

Attachment 2 – Decisions on PC110 Submissions

Submission Number	Submitter	Subject	Summary of Decisions Requested	S42A Report Section	Decision
1.1	Peter Fa'afiu	Light industrial use Stormwater	Approve the plan change without any amendments. Light Industrial use confirms site history and location, and stormwater concerns have been resolved.	9.1 Light Industrial Zoning and Use 9.9 Stormwater and Flooding Effects 9.10 Water and Wastewater Infrastructure, Development Engineering Effects	Accept in part
1.2	Peter Fa'afiu	Cemetery buffer	Provide sufficient buffer to cemetery	9.7 Landscape and Visual Amenity Effects 9.6 Parks and Open Space Effects	Accept in part
1.3	Peter Fa'afiu	Traffic - Heights Road capacity	Confirm Heights Road traffic capacity	9.11 Transport Infrastructure and Traffic Effects	Accept
2.1	Ngāti Te Ata	Manawhenua iwi consultation RMA	Opposes the plan change. Ngāti Te Ata have not been consulted regarding the application, and little engagement attempt made by applicant. Cultural values and environmental preferences of Ngāti Te Ata are unknown. Plan Change does not meet Resource Management Act Section 6(e), Section 7(1), Section 8 or Fourth Schedule Section 33(d).	9.2 Mana Whenua values	Accept in part
2.2	Ngāti Te Ata	Manawhenua iwi consultation	Ngāti Te Ata seek to be better informed during the course of the hearing	9.2 Mana Whenua values	Accept in part
2.3	Ngāti Te Ata	Manawhenua iwi consultation	Comprehensive cultural impact assessment report (CIA) to be undertaken by Ngāti Te Ata	9.2 Mana Whenua values	Accept in part
2.4	Ngāti Te Ata	Manawhenua iwi consultation	Ngāti Te Ata want further discussions so matters raised in their submission and cultural impact assessment report (CIA) are fully	9.2 Mana Whenua values	Accept in part

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			understood		
3.1	Auckland Transport	Traffic - Heights Road frontage	Amendments requested. In absence of completion of private agreement and covenant with applicant and Auckland Transport, Heights Road frontage upgrades are sought as part of initial development of site to support safe and efficient connections for active modes	9.11 Transport Infrastructure and Traffic Effects 9.12 Infrastructure Timing and Funding	Accept in part
3.2	Auckland Transport	Traffic - Heights Road frontage	Amendments requested. Inclusion sought in plan change of appropriate mechanisms such as a precinct plan and precinct specific provisions to ensure Heights Road frontage upgrades are delivered at an appropriate time	9.11 Transport Infrastructure and Traffic Effects 9.12 Infrastructure Timing and Funding	Accept in part
3.3	Auckland Transport	Traffic - Heights Road frontage	Where amendments are proposed, would consider alternative wording or amendments to like effect, which addresses the reasons for the submission. Also seeks any consequential amendments required to give effect to the amendments and decision requested.	9.11 Transport Infrastructure and Traffic Effects 9.12 Infrastructure Timing and Funding	Accept in part
4.1	NZ Transport Agency Waka Kotahi	Traffic - Paerata Road (State Highway 22) frontage	Locate all development where it does not encroach into the NZTA designation, or obtain consent from NZTA under s176 of the Resource Management Act 1991, and a License to Occupy.	9.11 Transport Infrastructure and Traffic Effects	Accept
4.2	NZ Transport	Stormwater - culverts beneath	No stormwater discharge to the state highway culverts,	9.9 Stormwater and Flooding Effects 9.10	Reject in part

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	Agency Waka Kotahi	State Highway 22	although it is noted that runoff cannot be avoided in some instances and that the applicant has done sufficient due diligence in mitigating stormwater runoff impacts.	Water and Wastewater Infrastructure, Development Engineering Effects	
4.3	NZ Transport Agency Waka Kotahi	Traffic - safety	Any other relief that would provide for the adequate consideration of potential effects on the operation of the state highway environment and the safety of its users.	9.11 Transport Infrastructure and Traffic Effects	Accept in part
4.4	NZ Transport Agency Waka Kotahi	Traffic - Height Roads/Paerata Road intersection	Applicant should investigate further road signage options Heights Road / Paerata Road intersection	9.11 Transport Infrastructure and Traffic Effects	Accept in part
5.1	Watercare Services Limited	Wastewater servicing	Plan change should be declined unless a new precinct is required [wording supplied] to manage development sequencing in the plan change area. Plan change is out of sequence with the timing for development set out in council's Future Development Strategy, and therefore out of sequence with Watercare's planned bulk wastewater infrastructure for the Pukekohe Northwest Future Urban Area.	9.10 Water and Wastewater Infrastructure, Development Engineering Effects 9.12 Infrastructure Timing and Funding	Accept in part
5.2	Watercare Services Limited	Wastewater servicing	Decline the plan change, but if approved, make amendments requested. Subdivision and development should not occur in advance of bulk wastewater infrastructure with	9.10 Water and Wastewater Infrastructure, Development Engineering Effects 9.12 Infrastructure Timing and Funding	Accept in part

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			sufficient capacity to service the development. Any discharges into the public wastewater network over and above the current discharges that occur from the Plan Change Area cannot be accepted prior to the completion of the Pukekohe North Wastewater Project		
5.3	Watercare Services Limited	Wastewater servicing	Decline the plan change, but if approved, make amendments requested. Generally not opposed to interim private onsite treatment and discharge for this area, provided the plan change area connects to Watercare's wastewater network once capacity is available following the completion and commissioning of the Pukekohe North Wastewater Project.	9.10 Water and Wastewater Infrastructure, Development Engineering Effects 9.12 Infrastructure Timing and Funding	Accept in part
5.4	Watercare Services Limited	Water supply servicing	Decline the plan change, but if approved, connect the current private water supply and servicing for this area to Watercare's water supply network.	9.10 Water and Wastewater Infrastructure, Development Engineering Effects	Accept in part
6.1	Gerald Baptist	Environmental noise	Decline the plan change, and resolve noise problems with existing development and activities on site, including dog training and gym events	9.13 Other Matters	Reject
6.2	Gerald Baptist	Environmental pollution	Decline the plan change, and resolve environmental pollution caused by open fires on site.	9.13 Other Matters	Reject

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6.3	Gerald Baptist	Safety	Decline the plan change, and resolve safety concerns about security of existing activities. Includes safety concerns about potential chemical spills. Is sufficient water available for fire fighting?	9.13 Other Matters	Reject
6.4	Gerald Baptist	Zoning	Decline the plan change, but if approved, make amendments requested. Rezoning from Future Urban to Light Industry is questioned. Wants urban environmental standards to apply to 1173 Paerata Road and other properties on eastern side of State Highway 22. Wants buffer between plan change site and housing.	9.1 Light Industrial Zoning and Use 9.7 Landscape and Visual Amenity Effects 9.13 Other Matters	Reject in part