

# **AUCKLAND UNITARY PLAN OPERATIVE IN PART**

## **PROPOSED PLAN CHANGE 110 (Private)**

**9, 33 and 49 Heights Road, Pukekohe**

## **SUMMARY OF DECISIONS REQUESTED**

**Enclosed:**

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

## Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **6 June 2025**.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

## **Summary of Decisions Requested**

Plan Change 110 (Private): 9, 33 and 49 Heights Road, Pukekohe

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Peter Fa'afiu	<a href="mailto:pfaafiu@hotmail.com">pfaafiu@hotmail.com</a>	Approve the plan change without any amendments. Light Industrial use confirms site history and location, and stormwater concerns have been resolved.
1	1.2	Peter Fa'afiu	<a href="mailto:pfaafiu@hotmail.com">pfaafiu@hotmail.com</a>	Provide sufficient buffer to cemetery
1	1.3	Peter Fa'afiu	<a href="mailto:pfaafiu@hotmail.com">pfaafiu@hotmail.com</a>	Confirm Heights Road traffic capacity
2	2.1	Ngāti Te Ata	<a href="mailto:karl_flavell@hotmail.com">karl_flavell@hotmail.com</a>	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).
2	2.2	Ngāti Te Ata	<a href="mailto:karl_flavell@hotmail.com">karl_flavell@hotmail.com</a>	Ngāti Te Ata seek to be better informed during the course of the hearing
2	2.3	Ngāti Te Ata	<a href="mailto:karl_flavell@hotmail.com">karl_flavell@hotmail.com</a>	Comprehensive cultural impact assessment report (CIA) to be undertaken by Ngāti Te Ata
2	2.4	Ngāti Te Ata	<a href="mailto:karl_flavell@hotmail.com">karl_flavell@hotmail.com</a>	Ngāti Te Ata want further discussions so matters raised in their submission and cultural impact assessment report (CIA) are fully understood
3	3.1	Auckland Transport	<a href="mailto:spatialplanning@at.govt.nz">spatialplanning@at.govt.nz</a>	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
3	3.2	Auckland Transport	<a href="mailto:spatialplanning@at.govt.nz">spatialplanning@at.govt.nz</a>	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
3	3.3	Auckland Transport	<a href="mailto:spatialplanning@at.govt.nz">spatialplanning@at.govt.nz</a>	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.
4	4.1	NZ Transport Agency Waka Kotahi	<a href="mailto:EnvironmentalPlanning@nzta.govt.nz">EnvironmentalPlanning@nzta.govt.nz</a>	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.
4	4.2	NZ Transport Agency Waka Kotahi	<a href="mailto:EnvironmentalPlanning@nzta.govt.nz">EnvironmentalPlanning@nzta.govt.nz</a>	No stormwater discharge to the state highway culverts, 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.
4	4.3	NZ Transport Agency Waka Kotahi	<a href="mailto:EnvironmentalPlanning@nzta.govt.nz">EnvironmentalPlanning@nzta.govt.nz</a>	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.
4	4.4	NZ Transport Agency Waka Kotahi	<a href="mailto:EnvironmentalPlanning@nzta.govt.nz">EnvironmentalPlanning@nzta.govt.nz</a>	Applicant should investigate further road signage options Heights Road / Paerata Road intersection
5	5.1	Watercare Services Limited	<a href="mailto:planchanges@water.co.nz">planchanges@water.co.nz</a>	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.
5	5.2	Watercare Services Limited	<a href="mailto:planchanges@water.co.nz">planchanges@water.co.nz</a>	Decline the plan change, but if approved, make amendments requested. Subdivision and development should not occur in advance of bulk wastewater infrastructure with 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	5.3	Watercare Services Limited	<a href="mailto:planchanges@water.co.nz">planchanges@water.co.nz</a>	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.
5	5.4	Watercare Services Limited	<a href="mailto:planchanges@water.co.nz">planchanges@water.co.nz</a>	Decline the plan change, but if approved, connect the current private water supply and servicing for this area to Watercare's water supply network.
6	6.1	Gerald Baptist	<a href="mailto:busmajic@gmail.com">busmajic@gmail.com</a>	Decline the plan change, and resolve noise problems with existing development and activities on site, including dog training and gym events
6	6.2	Gerald Baptist	<a href="mailto:busmajic@gmail.com">busmajic@gmail.com</a>	Decline the plan change, and resolve environmental pollution caused by open fires on site.
6	6.3	Gerald Baptist	<a href="mailto:busmajic@gmail.com">busmajic@gmail.com</a>	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?
6	6.4	Gerald Baptist	<a href="mailto:busmajic@gmail.com">busmajic@gmail.com</a>	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.

## **Submissions**

**From:** [UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz](mailto:UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 110 - Peter Fa'afiu  
**Date:** Tuesday, 8 April 2025 2:46:25 pm

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The following customer has submitted a Unitary Plan online submission.

#### Contact details

Full name of submitter: Peter Fa'afiu

Organisation name:

Agent's full name:

Email address: pfaafiu@hotmail.com

Contact phone number:

Postal address:  
 7 Cape Vista Crescent  
 Pukekohe  
 Auckland 2120

#### Submission details

##### This is a submission to:

Plan change number: Plan Change 110

Plan change name: PC 110 (Private): 9, 33 and 49 Heights Road, Pukekohe

##### My submission relates to

Rule or rules:  
 Private Plan Change to amend designation from future urban to Light Industrial.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

1. Long history of the site when it comes to light industrial so plan change confirms the reality.
2. Appropriate for the area on the edge of Pukekohe especially with Power Farming next to it and Counties Storage about 200 metres down the road.
3. The stormwater concerns have been resolved via the proposed responses from the technical experts.

I do have minor concerns however no doubt thought of by the applicant or been dealt with via the technical reports and so assessed accordingly by Council officers:

1. Proximity to Heights Cemetery however the landscaping report and engineering report confirm significant buffer between the site and cemetery which is well known to the Pukekohe community.
2. Traffic reports notes the SH22 expansion and also Heights Road likely to remain a rural road, but does it consider the new Roundabout off Butcher Road which will be fed by an arterial road - Pukekohe Northwest Arterial Road - NOR 7, I think. So traffic off the back of SH22 likely to be

1.2

1.3

heavy load so presume the new designated site will be attuned to that so is Heights Road able to take that extra load?

I or we seek the following decision by council: Approve the plan change without any amendments

1.1

Details of amendments:

Submission date: 8 April 2025

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

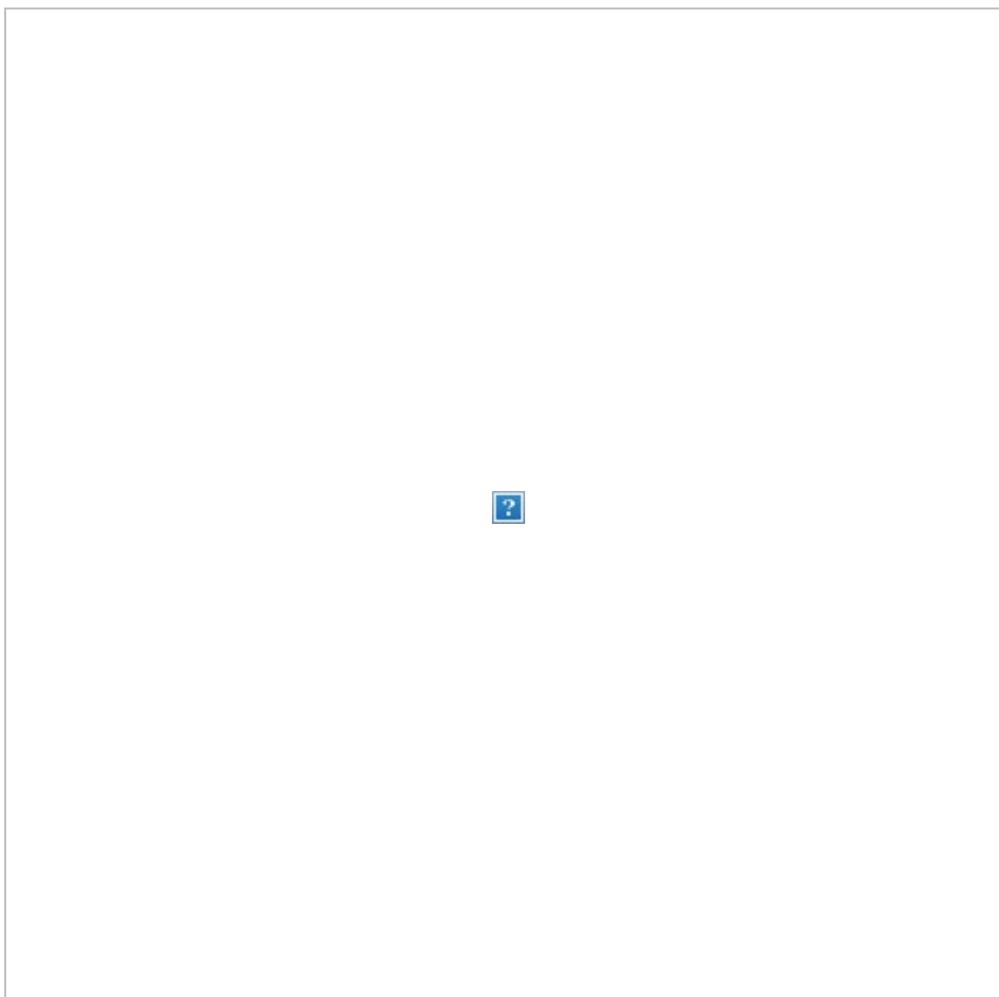
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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# NGATI TE ATA

*“Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua”*

23<sup>rd</sup> April 2025

## SUBMISSION REGARDING

AUCKLAND COUNCIL  
Unitary Plan Department  
Submissions

Jo Sunde  
Senior Associate Planner j  
jo.sunde@woods.co.nz

### Application details

PC 110 (Private): 9, 33 and 49 Heights Road, Pukekohe Application number BUN60368908

This private plan change aims to rezone 5.35 hectares of land at 9, 33 and 49 Heights Road Pukekohe from Future Urban Zone to Business - Light Industry Zone and apply the Stormwater Management Area Flow 1 (SMAF-1) control to the plan change land.

### Issues

1. Ngāti Te Ata is a manawhenua iwi of Pukekohe.
2. We have not been consulted regarding this application.
3. No to little attempt has been made to contact us and be engaged on this plan change by the applicant.
4. The cultural values of Ngaati Te Ata are unknown. Our environmental preferences are unknown.
5. This plan change application does not meet the following:
  - RMA Section 6(e)
  - RMA Section 7(a)
  - RMA Section 8
  - RMA 4<sup>th</sup> Schedule Section 33(d)

2.1

**THEREFOE, WE OPPOSE THIS PLAN CHANGE APPLICATION.**

### Relief Sought

1. That Ngāti Te Ata are better informed during the course of the hearing and what information from all parties becomes apparent.

2.2

2. That a comprehensive cultural impact assessment (cia) report is undertaken by Ngāti Te Ata. | 2.3
3. That further discussions be undertaken with Ngāti Te Ata to fully understand how the matters raised in this submission and recommendations in our (aforementioned) cia report have been provided for. | 2.4
4. The Submitter wishes to be heard in support of their submission.



**Karl Flavell**  
Te Taiao (Manager Environment)  
Ngāti Te Ata  
Pukekohe

Ph: 027 9328998  
[karl\\_flavell@hotmail.com](mailto:karl_flavell@hotmail.com)

29 April 2025

Plans and Places  
Auckland Council  
Private Bag 92300  
Auckland 1142

Attn: Planning Technician

Email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**Proposed Private Plan Change 110 – 9, 33 and 49 Heights Road, Pukekohe**

Please find attached Auckland Transport's submission on **Proposed Private Plan Change 110 – 9, 33 and 49 Heights Road, Pukekohe**. The applicant is GBar Properties Limited.

If you have any queries in relation to this submission, please contact me at [spatialplanning@at.govt.nz](mailto:spatialplanning@at.govt.nz) or on 09 930 5001 ext. 2418.

Yours sincerely



Emeline Fonua  
**Planner, Spatial Planning and Policy Advice**

cc:  
Jo Sunde  
by email: [jo.sunde@woods.co.nz](mailto:jo.sunde@woods.co.nz)

## Submission by Auckland Transport on Private Plan Change 110: 9, 33 and 49 Heights Road, Pukekohe

**To:** Auckland Council  
Private Bag 92300  
Auckland 1142

**Submission on:** Proposed Private Plan Change 110 from GBar Properties Limited for land located at 9, 33 and 49 Heights Road, Pukekohe

**From:** Auckland Transport  
Private Bag 92250  
Auckland 1142

### 1. Introduction

- 1.1 GBar Properties Limited (**the applicant**) is applying for a private plan change (**PC 110 or the plan change**) to the Auckland Unitary Plan – Operative in Part (**AUP(OP)**) to rezone 5.35 ha of land (**the site**) at 9, 33 and 49 Heights Road, Pukekohe from Future Urban Zone to Business – Light Industry Zone and to apply a Stormwater Management Area – Flow 1 Control to the entirety of the site.
- 1.2 Auckland Transport (**AT**) is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. AT has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.<sup>1</sup> In fulfilling this role, AT is responsible for the following:
- a. The planning and funding of most public transport, including bus, train and ferry services.
  - b. Promoting alternative modes of transport (i.e. alternatives to the private motor vehicle).
  - c. Operating the roading network.
  - d. Developing and enhancing the local road, public transport, walking and cycling networks.
- 1.3 Urban development on greenfield land not previously developed for urban purposes generates transport effects and needs transport infrastructure and services to support construction, land use activities and the communities that will live and work in these areas. AT's submission seeks to ensure that the transport-related matters raised by PC 110 are appropriately considered and addressed.
- 1.4 AT continues to be available and willing to work through the matters raised in this submission with the applicant and appreciates the recent engagement prior to the submission being lodged.
- 1.5 AT is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

### 2. Submission

- 2.1 AT **supports in part** PC 110 to rezone 5.35 ha of land to Business – Light Industry Zone. This submission is made to ensure that AT's interest is appropriately addressed, particularly in relation to the site's frontage upgrade on Heights Road.

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<sup>1</sup> Local Government (Auckland Council) Act 2009, section 39.

2.2 The Pukekohe-Paerata Structure Plan 2019 sets out the land use pattern and supporting infrastructure network for Future Urban zoned land around Pukekohe and Paerata. The Pukekohe-Paerata Structure Plan identifies the site for future light industrial use, with adjacent land to the west and south planned for residential use. AT notes that although the site is the first property along Heights Road to be urbanised, it is necessary that appropriate transport infrastructure is implemented to support safe and efficient connections for active modes as adjacent land becomes urbanised in the future.

2.3 AT considers the urbanisation of the site's frontage on Heights Road should occur as part of the initial development of the site for the reasons set out above. This should at a minimum include the construction of a new kerb and channel, footpath, berms and street lighting. These upgrades should extend along the entire frontage of the site, from the eastern boundary with Paerata Road Reserve (State Highway 22) to the western boundary with Heights Park Cemetery (Lot 1 DP 66575). The delivery of these frontage upgrades would be undertaken in alignment with the partial build-out and full build-out of the site.

2.4 Since 2023, AT has engaged with the applicant during the preparation of PC 110. AT and the applicant have agreed to address any transport concerns related to the development of the site by registering a covenant on the title of land at 9, 33 and 49 Heights Road that requires the applicant to undertake frontage upgrades. AT and the applicant are currently negotiating a private agreement and land covenant to secure the delivery of the frontage upgrade.

3.1

2.5 While discussions with the applicant continue to progress, the agreement and covenant has not been finalised by the submission close date. AT recognises there is a possibility that this agreement may not be finalised and enforced via a covenant. Therefore, in the absence of a finalised private agreement and covenant, AT requests that the plan change includes appropriate mechanisms such as a precinct plan and precinct specific provisions to ensure the frontage upgrades are delivered at an appropriate time.

3.2

### 3. Decision Sought

3.1 The decision which AT seeks from the Council is set out above.

3.2 In cases where amendments to the plan change are proposed, AT would consider alternative wording or amendments to like effect, which addresses the reason for AT's submission. AT also seeks any consequential amendments required to give effect to the amendments and decision requested.

3.3

### 4. Appearance at the hearing

4.1 AT wishes to be heard in support of this submission, subject to the outcome of any discussions with the applicant prior to the hearing.

4.2 If others make a similar submission, AT will consider presenting a joint case with them at the hearing.

**Name:** Auckland Transport

**Signature:**



Patrick Buckley  
Manager - Spatial Planning Policy Advice

**Date:** 29 April 2025

**Contact person:** Emeline Fonua  
Planner, Spatial Planning and Policy Advice

**Address for service:** Auckland Transport  
Private Bag 92250  
Auckland 1142

**Telephone:** 09 930 5001 ext. 2418

**Email:** [spatialplanning@at.govt.nz](mailto:spatialplanning@at.govt.nz)

NZ Transport Agency Waka Kotahi Reference: 2023-0242

29 April 2025

Auckland Council  
C/- Joy LaNauze (Senior Policy Planner)  
Private Bag 92300  
Auckland 1142

Via email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

Dear Joy,

**Submission on Proposed Plan Change 110 (Private) – 9, 33 and 49 Heights Road, Pukekohe**

Attached is the NZ Transport Agency Waka Kotahi (**NZTA**) submission on the proposed rezoning of 5.35 hectares of land at 9, 33 and 49 Heights Road Pukekohe from Future Urban Zone to Business - Light Industry Zone and apply the Stormwater Management Area Flow 1 (**SMAF-1**) control to the land.

In addition to the below submission, NZTA recommends the applicant investigates further road signage options Heights Road/ Paerata Road intersection, as noted in the Integrated Traffic Assessment, the majority of crash information at or near these sites are due to drivers losing control of the vehicle. There is potential for increased risk with the proposal increasing heavy vehicle volumes.

4.4

We welcome the opportunity to discuss the contents of our submission with Auckland Council and GBar Properties Limited as required.

If you have any questions, please contact me.

Yours sincerely



Vonnie Veen-Grimes  
Principal Planner / Senior Planner – Poutiaki Taiao / Environmental Planning  
System Design, Transport Services

Phone: +64 9 9288751

Email: [Vonnie.veen-grimes@nzta.govt.nz](mailto:Vonnie.veen-grimes@nzta.govt.nz)

**FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991**

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**Submission on Proposed Plan Change 110 (Private) – Future Urban Zone to Business - Light Industry Zone – 9, 33  
and 49 Heights Road, Pukekohe**

**To:** Auckland Council  
C/- Joy LaNauze (Senior Policy Planner)  
Private Bag 92300  
Auckland 1142  
  
Via email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**From:** NZ Transport Agency Waka Kotahi  
AON House, 29 Customs Street West  
Auckland CBD 1010

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**1. This is a submission on the following:**

Proposed Plan Change 110 (Private) – 9, 33 and 49 Heights Road, Pukekohe to the Auckland Unitary Plan (Operative in Part).

**2. NZ Transport Agency Waka Kotahi (NZTA) could not gain an advantage in trade competition through this submission.**

**3. Role of NZTA**

NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Rounding Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

An integrated approach to transport planning, funding and delivery is taken by NZTA. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

**4. State highway environment and context**

SH22 forms part of the Auckland Motorway network connecting Pukekohe and State Highway 1 north of Drury and south of Rosehill. SH22 has an annual average daily traffic (AADT) volume of 16,000 vehicles and a posted speed limit of 60 km/h.

The subject section of State Highway 22 (SH22) is north of Pukekohe town centre and defined as Regional in NZTA One Network Road Classification. The site and its users are expected to utilise the intersection of Heights Road (local) and Paerata Road (SH22). The subject intersection accesses Limited Access Road 'Paerata to Pukekohe'.

The zoning surrounding the subject section of SH22 is mostly Future Urban Zone, Residential - Single House Zone, and Business - Light Industry Zone. There is no dedicated walking, cycling or public transport facilities within proximity to the subject intersection. It is noted the site is has historically been used for light industrial.

In the last 10 years there have been 7 minor crashes and 1 serious crash in the vicinity of the subject intersection. There have been no fatal crashes in the last 10 years.

The subject site comprising of 9, 33 and 49 Heights Road is located approximately 4.5km southeast of the NZTA SH22 Drury Upgrade project which is currently in the consenting phase with no confirmed construction date. The project is intending to meet the projected growth of the South Auckland region.

The subject site sits partially within and adjacent to NZTA Designation 6704 and, as currently proposed, within NZTA Designation 6705. Designation purposes as stated in the Auckland Unitary Plan are:

- Designation 6704: 'State Highway – declared limited access road'.
- Designation 6705: 'Land for road widening - 5m where indicated on Map 100, to a minimum width of 30m of road reserve.'

**5. The specific provisions of the proposal that this submission relates to are:**

Provisions relating to the transport network to the extent that they impact NZTA's obligations in terms of ensuring an integrated, safe, and sustainable transport system. It seeks to ensure that appropriate transport infrastructure is provided at the right time to support the plan change and anticipated future growth.

The Pukekohe-Paerata Structure Plan, dated August 2019, in which the subject site (Area C – North-west Paerata) is proposed as Residential – Mixed Housing Urban (medium to high density). The Auckland Future Development Strategy 2023-2053 indicates a development period of 2040+ for Pukekohe Northwest.

**6. The submission of NZTA is:**

- (i) NZTA is neutral the Proposed Plan Change 110 to the extent outlined in this submission.

**7. NZTA seeks the following decision from the local authority:**

- (i) NZTA seeks that all proposed development be located within the private property and not encroach within NZTA land. '9-49 Heights Road Proposed Plan Change Indicative Masterplan', dwg no. P18-188-UD101 (attachment 1), indicates the design of the internal layout follows this existing boundary which encroaches into NZTA designation and road corridor. NZTA does not have any record of agreement to use this land and therefore requests the indicative layout and manoeuvring of the Plan Change area be contained within the site boundaries. Section 176 (1b) of the Resource Management Act 1991 states that "no person may, without the prior written consent of that requiring authority", in this instance NZTA, "do anything in relation to the land that is subject to the designation that would prevent or hinder a public work or project or work to which the designation relates". If the applicant wishes to proceed with use of NZTA road parcel and Designations 6704 and 6705, NZTA notes the applicant shall be required to apply for section 176 written approval with the agency and gain a License to Occupy.

4.1

- (ii) NZTA seeks for no stormwater discharge to the state highway culverts due to exacerbated capacity of the network. It is however noted that runoff cannot be avoided in some instances and that the applicant has done sufficient due diligence in mitigating stormwater runoff impacts. | 4.2
- (iii) 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. | 4.3
- 8. NZTA does not wish to be heard in support of this submission.**
- 9. If others make a similar submission, NZTA will consider presenting a joint case with them at the hearing.**
- 10. NZTA is willing to work with GBar Properties Limited in advance of a hearing.**

Signature:



Perri Unthank  
Principal Planner – Poutiaki Taiao / Environmental Planning  
System Design, Transport Services  
Pursuant to an authority delegated by NZ Transport Agency Waka Kotahi

Date: 29 April 2025

Address for service: NZ Transport Agency Waka Kotahi  
AON House, 29 Customs Street West  
Auckland CBD 1010

Contact Person: Vonnie Veen-Grimes  
Telephone Number: +64 9 928 8751  
Alternate Email: [EnvironmentalPlanning@nzta.govt.nz](mailto:EnvironmentalPlanning@nzta.govt.nz)

Attachments:  
Attachment 1: Indicative Masterplan

**ATTACHMENT 1: Indicative Masterplan**



REVISION DETAILS	BY	DATE
A PLAN CHANGE	SW	25/03/2023

DESIGNED: SW  
DRAWN: SW  
CHECKED: SW  
APPROVED: SW

9, 33, AND 49 HEIGHTS ROAD, PALMERSTON NORTH

INDICATIVE MASTERPLAN

**9-49 HEIGHTS ROAD PROPOSED PLAN CHANGE**

INDICATIVE MASTERPLAN

STATUS: PLAN CHANGE  
SCALE: 1:1500 (A3)  
COUNCIL: AUCKLAND COUNCIL  
DWG NO: P18-188-UD101

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- 0.5m CONTOURS
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING WAREHOUSE
- PROPOSED WAREHOUSE
- PROPOSED CANOPY & LOADING
- PROPOSED STORMWATER POND
- LANDSCAPE AREA
- SERVICE AREA



Auckland Council  
Unitary Plan Private Bag 92300  
Auckland 1142

Attn.: Planning Technician

[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**TO:** Auckland Council

**SUBMISSION ON:** Plan Change 110 (Private): 9, 33 and 49 Heights Road,  
Pukekohe, Auckland 2676

**FROM:** Watercare Services Limited

**ADDRESS FOR SERVICE:** [planchanges@water.co.nz](mailto:planchanges@water.co.nz)

**DATE:** 29 April 2025

**Watercare could not gain an advantage in trade competition through this submission.**

## 1. WATERCARE'S PURPOSE

- 1.1. Watercare Services Limited ("**Watercare**") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council ("**Council**").
- 1.2. As Auckland's water and wastewater services provider, Watercare has a significant role in helping Auckland Council achieve its vision for the Auckland region.
- 1.3. Watercare's purpose, embodied in the Maori whakatauki (proverb) below, reflects the connection between our services and the wellbeing of our community and the local environment:

*Ki te ora te wai, ka ora te whenua, ka ora te tangata.*

*When the water is healthy, the land and the people are healthy.*

- 1.4. Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets.
- 1.5. Watercare is subject to economic regulation under the Watercare Charter ("**Charter**"). The Charter imposes minimum service quality standards, financial performance objectives and an interim price-quality path. Regulatory oversight is held by the Commerce Commission as the appointed Crown

Monitor. Subject to the Charter, Watercare must also give effect to relevant aspects of the Council's Long-Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) ("**AUP(OP)**"), the Auckland Plan 2050 and the Auckland Future Development Strategy 2023-2053 ("**FDS**").<sup>1</sup>

## 2. SUBMISSION

- 2.1. This is a submission on a private plan change requested by GBar Properties Limited ("**Applicant**") to the AUP(OP) that was publicly notified on 27 March 2025 ("**Plan Change 110**").
- 2.2. Plan Change 110 aims to rezone approximately 5.35 ha of land from Future Urban Zone to Business – Light Industry Zone and apply the Stormwater Management Area Flow 1 (SMAG-1) control to the land subject to Plan Change 110 ("**Plan Change Area**"). The Plan Change Area is made up of three land parcels owned by the Applicant (9, 33 and 49 Heights Road, Pukekohe).
- 2.3. The objective of Plan Change 110 is to enable the operation and expansion of light industrial activities in the Plan Change Area to meet current and future demand for industrial growth, while avoiding, remedying and mitigating adverse effects on the environment.<sup>2</sup>
- 2.4. Plan Change 110 does not propose a new site-specific precinct and therefore the existing AUP(OP) provisions, including the objectives, policies and rules in the Business – Light Industry Zone chapter of the AUP(OP) would apply to the Plan Change Area.
- 2.5. The Plan Change Area is currently serviced by a private Wastewater Pump Station ("**WWPS**") and rising main that discharges into the public gravity system adjacent to Possum Borne Reserve. The Plan Change Area is not currently serviced by the public water supply network.
- 2.6. The purpose of this submission is to ensure that the technical feasibility of the proposed water and wastewater servicing is addressed and that the potential adverse effects of the future development enabled under Plan Change 110 on Watercare's existing and planned water and wastewater networks, and the services they provide, are appropriately considered and managed in accordance with the Resource Management Act 1991 ("**RMA**").
- 2.7. In making its submission, Watercare has considered the relevant provisions of the Auckland Plan 2050, the Long-term Plan 2024-2034 (10-year Budget), Watercare's Statement of Intent 2024-2027, the FDS, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision ("**Code of Practice**"), the Watercare Business Plan 2025-2034 (10-Year Business Plan) and the Watercare Asset Management Plan FY25-FY34. Watercare has also considered the relevant RMA documents including the AUP(OP) and the National Policy Statement on Urban Development 2020 (updated in May 2022).
- 2.8. For the reasons set out below, Watercare opposes Plan Change 110 as proposed by the Applicant.
- 2.9. In making this submission, it is noted that any infrastructure delivery dates provided in this submission are forecast dates only and therefore subject to change.

<sup>1</sup> Local Government (Auckland Council) Act 2009, s58.

<sup>2</sup> Heights Road Plan Change Planning Report, Section 32 Assessment at [11.1].

### Specific parts of Plan Change 110 this submission relates to

- 2.10. Watercare's submission relates to Plan Change 110 in its entirety.
- 2.11. Without limiting the generality of 2.10 above, the specific parts of Plan Change 110 that Watercare has a particular interest in are the actual and potential effects of Plan Change 110 on Watercare's existing and planned water and wastewater networks and the services they provide.

### Sequencing of development

- 2.12. Watercare's bulk infrastructure programme is planned, funded and sequenced in line with the Auckland Plan 2050, the Auckland Council Development Strategy (this is currently the FDS, which replaced the Future Urban Land Supply Strategy 2017 in December 2023), the Auckland Council Growth Scenario (AGS), and the AUP(OP).
- 2.13. Plan Change 110 is located within the Pukekohe Northwest Future Urban Area ("**FUA**") which the FDS identifies as not ready for development before 2040+.<sup>3</sup>
- 2.14. Appendix 6 of the FDS identifies the infrastructure prerequisites that enable the development of the FUAs.<sup>4</sup> This Appendix states:<sup>5</sup>
- "The timing of the live-zoning future urban areas spans over 30 years from 2023 – 2050+ and is necessary in acknowledging the council's limitations in funding infrastructure to support growth. Distributing the live zoning of future urban areas over this timeframe enables proactive planning in an orderly and cost-efficient way, ensuring the areas are supported by the required bulk infrastructure and able to deliver the quality urban outcomes anticipated in this FDS."
- 2.15. The Isabella Drive WWPS and the New Reservoir Adams Road South are identified in the FDS as infrastructure prerequisites necessary to support the development of Pukekohe Northwest FUA.<sup>6</sup> Based on the current assessment, the Isabella WWPS needs to be in place to enable bulk wastewater servicing of the Plan Change Area. However, the New Reservoir at Adams Road South is required only to provide additional resilience for the bulk water supply network and is not a prerequisite for development of the Plan Change Area.
- 2.16. Watercare's key concern is that Plan Change 110 is "out of sequence" with the timing for development set out in the FDS and is therefore out of sequence with upgrades to the bulk wastewater infrastructure planned for this FUA. The Isabella WWPS is currently anticipated to be delivered by 2028.
- 2.17. Watercare is also concerned that the Applicant is not proposing a new precinct to apply over the Plan Change Area and is instead relying on the existing provisions and rules within the Business-Light Industry Zone chapter of the AUP(OP). Watercare does not consider the provisions in the Business-Light Industry Zone chapter will sufficiently manage the sequencing of development of the Plan Change Area to ensure that subdivision and development do not occur in advance of bulk wastewater

<sup>3</sup> FDS, Appendix 6 at p. 41.

<sup>4</sup> As defined and introduced in the FDS 2023 Appendix 6 at p. 32.

<sup>5</sup> FDS, Appendix 6 at p. 41.

<sup>6</sup> FDS, Appendix 6 at p. 36-37.

infrastructure with sufficient capacity to service the development being constructed and commissioned.

- 2.18. Watercare therefore considers it is appropriate for a new precinct to be part of Plan Change 110 and requests that the Applicant address this. If a new precinct with appropriate provisions, as outlined in this submission, is not included in Plan Change 110 then Watercare seeks that Plan Change 110 is declined.

### **Wastewater servicing**

#### *Treatment*

- 2.19. The Pukekohe Wastewater Treatment Plant ("**WWTP**") provides wastewater treatment to the communities of Pukekohe, Paerata and parts of the Waikato District Council (Tuakau & Pokeno).
- 2.20. The Pukekohe WWTP currently has capacity to service a population of 60,000. The Stage 3 Upgrade, which is currently anticipated to be commissioned in the early to mid-2030's, will increase the capacity of the WWTP to service a population of 90,000.
- 2.21. Based on the existing inflows and loads to the WWTP and using the AGSv1 and Statistics NZ High Growth forecasts, it is unlikely that growth will result in the Pukekohe WWTP being at capacity before the planned Stage 3 Upgrade is completed the early to mid-2030s.
- 2.22. Whilst the Stage 3 WWTP Upgrade is not considered to be a prerequisite for development of the Plan Change Area, if growth exceeds the rates forecast by the AGSv1 and the Statistics NZ High scenarios, then Watercare will need to carefully manage permissions to connect development from all live zoned land including the Plan Change Area, to ensure compliance with our consents.

#### *Networks*

- 2.23. The Plan Change Area is currently serviced by a private WWPS and rising main that discharges into the public gravity system adjacent to Possum Borne Reserve.
- 2.24. The current public wastewater network servicing the Plan Change Area is at capacity. No additional wastewater flows from the Plan Change Area can be accepted into the public network until the Pukekohe North Wastewater Project (which is the project comprising the construction of the Isabella WWPS and the Pukekohe Transmission Trunk Sewer) is completed and commissioned.
- 2.25. Under the FDS the construction and commissioning of the Isabella Drive WWPS is an infrastructure pre-requisite for development of the Pukekohe Northwest FUA, as stated above. The Pukekohe North Wastewater Project is funded in the Watercare Asset Management Plan (FY25-FY34) and is currently forecast for completion around mid-2028. Construction of the Pukekohe North Wastewater Project has not yet commenced but is currently expected to get underway in late 2025.
- 2.26. The Civil Infrastructure Report prepared to support Plan Change 110 states: "The site is serviced by a private WWPS and rising main **with sufficient capacity to service the full development** until a public connection needs to be considered" (emphasis added).<sup>7</sup> Watercare does not agree with this assessment. The private WWPS and rising main currently discharge to the public wastewater network and is therefore not independent of the capacity of the public wastewater network which, as

<sup>7</sup> Appendix 5 - Civil Infrastructure Report, Wood & Partners Consultants Ltd (dated 31 July 2024), at p 15.

stated earlier, currently does not have capacity to service the full development enabled by Plan Change 110. Therefore, 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 and commissioning of the Pukekohe North Wastewater Project.

5.2

2.27. Several permanent and interim solutions for wastewater servicing, which could support the development of the Plan Change Area prior to the commissioning of the Pukekohe North Wastewater Project, are considered in the Civil Infrastructure Report.<sup>8</sup> Watercare does not support any solutions that would:

- a) increase wastewater discharge into the public network above the existing levels generated by the Plan Change Area, prior to the completion of the Pukekohe North Wastewater Project;
- b) involve tanking / trucking of wastewater; or
- c) include permanent private onsite treatment.

2.28. Watercare does not support further trucking of wastewater for the following reasons:

- a) further discharges to the Rosedale WWTP will not be accepted by Watercare as the plant's ability to accept more trucking discharge is limited and needs to be preserved for emergency situations; for example where tankers may be required to mitigate WWPS breakdowns;
- b) the inefficiency of trucking is not aligned with Watercare's carbon emissions reduction commitments; and
- c) Watercare's experience with tankering solutions is that they are high risk for untreated wastewater overflow to the environment, inefficient and costly, create concern for the community, result in odour complaints, and are not aligned with Watercare's obligations to be a minimum cost provider.

2.29. Watercare does not support permanent private servicing for future urban land included in the FDS, in particular because this will result in the inefficient delivery of infrastructure given that Watercare is planning to service the future urban areas identified in the FDS, and in particular this Plan Change Area, through the Pukekohe North Wastewater Project and the Pukekohe WWTP Stage 3 Upgrade referred to above. Aspects of this investment would be superfluous if the Plan Change Area did not ultimately connect to the bulk infrastructure as it has already been factored into the Infrastructure Growth Charges (IGC).

2.30. Watercare is 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. For the avoidance of doubt, Watercare's opposition or otherwise to any other alternative interim servicing regime will depend on the details of the specific interim servicing solution proposed.

5.3

2.31. Watercare seeks that a site-specific Precinct is required over the Plan Change Area and that this Precinct include provisions that require the Plan Change Area to be connected to the public

<sup>8</sup> Appendix 5 - Civil Infrastructure Report, Wood & Partners Consultants Ltd (dated 31 July 2024), at p 24.

wastewater network once capacity is available, and for the interim onsite solution to be decommissioned once permanent connection to the public wastewater network occurs.

**Water supply servicing**

- 2.32. The Plan Change Area is not currently serviced by the public water supply network.
- 2.33. The current bulk water supply network has sufficient capacity to service development of the Plan Change Area. Despite this, there are planned upgrades in the vicinity that will enhance the network's resilience. These upgrades include the construction of the Wellesley-Paerata Watermain, currently anticipated to begin construction in 2030+, and a new reservoir at Adams Road South, currently anticipated to be required by 2040+. As noted in 2.15 above, the reservoir is listed in the FDS as a prerequisite for development in the Pukekohe Northwest FUA. However, as stated, the existing bulk network already has sufficient capacity to enable development of the Plan Change Area, and the new reservoir will provide additional resilience to the network. The reservoir is not a prerequisite for development of the Plan Change Area.
- 2.34. The Plan Change Area is currently serviced by a private water supply in the form of a consented borehole. Watercare strongly prefers that any private water supply servicing used onsite be decommissioned and that development be connected to the bulk water supply network. As the water supply provider of last resort, Watercare prefers to provide the public water supply where possible to avoid the consequences of a private scheme failing to provide safe drinking water and Watercare being required to take on the servicing at short notice.

5.4

**3. DECISION SOUGHT**

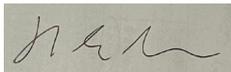
- 3.1. Watercare opposes Plan Change 110 as currently proposed by the Applicant, on the basis that it is out of sequence with the expected timing for development of the Pukekohe Northwest FUA, in advance of the required bulk wastewater infrastructure and does not propose a precinct with provisions to manage effects on the bulk wastewater infrastructure.
- 3.2. If Plan Change 110 is approved, Watercare seeks that a new precinct is included which the Plan Change Area is to be subject to, and that this precinct includes provisions as set out in Attachment 1, or similar provisions that will achieve the same outcomes.
- 3.3. In addition, Watercare notes that if Plan Change 110 is approved, the Applicant will be required to deliver and fund the local water supply and wastewater network capacity and servicing requirements of the development enabled by Plan Change 110 in accordance with Watercare standards.

5.1

#### 4. HEARING

4.1. Watercare wishes to be heard in support of its submission.

29 April 2025



Helen Shaw  
**Head of Strategy and Consenting**  
**Watercare Services Limited**

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## Attachment 1

### Precinct description

The Precinct applies to 5.35ha of land at 9, 33 and 49 Heights Road, Pukekohe.

The primary purpose of the Precinct is to enable ongoing operation, intensification and expansion of light industrial activity. Light industrial land use and subdivision activities are largely enabled through the underlying zoning, however the delivery of these within the precinct needs to be closely aligned with the delivery of water supply, wastewater and other infrastructure to support the development of the precinct.

### *Implementation*

Subdivision and development is restricted until the Precinct is able to connect to functioning bulk water supply and bulk wastewater infrastructure with sufficient capacity to service subdivision and development, except where an interim solution and associated decommissioning for water and/or wastewater servicing is proposed.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

### Objectives

(x) Subdivision and development are coordinated with the supply of sufficient transport, water supply, stormwater, wastewater, energy and communications infrastructure.

(x) Subdivision and development does not occur in advance of the availability and capacity of bulk water supply and bulk wastewater infrastructure, except where an interim solution and associated decommissioning for water and/or wastewater servicing is proposed.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### Policies

(X) Ensure that subdivision and development in the precinct is coordinated with the provision of sufficient stormwater, wastewater, water supply, energy and telecommunications infrastructure.

(X) Avoid subdivision and development that is in advance of the provision of functioning bulk water supply and bulk wastewater infrastructure with sufficient capacity to service subdivision and development within the Precinct area, except where an interim solution and associated decommissioning for water and/or wastewater self-servicing is proposed.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

### Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is listed in Activity Table XX below.

Activity		Activity Status
<b>Subdivision and Development</b>		
(x)	Use and development that does not comply with Standard IX6.11 Bulk Water Supply and Wastewater Infrastructure	NC
(x)	Subdivision that does not comply with Standard IX6.11 Bulk Water Supply and Wastewater Infrastructure	NC

### IX.5. Notification

(x) Any application for resource consent for an activity listed in Table IX.4.1 Activity will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(x) In addition and notwithstanding the requirements of [x], any application for resource consent that infringes the following standard shall be notified to Watercare:

- (a) Standard [x] Bulk Water Supply and Wastewater Infrastructure

### Standards

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table XX unless otherwise specified below. All activities listed in Activity Table X must also comply with Standards XX and with XX Special Information Requirements.

Where there is any conflict or difference between standards in this Precinct and the Auckland-wide and zone standards, the standards in this Precinct will apply.

XX Bulk Water Supply and Wastewater Infrastructure

Purpose:

- To ensure subdivision and development within the Precinct is adequately serviced with bulk water supply and wastewater infrastructure.
- (1) Bulk water supply and wastewater infrastructure with sufficient capacity for servicing the proposed development must be completed, commissioned and functioning:
  - a. in the case of subdivision, prior to issuing of a certificate pursuant to 224(c) of the Resource Management Act 1991;
  - b. in the case of land use only, prior to construction of any buildings for activities that would require water and/or wastewater servicing.

**Special information requirement****(x) Water and Wastewater Servicing Plan**

- (a) Within the application for the first stage of subdivision or development of any site existing at [date of plan change approval] within the Precinct the applicant must provide a Water and Wastewater Servicing Plan for the Precinct Area. The Water and Wastewater Servicing Plan must:
- i. Identify the location, size and capacity of the proposed water supply and wastewater network within the Precinct.
  - ii. Identify the timing, location, size and capacity of the key water and wastewater infrastructure dependencies located outside of the Precinct Area but are necessary to service the Precinct.
  - iii. Where interim water or wastewater servicing is proposed prior to the bulk water and wastewater network being available, details of:
    - a. The interim measures proposed including timing, location and capacity.
    - b. In the case of wastewater, demonstrate how the system will operate so that no more than XXX is discharged to the existing public network, including monitoring and reporting.
    - c. How the interim measures will be decommissioned once the bulk water and wastewater system is available.
    - d. How the Precinct area will be connected to the bulk water and wastewater system following decommissioning of the interim solutions, including any consultation and agreements with Watercare.

**(x) Water Supply and Wastewater Infrastructure Capacity Assessment**

- (a) All applications for subdivision or development must be accompanied by a Water Supply and Wastewater Infrastructure Capacity Assessment. The applicant is required to produce a water supply and wastewater infrastructure capacity assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network, to service the proposed development or lots.

29/4/2025

TO AUCKLAND COUNCIL  
UNITARY PLAN PC110

FROM

GERARDUS ADRIANUS M. BAPTIST

PROFESSIONAL TRUSTEE SERVICES LTD

1173 PAERATA ROAD

PAERATA,

PUKEKOHE 2676

Postal ADDRESS 26 ELLIOT CRESCENT  
OWHATA.

ROTORUA 3010

EMAIL: busmajic@gmail.com

phone 021-0260 1412

SUBMISSION IN REGARD TO  
UNITARY PLAN PC110

DEAR SIR/MADAM

My 1st attempt by Auckland Council  
Website failed, and now my word document  
is not working on my laptop.

THE FOLLOWING CONCERNS

- 1/ ENVIRONMENTAL NOISE 6.1
- 2/ ENVIRONMENTAL POLLUTION 6.2
- 3/ SAFETY ISSUES - SECURITY 6.3  
- FIRE  
- CHEMICAL SPILLS

4/ ALLOWING ENTERPRISE WITHOUT

## Examples of Noise Problems

1) Commercial generator with no silent mode operating during the day. This generator was run 24/7 on a long weekend. When I contacted the CEO about the noise, he said it had to be kept going due to power cut. I phoned the county's power who contacted all their maintenance crews who informed me there has been no power cut throughout the area the long weekend. The CEO had the opportunity to switch off the noise again not too.

2) On Sundays at ~~at~~ 7.30 am the CEO allowed a kennel club dog group train onsite. We had 20 dogs barking from 7.30 am - till after lunch. ~~at~~ After my phone call, he said they have to train some where. Where is the resource consent to allow this to happen? After my phone call the Sunday dog training carried on.

3) The company imported diesel tractors. Started to dismantle them with sledge hammer, welding torch, with full LPE cylinders in close proximity. This was done by the fence Page 2 of 6 near our boundary as staff

WORKING ON SITE DIDN'T WANT TO HEAR THE NOISE.

WHERE IS THE RESOURCE CONSENT TO OPERATE A WRECKERS YARD,

WHERE IS THE CONSIDERATION FOR NEIGHBOURS, WHERE THEIR OWN STAFF DIDN'T WANT TO PUT UP WITH THE NOISE.

PLEASE NOTE THAT AFTER MY PHONE CALLS TO THE CEO, WHICH WERE ALL CIVIL, THE CEO ALLOWED THE PROBLEM TO CONTINUE, ~~AND~~

### ENVIRONMENTAL POLLUTION

AT THE TRACTOR CENTRE THEY REGULARLY HAVE OPEN FIRES, WITH A TOXIC <sup>PUNES</sup> SMELL, BLACK SMOKE WHICH CROSSES THE SH 22 AND OCCASIONALLY THERE IS SOOT ON THE WASHINE WHICH NEEDS TO BE WASHED AGAIN.

### SAFETY

#### SECURITY

THERE IS A ELECTRIC FENCE SURROUNDING THE PROPERTY, AFTER HOURS WHILE SITTING ON MY DECK, I SEE ADULTS AND CHILDREN IN THE TRACTOR CENTRE PLAYING WITH THE EQUIPMENT,

I HAVE CONCERNS IF PEOPLE WITH

BAD INTENTIONS THEY COULD START FIRES, CHEMICAL SPILLS.

I WOULD LIKE TO KNOW WHAT ~~THE~~ THERE FIRE AND CHEMICAL HAZARD PROCEDURE IS.

HOW MANY <sup>FIRE</sup> HAZARDS ARE THERE. ITS A RURAL AREA, WHERE IS THE FIRE BRIGADE SOURCE OF WATER?

ON SOCIAL MEDIA THERE ARE LOTS OF MEDIA STORIES ABOUT LIGHT INDUSTRY, AGRICULTURE & URBAN BOUNDARIES. NOISE, FUMES, ALLERGY, SPRAY. IN THIS PLAN REQUEST THERE IS NO BUFFER BETWEEN URBAN AND AGRICULTURE WAREHOUSE.

MY SIDE OF THE ROAD IS ALL HOUSING, NEILS ROAD OPPOSITE IS THAT HOUSING, BEHIND THE TRACTOR CENTRE IS THAT FUTURE HOUSING. INSTEAD OF THE TRACTOR CENTRE EXPENDING, ITS A R17 LIKE WESTERN SPRINGS STADIUM AND URBAN NEIGHBOUR. PERHAPS THEY SHOULD LOCATE ELSEWHERE.

PERHAPS THE ZONING PLANNERS NEED TO REZONE SOME OF THE FUTURE URBAN. MY PROPERTY WAS <sup>ZONED</sup> LIGHT INDUSTRY AND CHANGED BACK TO FUTURE URBAN. CONSIDERING BUTCHER ROAD IS THE NEW HIGHWAY, LIGHT INDUSTRY ~~WAS~~ SHOULD HAVE STAYED AT

quite a few times for my property. EVERY TIME THERE WAS AN OPEN DAY THE ZONING CHANGED!

I AM AGAINST THE PLAN CHANGE BUT IF IT GOES AHEAD THEN I WOULD LIKE TO SEE AMENDMENTS SO THE URBAN DWELLERS ARE NOT DISADVANTAGED, CAN LIVE A URBAN LIFE STYLE WITHOUT FEAR OF NOISE, POLLUTION, FIRE AND CHEMICAL SPILLS. I'M SURE THERE ARE AREAS TO CONSIDER FOR URBAN LIVING.

COUNCIL HAVE ONE OPPORTUNITY TO GET IT RIGHT.

FRONT YARD ACTIVITIES OUTSIDE THE BOUNDARY, WRECKING YARD WITH RPE CYLINDERS NEAR BY IN THE WORKING AREA, ADULT TRAINING CLASSES ARE NOT PART OF THE RESOURCE CONSENT, HOW WILL THIS BE CONTROLLED.

MY PHONE CALLS TO CEO EXPLAINING THE PROBLEMS ARE IGNORED. I HAVE GRAVE CONCERNS WITH A URBAN BUILD UP URBAN DWELLERS WILL NOT GET URBAN ZONE LIFE STYLE.

AMENDMENTS TO PC 110

READING MY NOTES WILL GIVE YOU THE INFORMATION REQUIRED TO MAKE THE NECESSARY AMENDMENTS SO

URBAN ZONING HAS URBAN ENVIRONMENT ENVIRONMENT NOISE

1) NOT A 24/7 operation NOISE TO A URBAN LEVEL.

NO commercial generators.

NO WRECKING YARD RESOURCE CONSENT

NO NOISE URBAN RESOURCE CONSENT.

NO GYM TRAMP CLASSES.

There was a very popular and good gym tramp ~~class~~ <sup>club</sup> very helpful people, then a ~~manager~~ new instructor played loud heavy rock at 5am. I spoke to him, he was very happy, next morning noise control came and took away his music. His students told me all about it.

2) ENVIRONMENT POLLUTION ;

you can't stop open fires, unless fire season.

but no toxic burning.

3) COUNCIL ARE HAPPY WITH FIRE AND CHEMICAL HAZARD CONTROLS AND PROCEDURES.

I WOULD LIKE TO SPEAK TO THE PC LLO SUBMISSION.

MY APOLOGIES FOR THE LATE WRITING.

YOURS FAITHFULLY

G. Baptist

GERALD BAPTIST