRS**) in all Tier 1 urban environments. These will enable medium density housing to be built as of right (at least 3 dwellings of up to 3 storeys per site) across more of New Zealand's urban environments. The MDRS to be incorporated are set out in Schedule 3A to the Act as follows:

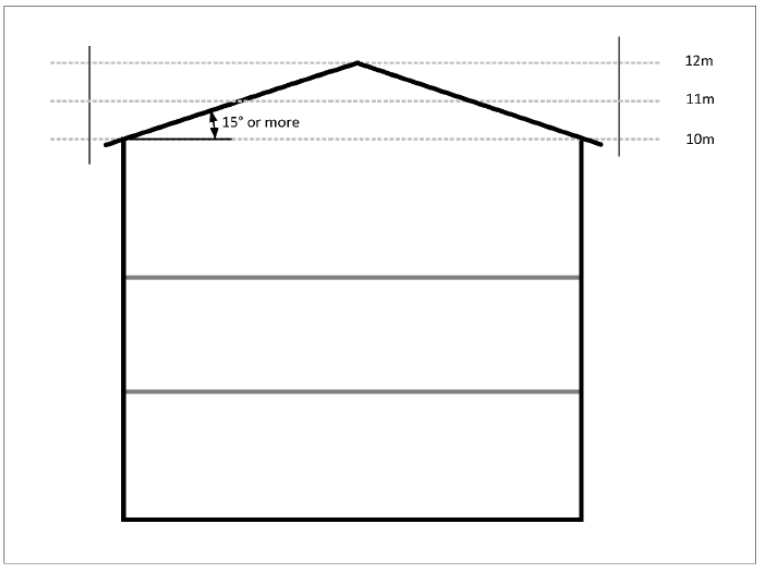
Part 2
Density standards

10 Number of residential units per site

There must be no more than 3 residential units per site.

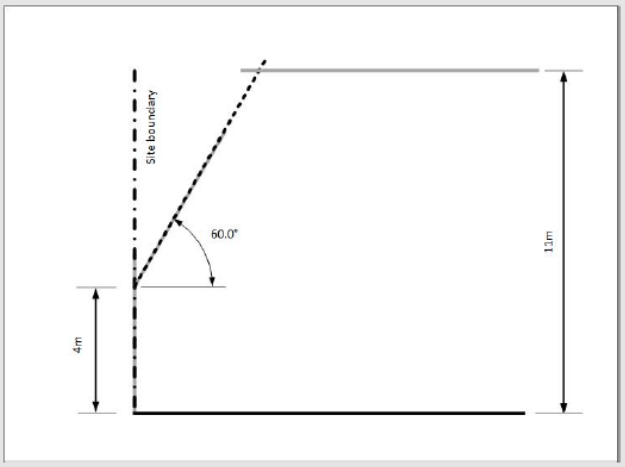
11 Building height

Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:



12 Height in relation to boundary

(1) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



(2) This standard does not apply to—

(a) a boundary with a road:

(b) existing or proposed internal boundaries within a site:

(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

13 Setbacks

(1) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

(2) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

14 Building coverage

The maximum building coverage must not exceed 50% of the net site area.

15 Outdoor living space (per unit)

(1) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—

(a) where located at ground level, has no dimension less than 3 metres; and

(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and

(c) is accessible from the residential unit; and

(d) may be—

(i) grouped cumulatively by area in 1 communally accessible location; or

(ii) located directly adjacent to the unit; and

(e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

(2) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—

(a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and

(b) is accessible from the residential unit; and

(c) may be—

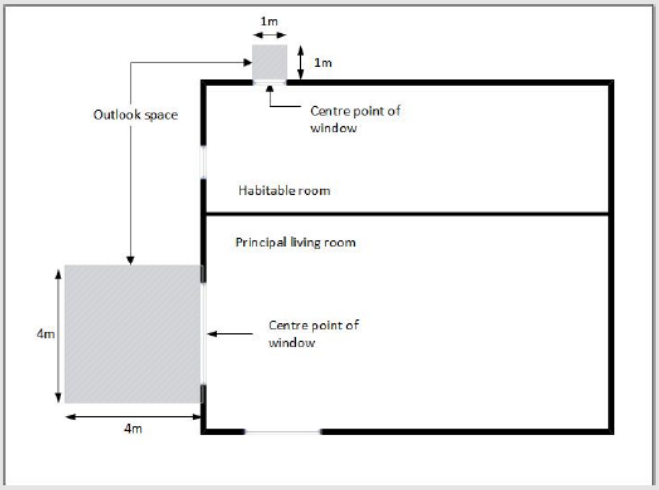
(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or

(ii) located directly adjacent to the unit.

16 Outlook space (per unit)

(1) An outlook space must be provided for each residential unit as specified in this clause.

(2) An outlook space must be provided from habitable room windows as shown in the diagram below:



(3) The minimum dimensions for a required outlook space are as follows:

(a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and

(b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

(4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

(5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

(6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

(7) Outlook spaces may be under or over a balcony.

(8) Outlook spaces required from different rooms within the same building may overlap.

(9) Outlook spaces must—

(a) be clear and unobstructed by buildings; and

(b) not extend over an outlook space or outdoor living space required by another dwelling.

17 Windows to street

Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

18 Landscaped area

(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

As a result of the changes proposed in the Act, Auckland Council will be required to apply the MDRS to all existing residential areas, except for areas zoned as large lot residential (as described in the National Planning Standards) or areas where qualifying matters apply. Areas in tier 1 urban environments that are being rezoned as residential (for example, greenfield development) will also be required to apply the MDRS.

The Act includes objectives and policies under Schedule 3A in Section 6, and these are set out below.

1) A territorial authority must include the following objectives in its district plan:

Objective 1

(a) a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:

Objective 2

(b) a relevant residential zone provides for a variety of housing types and sizes that respond to—

(i) housing needs and demand; and

(ii) the neighbourhood's planned urban built character, including 3- storey buildings.

(2) A territorial authority must include the following policies in its district plan:

Policy 1

(a) enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments:

Policy 2

(b) apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga):

Policy 3

(c) encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance:

Policy 4

(d) enable housing to be designed to meet the day-to-day needs of residents:

Policy 5

(e) provide for developments not meeting permitted activity status, while encouraging high-quality developments.

Transitional provisions to provide clarity on when proposed plans or private plan change requests need to be withdrawn.

There may be tier 1 territorial authorities that are currently preparing plan changes or variations to proposed plans to implement the NPS-UD intensification policies. Those territorial authorities will need to adjust their proposed plans.

In this regard, it is noted that Clause 35 of Schedule 12 to the RMA provides for continuation of the PPC notwithstanding the introduction of the RMA EHS.

Overall, the PPC strongly aligns with the Act and the specified objectives and policies set out above. The PPC has the purpose of implementing the provision of additional housing on land identified for this since the notification of the Pukekohe- Paerata Structure Plan 2019 and proposes to bring the zoning and development of the site in line with the earlier phase of the FULSS identifying this land as development ready in the period 2023 to 2027. It is considered this earlier delivery of land in this manner is highly anticipated and provided for under the Act by enabling and providing for a variety of housing options within a significant additional housing supply catchment.

7.1.3. National Policy Statement for Freshwater Management 2020

The NPS-FM provides local authorities with updated direction on how they should manage freshwater under the RMA. It sets a national policy framework for managing freshwater quality and quantity and introduces a number of policies that must be given effect to by regional councils.

These policies include changes to definition and management of wetlands and streams, in order to:

a. Protect wetlands and streams from loss and degradation;

b. Encourage restoration; and

c. Identify and work towards target outcomes for fish abundance, diversity and passage and address in-stream barriers to fish passage over time.

As set out in the Ecological Assessment in **Appendix 5**, the site contains lower-tier streams incorporating two wetlands but with both of these having low ecological values.

The PPC will provide an appropriate buffer to the stream edges and provide opportunities to protect and enhance the freshwater ecosystems. The PPC will be readily able to control any sediment runoff within the site to avoid deposit into these streams and wetlands, given the setback of required works from the stream edge, and through the application of appropriate sediment control measures.

The Stormwater Management Plan in **Appendix 10 (in Appendix H to the Infrastructure Report)** and the Ecological Assessment Report in **Appendix 5** demonstrate that future development enabled by the PPC would not adversely affect existing waterways and wetlands on the site and their receiving freshwater catchments. Precinct provisions are proposed to require further stormwater manage measures to be implemented for the Site.

The AUP provisions (Chapters E1 and E3, in addition to those of the Regional Policy Statement in Chapter B of the AUP) regarding lakes, rivers and streams also give effect to this NPS and any future development within the Site would need to comply with those provisions. The stormwater management and stream/ riparian protection approach, along with the existing the AUP provisions, will ensure that development enabled by the PPC appropriately gives effect to the NPS-FM.

7.1.4. New Zealand Coastal Policy Statement 2010 (NZCPS)

The New Zealand Coastal Policy Statement (NZCPS) includes policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

While the PPC land does not have direct frontage to the coastal environment, discharges from the site will occur via tributaries feeding into the Whangapouri Creek, which in turn leads into the Pahurere Inlet which eventually flows into the Manukau Harbour. Therefore, the provisions of the NZCPS have some relevance to the PPC.

In order to address these matters the ecological assessment, stormwater management plan, drainage reserve and riparian areas, and the plan change provisions seek to ensure appropriate provisions, such as stormwater management, are incorporated into the PPC to ensure consistency with the NZCPS. This includes the proposed stormwater management control across the precinct to manage sediment and contaminant runoff which could make its way into the coastal receiving environment.

Overall, the PPC gives effect to the relevant objectives and policies of the NZCPS by ensuring that development does not adversely affect the inherent natural qualities of the coastal environment and enhancing the quality of the water discharging into the CMA.

7.1.5. Proposed National Policy Statement for Highly Productive Land (NPS-HPL)

The proposed National Policy Statement on Highly Productive Land ("NPS-HPL") has been drafted to change the way highly productive land is managed under the RMA. Submissions on that NPS were sought and have been analysed by Ministry staff, before making recommendations to Ministers as to how the draft NPS should be progressed. It is currently anticipated that the final NPS may be promulgated in late August/early September 2022. At this point however, the NPS-HPL is in a draft form and does not have legal effect. Consideration of the draft NPS-HPL is undertaken for completeness, noting the timeframes for the Plan Change process and that the final NPS can be expected to differ from the initial draft.

The proposed NPS-HPL would require local authorities to identify highly productive land and protect highly productive land from "inappropriate" use and development. The proposed NPS-HPL includes policies to guide decision-making on plan changes to rezone highly productive land to an urban use or more densely populated rural residential or rural-lifestyle use. The proposed NPS includes a definition for "sensitive activities" based on existing practice. The expectation is that district plans will use this definition as part of a rule framework to manage certain sensitive or incompatible activities (e.g. schools) on or adjacent to highly productive land used for primary production. The intent is to encourage setbacks and buffers between area of highly productive land and adjacent residential and rural residential areas.

The Site is located within/ adjacent to what is identified as 'current urban area' of Pukekohe in the below figure which was included in the Statement of Evidence of Dr Fiona Curran-Cournane on behalf of Auckland Council (1 Dec 2014) for the AUP Independent Hearing Panel. The Site was not identified in **Figure 17** below as being prime or elite land. Elite land is predominantly located in and around west Pukekohe. The Future Urban Zoning of the PPC land also means that through the AUP drafting process, the land was considered appropriate to earmark for potential future urban development.

As stated in the Structure Plan:

> *"It is important to note that the protection of productive soils from urbanisation in Pukekohe-Paerata was addressed during the Auckland Unitary Plan hearing process. The Rural Urban Boundary location was finalised following evidence and appeals which included consideration of the location of productive soils. Following Unitary Plan hearings, the Auckland Unitary Plan Independent Hearings Panel recommended the removal of approximately 170ha of land on Pukekohe Hill from within the Rural Urban Boundary and its rezoning from Future Urban zone to Rural – Rural Production zone because the land contained elite and prime soils. It also recommended that rural zoned land to the east of Pukekohe between Grace James Drive and Runciman Road containing less productive soils be included within the Rural Urban Boundary and rezoned to Future Urban zone. The extent of this eastern area was confirmed through appeals to the Unitary Plan and an area of approximately 230ha was rezoned to Future Urban zone (Area D1 (east) and Area D2). The intention of the structure planning process is to consider appropriate live zoning of the Future Urban zone, not relitigate its location".*

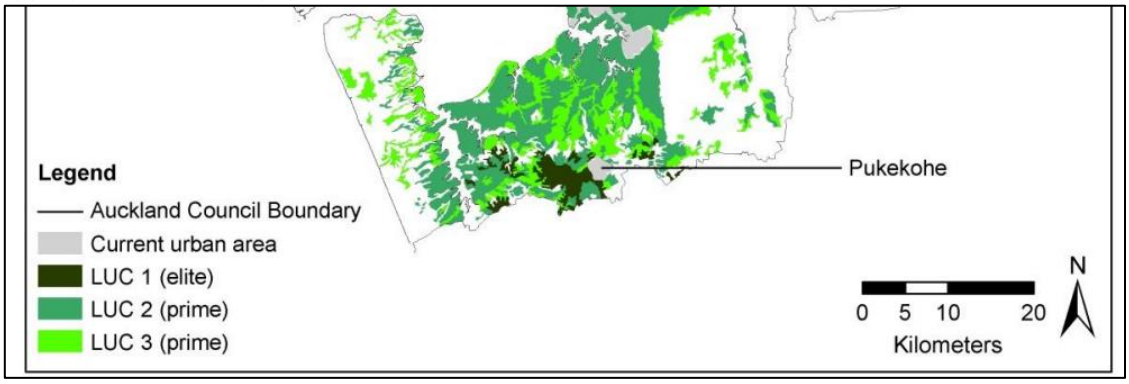


Figure 17: Distribution of elite (LUC 1) and prime land (LUC 2-3) in Auckland. Source: Statement of Evidence of Dr Fiona Curran-Cournane

The Site is currently mostly open farming pasture (paddocks). As per the PSI, the north-eastern portion of 50 Pukekohe East Road was identified as being subject to previous horticultural activity from aerial photographs from 1961. The Archaeological Assessment states that the land was used for general agricultural purposes during the 19th century. There is no other evidence of previous or existing agricultural or horticultural use or the Site comprising potential elite or prime soils. This is likely why the site has been used for dairy farming or grazing instead of horticultural use.

The PPC is not considered to result in potential loss of highly productive land, nor result in reserve sensitivity issues with adjacent land being existing or potential highly productive land.

7.1.6. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.

The PSI prepared by Soil and Rock Consultants confirms that HAIL activities have occurred on the Site and the NES-CS applies to pieces of land within the Site. Consenting requirements under the NES-CS and potentially Chapter E30 of the AUP (regarding Contaminated Land) would be triggered by any future development undertaken on those affected areas. The methods to be followed to remediate and validate any contaminated soil for residential use will respond to the outcomes anticipated under the NES-CS. This can be addressed as part of any future resource consent applications to develop the site because both earthworks and residential land use permitted by the plan change would trigger the need for resource consent under the NES-CS.

7.1.7. National Environmental Standard for Freshwater 2020 (NES-FW)

The NES-FW regulates and restricts activities affecting the health of freshwater and freshwater ecosystems.

The following Regulations in the NES-FW are of potential relevance to the PPC:

1. Part 3 Subpart 1 – Natural Wetlands: Classifying the following activities as non-complying activities if they do not have another status under the subpart:
   (a) vegetation clearance within, or within a 10 m setback from, a natural wetland:
   (b) earthworks within, or within a 10 m setback from, a natural wetland:
   (c) the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland
2. Part 3 Subpart 3 – Passage of fish affected by structures: Classifying structures affecting passage of fish as various discretionary and non-complying activities.

The Ecological Assessment Report includes an assessment of streams and/or potential wetlands existing on the site, which has informed the PPC to ensure that the layout of potential future development can be undertaken in accordance with the NES-FW whilst giving effect to the objective of the PPC.

The concept master plan prepared in accordance with the PPC shows that stream crossings will be avoided where possible and limited to only that necessary for road (i.e. in the form of culverts) and less than 30m in length. Natural wetlands of low ecological value have been identified within the Site as discussed above in Section 4.3. It is intended that stormwater discharge from the Site discharges via constructed communal wetlands on site. Any future diversion or discharge of stormwater within 100m of a wetland will need to be managed to avoid adverse effects to any wetland, which the PPC is unlikely to present difficulties in achieving.

The PPC therefore responds to the outcomes anticipated under the NES-FW. Any future resource consent application should therefore require limited engagement with the NES-FW, and if required, consenting requirements under the NES-FW are anticipated to be satisfied. It is also relevant that the site has been investigated as part of the detailed assessments undertaken for the Structure Plan with the subsequent identification of the land as MHUZ, therefore the Council has considered that development is suitable and can likely respond appropriately to the management of fresh water.

7.2. Management Plans and Strategies

Section 74(2)(b)(i) states that, "*In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to — any management plans and strategies prepared under other Acts*."

7.2.1. Auckland Plan 2050

The Auckland Plan is a long term (20 to 30 year) strategy for Auckland's growth and development, which serves as the key strategic document to set the Council's social, economic, environmental and cultural objectives. The Development Strategy shows how Auckland will physically grow and change over the next 30 years. It provides:

- a pathway for Auckland's future physical development
- a framework to prioritise and coordinate the required supporting infrastructure

The Auckland Plan states that "Auckland will take a quality compact approach to growth and development". Pukekohe is identified as a 'Rural Node'. Significant growth is anticipated in this area over the next 30 years. Upgrades to water, wastewater, stormwater and transport will be required. The structure plan for Pukekohe and Paerata refines the staging and timing of development and will identify the mix and location of housing, employment, retail, commercial and community facilities.

The anticipated timeframes of enabling infrastructure project in Auckland relevant to the Site include:

- Decade 1 (2018-2028)
    - Pukekohe rail electrification
    - Paerata – Pukekohe Wastewater Network
    - Pukekohe Treatment Plant capacity
    - Pukekohe reservoir storage
- Decade 2 (2028-2038):
    - Drury to Pukekohe corridor
    - Pukekohe Treatment Plant capacity
    - Pukekohe reservoir storage
- Decade 3 (2038-2048)
    - Southern motorway upgrade (Drury to Bombay)

The Structure Plan has been developed in accordance with the Auckland Plan and the FULSS 2017. As a result, it is considered that the PPC is consistent with the Auckland Plan.

7.2.2. Future Urban Land Supply Strategy 2017 (FULSS)

The Future Urban Land Supply Strategy identifies a programme to sequence future urban land over 30 years to assist with the ongoing supply of greenfield land for development. It has been updated in July 2017 to reflect recent changes to the AUP, new demand for development and further technical work undertaken by Council to gain a greater understanding of the requirements for development.

Other council documents such as the Auckland Plan, the AUP, and the 30-year Infrastructure Strategy have close links with this Strategy. There are also links with relevant transport documents such as the National Land Transport Programme, Integrated Transport Programme, Regional Land Transport Plan, Auckland Transport Alignment Project and Supporting Growth. This Strategy also addresses Auckland Council's obligations under the NPS-UD. The FULSS is likely to be refreshed again to align with the latest NPS-UD.

The Site falls under the 'Pukekohe' future urban area which was identified as being development ready in Decade One 2nd half: 2023-2027.

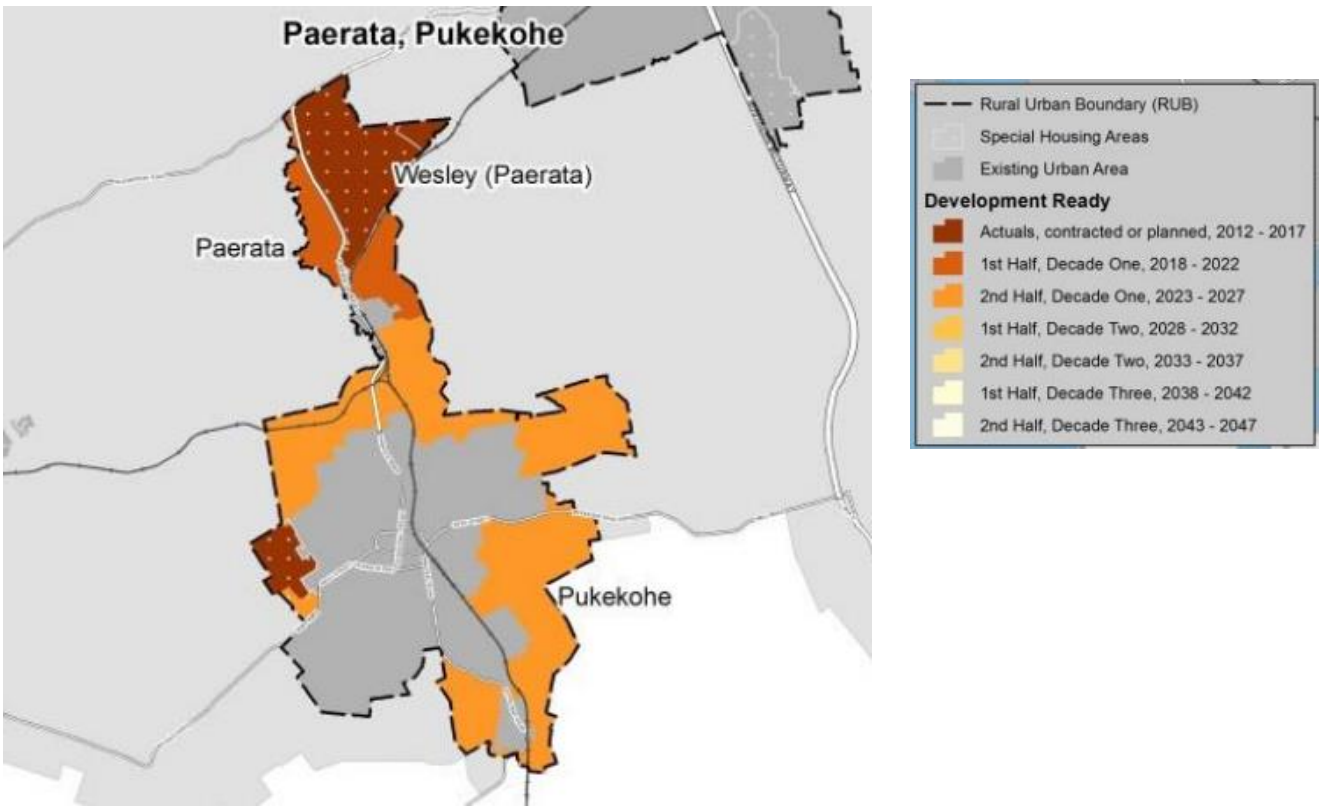


Figure 18 – FULSS 'development ready' indication map

Appendix 1 to the FULSS contains five (5) principles to underpin sequencing decisions, which are to:

1. Optimise the outcomes from investment.
2. Supply land on time.
3. Support uplifting Māori social, environmental, economic and cultural wellbeing.
4. Create good quality places.
5. Work collaboratively in partnership.

The FULSS identifies that Pukekohe is expected to provide around 8,000 dwellings and a number of employment opportunities, leveraging off the existing town. Upgrades to water, wastewater and stormwater are required to enable large scale development to proceed. Construction of additional water reservoir capacity is planned as well as upgrades to the Pukekohe wastewater treatment plant and expanded wastewater networks to service growth in the area.

The transport network has not been designed for the anticipated growth but this being addressed through Auckland Transport's Supporting Growth project. The existing rail network connects Pukekohe with the rest of Auckland. The network will be strengthened by the extension of electric trains to Pukekohe and by the addition of extra rail capacity. A new train station at Paerata will improve access to trains through the southern corridor. A new expressway between Pukekohe, Paerata and Drury will link to State Highway 1. Planned safety improvements and upgrades on State Highway 22 will improve travel between Drury and Paerata and a bypass will be constructed south of Pukekohe Town Centre for trucks and other traffic.

The FULSS states that "*structure planning will generally commence approximately three years prior to the timeframe that has been identified in this strategy*." The Structure Plan has been approved by the Council in August 2019, and the structure plan staging follows the staging suggested in the FULSS. The PPC is consistent with the FULSS and closely aligns with the timing adopted by Council.

7.2.3. Regional Land Transport Plan 2018-2028

The Regional Land Transport Plan sets out the funding programme for Auckland's transport services and activities over a 10-year period. Planned transport activities for the next three years are provided in detail while proposed activities for the following seven years are outlined.

The key priority areas for the Regional Land Transport Plan, as relevant to the Structure Plan 2019, include:

- the State Highway 1 (SH1) Southern Corridor Improvements project between Manukau and Papakura
- the SH1 Papakura-to-Bombay project which builds on the improvements being delivered as part of the Southern Corridor Improvements project and forms an early priority for the Supporting Growth Programme
- the State Highway 22 (SH22) Drury to Paerata short-term improvements project which is being investigated through the Safe Roads Programme. This project aims to prevent crashes on this road, and ensure that if a crash happens, people are less likely to be killed or seriously injured
- the electrification of the rail line to Pukekohe station, additional electric trains and
- rail corridor improvements between Wiri and Quay Park which will collectively enable frequent trains to Pukekohe.

These improvements will further support future development in the Site.

7.2.4. Franklin Local Board Plan 2017

The Site is located within the Franklin Local Board area. The Franklin Local Board Plan 2017 is a three-year strategic document that guides local board activity, funding and investment decisions for the 2017 to 2020 period.

Key initiatives of the Franklin Local Board Plan include:

Outcome 1: A well-cared for natural environment

- Implement local paths plans to make open space connected, accessible and well used.
- Encourage environmental initiatives that improve outdoor areas.
- Support projects that improve water quality.

Outcome 2: A thriving local economy

- Encourage major employers to locate in Franklin and provide local jobs.
- Continue to advocate to Auckland Transport (AT) for improvements to public transport services and infrastructure.

Outcome 3: An improved transport system

- Advocate to AT and NZTA for roads that are fit for all types of users, safe, and reflect the rural environment.
- Work with AT to improve pedestrian safety and accessibility in urban centres.

Outcome 4: Growth is dealt with effectively

- Advocate to the Governing Body and work with the community to ensure areas experiencing growth have appropriate, action-focused plans.
- Plan for growth in the right places, centred on local and town centres, to protect productive soils used for local agriculture and horticulture.
- Work with key agencies, such as Watercare, Auckland Transport, and central government to ensure services such as water, wastewater and roading are in place for growth areas.
- Ensure we are making the best possible use of existing outdoor space and community facilities.
- Plan the development of new facilities to support growth, where needed.
- Investigate a local targeted rate for improvements or additional facilities if requested by communities.

It is stated in the Local Board Plan that Local Board will prioritise their budget to focus on the initiatives in the plan. The Structure Plan was developed to be consistent with the Franklin Local Board Plan, and the implementation of the Franklin Local Board Plan will support the growth enabled by the PPC and enhance existing opportunities of the area to integrate with future development.

7.3. Regional Policy Statement and Plans

Section 75(3)(c) states that, "*A district plan must give effect to any regional policy statement*" and Section 75(4) states that, "*A district plan must not be inconsistent with – a water conservation order or a regional plan for any matter specified in section 30(1)*."

7.3.1. Auckland Unitary Plan (Operative in Part)

The AUP is the primary statutory planning document for Auckland. It is a combined unitary plan comprising of the Regional Policy Statement ('**RPS**'), Regional Coastal Plan, Regional Plan and District Plan. The AUP provides the regulatory framework for managing Auckland's natural and physical resources while enabling growth and development and protecting matters of national importance. Regional and district plan provisions must give effect to the RPS.

7.3.2. Auckland Regional Policy Statement

The RPS contained within the AUP outlines the resource management issues that are of significance in the Auckland Region and provides policies and methods to achieve integrated management of natural and physical resources across the region.

The RPS is prepared in accordance with Part 2 of the RMA and the completion of an evaluation report under section 32 of the RMA. The AUP overlay, Auckland-wide, zone, precincts, planning maps, schedules and appendices are part of the regulatory methods to implement the objectives and policies in the RPS.

The PPC has been assessed against the relevant objectives and policies of the RPS, which demonstrates that the PPS is consistent with, and will give effect to, the following RPS chapters in particular:

- B2 Urban growth and form;
- B3 Infrastructure, transport and energy;
- B4 Outstanding natural features and landscapes;
- B6 Mana Whenua;
- B7 Natural resources; and
- B10 Environmental risk.

B2.2. Urban growth and form

With regard to achieving a quality compact urban form, the PPC has been considered against:

- Potential for economic growth;
- Availability and capacity of existing and new infrastructure;
- Proximity to public transport;
- Contribution towards social and cultural vitality; and
- Potential impact on rural character and productivity.

While the Site is not within the urban area 2016 as identified in Appendix 1A of the AUP, it is within the Rural Urban Boundary ('RUB') and Future Urban Zone ('FUZ') and the proposed rezoning is in accordance with the Structure Plan. The rezoning of the land within the RUB will help to accommodate growth in the Pukekohe area.

The Economics Report prepared by Urban Economics states that:

- There is estimated potential for around 1,200 additional infill dwellings in Pukekohe. Given the slow rate of development of infill dwellings, this capacity is insufficient to meet current high rate of annual demand.
- Prices within the proposed development would range from $500,000-$880,000. This would provide relatively affordable housing to this market that is not currently available.
- The proposed development is well placed to provide additional high-density dwellings in Pukekohe, given its overall scale and proximity to the town centre.
- Paerata Rise is the only development with any significant remaining capacity and accounts for 97% of Pukekohe's pipeline supply. This indicates that the Pukekohe housing market is highly concentrated and is unlikely to be competitive.
- There are currently no developments providing affordable or high-density housing in Pukekohe, which are the key areas of unmet housing demand in Pukekohe.

The *Urban Design Assessment* prepared by Ian Munro (Appendix 8) also considered the PPC against B2 objectives and policies; and it was considered that "*overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form*."

The Site is close to the Pukekohe Town Centre, Pukekohe Train Station, social facilities and employment opportunities that could be available in the Town Centre. The PPC will contribute towards residential development capacity to accommodate and support growth in Pukekohe. The Mixed Housing Urban zone will be able to accommodate a range of housing typologies. The PPC can integrate with the provision of infrastructure to the area. The Structure Plan and FULSS state that the Site will be development ready in 2023-2027 and infrastructure assessment and consultation with key CCOs and service providers indicate that the area can be adequately serviced in terms of water, wastewater, stormwater and transport infrastructure.

B2.3. A quality-built environment

With regard to achieving a quality built environment, the proposed rezoning responds to the intrinsic qualities and physical characteristics of the site and area by ensuring that:

- Existing streams will be protected;
- A mix of housing and open space choice and opportunity will be provided; and
- The proposed development will meet the health and safety needs of its residents (as well as the wider community).

With reference to the Urban Design Report prepared by Ian Munro and the concept Master Plan, the PPC is consistent with the policies under B2.3.2, and there are several supporting statements in the Report, including:

- *The E38 Urban Subdivision and H5 Mixed Housing Urban provisions will require a well-planned and good-quality development outcome on the land. The Precinct provisions will give more certainty that a connected street network will eventuate along with dedicated cycle routes and integration with the stream network.*
- *The concept master plan, although non-statutory, demonstrates that the Site is capable of achieving a successful subdivision outcome in line with the provisions of AUP: OP Chapter E38.*
- *Inclusion of a key diagonal road link between Pukekohe East and Golding Roads connecting to the western PPC and also Anselmi Ridge Road, derived from the concept master plan, will set in-train an 'inner ring' road route around eastern Pukekohe that would also complement the Council's more ambitious 'outer ring' arterial road network. Access to the Pukekohe train station and town centre would be direct and relatively convenient based on this network, and I envisage that buses would use that key road as well as cyclists.*
- *The concept master plan also demonstrates retention of the streams, wetlands and their margins, and creation of complementary drainage reserves. My preference would be for this entire network to become a public open space, but that would be for the Council to determine at a future subdivision. This would also reinforce the publicness of the indicative cycle facilities proposed along the principal east-west stream across the Site on the precinct plan.*
- *In my opinion the block structure indicated would provide good sightlines and a number of pleasant walking routes. The AUP: OP urban subdivision and MHU provisions would require development to positively contribute to the quality of streets and provide for passive surveillance.*
- *Integration of the stream network with the road network where topography allows, as promoted in the urban subdivision provisions, would allow people to engage with that feature in a way that would be visually interesting and add amenity to the neighbourhood.*
- *The ability to walk through the subdivision, engage with the stream network, dedicated cycle routes, and proximity of Rooseville Park will collectively, in my opinion, enable public health and safety.*
- *The concept master plan is based on a 52m-deep block, which is a 'flexi' depth, capable of accommodating a variety of housing typologies and densities. The MHU zone provides substantial housing choice.*

B2.4 Residential growth

The proposed residential zoning and the housing types and intensity it can accommodate, is appropriate to support a quality compact urban form. This is achieved by also meeting the objectives and policies under B2.2 and B2.3. The Site is generally within moderate walking distance to centres, public transport, social facilities and open space, and can suitably accommodate medium residential intensity.

There are no scheduled natural and physical resources within the Site, although the PPC seeks to protect areas of potential flooding through riparian protection and planting, and geotechnical risks around streams are not intended to be developed with housing.

It is not considered that there will be reverse sensitivity effects arising from the PPC, where adjacent sites are zoned Residential, Open Space or Future Urban. The FUZ sites to the south and east are not currently being used for purposes that is incompatible with residential use. The eventual re-zoning of FUZ sites will not be impeded by the proposed Mixed Housing Urban zone.

B2.7 Open Space and Recreational Facilities

The PPC provides for continuous drainage reserve plus 10m wide riparian areas along the existing stream/ flood plain areas, which will provide opportunity for public access and recreation long the streams once the land is vested in Council. As stated in Ian Munro's Urban Design Report, "*I consider the proposal does not require, but at the same time would not preclude, creation of a new neighbourhood park in an acceptable configuration should the Council require this at the time of subdivision consent. Retained and enhanced streams on the Site, identified cycle facilities on the Precinct Plan, will provide visual and recreational amenity*."

The proposal will provide a variety of open space with the existing adjacent parks/ reserve to future residents. Overall, the PPC will meet the recreational needs of people and communities, and will allow for public access along streams as taken into account in the concept Master Plan (noting also the esplanade reserve requirements under the AUP).

In terms of reverse sensitivity effects between open spaces and neighbouring land uses (Objectives B2.7.1(3)), the interface between existing and potential open space areas with roads and residential development is not uncommon. As such, there is confidence that this interface can be appropriately designed so that reverse sensitivity effects do not result.

B3 Infrastructure, transport and energy

The objectives under B3.2.1 seek for infrastructure to be resilient and efficient as well as minimise any environmental effects, and for infrastructure planning and land use to be integrated to service growth efficiently. The existing and necessary infrastructure upgrades, particularly with regard to wastewater servicing, have been investigated by Civix in consultation with Watercare Services Limited. It is considered that overall, the PPC is able to be supported by infrastructure, and that infrastructure planning will generally align with the servicing requirements of the Site.

The effects of the PPC on the existing and future transport network have been assessed in an Integrated Transport Assessment (ITA) prepared by TPC and included within Appendix 11. The ITA estimates traffic generation based on 580 residential units that could be accommodated on the Site as a result of the PPC and concludes that the additional traffic can be accommodated on the surrounding road network while maintaining acceptable levels of safety and efficiency without any immediate traffic network upgrades being necessary. Notwithstanding this, future development and updates both within the Site and surrounds will future mitigate adverse effects and facilitate transport choices.

The PPC provides for a link from Golding Road through the Site to Pukekohe East Road, as well as an opportunity for a cycle/ pedestrian path along the stream, which is intended to improve the integration of land use and transport throughout the Site.

B4 Outstanding natural features and landscapes;

There are no existing scheduled trees, outstanding natural features or landscapes, areas of high coastal natural character or high natural character located within the Site.

The Site is located outside of the southern Rooseville volcanic tuff ring and is not subject to any identifiable outstanding natural features or landscapes that would need to be protected from inappropriate subdivision, use and development. Further, while the Rooseville South Tuff Ring is included within the Structure Plan it is not identified in the AUP as an Outstanding Natural Feature ('ONF') or Outstanding Natural Landscape ('ONL') and the Pukekohe Heritage Survey refers to it as 'indistinct'.

There is no particular tree or group of trees having significant historical, botanical or amenity values identified as worthy of scheduling under the AUP, and that now warrants specific tree protection.

B5 Built heritage and character

The Archaeological assessment in **Appendix 8** states there are no known archaeological sites, and the possibility that archaeological remains may be present can be appropriately mitigated through the provisions of the HNZPTA.

Should any further assessments relating to detailed resource consent proposals identify any potential subsurface archaeological features, an Authority will need to be applied for under S44(a) of the HNZPTA prior to the start of earthworks. Further, a condition of consent will also be applied for earthworks in relation to the Accidental Discovery Protocol (Rules E12.6.1 and E11.6.1 of the AUP) requiring works to cease and the appropriate iwi and other authorities to be advised, and appropriate management of the items to be agreed and implemented prior to works recommencing in the affected areas.

B6 Mana Whenua

The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised as part of the preparation of the PPC, and consultation has been undertaken with iwi groups that may have interest in the PPC in order to ensure that Mana Whenua values are identified, protected and enhanced as part of the PPC.

Responses to mana whenua consultation requests have been received from Ngati Te Ata Waiohua and Ngati Tamaoho, as set out below in *Section 10 – Consultation*. A CIA has been provided by Ngati Te Ata Waiohua, and Ngati Tamaoho are preparing an addendum to the CIA they provided for Plan Change 76 to the west. These have informed planning responses and provisions included in the Precinct Plan provisions included in **Appendix 4**, which have been drafted in consultation with these iwi.

Consultation with Mana Whenua has not identified any significant concerns, and those raised are being worked through under on-going korero. The proposed Precinct provisions recognise and provide for tikanga, the Te Aranga Māori Design Principles and kaitiakitanga, with future development and subdivision required to provide appropriate recognition of the matters in partnership with Mana Whenua.

B7 Natural resources

The Ecological Assessment of Bioresearches in **Appendix 5** has assessed the impact of rezoning from FUZ to MHUZ in relation to the terrestrial and freshwater values of the Site and concludes that the PPC is considered appropriate. It is considered the proposed zoning and Precinct Plan will provide appropriate protection and enhancement of the Site's indigenous terrestrial and freshwater biodiversity values, and also that the AUP and NESFW provide a regulatory framework to further manage any proposed future development at the resource consent stage.

The PPC avoids permanent loss and significant modification to streams and their margins, as demonstrated on the concept master plan and proposed Precinct Plan. There is also considerable potential to restore and enhance freshwater systems through the proposed drainage reserves. The Precinct Plan prepared to support the PPC demonstrates that mitigation measures can be put in place to manage any adverse effects of rezoning and developing the Site on freshwater and coastal water.

The existing Regional Rules, which will remain applicable to the PPC area, are under:

- Section E1 – Water quality and integrated management;
- Section E8 – Stormwater discharge and diversion;
- Section E9 – High contaminant generating carparks and high use roads;
- Section E10 – Stormwater management area – Flow 1 and Flow 2; and
- Section E36 – Natural hazards and flooding.

These already give effect to the Objectives and Policies from Chapter B7.

B10 Environmental risk

Preliminary geotechnical (**Appendix 6**) and contamination investigation reports (PSI – **Attachment 10**) have been undertaken as part of the PPC application. The Site will generally be suitable for future residential development, with some targeted remediation or buffer areas likely required. Environmental risk is already managed through Chapter E38 Subdivision and E36 Environmental Risk of the AUP.

Any land contamination will be managed through the resource consent process including consent conditions. These rules are addressed in the NES-CS and Chapter E30 of the AUP. The environmental risks associated with the Site and any future development are not significant or unique such they cannot be suitably managed by existing tools and methods, or that the proposed residential zoning should be avoided.

Summary

An assessment of the PPC against the sections of the RPS that are relevant to the PPC has been undertaken. In light of this assessment, it is considered that the PPC will give effect to the RPS, particularly the outcomes sought under Chapter B2 relating to urban growth and form. As supported by the Urban Design and Economic Assessments, the PPC is able to contribute positively towards a quality compact urban form to accommodate residential growth, whilst providing for recreational needs and a quality-built environment.

7.3.3. Auckland Regional Plan

The Auckland Regional Plan (ARP) provisions control the use of land for the purpose of soil conservation, water quality and managing natural hazards. Development within the Site will be regulated by the Auckland-wide provisions within the AUP, which will ensure the effects of development on the natural environment will be appropriately managed and will achieve the objectives and policies of the ARP.

The provisions of the AUP relevant to the PPC have undergone a full and thorough Section 32 evaluation associated with the notification of the PAUP, and the AUPIHP hearings. As such, a full assessment of the existing operative objectives, policies and rules of the AUP that are proposed to be applied to the subject land through this PPC request is not necessary, particularly as the PPC does not seek to change or negate any of the existing regional plan provisions. However, the following assessment considers:

1. whether the PPC is consistent with the existing AUP provisions; and
2. whether the existing AUP provisions relevant to the PPC are appropriate to manage certain issues that may arise

E1 Water Quality and Integrated Management

The whole of Section E of the AUP already applies to the site as this section of the AUP sets out Auckland-wide provisions.

The E1 objectives and policies are relevant to the following chapters:

- E4 Other discharges of contaminants
- E5 On-site and small-scale wastewater treatment and disposal
- E6 Wastewater network management
- E7 Taking, using, damming and diversion of water and drilling
- E8 Stormwater – Discharge and diversion
- E9 Stormwater quality – High contaminant generating car parks and high use roads

The PPC is consistent with these objectives and policies, and in turn the above chapters.

The PPC does not anticipate any loss or degradation of existing waterways. Sufficient riparian buffers to the stream can be achieved, and stormwater and wastewater can be managed without adversely affecting freshwater systems. The layout, location and type of zoning proposed seek to achieve integration of future development whilst minimising effects on hydrology and receiving environments and these outcomes are specifically provided for through the precinct plan and associated provisions.

E3 Lakes, rivers, streams and wetlands

There are permanent and intermittent streams which traverse the Site. The ecological and biodiversity values of the streams will be enhanced noting that the ecological assessment of Bioresearches assesses the ecological values of these as low. Further, the Concept Master Plan does not show (or anticipate) any structures in, on, under or over the streams. The PPC allows for opportunities of stream enhancement and integration with future land use.

It is noted that the drainage reserve along the streams will afford greater protection and consistency with the E3 provisions. Residential zoning for these areas is not uncommon particularly where the land is privately held, and there are many existing urban sites containing intermittent or permanent streams that have a single Residential (or other non-Open Space) zoning over it.

For the above reasons, it is considered that future development in accordance with the Concept Master Plan and proposed Precinct provisions will be able to achieve the objectives and policies under Chapter E3.

E11 Land Disturbance – Regional

Land disturbance is required to prepare the land for urban development. Development of the Site in accordance with its underlying zoning will not present significant difficulties in meeting the standards set out in Chapter E11, which ensures that land disturbance is undertaken in a way that meets the objectives of the Chapter. Of particular relevance will be the implementation of best practice erosion and sediment control measures to ensure there is no discharge of untreated sediment laden water into any water body, or stream bank erosion.

E15 Vegetation Management and Biodiversity

The provisions within this Chapter will be relevant where vegetation alteration or removal is proposed in riparian areas.

The PPC will result in the streams traversing the site currently subject to rural stream rules (due to Future Urban zoning) now being subject to urban stream rules (which afford a lesser degree of protection). Rural riparian yards require a 20m setback, whereas urban riparian yards only require 10m. In this regard, the Ecological Report has assessed the permanent streams traversing the Site and the wetlands to have low ecological values. Notwithstanding this, there is opportunity to provide more than 20m riparian setback in some areas of the drainage reserve, and a minimum of 10m has been assessed as sufficient to enable practicable residential development, whilst protecting and enhancing the existing stream values.

E30 Contaminated Land

A PSI has been undertaken as part of the PPC (**Appendix 11**), which has identified that HAIL activities have been undertaken on the Site. As such, a Detailed Site Investigation (DSI) will need to be prepared for the Site, followed by a Site Management Plan and/ or Remediation Action Plan (SMP/ RAP) based on the DSI findings. These relate to the following assessed potential HAIL activities of:

- Potential contamination from Asbestos Containing Materials or buildings with Asbestos Containing Materials;
- Potential contamination from possible Lead-based paint use on historical buildings;

- Undocumented fill; and
- Burn pits/areas.

Additionally, a closed historic landfill has been identified located at Rooseville Park, approximately 400m west of the Site.

It is noted that the rules in Chapter E30 of the AUP are only applicable where a discharge of contaminant occurs. Consents will likely also be required under the NES:CS for future development of the Site, following rezoning.

The findings of the DSI will inform the appropriate use and development of the Site in accordance with the requirements of E30. The MHU zoning for this area is considered to be appropriate, noting that the extent and nature of any contamination remediation that is required will be determined at time of resource consent.

Summary

The PPC will not be inconsistent with the regional plan provisions of the AUP(OP). The PPC is overall compatible with the existing AUP provisions whilst enabling the outcomes and objectives sought by the PPC.

7.4. Iwi Planning Documents

Section 74(2A) states that, "*A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district*."

The site is located within Iwi Statutory Acknowledgement Area for Ngati Tamaoho. This area was identified as part of the Ngāti Tamaoho Deed of Settlement (the "*deed*"), which recognised the association between Ngāti Tamaoho and the Whangapouri Creek and its tributaries, among other identified areas and natural features. The deed was initialled by Ngāti Tamaoho and the Crown on 9 December 2016. Within this context, Ngati Tamaoho as well as other local iwi groups, were invited to review and provide comment on any relevant features on this specific site, as part of the wider discussions.

There are no other known Treaty Settlements currently associated with the site. It is the intent of the proposed consultation that any legal documentation or agreements be identified and discussed as part of this PPC, and this includes any Iwi Management Plans that may be held by iwi, and/or lodged with Auckland Council.

Consultation Ngati Tamaoho and Ngati Te Ata Waiohua is set out below in Section 10, noting both requested engagement and an opportunity to provide a Cultural Values/ Impact Assessment in regard to the PPC.

A CIA has been provided by Ngati Ata Waiohua, and an addendum CVA is to be provided by Ngati Tamaoho (i.e. an addendum to that provided for Plan Change 76 to the west). This consultation has informed the drafting of the proposed Precinct Plan and provisions, in particular to ensure those recognise and provide for tikanga, the Te Aranga Māori Design Principles, and kaitiakitanga, through policy and rules for development and subdivision.

8. Assessment of Environmental Effects

Clause 22(2), Schedule 1 of the RMA states:

> *"Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan".*

The following assessment of the actual or potential positive and adverse effects includes consideration of the following matters that are relevant to the plan change request:

- Built Environment and Layout (Urban Design)
- Public Amenities and Facilities
- Landscape Visual
- Ecological
- Infrastructure
- Flooding & Stormwater Management
- Transport
- Geotechnical
- Contamination
- Mana Whenua values
- Archaeological and Built Heritage

8.1. Built Environment and Layout (Urban Design)

Ian Munro has provided an assessment on the urban design effects of the PPC (Appendix 8), which was based around topics that are relevant to the RPS and Structure Plan (including a Neighbourhood Design Statement) such as quality urban form, residential amenity, local character and integration of open spaces. His conclusions are that:

- *The site has been identified as suitable for urban purposes through the Future Urban zone that applies to the land and the completed Council Structure Plan for Pukekohe-Paerata, 2019. The proposed mixed housing urban zone is in keeping with that indicated in the Council's Structure Plan and is the most appropriate in urban design terms for the land given the site's opportunities and constraints, and adjacent land's characteristics. Due to the presence of a stream and overland flow paths, future drainage reserves would be required to be vested through a future subdivision.*

- *The proposal includes a Precinct Plan specifying a key road link to be established between Golding and Pukekohe East Roads. This is envisaged as being an important future link connecting westwards through an adjacent PPC made by the same Applicant to Birch Road and the Pukekohe train station. It will set-in-train a supporting street and block network around it, and also integrates a cycle facility.*

- *A concept master plan for the Site, and which is intended to form a high-level starting-point for subsequent subdivision, demonstrates that the land is capable of delivering an integrated, well-connected and spatially coherent urban form outcome in line with the outcomes sought by the AUP: OP. This has been designed to show how a quality urban form outcome could be achieved that integrates with a Plan Change application prepared for the immediate western side of Golding Road.*

- *For the land to be developed a number of infrastructure upgrades would need to occur and be coordinated. The existing AUP:OP and proposed Precinct provisions require these matters to be addressed through normal consent requirements, usually via conditions of consent. I consider it very unlikely that the proposal would give rise to any staging or timing-related urban design effects 'out of the ordinary' from what typically occurs as urban expansion occurs.*

- *The proposed master plan and precinct plan illustrate a connection to Pukekohe East Road directly opposite Anselmi Ridge Road which would become signal controlled. This would provide a safe means for pedestrians and cyclists to cross the road and access the neighbourhood centre zone at Pukekohe East Road and Golding Road to the north.*

- *The proposal will result in a number of adverse urban design effects, although none are considered to be unusual or severe in the context of urban land re-zoning. Positive urban design effects will also occur or be enabled through future subdivision. Overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form. It is consistent with the Council's Structure Plan and the specific urban design principles that accompany it in a Neighbourhood Design Statement*

- *The private plan change application could be accepted on urban design grounds.*

In light of the above, the PPC will result in a change to the existing urban form and character of the site and area, however this will be consistent with the expectations for the area once it is development ready, as informed by the FULSS and residential zoning indicated in the Structure Plan.

The PPC allows opportunities for a quality residential built environment that is well-connected to public amenities and facilities, provides for the needs of future residents, is safe and walkable. The MHU zoning offers substantial housing typology choice of an appropriate scale for the area that can relate positively to external streets, open space areas, and provide visual amenity to passers-by. The PPC will therefore not result in unexpected or unacceptable adverse effects on character or amenity and is able to support a quality compact urban form.

8.2. Public Amenities and Facilities

There are existing open space areas within close proximity to the Site, including Rooseville Park. Additionally, the PPC includes a proposed open space reserve adjacent to the proposed shared path, and drainage reserve areas comprising streams and riparian areas, which as per the Structure Plan, is appropriate as a Neighbourhood Park which can be developed in tandem with the intensification/ future development of the Site. The existing and proposed open space areas and shared path ensures that all future residents can have ready access to a park, and also has access to Rooseville Park which is at least 10 hectares in area.

The entire Site is within approximately 1.5km to the Pukekohe Town Centre which includes Pukekohe Library, an Urgent Care Centre, supermarkets, Pukekohe Town Square and Pukekohe High School. The Site is also within a 10-minute drive to other existing schools.

The Structure Plan states that "*The Ministry of Education (MfE) is responsible for managing schools in New Zealand. Within the Auckland region significant population growth is expected to occur as a result of natural increase and migration from overseas and from other parts of the country. The Ministry of Education has been involved in the structure plan process*." MfE is aware of the potential increase in students and need for new school/ additional classrooms in the Pukekohe area. Given that the PPC algins with the Structure Plan residential zoning area, the potential need for additional schools and upgrades will not be unexpected. There is nothing preventing MfE from submitting a notice of requirement to designate part of the Site or adjacent sites that are yet to be developed, for School purposes, should this be necessary to accommodate growth in the area. Notwithstanding this, Ian Munro considered that the Site has acceptable accessibility to existing schools.

Overall, there are existing open spaces, public amenities and facilities that will be accessible to the Site, and there are additional proposed recreational facilities within the Site for future residents. These existing and proposed recreational and other facilities will have the capacity to cater for the need of future residents.

8.3. Landscape and Visual

A Landscape and Visual Effects Assessment has been prepared by LA4 Landscape Architects (Appendix 12). With reference to this assessment, the Conclusions in Section 7 state:

7.1 The proposed urbanisation of the site resulting from development enabled by PC2 would significantly change its current open and semi-rural landscape character. The development would however be consistent with the site being zoned Future Urban with urban expansion envisaged in the AUP.

7.2 Although the subject site is largely in grazed pasture, its semi-rural character is lessened to a degree by the existing land uses including grazing, dwellings and ancillary structures, accessways and drives, and bordering onto Pukekohe's residential area to the north. While the site includes productive grazing land, it is a highly modified site with relatively low landscape values. In light of these considerations the site is well suited to the type of urban development proposed.

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

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

7.5 The change from the existing semi-rural character of this landscape to one dominated by the built form of a residential area would also introduce a range of beneficial effects, including:

- *Enhancement of the stream corridors including stream protection, riparian planting and ecological connections; and*
- *Extensive framework of planting including riparian stream planting and specimen trees in streets, and open areas which would improve the character and amenity as well as enhance habitat values and break up the contiguous urban expanse increasingly with time and contribute to the wider surrounding area.*

7.6 While the proposed development would result in a significant visual change from the site's current open semi-rural state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area both within the AUP and PPSP.

7.7 Despite the relatively low landscape values, the development would initially generate landscape and visual effects of some significance. These however are inevitable with urban development in a predominantly semi-rural area at the start of a process of urbanisation.

In addition, the visual effects of the development of the site apparent from the early stages would decrease over time as proposed landscape initiatives become established.

7.8 In conclusion, development enabled by PC2 would fulfil the need for residential and urban intensification and provide an opportunity for an innovative and environmentally sustainable urban development. PC2 would be largely consistent with regional growth strategies for the area and would result in a high-quality urban development with a range of positive landscape and environmental outcomes.

7.9 I consider that the proposed Private Plan Change is appropriate in this urban and semi-rural setting from a landscape character and visual amenity perspective.

In light of the above, the PPC will generate landscape and visual effects that are consistent with that expected based on the FUZ of the Site and Structure Plan. There will be no notable loss of natural character values. Whilst future development would initially generate landscape and visual effects of some significance due to the degree of change, this is inevitable with urban development in a predominantly semi-rural area. The PPC however introduces significant benefits such as opportunities for stream protection and riparian planting, open space development, improved public accessibility through the site and to additional recreational amenity areas via the shared path, extensive framework of planting along the green network, and street trees and landscaping as part of future residential on-site amenity. Overall, adverse landscape and visual effects from the PPC will be acceptable.

8.4. Ecological

The features identified under Sections 4.2 (Vegetation), 4.3 (Catchments and Watercourses), and 4.4 (Fauna) of this report were all assessed to have low ecological values. These Sections are referred here to avoid repetition.

The AUP and the NES-FW provides a framework that manage any proposed future development at the resource consenting phase to ensure development aligns with the appropriate polices and regulations. At the time of future subdivision, the following will need to be shown and assessed:

a. Identification indigenous vegetation, wetlands, waterways, streams, rivers and lakes.
b. Provision of a 20m wide esplanade reserve where subdivision adjoins a stream 3m or more in width, noting there is rationale for the provision of 10 wide riparian margins
c. Indicative building platform shape factor that is outside all of the following:
    - 1% AEP floodplain
    - Land which may be subject to land instability
    - Significant Ecological Areas
    - Network utilities including private and public lines
    - Esplanade reserves
    - Yard setback requirements of the zone including riparian.

Overall, the PPC will not result in adverse effects on ecological and biodiversity values, which are most notably associated with some areas of mature native bush on permanent streams. The PPC provides opportunities to protect and enhance the terrestrial values of the site by way of the proposed riparian margins and proposed Public Open Space Reserve - noting indigenous vegetation is primarily along the riparian margins and will be enhanced.

This is better outcome than retaining the current zoning, use and permitted activities that occur/ can reasonably occur on the site. The permanent streams traversing the Site are assessed as having low ecological values. Notwithstanding this, the proposal provides the opportunity for minimum 10m riparian buffers, and in some cases there are to be areas of 20m or more that can be planted, which will enhance the existing values of the streams. Further, as set out above in Section 6.2 – Alignment between the PPC and the Structure Plan, as commented in Section 4.4.5 of the Ecological Assessment, Auckland Regional Council had published two documents regarding riparian widths and their functioning[3] noting that while larger widths are beneficial, a 10m width would appropriately support sustainable indigenous riparian vegetation, allow for natural succession, control weeds, and meet desired aquatic functions. In this regard, the Bioresearches assessment considers that the PPC allows the opportunity to protect streams, create ecological linkages and effectively mitigate stream bank erosion.

8.5. Infrastructure

An Infrastructure Report including engineering drawings has been prepared by Civix Ltd (Appendix 13) to assess the ability for the Site to be practicably serviced without generating unacceptable adverse effects. In summary:

8.5.1. Stormwater servicing (refer also to Section 8.6 below – Flooding & Stormwater Management)

Existing watercourses will be retained and upgraded, with stormwater outfalls recharging watercourses, and overland flow paths will allow conveyance of 1 in 100 year storm event runoff into the Whangapouri Stream catchment, generally expected to be channelled via Road Reserves.

'SMAF1 - Retention (5 mm) and detention (95th percentile) measures should be implemented for stormwater runoff for roof areas for all dwellings via tanks with non-potable reuse. Retention is not feasible for public roads, COALs and driveways. This solution has been chosen as it is the SMAF 1 specified outcome, which is the most restrictive outcome and will achieve equivalent hydrology (infiltration, runoff volume, peak flow) to pre-development (grassed state) levels for the dwellings.

Appendix H to the Infrastructure Report in Appendix 13 includes the Stormwater Management Plan, and the Summary of the proposed stormwater management is included in Table 1 and shown below:

[3] TP350 (Parkyn et al 2000) and TP148 (Auckland Regional Council 2001)

Table 1 Stormwater Management Summary

Requirement	Design response
Water Quality	Detention Ponds are proposed for runoff from public roads and COALs. Ponds will be designed and constructed in accordance with GD01.
SMAF1 - Retention (5 mm) and reuse on site	Roof water for all dwellings collected via tanks and used for non-potable purposes. Retention for COAL's will be provided via soakage devices under COAL areas subject to soakage testing. No retention is recommended for Roads due to stability issues.
SMAF1 – Detention (95th percentile)	Detention for the site is provided via Detention Ponds that meets the NDC objectives. This solution has been chosen as it is the SMAF 1 specified outcome, which is the most restrictive outcome and will achieve equivalent hydrology (infiltration, runoff volume, peak flow) to pre-development (grasses state) levels for the dwellings.
Stream hydrology	No direct discharge to stream is considered. Stormwater discharge into the stream only occurs once the runoff is treated within the ponds. See sections 6.2.2
Assets – General	Assets proposed for the development follow Auckland Council Stormwater Code of Practice Guidelines. Device selection has considered the life cycle costs of the assets and are assessed as the Best Practicable Option for the site.
Primary Drainage Network	The underground drainage network will be sized for 10% AEP design storm. The design ensures that there is sufficient capacity within the pipe network downstream of the connection point to cater for the stormwater runoff associated with the development in a 10% AEP event including incorporating flows from contributing catchments at maximum probable development with expected mitigation for upstream areas. See section 6.2.3
Flood Hazard Management	TuFlow modelling has been carried out on the development and found that the design of the development safely conveys flows through the site. The modelling also found minor increases in flood levels downstream in the 1% AEP event from the development if no mitigation is included in the design. To mitigate this, 1% AEP attenuation is provided in the form of detention ponds to maintain runoff levels on the site at existing levels. The modelling of the 10% AEP for the site showed a reduction in flood levels downstream.
Buildings 1% AEP event	No buildings are within the 1% AEP and floor levels have been set to provide the required freeboard for habitable dwellings. See section 6.2.4

8.5.2. Flooding (refer also to Section 8.6 below – Flooding & Stormwater Management)

The IR has completed modelling for flooding characteristics over the site as set out in Appendix G – Tuflow 100YR Flooding Results and Flood Modelling Methodology. This concludes that the 100 year pre and post flows are managed within the Plan Change 76 land and the Site. Further, the drainage reserve area within the Site will be contoured to attenuate the pre and post flow difference within the Site.

8.5.3. Water supply

It has been identified that a minimum size of 250mm ID watermain will be required to be extended along Golding Road. This will be required for the Plan Change 76 area, the subject site and other developments to the south.

It has also been identified that the land that lies above the 60m RL contour will require a new separate Bulk Supply Point connected from the Totara Reservoir transmission network with a booster pump station. It is intended that the pump station proposed under Plan Change 76 on neighbouring site to the west would also likely be utilised for this development.

The proposed development area would be serviced via watermains located in the future road reserves reticulated throughout the development area.

8.5.4. Wastewater servicing

- The entire wastewater catchment will flow towards the lowest point on the west of the site in line with the new Road 12 to a connection point just east of Golding Road/site boundary. The line then crosses under Golding Road as part of the proposed network on the adjacent site (19 Golding Road) where new reticulation is proposed including a new pump station under a separate private plan change (Plan Change 76).
- The wastewater reticulation layout will be a gravity system designed in accordance with Watercare design standards as outlined in the code of practice. Collection systems will run along the upslope edge of the floodplain and stream areas collecting wastewater from the immediate development. These systems will be directed to the Wastewater pump station.
- Local collection will be provided in the form of a 150 – 375mm public networks in the roadways and into development JOAL areas to collect Wastewater from development areas. The size of the public wastewater network for the site is anticipated to be 150mm to 375mm in diameter. Refer to Appendix I - Wastewater Plans.
- A wastewater connection point constructed under Plan Change PC1 will be available at the start of proposed Road 12, at intersection with Golding Road within subject site.
- Watercare has approved a business case to replace the existing wastewater pump station located on Franklin Road with a new pump station located further north near Isabella Drive and included in this business case is a workstream to construct the 800mm gravity transmission network that connects to the existing network located within Pukekohe Park Raceway. We understand that Watercare's intention is to deliver these works in the near future as the current pumpstation has reached the end of its life. However, Watercare has advised that "*all projects are subject to current budget constraints and have the possibility of delay. Until the business case is signed off and we have a contractor engaged we cannot confirm the exact timing*." The developer/s are looking at opportunities to facilitate the acceleration of the associated construction works and funding opportunities have been identified. There is on-going discussion with Watercare on this, and correspondence to date is attached to the IR in *Appendix E – Golding Birch Road Early Engagement Consultation Review*.

8.5.5. Roading

The design of the roading networks will be carried out in accordance with Austroads Design Manual and the Auckland Transport Cop and TDM with a speed environment are intended to be 30km/h for local roads and 40km/h for the Collector roads.

The new roading networks is designed to integrate with Plan Change 76 to the west, including a collector road (labelled as Road 12 in the Concept Masterplan in Appendix D).

It is expected that the following existing road upgrades will be required when the next stages of development occur:

- Pukekohe East Road – upgrade the sites frontage to an Arterial Road standard. Any land take required to achieve this will be determined by using the current centreline of Pukekohe East Road and offsetting half of the total road reserve width, i.e., offset 12.5m and this line would be the required road reserve boundary along the site's frontage, as it is unlikely the existing carriageway cross-section will change based on the existing layout.
- Golding Road – upgrade the carriageway and sites frontage to a Collector Road standard. The centre of the existing road reserve will become the centre of the carriageway and then offset 11.5m towards the development frontage to set the road reserve boundary.

Footpath widths are likely to vary depending on the road typology, with a minimum of 1.8m expected in accordance with Auckland Transport TDM standards with the inclusion of a separated central shared path.

The speed environment for the new local roading design is intended to be 30km/hr with a number of traffic calming measures included.

8.5.6. Earthworks (Conceptual)

The proposed development at resource consent stage will require bulk earthworks for the formation of levels for roads, residential sites, and engineering infrastructure.

The Geotechnical Investigation Report of Soil and Rock Consultants identified a number of considerations and concluded generally that the site is suitable for the extent of development proposed subject to recommendations within the Report.

A Concept Earthworks Cut and Fill plan has been produced to give some idea of the likely scope and extent of works required, and this is set out in more detail in Section 3 – Earthworks of the IR. In summary, this identifies the following:
Works area of 27.1549ha.

Total earthworks of 628,312m^3, noting most of the works are cut (540,891.3m^3)

Erosion and Sediment Controls in accordance with Auckland Council Guideline Document GD005 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region.

Earthworks will need to be staged over 4 stages, with each area progressively stabilised throughout the works program.

8.5.7. Power, telecommunications and gas supply

In terms of power, telecommunications and gas supply, new residential units can be connected via underground cables. Counties Energy has confirmed that network connection points can be made available within the road reserve to serve this request; however, further technical assessment (including the finalised number of connections) will be necessary to determine the extent and nature of the work required to do this. In addition, the connection of the lots to the electricity network will be further subject to compliance with the terms and conditions of the Electricity Network Provision and payment of a capital contribution towards the provision of the network connection points. This allows Counties Energy to appropriately invest in its network to ensure quality and security of supply for existing and future consumers.

8.5.8. Servicing Capacity

There is sufficient capacity to service the site with public infrastructure for wastewater, stormwater, and water supply, which can be achieved through existing and proposed infrastructure. Detailed assessment for infrastructure provision will be undertaken at the time of subdivision and development where the following will be relevant matters to address:

a. Provision of legal and physical access;
b. Provision of infrastructure servicing to each proposed Lot to cater for future development;
c. Staging; and
d. Incorporation of overland flow paths.

Whilst wastewater servicing infrastructure is currently not in place, ongoing correspondence is being undertaken with Watercare and the necessary infrastructure can be put in place by the developer if the timeframes do not align. In light of this, the Site can be suitably serviced without adverse effects on the environment.

8.6. Flooding & Stormwater Management

Civix prepared a draft Stormwater Management Plan (refer to Appendix H in the Infrastructure Report in Appendix 13) which outlines the management strategy that is intended to be adopted for the Site, demonstrating that a suitable SMP can be prepared to accommodate future development that meets the requirements to be included under the Auckland Council Regionwide Stormwater Network Discharge Consent. The SMP seeks to achieve the following outcomes:

- Minimise the stormwater related effects of development
- Retain/restore natural hydrology as far as practicable
- Minimise the generation and discharge of contaminants (including gross Stormwater pollutants) and stormwater flows at source
- Minimise temperature related effects
- Enhance freshwater systems including streams and riparian margins
- Minimise the location of engineered structures in streams
- Protect the values of Significant Ecological Areas as identified in the AUP.

The Summary of the proposed SMP is set out above in Section 8.5.

The network capacity assessment has found that the downstream system has sufficient capacity to cater for potential future development in accordance with the PPC. Mitigation measures are to be adopted as part of future development including reuse tanks and detention in proposed wetlands which will also provide treatment. Two central wetlands are proposed to be located in the floodplain in the 'drainage reserve' area identified in the proposed precinct plan. The SMP approach is 'green infrastructure' based and seeks to maintain and enhance natural assets and amenity values. Planting around the streams will also minimise erosion of stream beds, which can be implemented as the drainage reserve area is developed. The wetlands are intended to attenuate stormwater to achieve catchment neutrality as close as possible.

As the site is subject to overland flowpaths/ streams and flood plains are associated with these, a flood assessment evaluation has been undertaken to assess the flows within the site and upstream/downstream of the site. Flood modelling undertaken by Civix shows that the site is able to be developed for future residential use without adversely affecting neighbouring properties (noting post development flooding will be reduced), whilst achieving minimum freeboard requirements.

Additionally, the provisions under Chapters E12, E36 and E38 of the AUP would apply to any subdivision and development within identified flood plains and/or overland flow paths, which would manage the flooding risks and effects of potential use and development in these areas.

It has been demonstrated that the SMP can guide future development of the site based on the PPC, in terms of stormwater treatment, conveyance, and hydrology mitigation. The PPC is therefore not considered to result in unacceptable adverse effects in terms of stormwater and be suitably serviced.

8.7. Transport

The effects of the proposed rezoning on the safety and efficiency of the transport network have been considered in detail in the ITA prepared by Traffic Planning Consultants (TPC) (refer Appendix 10). This is a detailed assessment of the traffic effects from the proposed re-zoning and future development of the Site, and assesses this against the following:

- The existing transport environment (discussed above in Section 4.5)

- The future transport environment, including;
  - Traffic improvements set out in the Structure Plan,
  - The future transport context regarding several upgrades proposed by New Zealand Transport Agency and Auckland Transport through the Supporting Growth Alliance, including details of the Pukekohe Expressway, Pukekohe Ring Road, Upgrade of Pukekohe East Road/Mill Road, Golding Road Urbanisation, and Four-tracking and electrification of the North Island Main Trunk to Pukekohe from Britomart – noting this is consented and funded and under construction.
- The proposal, including;
  - Accessibility design principles,
  - The proposed Precinct Plan,
  - Mode Trip Generation, and
  - Vehicle Trip Distribution.
- AUP considerations and provisions.
- Integration with the future transport network, referencing;
  - Auckland Plan 2050,
  - Auckland Regional Land Transport Plan 2021-2031,
  - Auckland Regional Public Transport Plan 2018.

Section 5 of the ITA sets out a detailed assessment of transport effects. The key findings of TPC are summarised below:

8.7.1. Walking and Cycling

Increase in pedestrian and cyclists can be managed by providing footpaths, pedestrian crossings, separated and protected cycle facilities, a low-speed local street network, and consistency with the Pukekohe-Paerata Paths Plan 2018. These measures can be provided for as part of any future subdivision application and creation of road/ access to new lots

8.7.2. Public Transport

- The Site is accessible to public transport (bus and train services) and these services will be significantly enhanced over time to accommodate the anticipated demands associated with growth in Pukekohe.
- Future bus services planned for Pukekohe East Road/East Street and Golding Road will ensure all households within the plan change area will be within suitable walking distance of a bus stop and service.
- The extension of the current rail electrification from Papakura to Pukekohe is currently planned and funded to be completed by 2024, which will reduce rail travel times and is expected to increase the number of people using the train and also contribute to a reduction in private car travel.
- The rezoning will ensure high quality walking connections are provided to nearby bus stops to promote a greater use of public transport and reduce private car travel.

8.7.3. Traffic Generation (Intersection Performance)

- The key intersections where most vehicle demand is expected to occur are:
  - East Street / Golding Street / Belgium Road - Roundabout
  - East Street / New Collector Road / Anselmi Ridge Road – Traffic Signals
  - Golding Road / New Collector Road – Traffic Signals

- The assessment has used a SIDRA-9 traffic model for these intersections during both commuter peaks and the outputs are included in Appendix 2 to the ITA. Assumptions for this are set out in Section 5.3 of the ITA.
- Overall, it is anticipated that the likely vehicle trip generation from development as a result of the Plan Change can be accommodated within the existing and future network without compromising its function and capacity.
- It is concluded that the proposed Plan Change can be accommodated on the road network without compromising its function or capacity and without any major upgrades being required, noting minor upgrades are required as part of the resource consent process for development of the land.

8.7.4. Road Safety

- Completion of any new roads and the creation of the new intersections should have no detrimental impact on general road safety provided that general road design principles and standards are adopted and there is introduction of pedestrian and cycling facilities. Any road safety effects of the proposal are expected to be negligible.

8.7.5. Future Roads – Pukekohe-Paerata Structure Plan

- Section 5.5 of the ITA sets out the proposed roading network for the Structure Plan, noting the proposed Plan Change combined with Plan Change 76 to the west across Golding Road may influence the establishment of the Pukekohe Ring Road in this southern part of that. This is potentially due to the local road through the PC 76 site possibly replacing the extension of Birch Road to Golding Road which is shown in the Structure Plan as connecting to the ring road extension running to the south of the PPC Site area.
- While there is this option for the collector through the Plan Change 76 Site, the proposed Plan Change does not preclude the extension of Birch Road as the key east-west collector road.
- It is considered by the Applicant's consultant team that the alignment of Structure Plan ring road is better to follow the more southern alignment as shown in the Structure Plan, noting:
  - Only one stream crossing would be required, however located closer to the head of the stream so the stream crossing will not need to span significantly like the Structure Plan alignments stream crossing.
  - There is a greater opportunity to minimise earthworks required as the route follows the ridgeline for much of the alignment.
  - More acceptable/ flatter road grades are achievable.
    - Although a greater distance of road to construct, it is very likely that overall construction costs would be similar or less than the Structure Plan alignment due to the stream crossing and earthworks to establish the alignment.

8.7.6. Traffic Effects Conclusions

It is noted that specific traffic assessment will be required at the time of subdivision resource consent application, which must consider the effects arising from any significant increase in traffic volumes on the existing road network. Assessment of any effects, including the effects of the location and design of any intersections on the safe and efficient operation of the adjacent transport network, will be required. Traffic will also be a matter of discretion for the use and construction of four or more dwellings per site. Effects of vehicle traffic generated by any future development on the road network will be assessed and addressed at the resource consent stage by the AUP controls relating to development.

Section 8 of the ITA sets out the traffic effects conclusions for the proposal, stating:

- *The potential residential development for the site is feasible in terms of the transportation perspective and has been anticipated in the future planning for the Pukekohe-Paerata Structure Plan;*

- *The estimated traffic generation of the proposal is likely to be about 6,000 traffic movements per day with peak hour traffic generation of about 320 traffic movements per hour based on 580 residential dwellings within the subject site;*

- *The estimated traffic generated by the proposal can be accommodated on the surrounding network with upgrades to local intersections and maintaining acceptable levels of safety and performance;*

- *Developers may be required to vest some additional land and upgrade road frontages and supporting infrastructure to enable Pukekohe East Road and Golding Road to be upgrades to accommodate active modes and connect to the existing public network. These can be addressed through the relevant resource consent applications in accordance with the AUP rules for the respective zones proposed by the proposed plan change;*

- *The site will have a suitable level of accessibility to public transportation, walking, and cycling and the effects of private car travel from the development area will likely be reduced; and*

- *Any development enabled by the proposed plan change is consistent with and encourages key regional and district transport policies.*

Overall, the PPC is not expected to impact on the efficient and safe operation of the existing surrounding traffic network, and future development can be adequately serviced. Notwithstanding this, the planned transport network upgrades for the area will assist with future developments in the local area including the subject site. The site's improved connectively to other modes such as public transport, walking, and cycling will provide a choice of travel modes and a higher level of accessibility to the wider network.

8.8. Geotechnical

A Geotechnical Investigation Report (GIR) for the Site has been prepared by Soil & Rock Consultants, the geology and areas of potential instability are discussed above in Section 4.8 of this AEE.

Section 7 of the GIR sets out the Geotechnical Opportunities and Constraints, noting:

Opportunities

- *The majority of the site area is likely to be underlain by shallow Puketoka Formation alluvial deposits and volcanic Ash/Tuff deposits. Such soils are generally suitable for the support of single or multi-storey residential structures provided earthworks design is based on-site specific geotechnical investigation works. There may be some localised 'soft' areas outside of the gullies associated with soils of the Puketoka Formation, however we do not anticipate these to be numerous.*
- *It is likely that the natural soils present on site (with the exception of weak, organic or compressible gully alluvium, and potential isolated areas of Puketoka Formations soils) will be suitable for re-use as engineered fill, should large scale earthworks be required prior to development.*
- *No signs of large-scale instability were identified across the site during our walkover inspection and desktop study. Accordingly, the site is unlikely to be constrained by significant slope stability considerations.*

Constraints

- *Non-Engineered fill material. A detailed geotechnical investigation will assist in determining the depth and extent of non-engineered fill with the site, though we believe non-engineered fill areas are limited to areas of present and historical structures, and we do not expect depths of nonengineered fill materials to be significant.*
- *Subsidence (Settlement). Weak, organic or compressible alluvial deposits are likely to be encountered within the gullies, historical overland flow paths (though no major tributaries have been identified outside of the current gullies and overland flow paths) and in low-lying parts of the site. Such material, if used for the support of permanent structures, would likely allow settlement (subsidence) above tolerable limits. Accordingly, where confined to the gully and overland flow paths, such material would require removal and replacement with engineered fill. Subsurface drainage is generally recommended below fill in gully areas. Where more extensive areas of compressible soils may be present, the risk of settlement may require mitigation in the form of specific development design carried out in accordance with recommendations based on specific geotechnical investigation.*
- *Bank Erosion and Slippage. Signs of bank erosion and localised slippage have been identified on the site. Often the best method to manage this natural hazard is to isolate any development from the areas considered to be at risk. This is generally achieved by setbacks of any permanent structures (buildings, roads, retaining walls, etc) from the identified areas at risk. The risk of instability would be determined with detailed geotechnical investigation and analysis. It is likely that conventional subdivision earthworks would mitigate some of the risk and may reduce setback distances.*

The GIR states that the site is generally geotechnically suitable for development, subject to the recommendations in the Report being considered alongside more detailed development-specific assessments – including an assessment of liquefaction potential.

8.9. Contamination

Based on the PSI report prepared by Soil & Rock Consultants in support of the PPC, whilst some areas of the site have been subject to HAIL activities, there are no significant contamination issues relating to the Site.

As such, the PSI informs potential resource consent requirements in terms of when consenting and assessment under the NES:CS and AUP Contaminated Land chapter would be required.

The PPC does not pose contamination risks from future development, use, or to adjacent occupants and users provided that site management methods and remediation where required are adhered to, and appropriately managed under the NES:CS and AUP provisions.

8.10. Mana Whenua values

As discussed above, the Site is located within Iwi Statutory Acknowledgement Area for Ngati Tamaoho. This area was identified as part of the Ngāti Tamaoho Deed of Settlement (the "deed"), which recognised the association between Ngāti Tamaoho and the Whangapouri Creek and its tributaries, among other identified areas and natural features. The deed was initialled by Ngāti Tamaoho and the Crown on 9 December 2016. Within this context, Ngati Tamaoho as well as other local iwi groups, were invited to review and provide comment on any relevant features on this specific site.

Details of consultation held to date are set out below in Section 10.1 -Consultation, Mana Whenua, noting that Ngati Tamaoho and Ngati Te Ata Waiohua responded for engagement and there is on-going consultation occurring.

We had received a CIA from Ngati Te Ata Waiohua on 3 July 2022, and Ngati Tamaoho has advised it is to provide an Addendum CVA to that provided for Plan Change 76 to the west across Golding Road.

These CVA/CIA have informed how the PPC (and the draft precinct provisions) should appropriately address matters including tikanga, the Te Aranga Māori Design Principles, rangatiratanga, and Mana Whenua's kaitiaki obligations. Engagement and consultation with Mana Whenua will continue and be ongoing throughout the PPC process, as well as when the Site is developed.

The CVA/CIA provided to date identify the following core matters for consideration, which we consider pertinent for all Mana Whenua:

- That the mana of iwi (Mana Whenua) is upheld, acknowledged and respected.
- That Mana Whenua have rangatiratanga over ancestral taonga.
- That as kaitiaki, Mana Whenua can fulfil the obligation and responsibility to their people (current and future generations) as custodians, protectors and guardians of cultural interests and taonga.

The liaison with iwi groups (which included Ngati Tamaoho and Ngati Te Ata Waiohua) on the Structure Plan also identified the following key matters:

- Mana is upheld, acknowledged and respected.
- Iwi can assert rangatiratanga over their ancestral taonga.
- Kaitiaki can fulfil their obligations and responsibilities.
- Tikanga Māori is observed throughout the planning process and subsequent development of the areas.
- Iwi can undertake customary activities and resource use, especially along the margins of waterways.
- Resources retain their mauri, and mana whenua have physical access to them.

There was also discussion around sensitive areas that should not be developed, such as low-lying flood prone areas and flood plains. More specific feedback was also given in relation to:

- Water – e.g. waterways, water quality, coastal environment, groundwater, recharge and water allocation, stormwater, wastewater.
- Heritage protection and recognition.
- Soil, earthworks, and sediment control.
- Biodiversity.
- Urban design, open space and transport network.
- Sustainability and natural hazards.
- Economic development.

The PPC provides opportunities to integrate future open space, potential greenways/local paths, and proposed riparian buffers along permanent and intermittent streams, and areas subject to floodplains. Further, as commented above, the Precinct provisions seek to recognise and provide for Mana Whenua values regarding future subdivision and development. The PPC therefore seeks to avoid adverse effects on Mana Whenua values.

8.11. Archaeological and Built Heritage

Section 4.9 above in this AEE sets out the archaeological assessment findings of Clough & Associates, dated July 2021.

This identifies that there are no known archaeological sites within the Site and that based on their findings and current knowledge, there should be no major constraints on future development within the Site on archaeological grounds. While there is the possibility that archaeological remains may be present, this can be

appropriately managed under the AUP Accidental Discovery Rules and the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act (HNZPTA).

Considering the above, it is not considered that the PPC will have any unacceptable effects on archaeological and built heritage.

8.12. Summary of Effects

In summary, having considered the actual and potential positive and adverse effects on the environment as a result of changes that can be anticipated by the PPC:

- The PPC will not give rise to significant adverse effects on the environment.
- There will be positive effects such as providing opportunity for residential development of various typologies, provision of public open space, opportunity for riparian planting and stream enhancement, and provision of a shared path along riparian margins leading to the proposed Open Space Reserve for future residents and the wider public.
- The PPC will generally be consistent with the intended outcomes from the Structure Plan and existing Regional Plan provisions of the AUP.
- The PPC strongly aligns with the objectives and policies of the RMA Enabling Housing Supply and Other Matters Act 2021, and the outcomes expected under the NPSUD through enabling the delivery of a large residential catchment assisting with the supply of housing in the Auckland Region.
- The proposed Precinct Plan provisions together with the existing AUP provisions will further ensure effects arising from the PPC are appropriately avoided, remedied or mitigated, particularly having regard to the protection and enhancement of streams, management of stormwater and achieving an integrated movement network.
- The proposed Precinct Plan provisions recognise and provide for Mana Whenua values.

Overall, based on the above assessments, it is clear that the PPC results in significant positive outcomes for the community and the environment, and provides for future generations in a sustainable manner.

9. Section 32 Analysis

Clause 22 of Schedule 1 to the RMA states that a request for a plan change must contain an evaluation report prepared in accordance with section 32 of the RMA.

Section 32 of the RMA sets out the requirements for an evaluation report as follows:

(1) An evaluation report required under this Act must-

(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by-

(i) identifying other reasonably practicable options for achieving the objectives; and

(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(iii) summarising the reasons for deciding on the provisions; and

(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

The following sections address the matters set out under Section 32 of the RMA.

9.1. Objective of the Proposed Plan Change

The general objectives of the PPC are adopted from the following RPS objectives and policies. This ensures that the objective of the PPC is both consistent with the RPS and RMA, noting that the purpose of the RPS is to achieve the purpose of the RMA:

9.1.1. Urban growth and form

- The development of land is integrated with the provision of appropriate infrastructure (B2.2.1(5)).
- Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines (E2.2.1(3)).
- Respond to the intrinsic qualities and physical characteristics of the site and area, including its setting (B2.3.1(1)(a))
- Contribute to a diverse mix of choice and opportunity for people and communities (B2.3.1(1)(c))
- Maximise resource and infrastructure efficiency (B2.3.1(1)(d))
- Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area (B2.4.1)

9.1.2. Open Space and Recreational Facilities

- Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced (B2.7.1(2)).
- Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated (B2.7.1(3)).
- Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely (B2.7.2(2)).

- Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources (B2.7.2(10)).

9.1.3. Infrastructure

- Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development (B3.2.1(6)).

9.1.4. Indigenous Biodiversity

- Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development (B7.2.1(1)).
- Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring (B7.2.1(2)).

9.1.5. Freshwater Systems

- Degraded freshwater systems are enhanced (B7.3.1(1)).
- Loss of freshwater systems is minimised (B7.3.1(2)).
- The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated (B7.3.1(3)).

9.1.6. Natural Hazards

- New subdivision, use and development avoid the creation of new risks to people, property and infrastructure (B10.2.1(3)).
- The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development (B10.2.1(4)).

9.1.7. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation

- The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga (B6.2.1(1)).

Additionally, a Precinct is proposed (Pukekohe East-Central Precinct 2) to ensure that the development of the land is consistent with the Structure Plan. The objectives of the Precinct are as follows:

1. Pukekohe East-Central Precinct is subdivided and developed in a comprehensive and integrated way to provide for compatible, safe, and functional residential development, road network and open space areas to achieve a high-quality environment.

2. Subdivision and development respects tikanga, as specified by Mana Whenua through Policy 2.

3. Subdivision and development maintains and enhances the ecological values within the precinct and manages the effects of flooding.

4. A safe, efficient and integrated transport network provides strategic connections, encourages walking and cycling and the use of public transport, and provides legible connections through the precinct.

5. Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. [rp]

6. Stormwater management and design considers and incorporates Mana Whenua values, mauri, matauranga and tikanga associated with freshwater values in accordance with Policy 2. [rp]

9.2. Achieving the purpose of the RMA

Section 5 of the RMA identifies the purpose of the Act as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

In achieving the purpose of the Act, all persons shall:

(a) recognise and provide for the matters of national importance under Section 6;

(b) have particular regard to the other matters set out under Section 7; and

(c) take into account the principles of the Treaty of Waitangi.

Given that the general objectives of the PPC are adopted from the RPS objectives and policies which have already been assessed to give effect to the purpose of the RMA, these do not need to be further considered. With respect to the proposed Precinct objectives, these are assessed against Part 2 of the RMA within the following:

Overall, the PPC will allow the land to be used and developed for residential purposes, by providing residential capacity of up to 580 new homes in a way that provides for social, economic, and cultural well-being and health and safety of people through the employment it will generate (during the design, consenting and construction of future development), and the quality and variety of housing it will provide to the Pukekohe area in relatively close proximity to a town centre and train station. This can be enabled while ensuring that future use and development is appropriately managed and controlled by way of existing and proposed provisions within the AUP so that natural and physical resources are sustained to meet potential future generation needs, life-supporting capacities are protected, and adverse effects of activities on the environment are avoided, remedied or mitigated to be acceptable overall.

Section 6 of the RMA sets out a number of matters of national importance which need to be recognised and provided for in achieving the purpose of the RMA. While Section 6 refers to ‘wetlands, and lakes and rivers’, the RMA definition for ‘river’ includes streams and modified watercourses’. Objectives 2, 3, 5 and 6 of the proposed Precinct recognises and provides for the matters of national importance including:

- The preservation of the natural character of streams and their margins, and the protection of them from inappropriate subdivision, use and development.
- The protection of areas of significant indigenous vegetation and habitats of indigenous fauna.
- The maintenance and enhancement of public access to and along streams.
- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.
- The management of significant risks from natural hazards.

All of the Objectives ensure that residential development can be enabled without compromising the preservation and protection of these features, and also provide for the recognition of the relationship of Māori and their culture and traditions with their ancestral water, lands, sites, wāhi tapu, and other taonga (S7(e)).

The existing provisions of the AUP that give effect to the RPS, which the PPC also adopts, including existing water quality and quantity, stream-works and riparian objectives, policies, and rules, also recognises and provides for the matters of national importance. The PPC does not seek to remove or reduce the protection of any historic heritage that the current Plan affords.

Section 7 of the RMA identifies a number of "*other matters*" to be given particular regard by Council. The proposed zoning and precinct objectives have particular regard to these matters as:

- The plan change will enable the efficient use and development of natural and physical resources through the facilitation of medium density residential development in a location that has already been deemed generally suitable for residential use and development (Objectives 1 and 4).
- A Concept Master Plan has been developed based on the proposed zoning and Precinct plan, which can be given effect to while maintaining and enhancing amenity values and the quality of the environment (Objective 1).
- The values of ecosystems and the quality of the environment will be maintained and enhanced through the protection and enhancement of identified streams (Objectives 2, 5, and 6).
- The PPC will enable the development of finite natural and physical resources in a manner that reflects an appropriate balance between urbanisation and protection of the environment (Objectives 1-6).
- The PPC has regard to the effects of climate change by providing for residential development in a location and in a manner that encourages walking, cycling and use of public transport (Objective 4).

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The objectives of the PPC takes into account the principles of the Treaty of Waitangi and has been informed through consultation with iwi groups that have interest in the plan change area and taking into account their feedback with regard to matters of significance to Mana Whenua.

The objectives of the PPC are therefore the most appropriate way to achieve the sustainable management purpose of the RMA. The following options analysis demonstrates that these objectives are given effect to in the most effective and efficient way by the proposed zoning and precinct provisions.

9.3. Options analysis

The following options are identified for the purposes of evaluating other 'reasonably practicable options for achieving the objectives' of the PPC, derived from the RPS. Refer to Appendix 14 for the detailed analysis of each option as they relate to relevant RPS topics and the corresponding objectives.

The options have been considered in terms of:

i. the efficiency and effectiveness in achieving the objectives of the proposal; and

ii. the scale and significance of the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

9.3.1. Residential Zoning Options

- Option 1: Status quo – retain Future Urban zone for the plan change area

- Option 2: Rezone plan change area from Future Urban zone to lower intensity Residential zone (Residential – Mixed Housing Suburban or Single House)
- Option 3: Rezone plan change area to Residential – Mixed Housing Urban only
- Option 4: Rezone plan change area to medium to high intensity Residential zone (Residential – Mixed Housing Urban and/or Residential – Terrace Housing and Apartment Building)

Preferred Option and Summary of Reasons for Decision

Option 3 is preferred.

The option of rezoning to MHU zone aligns with the Structure Plan which has been prepared in accordance with AUP Appendix 1, therefore general assessments have already been undertaken part of the Structure Plan development.

The MHU zone and Structure Plan also aligns with the NPS-UD and other updated documents. It would only be appropriate to propose rezoning that does not align with the Structure Plan where through specific site analysis and assessment there is compelling reason to do so. The options analysis has demonstrated that retaining status quo or proposing alternative zoning, would not best meet the needs, density and typology demand for the area, whilst responding to the infrastructure and site constraints and minimising adverse effects of residential development.

This option is the most efficient and effective in delivering housing typologies that align with the demand for the area, whilst providing a high return on infrastructure investments. The timeframe for rezoning to take place under this PPC would closely align with the anticipated 'development ready' timeframe for the area.

The introduction of the Act also supports the selection of Option 3. In particular, selecting either Option 2 (proposing a lower density residential zone) or Option 4 (proposing a higher density residential zone) would be inappropriate having regard to the requirements of the Act, when considering the location and features of the Site.

9.3.2. Riparian Protection Options

- Option 1: Adopt AUP riparian rules (minimum 10m buffer)
- Option 2: Adopt Structure Plan requirement of 20m riparian protection along all permanent and intermittent streams

Preferred Option and Summary of Reasons for Decision

Option 1 is preferred.

While the Structure Plan takes a precautionary approach and seeks a 20m riparian buffer for all permanent and intermittent streams, this prompts site-specific detailed assessment as to the appropriateness of applying a 20m riparian buffer to each side of all streams. A full 20m buffer would notably reduce potential residential development capacity on the Site and is not necessarily the most effective and efficient in giving effect to the RPS objectives regarding urban growth and form, indigenous biodiversity, freshwater systems, natural hazards and mana whenua values.

As an ecological assessment and development of a Stormwater Management Plan for the Site has been carried out, it is considered that adoption of the AUP riparian rules (minimum 10m buffer) will not introduce risks of ecological and water quality values being inadequately protected for this specific Site.

The existing AUP riparian provisions together with the precinct provisions is the most effective and efficient in achieving both stream protection, ecological linkages and intended residential capacity, and efficient use of land and infrastructure.

9.3.3. Drainage Reserve Options

- Option 1: No Open Space zone or Precinct Provisions proposed relating to the drainage reserve (riparian/ future park area)
- Option 2: Include Precinct Plan provisions the protect the drainage reserve area from residential development
- Option 3: Open Space – Informal Recreation zoning for the drainage reserve area

Preferred Option and Summary of Reasons for Decision

Option 2 is preferred.

This option is considered to be the most effective and efficient as it achieves a good balance between allowing for some degree of flexibility in the area to be vested as drainage reserve/ recreational public open space as the development of the site evolves, while still meeting the outcomes sought in the Structure Plan and the RPS objectives.

The precinct plan drainage reserve area seeks to achieve 20m+ buffers in some areas (i.e. around the floodplain) and a minimum of 10m for all stream reaches, which will generally achieve the intent to protect and enhance ecological and water quality values, and minimise natural hazard risks. This also provides opportunity for provision of a shared path leading along riparian margins to the proposed Public Open Space Reserve to the east. Overall, the proposed Precinct provisions and drainage reserve area shown in the Precinct Plan would be able to meet the intent of protecting/ improving ecological health and water quality, provide opportunities for riparian planting, and retain areas of green space for environmental, recreational and walking and cycling purposes.

9.4. Evaluation of proposed precinct provisions

The proposed precinct provisions have also been assessed in **Appendix 14** to determine whether they are the most effective and efficient method to achieve the objectives. In summary:

- The specific controls to manage stormwater to achieve SMAF 1 equivalent outcomes for the precinct is considered to be more efficient and effective than applying the AUP SMAF 1 control over the Site because:
  - A stormwater management plan (SMP) has been prepared for the precinct and retention is intended to be achieved on an individual site basis, while detention for all impervious areas will be achieved via communal devices (wetlands). The communal devices are also intended to provide stormwater quality treatment. As a SMP has already been developed, the precinct provisions can effectively ensure that the SMP methods and outcomes are achieved.
  - The existing AUP SMAF 1 provisions require any development of new or redevelopment of existing impervious areas (other than a road, motorway or state highway) greater than 50m^2 to require RD resource consent. Given that a SMP has already been prepared for the overall precinct, it is not considered necessary for all new/ redevelopment of 50m^2 impervious areas to require RD consent, and it is more efficient to ensure the SMAF 1 outcomes can be achieved through the Precinct rules for development and subdivision (allowing discretion for consent notices to be imposed if appropriate) in accordance with the SMP that has been prepared, without individual resource consents being triggered.

- The front fence zone standard has been adopted for the boundary treatment to the drainage reserve areas, as the standard already exists in the AUP for the purpose of providing privacy for dwellings while enabling opportunities of passive surveillance of adjoining public place and minimising visual dominance. It is considered that most developments adjoining the drainage reserve will have their open space to the reserve, and the application of the front fence zone standard is intended to meet the objective of high-quality and safe open space and residential environments within the precinct. The application of the front fence standard to these boundaries provide opportunity for passive surveillance between the public/ private spaces, sufficient privacy, and opportunity for more activation to the reserve.

- The provisions require subdivision to be undertaken in accordance with the proposed precinct plan and subdivision standards under the Precinct. This is the most efficient and effective for future development to be carried out in a manner that achieves the objectives of the Precinct without placing restrictions on minor changes which may be deemed appropriate where they can be supported by specific assessment. Subdivision will generally need to give effect to the location of roads, lanes and pedestrian connections as shown on the Precinct Plan and allocate the drainage reserve area shown on the Precinct Plan as land for vesting to Council for drainage and/ or public open space purposes.
- Any subdivision will need to demonstrate and assess the provision and management of stormwater infrastructure and associated effects. Subdivision Policy E38.3(22) requires "*subdivision to be designed to manage stormwater:*

    a. in accordance with any approved stormwater discharge consent or network discharge consent;

    b. in a manner consistent with stormwater management policies in E1 Water quality and integrated management;

    c. by applying an integrated stormwater management approach to the planning and design of development in accordance with stormwater management policies in E1 Water quality and integrated management;

    d. to protect natural streams and maintain the conveyance function of overland flow paths;

    e. to maintain, or progressively improve, water quality;

    f. to integrate drainage reserves and infrastructure with surrounding development and open space networks; and

    g. in an integrated and cost-effective way."

    The existing E38 provisions together with the RD rule for the construction of communal stormwater devices will ensure that stormwater management will be in accordance with the SMP that has been developed for the precinct and ensure the ongoing effectiveness of the communal stormwater devices.

9.5. Risk of Acting or Not Acting

Section 32(2)(c) of the RMA requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is considered that there is sufficient information about the subject matter of the provisions of the PPC, and therefore further assessment in under this section of the RMA is not required.

9.6. Advice Received from Iwi Authorities

Section 32(4A) of the RMA states:

> *If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—*

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

All feedback received from iwi, including advice and responses by the Applicant team, have been summarised and considered under Sections 8.10 and 10 of this report (AEE section) which assesses effects on Mana Whenua values from the PPC.

9.7. Summary of Section 32 Analysis

An analysis has been carried out in accordance with the requirements of section 32 of the RMA, to determine whether the proposed plan change objectives are the most appropriate way to achieve the purpose of the RMA, and whether the proposed methods are the most effective and efficient way to achieve the objectives.

It is considered that the proposed precinct objectives appropriately achieve the sustainable management purpose of the RMA as assessed under Section 9.2 of this report.

It is also considered that:

a. The proposed Mixed Housing Urban zoning across the Site;

b. Proposed precinct plan provisions; together with

c. The existing AUP provisions, overlays and controls that will remain applicable to the Site;

best achieves the objectives and the PPC, with the reasons for deciding on each option and its relevant provisions summarised under Section 9.3 of this report.

10. Consultation

Prior to the formal preparation and submission of this PPC, a number of interested groups and stakeholders were consulted. The details of the consultation with these groups is provided below.

10.1. Mana Whenua

The following iwi groups were sent a PPC summary letter via email on 3 February 2022:

- Ngāi Tai ki Tāmaki
- Ngāti Maru
- Ngāti Tamaoho
- Ngāti Te Ata
- Te Ākitai Waiohua
- Waikato - Tainui

In response to the initial correspondence sent to iwi groups, Ngati Tamaoho and Ngati Te Ata both requested engagement and an opportunity to provide a Cultural Values/ Impact Assessment in regard to the PPC. No response was received from other iwi groups. It is noted that Ngati Tamaoho and Ngati Te Ata were two of the four iwi with mana whenua customary interests over the structure plan area that actively engaged with the council as part of their preparation of the Structure Plan (see Section 6.1.3 of this report).

Both iwi group representatives have undertaken a site visit, and a CIA has been provided by Ngati Te Ata Waiohua. Ngati Tamaoho has advised it is to provide an addendum CVA to that provided for the first plan change application (Plan Change 76).

A further letter was provided to Ngati Tamaoho and Ngati Te Ata Waiohua on 29 June 2022, to provide the Concept Master Plan and the draft Precinct Plan, and to set out the key aspects of these.

During ongoing consultation, Ngati Tamaoho (Lucie Rutherfurd) has initially advised that it that did not support stormwater devices within floodplains due to flooding resuspending discharges directly into the receiving environment. Ms Rutherfurd advised that she would be happy with work with the Applicant's team to design a wetland that will not become inundated. In this regard, Civix's Engineers have acknowledged Mana Whenua values in the Stormwater Management Plan (SMP), noting comments on stormwater matters within the CVA/CIA and Section 4 of the SMP states that the stormwater designs for the site align with Mana Whenua values and concerns. It is also relevant that the Precinct rules are drafted to recognise and provide for Mana Whenua considerations and for input into stormwater management designs at the resource consent stage.

Further liaison was also held with Ngati Te Ata Waiohua (Karl Flavell) on the proposal and some of the key concerns and issues set out in the CIA. An email was provided in response to these matters on 21 July 2022, including further information on the Rooseville Tuff Ring and clarification that the Site is located outside of this, and further comment on the issue of adopting 10m riparian reserves widths instead of the 20m riparian widths specified in the Structure Plan. This email also noted that amendments to the draft Precinct Rules would be made to provide further recognition of Mana Whenua values.

Amendments have been made to the draft Precinct Provisions to reflect the feedback received to date and the amended provisions have been provided to both Mr Flavell and Ms Rutherfurd. There has also been a further hui (via Teams) with Mr Flavell on 2 August 2022. At that hui, Mr Flavell advised that the concerns around impacts on the Rooseville Tuff Rings have been addressed and provided further comment on the draft Precinct Provisions.

The draft provisions included with this AEE have accordingly been prepared in consultation with (and input from) Mana Whenua.

Both Ngati Tamaoho and Ngati Te Ata Waiohua have been advised that the Applicants view the engagement process as an ongoing one, for as long as is required.

10.2. Franklin Local Board

An email was send to Lynn Birch on 2 August 2022 introducing the PPC and supplying all documentation except for this AEE and the associated analysis under section 32 of the RMA.

The local board has advised (by email dated 3 August 2022) that it wishes to comment on the PPC through the submission and hearings process, once information is available from Council staff and other CCO's to assist consideration of this.

10.3. Auckland Council

An email was sent to Plans and Places Team Leader Craig Cairncross on 2 August introducing the PPC and supplying all documentation except for this AEE and the associated analysis under section 32 of the RMA. This was followed by a phone call between Messrs Hessell and Cairncross on 4 August 2022, in which there was a high-level discussion about the general appropriateness of the PPC. No significant issues were raised or flagged by Mr Cairncross during that discussion.

10.4. Council Controlled Organisations (CCOs)

Auckland Transport, Watercare, Strategic Growth Alliance and Healthy Waters have all been engaged with at least once and updated documentation/memos are being prepared to engage with them further.

10.5. Affected Properties

There are no other affected parties beyond the PPC application site requiring direct consultation, noting the proposal is to implement the Structure Plan and is also anticipated to be development ready in the 2nd half of Decade One, 2023-2027 under the FULSS.

11. Conclusion

The PPC proposes to rezone the land of approximately 27ha comprising two sites bounded by Pukekohe East Road and Golding Road in accordance with the Structure Plan. The current Future Urban Zone land will be rezoned to Residential – Mixed Housing Urban, and there is also an area of proposed reserve land shown as Public Open Space Reserve Area that could be zoned Open Space Informal Recreation Zone.

A Precinct Plan (Pukekohe East-Central Precinct Plan 2) is also proposed, which in conjunction with the zoning and overlay proposed, and supporting activity rules, standards, matters for discretion and assessment criteria, will achieve the objectives of the PPC. This Precinct Plan has been drafted in consultation with Mana Whenua to assure adequate recognition of cultural values for future development and subdivision.

The request has been made in accordance with the provisions of sections 32, 74, 75 and the First Schedule of the RMA. Assessments have been undertaken with reference to specialists reports that have been prepared in support of the application. It is concluded that adverse effects on the environment as a result of the plan change will be avoided, remedied or mitigated, and there will be substantial positive ecological and social effects through the provision of additional housing in this location.

An assessment against the provisions of section 32 of the RMA includes an analysis with respect to the extent to which the objectives of the plan change are the most appropriate to achieve the purpose of the RMA and an examination of whether the provisions of the plan change are the most appropriate way to achieve its objectives, including any alternatives.

Overall, it is considered that the proposed plan change accords with the sustainable management principles outlined in Part 2 of the RMA and satisfies section 32 of the RMA, and there is no reason that Council cannot approve the proposed plan change.

Appendix One
Records of Title

Appendix Two
Proposed Zoning, Overlay and Concept Master Plan
Civix

Appendix Three
Combined Master Plans for Plan Change 76 and the proposed Plan Change
Civix

Appendix Four
Proposed Precinct Provisions and Precinct Plan 2
Civix

Appendix Five
Ecological Report
Bioresearches

Appendix Six
Geotechnical Assessment Report
Soil & Rock Consultants

Appendix Seven
Archaeological Report
Clough & Associates Ltd

Appendix Eight
Urban Design Assessment and Neighbourhood Design Statement
Ian Munro

Appendix Nine
Economic Assessment
Urban Economics

Appendix Ten
Integrated Traffic Assessment
Traffic Planning Consultants Ltd

Appendix Eleven
Preliminary Site Investigation Report
Soil and Rock Consultants Ltd

Appendix Twelve
Landscape Visual Assessment
LA4 Landscape Architecture Ltd

Appendix Thirteen
Engineering Infrastructure Report
Civix

Appendix Fourteen
Detailed S32 RMA Analysis
Civix