

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 122 (Private)

**15, 17 and 17A Clarks Lane, and 10, 12,
14 and 16 Sinton Road**

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 Thursday, 12 March 2026 at 5PM.
- 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 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Mr Matthew Howley	mjhowley@hotmail.co.nz	Consider approving this or similar plans post 2035 in accordance with the Auckland FDS [Future Development Strategy] and only once infrastructure is in place to support the change.
2	2.1	Mr Martin Cheung	chuddy2000@hotmail.com	Upgrade the road surface from Brigham Creek roundabout through Sinton Road.
2	2.2	Mr Martin Cheung	chuddy2000@hotmail.com	Upgrade Clarks Lane as part of the increase in existing cyclists using it and additional foot traffic.
2	2.3	Mr Martin Cheung	chuddy2000@hotmail.com	Provide street lighting to the full length of Sinton Road and Clarks Lane.
2	2.4	Mr Martin Cheung	chuddy2000@hotmail.com	Provide a footpath from Ockleston Landing to Brigham Creek Road for the increase in foot traffic.
2	2.5	Mr Marting Cheung	chuddy2000@hotmail.com	Clear vegetation along Sinton Road to allow better sight lines as the road is obscured around corners when pedestrians are on there.
2	2.6	Mr Marting Cheung	chuddy2000@hotmail.com	Provide sufficient car parking within the development so there is no overspill car parking onto Sinton Road.
2	2.7	Mr Marting Cheung	chuddy2000@hotmail.com	Provide an urban and section plan to understand the full extent of the development.
2	2.8	Mr Marting Cheung	chuddy2000@hotmail.com	Provide a wide green belt between the waterfront and housing to allow for erosion for the next 100 years understanding if the council will develop the full peninsular of the footpath.
2	2.9	Mr Marting Cheung	chuddy2000@hotmail.com	Requests information on whether there will be design covenants in place and if there will be a local Residents Association for this development to keep residents accountable.
3	3.1	W van der Steen	wvds@outlook.com	Decline the proposed plan change and stop all new housing until the road structure is upgraded to for cater the volume of houses including fixing on and off ramps to SH18 (Upper Harbour), parking and schools.
4	4.1	Watercare Services Limited	planchanges@water.co.nz	Decline PC122 in its entirety.
4	4.2	Watercare Services Limited	planchanges@water.co.nz	Amend and significantly strengthen precinct provisions to manage adverse effects on Watercare's bulk water supply infrastructure by ensuring that the North Harbour 2 Watermain is completed and commissioned prior to subdivision and development occurring.
4	4.3	Watercare Services Limited	planchanges@water.co.nz	Amend the [IX.1 Precinct Description] text that recognises the importance of sequencing development with bulk water supply infrastructure delivery, and the need to restrict subdivision and development until they can be connected to operational bulk water supply infrastructure with sufficient capacity to service the precinct.
4	4.4	Watercare Services Limited	planchanges@water.co.nz	Amend objectives and policies that avoid subdivision and development occurring ahead of the provision of bulk water supply infrastructure with sufficient capacity to service the precinct [Inferred as the submission does not specifically reference Objective IX.2(5) and policy IX.3(4)].
4	4.5	Watercare Services Limited	planchanges@water.co.nz	Amend the Activity Table [Activity Table IX.4.1] to make non-compliance with the requirements in the wastewater and water supply infrastructure standard a non-complying activity (restricted discretionary activity status, as presently proposed by the Applicant, is insufficient).
4	4.6	Watercare Services Limited	planchanges@water.co.nz	Amendments to the water and wastewater infrastructure standard [IX.6.1.4 Water and Wastewater Infrastructure] to refer not only to "public reticulated water and wastewater infrastructure services", but also to "bulk water supply and wastewater infrastructure", as there are bulk infrastructure upgrades required to enable subdivision and development, as explained in this submission.

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
4	4.7	Watercare Services Limited	planchanges@water.co.nz	Amendments to the water and wastewater infrastructure standard [IX.6.1.4 Water and Wastewater Infrastructure] to replace the word “provided” with “completed, commissioned and functioning.”
4	4.8	Watercare Services Limited	planchanges@water.co.nz	Amendments to the water and wastewater infrastructure standard [IX.6.1.4 Water and Wastewater Infrastructure] to ensure consistency with the RMA (e.g. to refer to a certificate in terms of section “224(c) of the Resource Management Act 1991”, rather than “section 224 certificate”)
4	4.9	Watercare Services Limited	planchanges@water.co.nz	Inclusion of notification provisions [IX.5(3) Notification] provisions to ensure Watercare is involved where bulk infrastructure standards are not met.
4	4.10	Watercare Services Limited	planchanges@water.co.nz	Amend [IX.9 Special information requirements] that address both local and bulk servicing strategies.
4	4.11	Watercare Services Limited	planchanges@water.co.nz	Delete the matters of discretion and assessment criteria relating to non-compliance with the water and wastewater infrastructure standard (reflecting Watercare’s assessment that non-complying activity status is appropriate).
4	4.12	Watercare Services Limited	planchanges@water.co.nz	These amendments [to the precinct provisions] should reflect Watercare’s position that subdivision and development must be coordinated with infrastructure delivery and capacity, consistent with the NPS-UD, the AUP(OP) Regional Policy Statement, and the FDS.
5	5.1	Chun-Kai Tseng	chunkaitseng@gmail.com	Accept PC122 in its entirety.
6	6.1	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Ensure that RNZAF Base Auckland operations are protected against adverse effects (including reverse sensitivity effects) through measures including standards for reverse sensitivity covenants, so it can continue to operate to meet statutory Defence purposes under section 5 of the Defence Act 1990.
6	6.2	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend the Precinct Description to recognise the importance of RNZAF Base Auckland and add reference to engine testing as per the wording below, or wording to similar effect.</p> <p><i>....Development in accordance with this purpose is achieved by recognising the:</i></p> <p>...</p> <p><input type="checkbox"/> Proximity of the Royal New Zealand Air Force (RNZAF) Base Auckland <u>and its national and regional importance.</u></p> <p>...</p> <p><u>Development of this Precinct will be guided by Whenuapai East Precinct Plan 1. Engine testing is carried out at RNZAF Base Auckland, and can be conducted at any time and for extended periods. The Whenuapai East Precinct is subject to provisions imposing restrictions on activities in the Precinct that are sensitive to noise, to manage the potential for reverse sensitivity effects on the operations of RNZAF Base Auckland.</u></p>
6	6.3	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Retain IX.2 Objective (7) wording as notified or wording to similar effect.

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
6	6.4	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Amend IX.3 Policy (8) to clarify the wording and include reference to reflection as per the wording below, or wording to similar effect: <i>Require subdivision, use and development including stormwater management to avoid, remedy or mitigate adverse effects on the operation and activities of RNZAF Base Auckland, including reverse sensitivity effects, and safety risks relating to bird strike, lighting, and glare and reflection, on the operation and activities of RNZAF Base Auckland.</i>
6	6.5	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Retain the wording as notified or wording to similar effect above IX.4 Activity table which refers to Designation 4311 and the restrictions it imposes on temporary and permanent structure height.
6	6.6	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Amend IX.4. Activity table to clarify the relationship between subcategories e.g. by amending the subheading "Development" to "All Zones" or "Development in All Zones" or similar.
6	6.7	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Amend Rule IX.4.1(A8) so that "activities" not meeting the specified standards are a restricted discretionary activity e.g. <i>Buildings Activities</i> that do not comply with standards IX.6.1.3 Road design....IX.6.3.8 Windows to the street. <i>Add standard IX.6.1.X Bird strike to (A8)</i>
6	6.8	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Amend the activity table so that subdivision that does not comply with Standard IX.6.1.12 Noise is a non-complying activity.
6	6.9	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Retain wording as notified or wording to similar effect, with the addition of reference to Standard IX.6.1.8 Stormwater management. <i>When deciding who is an affected person in relation to any activity for the purpose of section 95E of the Resource Management Act 1991, the Council will give specific consideration to:</i> <i>a. those persons listed in Rule C1.13(4); and</i> <i>b. The New Zealand Defence Force in relation to any proposal that does not comply with:</i> <i>i. IX.6.1.8 Stormwater management (1)</i> <i>i. IX.6.9 Residential dwelling construction and design</i> <i>ii. IX.6.10 Lighting;</i> <i>iii. IX.6.11 Temporary activities and construction;</i> <i>or</i> <i>iv. IX.6.12 Noise ; or</i> <i>v. IX.6.X Bird strike.</i>
6	6.10	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Retain application of IX.6 Standards applying to all activities in the Precinct, including those identified in the Precinct table IX.4.1 and those identified in the zone chapters.

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
6	6.11	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>(1) Amend Standard IX.6.1.8 Stormwater management to provide certainty that the approved Stormwater Management Plan in IX.6.1.8(1) appropriately addresses the risk of bird strike and avoids the use of stormwater detention/retention ponds/wetlands that may result in the attraction of birds that could become a hazard to aircraft operating at RNZAF Base Auckland.</p> <p>(2) Amend the purpose of IX.6.1.8 Stormwater management as follows:</p> <p><i>Purpose:</i> ... <input type="checkbox"/> <i>To manage reverse sensitivity effects on RNZAF Base Auckland, including in relation to bird strike.</i></p>
6	6.12	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>(1) Amend Standard IX.6.1.9 to clarify its purpose, application, and improve its workability as follows or wording to similar effect:</p> <p><u>IX.6.1.9 Residential dwelling construction and design of buildings for activities sensitive to noise</u></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> • <i>To avoid reverse sensitivity effects on RNZAF Base Auckland,</i> • <u>To ensure appropriate levels of including in relation to</u> <i>internal amenity for nearby residents.</i> <p><i>(1) New residential and other activities sensitive to noise and alterations and additions to existing buildings accommodating activities sensitive to noise must be designed and constructed to meet the requirements of D24.6.1 provide sound attenuation and related ventilation and/or air conditioning measures:</i></p> <p><i>(a) to ensure the internal environment of habitable rooms does not exceed a maximum noise level of 40 dB Ldn; and</i></p> <p><i>(b) that are certified as being able to meet Standard IX.6.9(a)(i) by a person suitably qualified and experienced in acoustics prior to its construction; and</i></p> <p><i>(c) so that the related ventilation and/or air conditioning system(s) satisfies the requirements of New Zealand Building Code Rule G4, or any equivalent standard which replaces it, with all external doors of the building and all windows of the habitable rooms closed.</i></p> <p>(2) Make consequential amendments throughout the Precinct chapter to update the references to the name of the Standard.</p>

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
6	6.13	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend standard IX.6.3 to address the issues identified by NZDF as follows, or wording to similar effect:</p> <p><i>IX.6.1.10 Lighting, glare, and reflection</i></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> • To avoid reverse sensitivity effects on RNZAF Base Auckland, including in relation to flight hazards and safety. • To avoid the effects of lighting, glare, and reflection on aircraft utilising RNZAF Base Auckland. <p>(1) Any subdivision and development must avoid effects of lighting and glare on the safe and efficient operation of RNZAF Base Auckland, to the extent that lighting:</p> <ol style="list-style-type: none"> i. Avoids simulating approach and departure path runway lighting ii. Ensures that clear visibility of approach and departure path runway lighting is maintained; and iii. Avoids glare or light spill that could affect flight safety or aircraft operations. <p>(2) External building materials must be constructed with the following:</p> <ol style="list-style-type: none"> i. Roof surfaces and e External building surfaces (excluding vertical surfaces) greater than 10m above ground level must not exceed a reflectivity (specular reflectance) of 20 30 % white light where located 10m above ground level, and all roof surfaces. <p>(3) No person may illuminate or display the following outdoor lighting between 11:00pm and 6:30am:</p> <ol style="list-style-type: none"> (a) searchlights; or (b) outside illumination of any structure or feature by floodlight that shines above the horizontal plane. <p>* Alternatively, if it is intended to apply to subdivision, this should be included in the Activity Table.</p>

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
6	6.14	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend Standard IX.6.1.11 to address the issues identified by NZDF as follows, or wording to similar effect: IX.6.1.11 <i>Temporary activities and construction</i></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> To avoid safety and operation risk effects on the RNZAF Base Auckland. <p>(1) Any activity application for subdivision and development that requires the use of a temporary structure or construction equipment being erected (including cranes) which may breach that will potentially infringe the Obstacle Limitation Surface <u>s for the protection of the Whenuapai Airfield Approach and Departure Paths must inform the New Zealand Defence Force of:</u></p> <p><u>(i) The type of structure(s) or construction equipment being erected and their height; and</u></p> <p><u>(ii) The duration of the works.</u></p> <p><u>Note: Reference should also be made to Designation 4311: Whenuapai Airfield Approach and Departure Path Protection. In specified circumstances set out in Designation 4311 the written approval of NZDF will be required. identified in designation 4311, must obtain prior written approval from RNZAF.</u></p>
6	6.15	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend Standard IX.6.1.12 to address the issues identified by NZDF as follows, or wording to similar effect: IX.6.1.12 Noise</p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> To ensure that potential reverse sensitivity effects <u>on of noise from</u> the adjacent RNZAF Base Auckland are appropriately addressed <u>avoided, remedied, or mitigated</u> within the Precinct. <p>(1) A no-complaints reverse sensitivity covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the survey plan, in a form acceptable to <u>the New Zealand Defence Force</u> RNZAF Base Auckland under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection under the Resource Management Act 1991 and successive legislation or otherwise in respect of any noise associated with the RNZAF Base Auckland.</p>
6	6.16	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend IX.6.3.1 Building height to refer to the requirements of Designation 4311 with respect to height limitations and the Obstacle Limitation Surfaces. This could also include insertion of an additional bullet point to the purpose: To manage the height of buildings to:</p> <p>...</p> <p><input type="checkbox"/> Ensure compliance with (NZDF requirements)</p>

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
6	6.17	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>(1) Insert a new standard requiring measures to discourage bird roosting e.g.:</p> <p><u>Birdstrike</u> <u>(a) If roof gradients are less than 15 degrees, measures to discourage bird roosting on the roof of the structure are required.</u> <u>(b) Any measures to discourage bird roosting on the roof of the structure must be maintained thereafter to the satisfaction of Auckland Council in consultation with NZDF.</u></p> <p>(2) Make consequential amendments to the Precinct provisions to include reference to the new standard including in the activity table, notification section, matters of discretion, and assessment criteria.</p>
6	6.18	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend IX.8.1 Matters of discretion to address the issues identified by NZDF as follows, or wording to similar effect:</p> <p>(4) <u>Buildings Activities</u> that do not comply with standards IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, <u>glare, and reflection</u>, IX.6.11 Temporary activities and construction, <u>IX.6.X Bird strike</u> <u>(a) Reverse sensitivity effects on the RNZAF Base Auckland. Effects on the operation of RNZAF Base Auckland including reverse sensitivity effects and any measures to avoid, remedy or mitigate these effects.</u></p>
6	6.19	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>If the activity status of non-compliance with Standard IX.6.12 is retained as a restricted discretionary activity, amend IX.8.1 Matters of discretion to address the issues identified by NZDF as follows or working to similar effect:</p> <p>10) Subdivision that does not comply with standard IX.6.12 Noise <u>(a) Reverse sensitivity effects on the RNZAF Base Auckland. Effects on the operation of RNZAF Base Auckland including reverse sensitivity effects and any measures to avoid, remedy or mitigate these effects.</u></p>
6	6.20	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	<p>Amend IX.8.2 Assessment criteria to address the issues identified by NZDF as follows, or wording to similar effect:</p> <p>(4) <u>Buildings Activities</u> that do not comply with standards IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, <u>glare, and reflection</u>, IX.6.11 Temporary activities and construction, IX.6.X Bird strike <u>(a) Refer to Policy IX.6.3(8). The effects on the operation and activities of the RNZAF Base Auckland including potential reverse sensitivity effects and effects on aircraft safety, in relation to:</u> <u>(i) Lighting, glare, and reflection;</u> <u>(ii) Temporary activities and construction;</u> <u>(iii) Bird strike; and</u> <u>(iv) Noise.</u></p>

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
6	6.21	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Amend IX.8.2 Assessment criterion (10) to provide greater direction on matters to be considered, while retaining reference to reverse sensitivity effects on RNZAF Base Auckland. NZDF requests the following wording, or wording to similar effect: <i>(10) Subdivision that does not comply with standard IX.6.12 Noise</i> <i>(a) Refer to Policy IX.6.3(8)</i> <u><i>(a) The extent to which any subdivision and subsequent development may result in reverse sensitivity effects on RNZAF Base Auckland.</i></u>
6	6.22	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz acederman@tonkintaylor.co.nz	Amend IX.9 Special information requirements for stormwater management to ensure specific consideration is given to bird strike risk when demonstrating compliance with the Stormwater Management Plan. E.g. amend as follows, or wording to similar effect: <i>Stormwater management</i> <i>(2) All applications for subdivision and development must demonstrate how the proposal is consistent with the requirements of the approved Stormwater Management Plan including:</i> ... <u><i>(d) Confirmation the proposal avoids stormwater detention/retention ponds/wetlands that may result in the attraction of birds that could become a hazard to aircraft operating at RNZAF Base Auckland.</i></u>
7	7.1	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Decline PC122 because it is inconsistent with the Future Development Strategy (FDS) sequencing, risks uncoordinated infrastructure delivery, and fails to adequately protect environmental and cultural values, contrary to the Resource Management Act 1991 (RMA) and relevant planning policies.
7	7.2	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Recommended 30m setbacks from coast and streams as the proposed 20m esplanade and 10m planting are insufficient.
7	7.3	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Requests meaningful involvement in design, naming, and stewardship of open spaces which is not guaranteed under current provisions.
7	7.4	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Request the following cultural restoration measures be provided for in support of our whanaunga Iwi Te Kawerau a Maki: - Riparian and Coastal Planting - planting plans co-designed with mana whenua, using indigenous species significant to iwi (e.g. harakeke, kahikatea, pūriri). - Archaeological Protection - avoid stormwater outfalls near midden sites, incorporate interpretation signage and art in esplanade reserves. - Naming and storytelling - streets, reserves, and walkways to reflect local whakapapa and historical narratives agreed with mana whenua. - Water quality and Wai Māori - integrate natural filtration systems (raingardens, swales) to uphold Te Mana o te Wai principles. - Cultural monitoring - Mana Whenua representatives involved in monitoring earthworks, planting, and stormwater management during construction. - Mahi Toi opportunities - Opportunities to incorporate cultural way finders in the form of Pou, or Rock and or integration of artforms into concept design throughout.

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
7	7.5	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Decline PC122 or defer until coastal hazard and flood risk management measures are fully integrated and certified.
7	7.6	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Decline PC122 or defer until Auckland Council confirms funding and sequencing for transport upgrades to avoid isolated development.
7	7.7	Ngati Tamaoho Settlement Trust	edith@tamaoho.maori.nz	Decline PC122 or defer until Ngati Tamaoho support the outcomes our whanaunga Iwi Te Kawerau a Maki have requested going forward.
8	8.1	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Decline the plan change or without limiting its primary relief, in the event that PPC122 is granted in part or in full, ACS seeks amendments to the precinct provisions and any consequential relief to the provisions to address the reasons for submission
8	8.2	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>Amend the precinct provisions to require bulk water supply to be completed and commissioned prior to an application for subdivision being lodged and/or construction of a dwelling occurs or a resource consent is required as a non-complying activity.</p> <p>Provisions to be amended include:</p> <ul style="list-style-type: none"> - Insert text in IX.1 Precinct description to recognise bulk water supply constrain - Strengthen objectives and policies - Amend Activity Table IX.4.1(A11) and (A18) to identify non compliance with standard as a non-complying activity - Amend Standard IX.6.1.4 to require bulk water supply to be completed and commissioned - Consequential amendment to delete matter of discretion IX.8.1(11) and assessment criteria IX.8.2 (11) - Include a special information requirement to address water supply requirements.
8	8.3	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>Amend Objective IX.2(7) as follows:</p> <p><u>The effects of subdivision, use and development on the operation and activities of RNZAF Base Auckland are avoided</u> Avoid, as far as practicable, or otherwise remedied or mitigated the effects of subdivision, use and development, including stormwater management, on the operation and activities of RNZAF Base Auckland</p>
8	8.4	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>Amend Policy IX.3(8) as follows:</p> <p>Require subdivision, use and development <u>within the Precinct including stormwater management</u> to avoid, as far as practicable or otherwise remedy or mitigate <u>any</u> adverse effects, including reverse sensitivity effects and safety risks relating to bird strike, lighting and glare on the operation and activities of RNZAF Base Auckland.</p>
8	8.5	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>Insert new Policy IX.3(8A) as follows:</p> <p><u>Avoid establishing activities sensitive to noise within the Precinct unless the noise effects are appropriately avoided, remedied, or mitigated at the receiving site through acoustic treatment including mechanical ventilation, of buildings containing activities sensitive to noise.</u> Or words to that effect.</p>

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
8	8.6	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Develop new or amended precinct provisions as appropriate to address noise effects. <ul style="list-style-type: none"> • Include text in IX.1 Precinct description to recognise the restrictions on activities sensitive to noise. • Amend Table IX.4.1 to identify non-compliance with standard IX.6.1.12 Noise as a discretionary activity. • Consequential amendment to delete matter of discretion IX.8.1(10) and assessment criterion IX.8.2 (10).
8	8.7	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend Objective IX.2(5) as follows: Subdivision and development is coordinated and are integrated and sequenced with the upgrade and delivery of infrastructure, and do does not occur in advance of the availability of operational infrastructure including transport infrastructure, bulk water supply, wastewater and stormwater services.
8	8.8	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend Objective IX.2(6) as follows: Access to, from and within the Precinct for all modes of transport occurs in a safe, effective and efficient and <u>integrated</u> manner that mitigates the adverse effects of traffic generation on the surrounding network. Or words to this effect.
8	8.9	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend Policy IX.3(4) as follows: Require publicly reticulated <u>Ensure sufficient local network</u> stormwater, water, and wastewater infrastructure to be <u>is</u> available to service new residential dwellings and/or lots.
8	8.10	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Insert new Policy IX.3(4A) as follows: <u>Avoid subdivision, use and development prior to the availability of operational bulk water supply, wastewater and stormwater to service development in the Whenuapai East Precinct.</u>
8	8.11	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend Standard IX.6.1.4 as follows: (1) Publicly reticulated Bulk water supply and wastewater infrastructure required for servicing of all development within the Precinct services with sufficient capacity to service the lot or dwelling must be provided completed and commissioned: (a) in the case of subdivision, prior to release of Resource Management Act 1991 section 224(c) certificate for any residential lots; and (b) in the case of land use only, prior to the construction of any dwelling(s) or residential activities. Or words to this effect.
8	8.12	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend IX.6.1.6 to provide a 20m riparian margin on each side of the permanent stream and delete requirement for planting to be located within publicly vested esplanade reserves.
8	8.13	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend Table IX.10.1 to identify a minimum road reserve width of 18m for all new local roads and include a footnote to recognise that the width may be reduced subject to detailed design.
8	8.14	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Include matters of discretion and assessment criteria for development that does not comply with standard IX.6.1.8 to consider the approved Stormwater Management Plan, and stormwater treatment (including communal devices).

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
8	8.15	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>Delete IX.6.1.12 OR amend as follows:</p> <p>A no-complaints covenant shall must be included on each title issued within the precinct. This covenant shall be registered with the deposit of the survey plan, in a form acceptable to RNZAF Base Auckland under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection under the Resource Management Act 1991 and successive legislation or otherwise in respect of any noise associated with the RNZAF Base Auckland <u>in favour of Royal New Zealand Defence Force Base Auckland, by the landowner (and binding any successors in title) not to complain as to noise effects generated by the lawful operation of the airbase. The restricted no compliant covenant is limited to the effects that could be lawfully generated by activities at the time of the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to defence activities (although an individual restrictive no complaint covenant may do so). Details of the existence of covenant documents may be obtained from Royal New Zealand Defence Force Base Auckland, its solicitors, or in the case of registered covenants by searching the Title to the relevant property.</u></p> <p>Or words to that effect.</p>
8	8.16	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>Amend IX.9 as follows:</p> <p>Stormwater management</p> <p>(2) All applications for subdivision and development must demonstrate how the proposal is consistent with the requirements of the approved Stormwater Management Plan including:</p> <p>(a) areas where stormwater management requirements are to be met on-site and where they will be met through communal infrastructure;</p> <p>(b) the type and location of all public stormwater network assets that are proposed to be vested in council; and</p> <p>(c) consideration of the proposed stormwater design and infrastructure will integrate with stormwater infrastructure in the wider Precinct, including consideration of potential cumulative effects; <u>and</u></p> <p><u>(d) Demonstrate engagement with RNZDF for any communal wetland devices to consider whether birds will be attracted and increase bird strike risk.</u></p> <p>Or words to that effect.</p>
8	8.17	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend precinct provisions to ensure editorial consistency with the AUP, for example replace all references to 'shall' in the precinct to 'must' and other references.
8	8.18	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend IX.4.1 Activity table to be consistent with the standardised format of the AUP. For example: <ul style="list-style-type: none"> • Amend "Land use" to "Use" • Insert new row "Residential" after Rule (A1)

Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
8	8.19	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Delete Rule IX.4.1(A8) and (A15).
8	8.20	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Amend IX.6.1.9 as follows: (1) ... (b) that are certified as being able to meet Standard IX.6.9(a)(i) (1)(a) by a person suitably qualified and experienced in acoustics prior to its construction; and

Submissions

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Matthew Howley

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

11 Makete Crescent, Hobsonville

11 Makete Crescent, Hobsonville

Telephone: 0212049681

Email: mjhowley@hotmail.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC 122 (Private)

Plan Change/Variation Name 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s) Sequencing of the proposed plan change in respect to the Auckland Future Development strategy and prior to infrastructure (roading, public transport provisions and water services) being in place to support the change. With this sequencing not being correct the plan change will detract from the quality of life of existing residence in the area.

Or
Property Address

Or
Map

Or

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Matthew Howley

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

11 Makete Crescent, Hobsonville

11 Makete Crescent, Hobsonville

Telephone: 0212049681

Email: mjhowley@hotmail.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC 122 (Private)

Plan Change/Variation Name 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Sequencing of the proposed plan change in respect to the Auckland Future Development strategy and prior to infrastructure (roading, public transport provisions and water services) being in place to support the change. With this sequencing not being correct the plan change will detract from the quality of life of existing residence in the area.

Or
Property Address

Or
Map

Or

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Martin Cheung

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

4 Waipana Street, Auckland 0618

4 Waipana Street, Auckland 0618

Telephone:

Email: chuddy2000@hotmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

Road surface to be upgraded from Brigham Creek Roundabout the full length of Sinton Road	2.1
Clarks Lane will also require upgrading as part of the increase in existing cyclists using it and additional foot traffic	2.2
Street lighting to full Length of Sinton Road and Clarks Lane	2.3
Footpath from Ockleston Landing to Brigham Creek Road for the increase in foot traffic - we already have a lot of weekend cyclists and walkers using Sinton Road	2.4
Clearance of Sinton road vegetation to allow better sight lines as the road is obscured around corners when pedestrians are on there	2.5
Not convinced that the green space within the new development will be sufficient considering the quantity of housing the developer is able to build	
Sufficient car parking available within the development so that there isn't a spill over of cars onto Sinton Road	2.6
Would like to see a urban and section plan to understand the full extent of the development.	2.7
Wide green belt between the waterfront and housing to allow for erosion for the next 100years understanding if the council will develop the full peninsular of the footpath	2.8
Will there be design covenants in place?	2.9
Will there be a local Residents Association for this development to keep residents accountable?	

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

M.Cheung

Signature of Submitter

(or person authorised to sign on behalf of submitter)

21 Nov 2025

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date: 30/11/2026

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

W van der Steen

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

West Harbour

West Harbour

Telephone:

Email: wvds@outlook.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC 122 (Private)

Plan Change/Variation Name 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

PC 122 - variation 15,17, 17a Clarks Land and 110,12,14,16 Sinton Road

Or
Property Address

Or
Map

Or

Submission

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

Stop all new housing development until the road structure is update to cater for the volume of houses.

3.1

This includes fixing all on and off roamps to SH18 (Upper Harbour).

This includes PARKING and schools.

Empty text area for additional details.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Willem van der Steen

30/11/2025

Signature of Submitter

Date

(or person authorised to sign on behalf of submitter)

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.



Watercare Services Limited
73 Remuera Road, Remuera,
Auckland 1050, New Zealand
Private Bag 92521, Victoria Street West,
Auckland 1142, New Zealand
Telephone +64 9 442 2222
www.watercare.co.nz

Auckland Council
Private Bag 92300
Auckland 1142

Attention: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council

SUBMISSION ON: Proposed Private Plan Change 122: 15, 17 and 17A
Clarks Lane, and 10, 12, 14 and 16 Sinton Road

FROM: Watercare Services Limited

ADDRESS FOR SERVICE: planchanges@water.co.nz

DATE: 12 December 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 (**LGA**) 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 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 assets¹.
- 1.5. Watercare is subject to interim economic regulation under the Watercare Charter (**Charter**). The Charter imposes minimum service quality standards, financial performance objectives, and an interim price-quality path. The Commerce Commission has been appointed as the Crown monitor and has regulatory oversight of Watercare's compliance with the Watercare Charter.
- 1.6. 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 Council² including the Auckland Plan 2050, the Auckland Unitary Plan (Operative in Part) (**AUP(OP)**), the Auckland Future Development Strategy 2023-2053 (**FDS**), and the Auckland Council's Growth Scenario (**AGS2023 v1.1**).
- 1.7. The Local Government (Water Services) Act 2025 (**LGWSA**) was enacted on 26 August 2025. The LGWSA requires, among other things, that Watercare operates in the most cost-effective manner, including that decisions relating to options for providing wastewater infrastructure must be for the option that is considered to be the most-cost effective option for the life of the infrastructure assets³

2. SUBMISSION

- 2.1. This is a submission on a private plan change requested by Cabra Developments Limited (**Applicant**) to the AUP(OP) that was publicly notified on 14 November 2025 (**PPC 122**).
- 2.2. The land subject to PPC 122 (**PPC 122 Area**) comprises approximately 16.65 ha at 15, 17 and 17A Clarks Lane and 10–16 Sinton Road, Whenuapai East. PPC 122 seeks to:
 - a) Rezone land from Future Urban Zone to:
 - Residential – Mixed Housing Suburban
 - Residential – Mixed Housing Urban
 - Open Space – Informal Recreation.
 - b) Apply the Stormwater Management Area – Flow 1 (SMAF-1) overlay.
 - c) Introduce a new Whenuapai East Precinct with site-specific provisions for

¹ Local Government (Auckland Council) Act 2009, s57(1).

² Local Government (Auckland Council) Act 2009, s58.

³ Local Government (Water Services) Act 2025, s254.

integrated development and infrastructure.

- 2.3. PPC 122 proposes approximately 500-600 dwellings and associated infrastructure.
- 2.4. Watercare **opposes** PPC 122 because it is materially out-of-sequence with planned bulk water supply infrastructure creating significant risks to service levels for existing customers and live-zoned areas.
- 2.5. 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 2025-2028, the FDS, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision, the Watercare Business Plan 2025-2034 (10-Year Business Plan), and the current Watercare Asset Management Plan (**AMP**). Watercare has also considered the relevant Resource Management Act 1991 (**RMA**) documents, including the AUP(OP) and the National Policy Statement on Urban Development 2020 (**NPS-UD**).
- 2.6. It is noted that any infrastructure delivery dates provided in this submission below are forecast dates only and are subject to change.

Specific parts of PPC 122 this submission relates to

- 2.7. Watercare's submission relates to PPC 122 in its entirety.
- 2.8. Without limiting the generality of paragraph 2.7 above, Watercare has a particular interest in:
 - a) The actual and potential effects of PPC 122, if approved, on Watercare's existing and planned networks and the service Watercare provides; and
 - b) The proposed precinct provisions insofar as they relate to water supply and wastewater servicing.

Specific reasons for submission

- 2.9. Without limiting the generality of the matters raised above, Watercare makes the following further / specific submissions.

Sequencing of development

- 2.10. 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 AGS2023 v1.1 and the AUP(OP).
- 2.11. Watercare's investment decisions are guided by its AMP and its 10-Year Business Plan, which together set out how Watercare will maintain, renew, and deliver new infrastructure to meet demand. The Business Plan, approved by Watercare's Board and Auckland Council, outlines priority projects, funding allocations, and

regulatory compliance under the Watercare Charter. These documents ensure that infrastructure delivery is sequenced to align with planned growth and available funding. Out-of-sequence development, such as PPC 122, has the potential to conflict with this investment framework and can risk diverting funding from critical renewals and planned upgrades, undermining Watercare’s ability to maintain service levels for existing customers and live-zoned areas.

2.12. The PPC 122 Area is located within the Whenuapai East future urban area. The FDS states that the timing for the delivery of the bulk infrastructure for the Whenuapai East future urban area is not before 2035+.⁴

2.13. Appendix 6 of the FDS identifies the infrastructure prerequisites that enable the development of the future urban areas. This Appendix states:⁵

... 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.

2.14. Relevant to wastewater and water infrastructure, the Whenuapai Wastewater Package 2 (Southern portion only), the Trig Road Water Reservoir, and the North Harbour 2 Watermain Project (**NH2W**) are listed in Appendix 6 of the FDS as being infrastructure prerequisites for the Whenuapai East future urban area:⁶

Whenuapai East	Not before 2035+	Brigham Creek Road upgrade SH16 to SH18 Connections Hobsonville Road Upgrade Upper Harbour (SH18) Rapid Transit Whenuapai Wastewater Package 2 (Southern portion only) Trig Road Water Reservoir, North Harbour No.2 Watermain Project
----------------	---------------------	--

2.15. Based on Watercare’s current infrastructure assessment (superseding Watercare’s memorandum dated 19 June 2025 – discussed further at paragraph 2.16 below), the following is confirmed as required to service the PPC 122 Area:

- a) **Bulk wastewater servicing:** Servicing for the PPC 122 Area relies on Wastewater Pump Station (**WWPS**) 70, following its diversion to the Northern Interceptor as part of the Rosedale Northern Interceptor Integration project. This project will resolve the current capacity constraints at WWPS 70 and provide sufficient capacity to accommodate the anticipated wastewater flows

⁴ The Auckland Future Development Strategy 2023-2053, Appendix 7: Future urban area summary – Whenuapai East, at page 44.

⁵ The Auckland Future Development Strategy 2023-2053, Appendix 6: Future urban infrastructure prerequisites, at page 35.

⁶ The Auckland Future Development Strategy 2023-2053, Appendix 6: Future urban infrastructure prerequisites, at page 39.

enabled by the proposed plan change. The Rosedale Northern Interceptor Integration project is under construction and is expected to be commissioned by late 2026.

- b) ***Bulk water supply servicing***: The PPC 122 Area cannot be supported with water supply until the NH2W is completed and commissioned. NH2W is a critical \$785 million project, currently funded in Watercare's current AMP and 10-Year Business Plan and forecast for completion in late 2034, with risks that delivery could extend beyond 2035. NH2W is essential to relieve pressure on the North Harbour 1 Watermain Project (**NH1W**), which is the sole transmission main currently servicing West Auckland, Upper North Shore and Hibiscus Coast. While the Trig Road Reservoir will assist with balancing peak flows, NH2W remains the primary prerequisite for growth in Whenuapai East. Work to understand available headroom in the NH1W is underway but until it is completed, Watercare's position remains that the NH2W is a prerequisite for all future urban areas 2035+ and beyond, including the PPC 122 Area.

Prior engagement and advice

- 2.16. Watercare has previously provided advice to the Applicant and Council regarding the servicing of the PPC 122 Area. An initial letter issued to the applicant in July 2024,⁷ and a subsequent memorandum to Council dated 18 December 2024, indicated that development of the PPC 122 Area did not rely on the delivery of bulk water supply or wastewater prerequisites. After undertaking further assessment incorporating updated modelling, revised demand projections and delivery risks for key infrastructure projects, Watercare's memorandum dated 19 June 2025 revised that position. That memorandum confirmed that upgrades to both the bulk water supply and bulk wastewater networks would be required before connections could be approved. In relation to wastewater, the June 2025 memorandum identified that while the FDS-listed Whenuapai Wastewater Package 2 (Southern portion) was not required for this PPC, completion of the Rosedale Northern Interceptor Integration project (currently expected in late 2026) would still be necessary to provide sufficient downstream capacity. In relation to water supply, the memorandum concluded that the PPC could not proceed ahead of the completion of NH2W, noting that this limitation could not be addressed through precinct provisions. The assessment set out in this submission builds on and supersedes the June 2025 memorandum, is consistent with its overall conclusions, and reflects Watercare's most up-to-date assessment of bulk infrastructure capacity, sequencing and delivery risks.

Effects of out of sequence development in Watercare bulk infrastructure

- 2.17. The bulk infrastructure upgrades described above would be necessary prerequisites for any subdivision or development enabled by PPC 122, if it is approved. The current timeline indicates bulk wastewater infrastructure will not be

⁷ Set out at Appendix B to the Infrastructure Report dated October 2024, Appendix 10 to the Plan Change Request.

- available until 2026 at the earliest. The Rosedale Northern Interceptor Integration Project is currently under construction and therefore the forecast completion timeframe is subject to more certainty than projects that have not moved into this phase. Given typical duration of a plan change process and subsequent consenting stages and the certainty for the project completion timeframe, it is anticipated that if rezoned the PPC Area can be serviced by the bulk wastewater network within a typical lead-time for development. Watercare therefore considers bulk wastewater servicing to be a manageable constraint compared to bulk water supply, which remains the primary infrastructure prerequisite for this area.
- 2.18. By contrast, bulk water supply infrastructure will not be available until at least 2034 (and potentially 2035+, depending on delivery risks associated with the NH2W project). As a result, even with precinct provisions in place, the PPC 122 Area cannot be serviced with bulk water supply for approximately a decade.
- 2.19. The timing outlined above shows that while bulk wastewater capacity is a manageable constraint, bulk **water supply** capacity will not be available until at least 2034 (or potentially later). This creates a material misalignment with the sequencing anticipated in the FDS, in which Whenuapai East is not scheduled for live zoning or bulk water servicing until 2035+. As a result, Watercare considers PPC 122 to be materially out-of-sequence with respect to bulk water supply infrastructure. Given the typical 10-year planning horizon for RMA plans,⁸ Watercare notes that this development proposal comes a decade before essential water supply infrastructure would be available (at the earliest).
- 2.20. Connecting the PPC 122 Area ahead of the timing planned under the FDS and AGS2023 v1.1 may jeopardise Watercare's ability to service planned growth in the wider areas supported by the NH1W. Where out-of-sequence plan changes are approved and land is live-zoned earlier than anticipated under the FDS and the AGS2023 v1.1, the actual growth rate may accelerate relative to AGS2023 v1.1 projections, causing the capacity of Watercare's infrastructure to be taken up faster than the programmed or future upgrades can be delivered. This directly impacts Watercare's ability to service existing customers and planned growth in already live-zoned areas.
- 2.21. Out-of-sequence development, if connected to the bulk water supply network ahead of the completion of the NH2W, could undermine Watercare's ability to maintain service levels for existing customers for example, an inability to meet firefighting water supply requirements and compromised network resilience during peak demand or unplanned outages.
- 2.22. Watercare does not support the live zoning of future urban land ahead of the availability of the required bulk infrastructure to support development of that land. This would create expectations that connections would be provided before the bulk prerequisite infrastructure is available. The NH2W is funded and underway, but due to its scale and complexity, it cannot be delivered earlier than the current

⁸ See e.g. section 79 of the RMA.

forecast (2034/2035+). While some sections may provide resilience benefits if completed early, they will not deliver the capacity needed for growth.

- 2.23. While PPC 122 proposes a suite of water and wastewater-related precinct provisions in recognition of the bulk water and wastewater limitations applying to the development of the PPC 122 Area, those provisions are insufficient to address Watercare's concerns, and in particular its concerns regarding bulk water-supply capacity.

Cumulative infrastructure impacts

- 2.24. Watercare is particularly concerned about the cumulative infrastructure impacts arising from multiple out-of-sequence private plan changes within the wider wastewater catchments and water supply zones, notably PPC 100 (Riverhead), PPC 109 (98-100 & 102 Totara Road, Whenuapai), PPC 111 (Hobsonville Grove), PPC 86 (41-43 Brigham Creek Road, Whenuapai) and the current PPC 122 proposal. In this context, Watercare also notes the potential for further out-of-sequence private plan changes in this area to be notified in the near future.
- 2.25. In addition to multiple out-of-sequence private plan changes in this area, Watercare is already required to support the significant amount of existing live-zoned land within the relevant wastewater catchments and water-supply zones. This land provides substantial development capacity that will need to be serviced ahead of any unplanned growth. While the current network can meet existing demand, premature development would accelerate capacity uptake and create servicing constraints, risking reduced levels of service and network resilience. Until the NH2W is completed these risks cannot be mitigated.
- 2.26. It is therefore critical that Council fully understands the existing development capacity within existing urban and live-zoned areas when evaluating PPC 122 and the impact on the AGS2023 v1.1.

Infrastructure integration

- 2.27. The NPS-UD and AUP(OP) Regional Policy Statement (**RPS**), which PPC 122 must "give effect to", both emphasise the importance of integrating urban development with infrastructure planning and funding decisions. Objective 6 of the NPS-UD specifically requires that decisions on urban development integrate with infrastructure planning and funding. There are several relevant AUP(OP) provisions in Chapters B2 and B3. By way of example, AUP(OP) Policy B2.2.2(7)(c) emphasises the need to integrate with the provision of infrastructure when rezoning land within the Rural Urban Boundary. Similarly, AUP(OP) Objective B3.2.1(5) requires that infrastructure and land use planning are integrated to service growth efficiently. B2.9 of the AUP(OP) explains that the AUP(OP) objectives and policies should be considered in conjunction with the Council's other principal strategic plans such as the Auckland Plan, and that the strategies and asset management plans of infrastructure providers (such as

Watercare) will also be “highly relevant”.

- 2.28. PPC 122 is 10 years out-of-sequence with the delivery of bulk water-supply infrastructure identified as a pre-requisite in the FDS. Without clear alignment and appropriate sequencing, PPC 122 risks undermining the effectiveness, resilience, and efficiency of existing and planned public water supply infrastructure investments. Watercare does not consider PPC 122 gives effect to the NPS-UD and AUP(OP) objectives and policies referenced above.

Local networks

- 2.29. Watercare records that, if PPC 122 is approved and made operative, the local water supply and wastewater network upgrades required to support the plan change would be assessed at the time of resource consent application and engineering plan approval. These local network upgrades are the responsibility of the developer to deliver at its cost.

3. DECISIONS SOUGHT

- 3.1. For the reasons stated in this submission, Watercare opposes PPC 122. The proposal is fundamentally premature, with essential bulk water supply infrastructure not available for approximately a decade (potentially 2035+), and beyond the typical 10-year planning horizon for RMA plans. Watercare’s primary relief is therefore that PPC 122 is declined in its entirety. 4.1
- 3.2. Notwithstanding Watercare’s primary position that PPC 122 should be declined, Watercare’s secondary relief, if the Commissioners are minded to approve PPC 122, is that the proposed precinct provisions be significantly strengthened to manage adverse effects on Watercare’s bulk water supply infrastructure by ensuring that the NH2W is completed and commissioned prior to subdivision and development occurring. 4.2
- 3.3. Watercare seeks that the following new and/or amended provisions be included in the PPC 122 precinct provisions at a minimum:
 - a) Precinct description text that recognises the importance of sequencing development with bulk water supply infrastructure delivery, and the need to restrict subdivision and development until they can be connected to operational bulk water supply infrastructure with sufficient capacity to service the precinct. 4.3
 - b) Objectives and policies that avoid subdivision and development occurring ahead of the provision of bulk water supply infrastructure with sufficient capacity to service the precinct. 4.4
 - c) Amendments to the Activity Table to make non-compliance with the requirements in the wastewater and water supply infrastructure standard a non-complying activity (restricted discretionary activity status, as presently proposed by the Applicant, is insufficient). 4.5

- d) Amendments to the water and wastewater infrastructure standard to:
 - i. refer not only to “public reticulated water and wastewater infrastructure services”, but also to “bulk water supply and wastewater infrastructure”, as there are bulk infrastructure upgrades required to enable subdivision and development, as explained in this submission; 4.6
 - ii. replace the word “provided” with “completed, commissioned and functioning”; 4.7
 - iii. ensure consistency with the RMA (e.g. to refer to a certificate in terms of section “224(c) of the Resource Management Act 1991”, rather than “section 224 certificate”). 4.8
- e) Notification provisions ensuring Watercare is involved where bulk infrastructure standards are not met. 4.9
- f) Special information requirements that address both local and bulk servicing strategies. 4.10
- g) Delete the matters of discretion and assessment criteria relating to non-compliance with the water and wastewater infrastructure standard (reflecting Watercare’s assessment that non-complying activity status is appropriate). 4.11
- h) Any consequential or other amendments required to address Watercare’s concerns as stated in this submission.
- 3.4. These amendments should reflect Watercare’s position that subdivision and development must be coordinated with infrastructure delivery and capacity, consistent with the NPS-UD, the AUP(OP) Regional Policy Statement, and the FDS. However, Watercare primary position is that the fundamental timing and sequencing issues relating to bulk water supply capacity mean PPC 122 is inappropriate regardless of any potential amendments to these provisions. 4.12
- 3.5. Watercare remains available to meet with the Applicant to further explain the bulk servicing position and the factors informing it, should that be of assistance in understanding this submission.

4. APPEARANCE AT HEARING

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

12 December 2025



Helen Shaw
Head of Strategy and Consenting
Watercare Services Limited

Address for Service:
Amber Taylor
Development Planning Lead
Watercare Services Limited
Private Bag 92521
Victoria Street West Auckland 1142
Phone: 022 158 4426
Email: planchanges@water.co.nz

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

CHUN-KAI TSENG

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

57 Riverlea Rd Whenuapai 0618 Auckland.

Telephone:

0210490957

Email:

chunkaitseng@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change /variation to an existing plan:

Plan Change/Variation Number

PC 122 (Private)

Plan Change/Variation Name

15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

[Redacted area]

Or

Property Address

[Redacted area]

Or

Map

[Redacted area]

Or

Entire PC 122 (Private)

[Redacted area]



**Submission on Proposed Plan Change 120 (Private): 15, 17 and 17A
 Clarks Lane, and 10, 12, 14 and 16 Sinton Road
 Auckland Unitary Plan**

Clause 6 of First Schedule, Resource Management Act 1991

To: Auckland Council
Address: Planning Technicians
 Planning and Resource Consents Department
 Auckland Council
 Private Bag 92300
 Auckland 1142
Email: unitaryplan@aucklandcouncil.govt.nz

Submitter: New Zealand Defence Force
Contact Person: Rebecca Davies, Principal Statutory Planner

Address for Service: New Zealand Defence Force
 C/- Tonkin + Taylor
 PO Box 9544
 Hamilton 3204
 Attention: Alia Cederman

Phone: +64 21 445 482
Email: rebecca.davies@nzdf.mil.nz / acederman@tonkintaylor.co.nz

Broad submission points

1. This is a submission by the New Zealand Defence Force ("NZDF") on Proposed Plan Change 122 (Private): 15, 17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road to the Auckland Unitary Plan – Operative in Part ("PPC 122"). PPC 122 seeks to rezone land from Future Urban Zone to Residential – Mixed Housing Urban Zone, Residential – Mixed Housing Suburban Zone and Open Space – Informal Recreation Zone, apply the Stormwater Management Area Flow 1 overlay, and apply the Whenuapai East Precinct to the sites. NZDF's submission comprises the points raised below, as well as in the attached table.
2. The applicant has undertaken pre-lodgement consultation with NZDF and has sought to address many of NZDF's concerns through proposed Precinct provisions. While NZDF is neutral on PPC 122, if PPC 122 is approved, NZDF generally supports those Precinct provisions, particularly the inclusion of a reverse sensitivity covenant standard. However, NZDF has identified some areas where the provisions should be further refined to provide stronger protection for RNZAF Base Auckland, for clarity, and in some cases for consistency with other Precincts in the Whenuapai area.

3. NZDF operates the Royal New Zealand Air Force (RNZAF) Base Auckland at Whenuapai, located to the west of the PPC 122 area. RNZAF Base Auckland is a significant Defence facility, of strategic importance regionally, nationally and internationally. Ensuring that this facility can continue to operate to meet statutory Defence purposes under section 5 of the Defence Act 1990 is critical. Defence purposes include the defence of New Zealand, the provision of assistance to the civil power either in New Zealand or elsewhere in times of emergency, and the provision of public service when required. RNZAF Base Auckland is essential to achieving these purposes.
4. NZDF wishes to ensure that development (including construction activity) enabled under PPC 122 is undertaken in a way that does not adversely affect NZDF's continued ability to safely and efficiently carry out military and aircraft operations at RNZAF Base Auckland. NZDF seeks to protect RNZAF Base Auckland from adverse effects of new development, including in relation to reverse sensitivity. Development must be appropriately located and designed in relation to this established nationally and regionally significant infrastructure.
5. Given the location of the PPC 122 area in relation to RNZAF Base Auckland, it is critical that potential risks to current and future NZDF aircraft and Base operations are avoided. Protection is required by the AUP policy framework, specifically Objective B3.2.1(6) and Policies B3.2.2(4) and (5) of the Regional Policy Statement (RPS) which aim to protect significant infrastructure, including defence facilities, from reverse sensitivity effects. PPC 122 is required to give effect to that strong policy direction.

Engine testing noise

6. The PPC 122 area is affected by noise from engine testing which is an essential part of aircraft maintenance. As no noise overlay currently applies, PPC 122 proposes to include acoustic insulation and ventilation standards that generally replicate standard D24.6.1 (that apply within the Aircraft Noise Overlay). If PPC 122 is approved, NZDF generally supports the approach of applying the D24.6.1 standards across the entire PPC 122 area (in combination with a requirement for reverse sensitivity covenants).

Obstacle/Structure Heights: Designation 4311 (Whenuapai Airfield Approach and Departure Path Protection)

7. NZDF understands that PPC 122 proposes a maximum total building height of 12 m. The location of the area subject to PPC 122 (PPC area) is within Minister of Defence Designation 4311 "Whenuapai Airfield Approach and Departure Path Protection" (Designation 4311) which applies to airspace in the vicinity of RNZAF Base Auckland. The purpose of the designation is "Defence purposes (as defined by section 5 of the Defence Act 1990) – protection of approach and departure paths".
8. Designation 4311 requires that no obstacle shall penetrate the approach and departure path obstacle limitation surfaces (OLS) (as shown on the planning maps and described in the designation) without the prior approval in writing of NZDF. Such obstacles present a significant safety risk for the operation of aircraft at RNZAF Base Auckland.
9. While restrictions under Designation 4311 are set out in the designation wording itself, it requires plan users to cross-reference to the Designations chapter. NZDF's experience is that the restrictions are often not well understood, and are easily missed, or not considered, in the context of temporary crane use in particular. Unapproved crane use is a significant safety and operational issue, and hinders use of RNZAF Base Auckland as it can necessitate closure of runways. Therefore, it is important that proposed Precinct

standards refer specifically to the designation to advise that written approval from NZDF must be obtained to exceed the designated height restriction (including temporarily).

10. The matters above identify broad submission points on PPC 122 and background and reasons for NZDF's position. In addition, and to further assist (but not limit the points above), specific provisions NZDF wishes to see amended in PPC 122 are set out in the attached table. NZDF seeks relief that addresses the points above, as well as in the attached table, including any such further alternative or consequential relief as may be necessary to fully give effect to this submission.

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

NZDF **wishes to be heard** in support of this submission.

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

R Davies

12/12/2025

Date

Person authorised to sign
on behalf of New Zealand Defence Force

The following table sets out the decisions sought by NZDF, including specific amendments to the provisions of PPC 122 (shown in underline and ~~strikethrough~~) and further reasons for NZDF’s support or opposition to these provisions, in addition to those set out in the body of this submission (above).

Point	Provision	Support/ Oppose	Reasons*	Relief Sought*
1.	Whole of plan change	Neutral	<p>The applicant has engaged with NZDF and has sought to address its concerns through proposed Precinct provisions. If approved, PPC 122 must provide a regulatory framework and provisions that appropriately give effect to the AUP policy framework, in particular the RPS, and protect current and future RNZAF Base Auckland operations from adverse effects, including reverse sensitivity effects. If PPC 122 is approved, NZDF generally supports the proposed regulatory framework and specific provisions (which includes requirements for reverse sensitivity covenants) as they are necessary to ensure the ongoing safe and efficient operation of RNZAF Base Auckland.</p>	<p>Ensure that RNZAF Base Auckland operations are protected against adverse effects (including reverse sensitivity effects) through measures including standards for reverse sensitivity covenants, so it can continue to operate to meet statutory Defence purposes under section 5 of the Defence Act 1990.</p>
2.	IX.1 Precinct Description	Support	<p>NZDF supports the Precinct Description recognising the proximity of the Precinct to RNZAF Base Auckland. While the Precinct provisions address the potential for reverse sensitivity effects on RNZAF Base Auckland including the inclusion of Standards IX.6.1.9 and IX.6.1.12 relating to noise, the provisions do not explicitly reference engine testing noise. NZDF requests that specific reference is added to provide context and explanation for the standards applying to activities sensitive to noise. This is similar to the approach taken in other precincts in the Whenuapai area, including Whenuapai Business Park (PC107).</p>	<p>Amend the Precinct Description to recognise the importance of RNZAF Base Auckland and add reference to engine testing as per the wording below, or wording to similar effect.</p> <p>...<i>Development in accordance with this purpose is achieved by recognising the:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Proximity of the Royal New Zealand Air Force (RNZAF) Base Auckland <u>and its national and regional importance.</u></i> <p>...</p> <p><i>Development of this Precinct will be guided by</i></p>

6.1

6.2

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
				<p><i>Whenuapai East Precinct Plan 1.</i></p> <p><u>Engine testing is carried out at RNZAF Base Auckland, and can be conducted at any time and for extended periods. The Whenuapai East Precinct is subject to provisions imposing restrictions on activities in the Precinct that are sensitive to noise, to manage the potential for reverse sensitivity effects on the operations of RNZAF Base Auckland.</u></p>
3.	IX.2 Objective (7)	Support	NZDF supports Objective (7) which addresses effects on the operation and activities of RNZAF Base Auckland.	Retain wording as notified or wording to similar effect.
4.	IX.3 Policy (8)	Support in part	NZDF supports the intent of IX.3 Policy (8) to manage reverse sensitivity effects and safety risks on the operation and activities of RNZAF Base Auckland. However, the wording should be clarified to make it clear that it addresses reverse sensitivity effects in addition to safety risks relating to bird strike, lighting, glare and reflection. This could be achieved through the addition of a comma after reverse sensitivity effects. NZDF requests the addition of reference to “reflection” along with glare.	<p>Amend IX.3 Policy (8) to clarify the wording and include reference to reflection as per the wording below, or wording to similar effect:</p> <p><i>Require subdivision, use and development including stormwater management to avoid, remedy or mitigate adverse effects <u>on the operation and activities of RNZAF Base Auckland,</u> including reverse sensitivity effects, and safety risks relating to bird strike, lighting, and glare <u>and reflection, on the operation and activities of RNZAF Base Auckland.</u></i></p>
5.	IX.4 Activity table	Support	NZDF supports the text above the Activity Table referring to Designation 4311 and the restrictions it imposes on temporary and permanent structure height. It is important for parties to be aware of the constraints on obstacle heights. As the designation provisions are in a separate	Retain wording as notified or wording to similar effect.

6.2 cont.

6.3

6.4

6.5

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
			AUP chapter, it aids plan legibility and reduces the risk of requirements being missed if they are clearly referred to in the Precinct chapter.	
6.	IX.4 Activity table	Support in part	The activity table is structured into “Land use” and “Subdivision” sections with the Land Use section further broken into subcategories Residential – Mixed Housing Suburban Zone, Residential Mixed Housing Urban Zone, Open Space – Informal Recreation zone, and Development. As “development” activities occur in all the subcategories the legibility of the table could be improved. This could be achieved by amending the subheading “Development” to “All Zones” or “Development in All Zones” or similar.	Amend the activity table to clarify the relationship between subcategories e.g. by amending the subheading “Development” to “All Zones” or “Development in All Zones” or similar.
7.	IX.4.1(A8)	Support	NZDF supports activities that do not comply with standards IX.6.1.9 Residential dwelling construction and design, IX.6.1.10 Lighting, IX.6.1.11 Temporary activities and construction requiring resource consent as a restricted discretionary activity. However, the wording in activity A8 refers to “buildings”. The standards apply more widely than only to “buildings” e.g. IX.6.1.10(3) relates to outdoor lighting. The rule should therefore be amended to refer to “activities”.	Amend Rule IX.4.1(A8) so that “activities” not meeting the specified standards are a restricted discretionary activity e.g. <i>Buildings Activities that do not comply with standards IX.6.1.3 Road design....IX.6.3.8 Windows to the street.</i> <i>Add standard IX.6.1.X Bird strike to (A8)</i>
8.	IX.4.1(A15)	Oppose in part	Subdivision that does not comply with Standard IX.6.1.12 Noise (requiring a reverse sensitivity covenant) is a restricted discretionary activity under Rule IX.4.1(A15). NZDF considers that non-compliance with Standard IX.6.4 Noise is more appropriately considered as a non-complying activity. The location and orientation of PC122 relative to RNZAF Base Auckland and engine testing locations at the base means there is significant potential for reverse sensitivity effects.	Amend the activity table so that subdivision that does not comply with Standard IX.6.1.12 Noise is a non-complying activity.

6.6

6.7

6.8

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
9.	IX.5 Notification (3)	Support in part	<p>Potential reverse sensitivity or safety effects on RNZAF Base Auckland trigger the requirement for resource consent. As such effects have the potential to curtail or constrain the operations of RNZAF Base Auckland, it therefore follows that NZDF would be a potentially affected party. NZDF supports clause (3)(b) requiring Council to give specific consideration when determining affected persons for a proposal that does not comply with IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, IX.6.11 Temporary activities and construction, and IX.6.12 Noise.</p> <p>As stormwater management has the potential to result in an increase in bird strike risk with effects on RNZAF Base Auckland, NZDF requests non-compliance with the stormwater management standard be included in the list.</p>	<p>Retain wording as notified or wording to similar effect, with the addition of reference to Standard IX.6.1.8 Stormwater management.</p> <p><i>When deciding who is an affected person in relation to any activity for the purpose of section 95E of the Resource Management Act 1991, the Council will give specific consideration to:</i></p> <p><i>a. those persons listed in Rule C1.13(4); and</i></p> <p><i>b. The New Zealand Defence Force in relation to any proposal that does not comply with:</i></p> <p><u>i. IX.6.1.8 Stormwater management (1)</u></p> <p><i>i. IX.6.9 Residential dwelling construction and design</i></p> <p><i>ii. IX.6.10 Lighting;</i></p> <p><i>iii. IX.6.11 Temporary activities and construction;</i></p> <p><i>or</i></p> <p><i>iv. IX.6.12 Noise; <u>or</u></i></p> <p><u>v. IX.6.X Bird strike.</u></p>
10	Application of Precinct Standards	Support	<p>NZDF supports the IX.6 Standards applying to all activities in the Precinct, including those identified in the Precinct table IX.4.1 and those identified in the zone chapters.</p>	<p>Retain application of IX.6 Standards applying to all activities in the Precinct, including those identified in the Precinct table IX.4.1 and those identified in the zone chapters.</p>

6.9

6.10

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
11	Standard IX.6.1.8 Stormwater Management	Support in part	<p>NZDF supports the requirement of Standard IX.6.1.8 Stormwater Management that land use and development is managed in accordance with the approved Stormwater Management Plan. Subdivision that does not comply with Standard IX.6.1.8 Stormwater Management is a discretionary activity (A17) and development that does not comply is also a discretionary activity (A10).</p> <p>The Stormwater Management Plan provided with PPC 122 identifies stormwater devices that attract birds, such as wetlands or wet ponds, as a potential bird strike risk and they are not recommended for the plan change area.</p> <p>Although such wetlands and wet ponds are not proposed, NZDF seeks that this be a requirement of the standard as it currently does not require compliance with a specific version of the Stormwater Management Plan.</p> <p>The standard requiring compliance with the SMP helps to manage effects on RNZAF Base Auckland, including in relation to bird strike. Therefore, NZDF seeks this stated purpose of the standard be retained but amended to refer to “effects” rather than reverse sensitivity effects.</p>	<p>(1) Amend Standard IX.6.1.8 Stormwater management to provide certainty that the approved Stormwater Management Plan in IX.6.1.8(1) appropriately addresses the risk of bird strike and avoids the use of stormwater detention/retention ponds/wetlands that may result in the attraction of birds that could become a hazard to aircraft operating at RNZAF Base Auckland.</p> <p>(2) Amend the purpose of IX.6.1.8 Stormwater management as follows:</p> <p><i>Purpose:</i></p> <p>...</p> <ul style="list-style-type: none"> To manage reverse sensitivity effects on RNZAF Base Auckland, including in relation to bird strike.
12	Standard IX.6.1.9 Residential dwelling construction and design	Support in part	<p>NZDF supports this standard requiring sound attenuation measures in the construction and alteration of buildings for activities sensitive to noise across the entire PPC 122 area. NZDF considers that the wording could be improved to clarify the purpose and the application of the standard, to better align the wording with defined AUP terms, and for consistency with the Whenuapai Business Park Precinct (Plan Change 107).</p>	<p>(1) Amend Standard IX.6.1.9 to clarify its purpose, application, and improve its workability as follows or wording to similar effect:</p> <p><i>IX.6.1.9 Residential dwelling cConstruction and design of buildings for activities sensitive to</i></p>

6.11

6.12

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
				<p><u>noise</u></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> • <i>To avoid reverse sensitivity effects on RNZAF Base Auckland,</i> • <i>To ensure appropriate levels of including in relation to internal amenity for nearby residents.</i> <p><i>(1) New residential and other activities sensitive to noise and alterations and additions to existing buildings accommodating activities sensitive to noise must <u>be designed and constructed to meet the requirements of D24.6.1.provide sound attenuation and related ventilation and/or air conditioning measures:</u></i></p> <p><i>(a) to ensure the internal environment of habitable rooms does not exceed a maximum noise level of 40 dB Ldn; and</i></p> <p><i>(b) that are certified as being able to meet Standard IX.6.9(a)(i) by a person suitably qualified and experienced in acoustics prior to its construction; and</i></p> <p><i>(c) so that the related ventilation and/or air conditioning system(s) satisfies the requirements of New Zealand Building Code Rule G4, or any equivalent standard which replaces it, with all external doors of the building and all windows of the habitable rooms closed.</i></p>

6.12
cont.

Point	Provision	Support/ Oppose	Reasons*	Relief Sought*
			<p>*As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.</p>	<p>*While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.</p>
13	Standard IX.6.1.10 Lighting	Support in part	<p>Lighting, glare, and reflection is a concern for NZDF as it can distract pilots and cause confusion by replicating runway lighting. There is the potential for reflection from roofing and cladding materials to create a sunstrike effect on pilots approaching or taking off from the Base Auckland runway and this should be avoided. External cladding of buildings and roofs needs to be of low reflectivity materials (less than 20% specular reflectance) to avoid this sunstrike effect.</p> <p>NZDF supports a standard avoiding these effects. However, NZDF requests that the standard be amended to:</p> <ul style="list-style-type: none"> • Better reflect the scope of the standard in the title by including reference to glare and reflection • Delete reference to reverse sensitivity as it is not the purpose of this standard • Delete ‘subdivision’ from clause (1) as the matters relate to development. Alternatively, if it is intended to apply to subdivision, this should be included in the Activity Table. • Clarify the wording of clause (2) • Require a maximum reflectivity of 20% rather than 30% consistent with the Whenuapai 3 Precinct Standard I617.6.3(2), and Whenuapai Business Park Precinct Standard I6XX.6.9. 	<p>(2) Make consequential amendments throughout the Precinct chapter to update the references to the name of the Standard.</p> <p>Amend standard IX.6.3 to address the issues identified by NZDF as follows, or wording to similar effect:</p> <p><i>IX.6.1.10 Lighting, <u>glare, and reflection</u></i></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> • To avoid reverse sensitivity effects on RNZAF Base Auckland, including in relation to flight hazards and safety. • <i>To avoid the effects of lighting, <u>glare, and reflection</u> on aircraft utilising RNZAF Base Auckland.</i> <p>(1) Any <i>subdivision and</i> development must avoid effects of lighting <i>and glare</i> on the safe and efficient operation of RNZAF Base Auckland, to the extent that lighting:</p> <ol style="list-style-type: none"> i. Avoids simulating approach and departure path runway lighting ii. Ensures that clear visibility of approach and

6.12 cont.

6.13

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
				<p><i>departure path runway lighting is maintained; and</i></p> <p><i>iii. Avoids glare or light spill that could affect flight safety or aircraft operations.</i></p> <p>(2) External building materials must be constructed with the following:</p> <p><i>i. Roof surfaces and eExternal building surfaces (excluding vertical surfaces) greater than 10m above ground level must not exceed a reflectivity (specular reflectance) of 2030% white light where located 10m above ground level, and all roof surfaces.</i></p> <p><i>(3) No person may illuminate or display the following outdoor lighting between 11:00pm and 6:30am:</i></p> <p><i>(a) searchlights; or</i></p> <p><i>(b) outside illumination of any structure or feature by floodlight that shines above the horizontal plane.</i></p> <p>* Alternatively, if it is intended to apply to subdivision, this should be included in the Activity Table.</p>
14	Standard IX.6.1.11 Temporary activities and	Support in part	NZDF supports a standard relating to temporary activities and construction structures infringing the Obstacle Limitation Surfaces (OLS). It is important for parties to be aware of the constraints on both	Amend Standard IX.6.1.11 to address the issues identified by NZDF as follows, or wording to similar effect:

6.13
cont.

6.14

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
	construction		<p>permanent and temporary obstacle heights. This includes obstacles penetrating the OLS that do not require building or resource consent, such as construction cranes and trees. Such obstacles present a significant safety risk for the operation of aircraft at RNZAF Base Auckland. For example, there have been incidents where NZDF has not been notified prior to the operation of cranes within the OLS and this has forced the closure of the main runway. NZDF requests the standard be reworded to address this, and to refer to the New Zealand Defence Force as the entity rather than RNZAF.</p>	<p><i>IX.6.1.11 Temporary activities and construction</i></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> • <i>To avoid safety and operation risk effects on the RNZAF Base Auckland.</i> <p><i>(1) Any <u>activity application for subdivision and development</u> that requires the use of a temporary structure or construction equipment <u>being erected (including cranes) which may breach that will potentially infringe</u> the Obstacle Limitation Surfaces for the protection of the Whenuapai Airfield Approach and Departure Paths must inform the New Zealand Defence Force of:</i></p> <p><i>(i) The type of structure(s) or construction equipment being erected and their height; and</i></p> <p><i>(ii) The duration of the works.</i></p> <p><i>Note: Reference should also be made to Designation 4311: Whenuapai Airfield Approach and Departure Path Protection. In specified circumstances set out in Designation 4311 the written approval of NZDF will be required. identified in designation 4311, must obtain prior written approval from RNZAF.</i></p>
15	Standard IX.6.1.12	Support	<p>NZDF supports this standard requiring covenants to manage reverse sensitivity effects. NZDF considers covenants to be necessary and</p>	<p>Amend Standard IX.6.1.12 to address the issues</p>

6.14 cont.

6.15

Point	Provision	Support/ Oppose	Reasons*	Relief Sought*
	Noise	in part	<p>appropriate in order to appropriately protect RNZAF Base Auckland from reverse sensitivity effects.</p> <p>However, the terminology used should be 'reverse sensitivity' covenant on the basis that this more accurately reflects the purpose of the covenant (as recently confirmed by the Environment Court in <i>New Zealand Defence Force v Selwyn District Council</i> [2025] NZEnvC 210). In addition, NZDF requests that the standard be amended to:</p> <ul style="list-style-type: none"> • Clarify the purpose of the standard which is to avoid or mitigate reverse sensitivity effects <u>on</u> RNZAF Base Auckland. • Refer to New Zealand Defence Force as the entity rather than RNZAF Base Auckland (the facility/location). 	<p>identified by NZDF as follows, or wording to similar effect:</p> <p><i>IX.6.1.12 Noise</i></p> <p><i>Purpose:</i></p> <ul style="list-style-type: none"> • <i>To ensure that potential reverse sensitivity effects on of noise from the adjacent RNZAF Base Auckland are appropriately addressed avoided, remedied, or mitigated within the Precinct.</i> <p><i>(1) A no-complaints reverse sensitivity covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the survey plan, in a form acceptable to the New Zealand Defence Force RNZAF Base Auckland under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection under the Resource Management Act 1991 and successive legislation or otherwise in respect of any noise associated with the RNZAF Base Auckland.</i></p>
16	IX.6.3.1 Building height	Support in part	<p>NZDF seeks that height restrictions under Designation 4311 be reflected in the building height standard for greater visibility and to provide greater clarity for plan users.</p>	<p>Amend IX.6.3.1 Building height to refer to the requirements of Designation 4311 with respect to height limitations and the Obstacle Limitation</p>

6.15 cont.

6.16

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
				<p>Surfaces.</p> <p>This could also include insertion of an additional bullet point to the purpose:</p> <p>To manage the height of buildings to:</p> <p>...</p> <ul style="list-style-type: none"> • Ensure compliance with (NZDF requirements)
17	IX.6 Standards – new standard	New standard	Bird strike risk is a significant concern for NZDF. Other Precincts around RNZAF Base Auckland, such as Whenuapai Business Park and the Whenuapai 3 Precinct, contain a standard requiring measures to discourage bird roosting if roof gradients are less than 15 degrees. NZDF requests that an equivalent standard be included in the PPC 122 Precinct.	<p>(1) Insert a new standard requiring measures to discourage bird roosting e.g.:</p> <p><u>Birdstrike</u></p> <p><u>(a) If roof gradients are less than 15 degrees, measures to discourage bird roosting on the roof of the structure are required.</u></p> <p><u>(b) Any measures to discourage bird roosting on the roof of the structure must be maintained thereafter to the satisfaction of Auckland Council in consultation with NZDF.</u></p> <p>(2) Make consequential amendments to the Precinct provisions to include reference to the new standard including in the activity table, notification section, matters of discretion, and assessment criteria.</p>
18	IX.8.1 Matters of	Support in part	NZDF supports effects on operation of RNZAF Base Auckland, including reverse sensitivity effects, being included as a matter for discretion but requests the wording be amended to address “effects” on the operation	Amend IX.8.1 Matters of discretion to address the issues identified by NZDF as follows, or wording to

6.16 cont.

6.17

6.18

Point	Provision	Support/ Oppose	Reasons*	Relief Sought*
	discretion (4)		of RNZAF Base Auckland, including (but not limited to) reverse sensitivity effects. As recognised in Policy IX.6.3(8) effects also include safety risks. NZDF also considers that the standards relate to “activities” more broadly than just “buildings” and request the wording is amended accordingly. This wording is as per the matters of discretion in PC107 Whenuapai Business Park Precinct.	<p>similar effect:</p> <p><i>(4) <u>Buildings Activities</u> that do not comply with standards IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, <u>glare, and reflection</u>, IX.6.11 Temporary activities and construction, <u>IX.6.X Bird strike</u></i></p> <p><i>(a) <u>Reverse sensitivity effects on the RNZAF Base Auckland. Effects on the operation of RNZAF Base Auckland including reverse sensitivity effects and any measures to avoid, remedy or mitigate these effects.</u></i></p>
19	IX.8.1 Matters of discretion (10)	Support in part	As sought in a submission point above, NZDF requests that the activity status for non-compliance with Standard IX.6.12 is amended to non-complying. However, if it is retained as restricted discretionary NZDF requests the wording be amended.. This wording is as per the matters of discretion in PC107 Whenuapai Business Park Precinct.	<p>If the activity status of non-compliance with Standard IX.6.12 is retained as a restricted discretionary activity, amend IX.8.1 Matters of discretion to address the issues identified by NZDF as follows, or wording to similar effect:</p> <p><i>(10) Subdivision that does not comply with standard IX.6.12 Noise</i></p> <p><i>(a) <u>Reverse sensitivity effects on the RNZAF Base Auckland. Effects on the operation of RNZAF Base Auckland including reverse sensitivity effects and any measures to avoid, remedy or mitigate these effects.</u></i></p>
20	IX.8.2 Assessment	Support in part	The assessment criteria for restricted discretionary activities resulting from non-compliance with standards IX.6.9, IX.6.10, and IX.6.11 as set	Amend IX.8.2 Assessment criteria to address the issues identified by NZDF as follows, or wording to

6.18 cont.

6.19

6.20

Point	Provision	Support/ Oppose	Reasons*	Relief Sought*
	criteria		<p>out in criteria (4) simply cross reference to Policy IX.6.3(8). (Noting it is assumed that this intended to refer to “Policy IX.3(8)”). While Policy IX.6.3(8) requires consideration of effects on RNZAF Base Auckland, including reverse sensitivity effects, it does not provide assessment criteria to guide the assessment of consent applications. NZDF requests specific assessment criteria are included and that ‘buildings’ is changed to ‘activities’ to better align with the application of the standard as outlined in submission points above.</p>	<p>similar effect:</p> <p><i>(4) <u>Buildings Activities</u> that do not comply with standards IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, <u>glare, and reflection</u>, IX.6.11 Temporary activities and construction, <u>IX.6.X Bird strike</u></i></p> <p><i>(a) <u>Refer to Policy IX.6.3(8)- The effects on the operation and activities of the RNZAF Base Auckland including potential reverse sensitivity effects and effects on aircraft safety, in relation to:</u></i></p> <p><i><u>(i) Lighting, glare, and reflection;</u></i></p> <p><i><u>(ii) Temporary activities and construction;</u></i></p> <p><i><u>(iii) Bird strike; and</u></i></p> <p><i><u>(iv) Noise.</u></i></p>
21	IX.8.2 Assessment criteria	Support in part	<p>As outlined in submission points above, NZDF requests the activity status of activities that do not comply with Standard IX.6.12 Noise be changed to non-complying. If the restricted discretionary activity status is retained, NZDF considers that the assessment criteria could be improved by providing greater direction on matters to be considered. This should retain reference to reverse sensitivity effects on RNZAF Base Auckland.</p>	<p>Amend IX.8.2 Assessment criterion (10) to provide greater direction on matters to be considered, while retaining reference to reverse sensitivity effects on RNZAF Base Auckland. NZDF requests the following wording, or wording to similar effect:</p> <p><i>(10) Subdivision that does not comply with standard IX.6.12 Noise</i></p> <p><i><u>(a) Refer to Policy IX.6.3(8)</u></i></p>

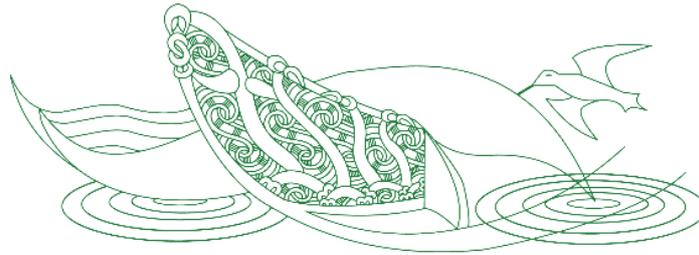
6.20
cont.

6.21

Point	Provision	Support/ Oppose	Reasons* *As stated above, NZDF is neutral on PPC 122. Where it is stated NZDF “supports” provisions, this is on the basis of “if PPC 122 is approved”.	Relief Sought* *While this column identifies specific relief sought, additional or consequential amendments, or wording to similar effect, may be required in order to address the points raised by NZDF in the broad submission above or the specific points below.
				<p>(a) The extent to which any subdivision and subsequent development may result in reverse sensitivity effects on RNZAF Base Auckland.</p>
22	IX.9. Special information requirements (2) Stormwater Management	Support in part	<p>NZDF notes that the activity status of subdivision and development not meeting Standard IX.6.1.8 Stormwater Management is discretionary. As stormwater management has the potential to attract birds and increase bird strike risk the standard identifies bird strike effects as part of its purpose. The potential for bird strike is recognised in the Stormwater Management Plan provided in the PPC 122 documentation. NZDF requests that specific consideration is given to bird strike risk when demonstrating compliance with the Stormwater Management Plan.</p>	<p>Amend IX.9 Special information requirements for stormwater management to ensure specific consideration is given to bird strike risk when demonstrating compliance with the Stormwater Management Plan. E.g. amend as follows, or wording to similar effect:</p> <p><i>Stormwater management</i></p> <p><i>(2) All applications for subdivision and development must demonstrate how the proposal is consistent with the requirements of the approved Stormwater Management Plan including:</i></p> <p>...</p> <p><u>(d) Confirmation the proposal avoids stormwater detention/retention ponds/wetlands that may result in the attraction of birds that could become a hazard to aircraft operating at RNZAF Base Auckland.</u></p>

6.21
cont.

6.22



NGĀTI TAMAOHO SETTLEMENT TRUST

Submission on Private Plan Change PC122 – Whenuapai East

To: Auckland Council

Plan Change: PC122 – Whenuapai East Precinct

Submitter: Te Taiāo Unit: Ngāti Tamaoho Settlement Trust

Contact Details:

- Address: 128 Hingaia Rd, Karaka

P O Box 2721652, Papakura, Auckland, 2244

- Email: edith@tamaoho.maori.nz
- Phone: 0220445074

1. Position on the Plan Change

Oppose

We oppose PC122 because it is inconsistent with the **Future Development Strategy (FDS)** sequencing, risks uncoordinated infrastructure delivery, and fails to adequately protect environmental and cultural values, contrary to the **Resource Management Act 1991 (RMA)** and relevant planning policies.

7.1

2. Reasons for Opposition

Policy Misalignment

- **Future Development Strategy 2023 (FDS)**
 - Whenuapai East is identified for development in **Years 11–30 (2035+)**. Advancing development now undermines integrated planning and funding principles.
- **Auckland Regional Policy Statement (ARPS) – Policy B2.2.2(7)**

- Requires rezoning to support a quality compact urban form and integrate with infrastructure. PC122 risks fragmented development without confirmed delivery of arterial transport and bulk water/wastewater upgrades.
- **National Policy Statement on Urban Development (NPS-UD)**
 - Policy 8 requires responsiveness, but only where a well-functioning urban environment is achieved. Premature rezoning without strategic infrastructure compromises this.
- **New Zealand Coastal Policy Statement (NZCPS)**
 - Policies 1, 6, and 13 require protection of coastal character and avoidance of inappropriate subdivision. MDRS-level intensification at the coastal edge conflicts with these policies.

Environmental Risks

- **RMA Section 6(a), (h)**
 - Coastal natural character and natural hazard management are matters of national importance. PC122 enables development near areas subject to **coastal erosion (14–18m over 100 years)** and flood hazards.
- **Stormwater and Freshwater Management**
 - Increased impervious surfaces risk contaminant discharge to Waiarohia Inlet, contrary to **NPS-Freshwater Management** objectives.

Mana Whenua Perspectives

- **Cultural Impact Assessment (CIA) – Te Kawerau ā Maki**
 - Identifies permanent adverse effects on cultural landscape, archaeological sites (shell middens), and Waiarohia Inlet.
 - Concerns include:
 - Loss of productive soils (Papatūānuku) and alteration of natural contours.
 - Increased stormwater discharges and mixing of waters without natural filtration.
 - Impacts on kai moana and downstream cultural sites.
 - Urbanisation diminishing the cultural setting of Waiarohia o Ngariki awa.

- Recommended **30m setbacks** from coast and streams have not been adopted; proposed 20m esplanade and 10m planting are insufficient. | 7.2
- Mana whenua seek **meaningful involvement in design**, naming, and stewardship of open spaces, which is not guaranteed under current provisions. | 7.3

3. Cultural Restoration Recommendations

If the plan change proceeds, I request the following **cultural restoration measures** be provided for in support of our whanaunga Iwi Te Kawerau a Maki:

- **Riparian and Coastal Planting** | 7.4
 - Planting plans co-designed with mana whenua, using indigenous species significant to iwi (e.g., harakeke, kahikatea, pūriri).
- **Archaeological Protection**
 - Avoid stormwater outfalls near midden sites; incorporate cultural interpretation signage and art in esplanade reserves.
- **Naming and Storytelling**
 - Streets, reserves, and walkways to reflect local whakapapa and historical narratives agreed with mana whenua.
- **Water Quality and Wai Māori**
 - Integrate natural filtration systems (raingardens, swales) to uphold **Te Mana o te Wai** principles.
- **Cultural Monitoring**
 - Mana whenua representatives involved in monitoring earthworks, planting, and stormwater management during construction.
- **Mahi Toi Opportunities**
 - Opportunities to incorporate cultural way finders in the form of Pou, or Rock and or integration of artforms into concept design throughout.

4. Relief Sought

We request that **PC122 be declined**, or alternatively deferred until:

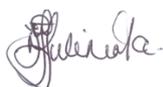
- Infrastructure prerequisites identified in the **FDS, LTP, and RLTP** are delivered and operational.

- A comprehensive **cultural and environmental mitigation plan** is agreed with mana whenua and Auckland Council, including:
 - **30m coastal and riparian setbacks.**
 - Protection of archaeological sites and avoidance of stormwater outfalls near middens.
 - Co-design of riparian planting and public spaces with mana whenua.
 - Cultural Monitoring Plan.
- Coastal hazard and flood risk management measures are fully integrated and certified. | 7.5
- Auckland Council confirms funding and sequencing for transport upgrades to avoid isolated development. | 7.6
- Ngati Tamaoho support the outcomes our whanaunga Iwi Te Kawerau a Maki have requested going forward. | 7.7

5. Hearing

I wish to be heard in support of my submission.

6. Signature




NGĀTI TAMAHOHO SETTLEMENT TRUST

Edith Tuhimata

Kaitiaki Taiao Matua

Ph: 0220445074

E: edith@tamaoho.iwi.nz

[128 Hingaia Road, Karaka](#)

PO Box 2721652, Papakura

Auckland 2244

Date: 12/12/2025



NGĀTI TAMAOHO SETTLEMENT TRUST

Cultural Monitoring Plan – Whenuapai East Precinct

Purpose

To ensure that development within the Whenuapai East Precinct respects and protects cultural heritage, environmental values, and mana whenua interests throughout all stages of subdivision and construction, consistent with **Te Mana o te Wai, RMA Section 6(e)**, and iwi management plans.

Key Objectives

1. **Protect cultural heritage sites** (e.g., shell middens, wāhi tapu) from disturbance.
2. **Maintain and enhance cultural values** associated with Waiarohia Inlet and riparian areas.
3. **Enable active mana whenua participation** in monitoring and decision-making.
4. **Integrate tikanga Māori practices** into environmental management and restoration.

Scope

- Applies to **earthworks, infrastructure installation, stormwater outfalls, and planting** within:
 - Coastal esplanade reserves.
 - Riparian margins (streams and wetlands).
 - Areas identified in the Cultural Impact Assessment (CIA).

Components

1. Pre-Construction

- **Cultural Induction** for contractors and project managers:
 - Overview of cultural values, tikanga protocols, and archaeological sensitivities.
- **Site Walkover with Mana Whenua:**
 - Confirm locations of middens, wāhi tapu, and sensitive areas.
- **Approval of Planting Plans:**
 - Co-design with mana whenua using indigenous species of cultural significance.

2. Construction Phase

- **On-Site Cultural Monitors:**
 - At least one mana whenua representative present during:
 - Bulk earthworks.
 - Works near coastal edge or streams.
 - Installation of stormwater outfalls.
- **Archaeological Protocols:**
 - Immediate work stoppage if koiwi (human remains) or taonga are discovered.
 - Notify Heritage NZ and mana whenua before resuming.

3. Environmental Monitoring

- **Water Quality Checks:**
 - Regular sampling of stormwater discharge points for contaminants.
- **Erosion and Sediment Control Audits:**
 - Ensure compliance with best practice and cultural expectations.

4. Post-Construction

- **Cultural Planting Verification:**
 - Mana whenua sign-off on riparian and coastal planting.
- **Interpretive Features:**
 - Install cultural signage, art, or storytelling elements in esplanade reserves.
- **Final Hui:**
 - Review outcomes, lessons learned, and confirm cultural values have been upheld.

Reporting

- Monthly reports to Auckland Council and mana whenua detailing:
 - Activities monitored.
 - Issues identified and resolved.
 - Compliance with cultural protocols.
-

IN THE MATTER of the Resource Management Act 1991
(**RMA**)

AND

IN THE MATTER of a submission under clause 6 of the First Schedule to the RMA on Plan Change 122 - 15,17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road, Whenuapai

SUBMISSION ON NOTIFIED PROPOSAL FOR PRIVATE PLAN CHANGE 122 TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART)

To: Auckland Council

Name of submitter: Auckland Council

Contact: Clare Wall Shaw

Address for service: Auckland Council
135 Albert Street
Private Bag 92300
Auckland 1142

INTRODUCTION

1. This is a submission on Private Plan Change 122: 15,17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road, Whenuapai (**PPC122**) to the Auckland Unitary Plan (Operative in Part) (**AUP**) by Cabra Development Ltd
2. PPC122 proposes to rezone approximately 16.65 hectares of land from Future Urban Zone (**FUZ**) to a mix of Residential – Mixed Housing Suburban (**MHS**), Residential - Mixed Housing Urban (**MHU**), and Open Space – Informal Recreation zones and the Whenuapai East Precinct. PPC122 also seeks to apply the Stormwater Management Area Flow 1 (**SMAF**) control to the entire plan change area.
3. Auckland Council (**the Council**) could not gain an advantage in trade competition through this submission.
4. This submission by the Council in its capacity as submitter (**ACS**) relates to PPC122 in its entirety and all provisions of PPC122 including:

- a. The Whenuapai East Precinct
- b. The AUP maps

GENERAL REASONS FOR THE SUBMISSION

5. Future urban areas, such as the PPC122 area, play a critical role in Auckland's growth. The Council supports the future urbanisation of land subject to the Whenuapai Structure Plan (WSP) as a mechanism to provide for growth in northwest Auckland. The purpose of the request is broadly recognised as providing for efficient use of FUZ land to provide for residential activities to meet demand.
6. However, there are a number of aspects to PPC122 that are of concern to ACS to the extent that ACS opposes the plan change in its entirety and seeks that if approved, the matters raised in the submission are addressed.
7. Based on ACS's review of the plan change information, ACS broad concerns with PPC122 are as follows:
 - a. It does not give effect to Part 2 of the RMA and in particular sustainable management of natural and physical resources.
 - b. It does not give effect to the National Policy Statement on Urban Development 2020 (updated May 2022) (**NPS-UD**) expectations of a well-functioning urban environment.
 - c. It does not give effect to key objectives and policies of Chapters B2 Urban Growth and Form and B3 Infrastructure, Transport and Energy of the Regional Policy Statement (**RPS**) of the AUP.
 - d. The sequencing of development is not consistent with the Future Development Strategy (**FDS**).
 - e. Specific aspects of the PPC122 provisions. If PPC122 is approved, ACS has concerns including:
 - the need to strengthen the precinct infrastructure provisions to ensure the integration land use and infrastructure.
 - the use of a broad no-complaints covenant to address noise from the Airbase.
 - the clarity and effectiveness of the provisions generally.
8. The above matters are discussed in more detail below and in Attachment 1 to this submission.

Infrastructure prerequisites

9. The NPS-UD and RPS Chapters B2 and B3 of the AUP contain objectives and policies that place strong emphasis on the importance of ensuring the integration of infrastructure, including transport infrastructure, with land use / urbanisation. Examples of these provisions include:

- a. Objective 6 of the NPS-UD requires local authority decisions on urban development that affect urban environments to be "Integrated with infrastructure planning and funding decisions".
 - b. The range of RPS provisions in chapters B2 and B3 that address the need for the integration of infrastructure provisions, planning and funding with land use, and the timely, efficient, and adequate provision of infrastructure, including B2.2.1(1); B2.2.2(2)(c) and (d); B2.2.2(4) and (7); B3.3.1(1)(b); B3.3.2(5). For example, Policy B3.3.2(5)(a) is to: *'Improve the integration of land use and transport by ... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth'*.
10. Auckland Council adopted the Auckland Future Development Strategy 2023-2053 (FDS) in November 2023, replacing the Future Urban Land Supply Strategy (2017). The FDS meets the intent behind the National Policy Statement on Urban Development and focuses on the long-term future of Tamaki Makaurau. A key component of the FDS is to integrate long-term land use and infrastructure planning while meeting future climate, environmental, population, housing and employment needs.
11. The FDS introduces infrastructure prerequisites, linked to the development readiness of areas. This is to ensure that bulk infrastructure for development is well-coordinated and can provide a safe, sustainable environment on which communities can be based. The FDS identifies the timing for the Whenuapai East area, including the plan change area, with live zoning not to happen before 2035+. The infrastructure prerequisites for the Whenuapai East area to support full build out are:
- a. the Brigham Creek Road upgrade
 - b. State Highway 16 (SH16) to State Highway 18 (SH18) connections
 - c. the Hobsonville Road upgrade
 - d. the Upper Harbour (SH18) Rapid Transit network improvements
 - e. the Whenuapai Wastewater Package 2 (Southern portion only) project
 - f. the Trig Road Water Reservoir project
 - g. the North Harbour No.2 Watermain Project
12. ACS understands that Auckland Transport and Watercare consider that the development that would be enabled by the request does not rely on all of the FDS prerequisites. It can be supported by existing transport with some local upgrades, bulk wastewater services will be available. However, there are constraints on bulk water supply.
13. As the proposed zoning of this land is out of sequence ACS considers the precinct provisions require strengthening to cover any timing or funding issues affecting the wider Whenuapai East area.
- Reverse sensitivity effects**
14. The national importance of the ongoing operation of the airbase at Whenuapai is recognised and acknowledged.
15. The PPC122 area is subject to noise from the New Zealand Defence Force (NZDF) Auckland Base. These activities generate noise that is not regulated by the AUP through Designation 4310 Whenuapai Airbase or any other standards or rules. The main noise sources are engine testing. There are no limits on the amount of noise that these activities can generate, and there are no controls on the duration of these noises or the time of day that they can occur.

16. The PPC122 area is not affected by the Airport Noise Overlay as set out in Chapter D24 of the AUP.
17. ACS considers that the absence of any regulation of these noise sources is a key concern for PPC122. The lack of regulation of noise effects and the dynamic nature of the NZDF operations, fleet, budgets and responsibilities means that there could be considerable change in the noise levels and overall noise effects generated from the Whenuapai air base over time. This could include more frequent engine testing or emergency flights, or a change in the fleet to include aircraft with noisier engines or other restrictions or reasons that could increase noise levels across the PPC122 land.
18. The lack of regulation of noise emissions from these sources means that the noise effects could change over time without requiring NZDF to alter their Designation or any AUP provisions. ACS is concerned that this could result in higher noise levels or longer durations (or both) in the future.
19. PC122 relies on the Acoustic Assessment (Appendix 17 of the Request) prepared for the council for Plan Change 5 Whenuapai in 2017. It quantifies the noise from engine testing using measurements of engine testing undertaken at that time. The noise levels across the PPC122 land is not anticipated to be significant. The Acoustic Assessment sets out that the noise levels in the plan change area will be just over 57 dB Ldn at a height of 4.2m and less than this at ground level. Such noise levels could be generated for several hours per day and night, and potentially in the middle of the night. ACS considers that where the likely and possible duration and timing of the noise is unknown, this has the potential to create unacceptable health and amenity effects for the residents living in this area.
20. ACS is specifically concerned about sleep disturbance and the impact of this noise on the indoor amenity of residents and the likely effects on outdoor activities, in addition to the disruption to residential activities generally.
21. ACS is cognisant that the Whenuapai Structure Plan 2016 identified this area for medium density housing and noted that the noise effects of engine testing had been identified as a potential issue. Further work was signalled as necessary, with the opportunity to review the noise assessment during the plan change process. Plan Change 5 was subsequently withdrawn by the Council.

DECISION SOUGHT

22. At its meeting on 11 September 2025,¹ the Council's Policy and Planning Committee resolved to delegate authority to the Chairperson and Deputy Chairperson of that Committee and a member of the Houkura - Independent Māori Statutory Board to approve a council submission:

(c) ...that seeks that this private plan change request be declined unless it is modified to address the matters raised in the agenda report and other relevant matters are appropriately addressed, including (but not limited to): the esplanade reserve provisions, changes to the private plan change request to ensure that development is not enabled until there has been provision of infrastructure (e.g. through

¹ PEPCC/2025/139(c).

strengthening the objectives, policies and precinct provisions included in the private plan change request), and changes to address stormwater and flooding issues, transport requirements, and water and wastewater issues.

23. Consistent with the above resolution, ACS's position is that, unless the issues raised in this submission are properly addressed, it seeks the following relief:
- a. The primary relief sought by ACS is for the Panel to decline PPC122 in its entirety; or
 - b. Without limiting its primary relief, in the event that PPC122 is approved in part or in full, ACS seeks:
 - Amendments to the notified precinct provisions as outlined in this submission and in Attachment 1; and
 - Such further, other, or consequential relief, including in relation to PPC122's explanatory text, objectives, policies, activity table, standards, matters of discretion, assessment criteria, special information requirements, and maps/plans that reflects or responds to the reasons for this submission.
24. ACS is willing and able to work through the matters raised in this submission with the applicant.

APPEARANCES AT THE HEARING

25. ACS wishes to be heard in support of its submission.
26. If others make a similar submission, ACS will consider presenting a joint case with them at the hearing.

DATED 16 December 2025

On behalf of Auckland Council as submitter:



Celia Davison
Manager, Planning, Central South

Address for service:
Clare Wall Shaw
Email: Clare.WallShaw@aucklandcouncil.govt.nz
Telephone: 09 301 0101

Postal address:
Auckland Council
135 Albert Street
Private Bag 92300

Auckland 1142

Attachment 1

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested
Overall	Oppose	ACS seeks the plan change to rezone approximately 16.65 hectares of land at 15,17 and 17A Clarks Lane, and 10, 12, 14 and 16 Sinton Road, Whenuapai from Future Urban to a mix of Residential – Mixed Housing Suburban (MHS), Residential - Mixed Housing Urban (MHU), and Open Space – Informal Recreation zones be declined in its entirety.	Decline the plan change OR Without limiting its primary relief, in the event that PPC122 is granted in part or in full, ACS seeks amendments to the precinct provisions as outlined in this table, and any consequential relief to the provisions to address the reasons for submission.
Water supply	Oppose	Bulk water supply will not be available until 2034. ACS seeks that the precinct provisions be amended to clarify that the North Harbour 2 Watermain must be completed and commissioned prior to an application for subdivision being lodged and/or construction of a dwelling occurs. This is particularly important as Whenuapai East is not identified by the FDS as ready for development until 2035+. ACS is concerned that out of sequence developments can impact on the delivery of Watercare’s overall works programme.	Amend the precinct provisions to require bulk water supply to be completed and commissioned prior to an application for subdivision being lodged and/or construction of a dwelling occurs or a resource consent is required as a non-complying activity. Provisions to be amended include: <ul style="list-style-type: none"> • Insert text in IX.1 Precinct description to recognise bulk water supply constrain • Strengthen objectives and policies • Amend Activity Table IX.4.1(A11) and (A18) to identify non compliance with standard as a non-complying activity • Amend Standard IX.6.1.4 to require bulk water supply to be completed and commissioned • Consequential amendment to delete matter of discretion IX.8.1(11) and assessment criteria IX.8.2 (11)

8.1

8.2

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested
			<ul style="list-style-type: none"> • Include a special information requirement to address water supply requirements.
Reverse sensitivity	Support in part	<p>Adverse reverse sensitivity effects from residential development in proximity to the RNZAF base is a significant issue to be addressed by the precinct provisions.</p> <p>ACS seeks that the precinct provisions are strengthened to provide clarity. Objective 7 as notified reads as a policy, and Policy 8 does not achieve the directive of Objective 7 to avoid as far as practicable.</p> <p>Provided wording consistent with other plan changes in Whenuapai (e.g. Plan Change 109).</p> <p>There is currently no policy support for the noise mitigation requirements in Standard IX.6.1.12.</p>	<p>Amend Objective IX.2(7) as follows:</p> <p><u>The effects of subdivision, use and development on the operation and activities of RNZAF Base Auckland are avoided</u> Avoid, as far as practicable, or otherwise remedied or mitigated the effects of subdivision, use and development, including stormwater management, on the operation and activities of RNZAF Base Auckland</p> <p>Amend Policy IX.3(8) as follows:</p> <p>Require subdivision, use and development <u>within the Precinct including stormwater management</u> to avoid, as far as practicable or otherwise remedy or mitigate <u>any</u> adverse effects, including reverse sensitivity effects and safety risks relating to bird strike, lighting and glare on the operation and activities of RNZAF Base Auckland.</p> <p>Insert new Policy IX.3(8A) as follows:</p> <p><i><u>Avoid establishing activities sensitive to noise within the Precinct unless the noise effects are appropriately avoided, remedied, or mitigated at the receiving site through acoustic treatment.</u></i></p>

8.2
cont.

8.3

8.4

8.5

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested
			<p><i>including mechanical ventilation, of buildings containing activities sensitive to noise.</i></p> <p>Or words to this effect</p>
Noise effects	Oppose in part	<p>Noise effects from engine testing are a significant adverse effect to be addressed by the precinct provisions. ACS seeks strengthened precinct provisions to address noise effects, including recognising it in the precinct description.</p> <p>While engine testing could be mitigated by other measures such as the NZDF identifying the most appropriate location to undertake testing and/or by constructing a purpose-built enclosure, the mitigation of noise within the airbase is outside the scope of this plan change and is not within council’s powers or functions.</p>	<p>Develop new or amended precinct provisions as appropriate to address noise effects.</p> <ul style="list-style-type: none"> • Include text in IX.1 Precinct description to recognise the restrictions on activities sensitive to noise. • Amend Table IX.4.1 to identify non-compliance with standard IX.6.1.12 Noise as a discretionary activity. • Consequential amendment to delete matter of discretion IX.8.1(10) and assessment criterion IX.8.2 (10).
Integration of land use and infrastructure	Oppose in part	Subdivision and development must be integrated and sequenced with the delivery of infrastructure by not enabling it to occur in advance of operational transport, water and wastewater infrastructure.	<p>Amend Objective IX.2(5) as follows:</p> <p>Subdivision and development is <u>coordinated and are integrated and sequenced with the upgrade and delivery of infrastructure, and do does not occur in advance of the availability of operational infrastructure including transport infrastructure, bulk water supply, wastewater and stormwater services.</u></p> <p>Amend Objective IX.2(6) as follows:</p>

8.5
cont.

8.6

8.7

8.8

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested
			<p>Access to, from and within the Precinct for all modes of transport occurs in a safe, effective and efficient <u>and integrated</u> manner that mitigates the adverse effects of traffic generation on the surrounding network.</p> <p>Or words to this effect</p>
Water and wastewater	Oppose in part	ACS seeks amendments to ensure integration of land use with the provision of water supply and wastewater (including bulk services) prior to subdivision and/or construction of dwellings.	<p>Amend Policy IX.3(4) as follows:</p> <p>Require publicly reticulated <u>Ensure sufficient local network</u> stormwater, water and wastewater infrastructure to be <u>is</u> available to service new residential dwelling and/or lots.</p> <p>Insert new Policy IX.3(4A) as follows:</p> <p><u>Avoid subdivision, use and development prior to the availability of operational bulk water supply, wastewater and stormwater to service development in the Whenuapai East Precinct.</u></p> <p>Amend Standard IX.6.1.4 as follows:</p> <p>(1) Publicly reticulated <u>Bulk water supply and wastewater infrastructure required for servicing of all development within the Precinct services with sufficient capacity to service the lot or dwelling must be provided completed and commissioned:</u></p> <p>(a) in the case of subdivision, prior to release of Resource Management Act 1991 section 224(c) certificate for any residential lots; and</p>

8.8
cont.

8.9

8.10

8.11

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested	
			(b) in the case of land use only, prior to the construction of any dwelling(s) or residential activities. Or words to this effect.	8.11 cont.
Riparian margins	Oppose in part	<p>ACS supports requirements for indigenous planting of riparian margins, including 10m for intermittent streams and wetlands. However, a 20m riparian margin along both sides of the permanent stream is sought for flood hazard management, as well as erosion and channel adjustments.</p> <p>Planting of riparian margins is required regardless of whether the area is publicly vested. Where subdivision requires esplanade reserves to be created, these will be publicly vested.</p>	Amend IX.6.1.6 to provide a 20m riparian margin on each side of the permanent stream and delete requirement for planting to be located within publicly vested esplanade reserves.	8.12
Transport	Oppose in part	An 18m minimum width should be specified for new local roads. This is a minimum requirement that could be refined to a lesser width at resource consent and engineering plan stages when a specific design and subdivision layout can be assessed. A footnote could be included to recognise that the 18m width may be reduced subject to detailed design at later consenting and engineering plan stages.	Amend Table IX.10.1 to identify a minimum road reserve width of 18m for all new local roads and include a footnote to recognise that the width may be reduced subject to detailed design.	8.13
Stormwater	Opposed in part	Precinct provisions do not include matters of discretion or assessment criteria for activities that do not comply with Standard IX.6.1.8 Stormwater Management.	Include matters of discretion and assessment criteria for development that does not comply with standard IX.6.1.8 to consider the approved Stormwater Management Plan, and stormwater treatment (including communal devices).	8.14

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested
		Matters of discretion are required to enable assessment of effects and impose conditions where appropriate.	
No complaints covenant	Oppose	<p>ACS opposes the use of a no-complaints covenant within the precinct area. While ASC acknowledges that covenants can be helpful to ‘filter out’ prospective residents that identify as being sensitive to noise, and helps to set expectations, they do not reduce the noise levels experienced.</p> <p>ACS first preference is to delete Standard IX.6.1.12. But in the event that the Commissioners consider a no-complaints covenant to be an acceptable method then a less restricted model would be appropriate.</p> <p>Such covenants mask the loss of amenity and adverse effects on the health of residents. They prevent the noise maker (NZDF) from gaining an understanding of the level of community concern and loss of amenity/quality of life and addressing these concerns. A blanket restriction on noise also prevents future residents within the precinct area engaging with or making submissions to any future proposals from the NZDF to manage noise, particularly engine testing noise, at the airbase. As currently worded it applies to any adverse effects generated by the lawful operation of the airbase.</p>	<p>Delete IX.6.1.12 OR amend as follows:</p> <p>A no-complaints covenant shall <u>must</u> be included on each title issued within the precinct. This covenant shall be registered with the deposit of the survey plan, in a form acceptable to RNZAF Base Auckland under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection under the Resource Management Act 1991 and successive legislation or otherwise in respect of any noise associated with the RNZAF Base Auckland in favour of Royal New Zealand Defence Force Base Auckland, by the landowner (and binding any successors in title) not to complain as to noise effects generated by the lawful operation of the airbase. The restricted no compliant covenant is limited to the effects that could be lawfully generated by activities at the time of the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to defence activities (although an individual restrictive no complaint covenant may do so). Details of the existence of covenant documents may be obtained from Royal New Zealand Defence Force Base Auckland, its solicitors, or in the case of</p>

8.15

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested
			<p><u>registered covenants by searching the Title to the relevant property.</u></p> <p>Or words to that effect.</p>
IX.9 Special information requirements	Support	Additional information requirement to support consideration of bird strike effects in relation to stormwater management.	<p>Amend IX.9 as follows:</p> <p>Stormwater management</p> <p>(2) All applications for subdivision and development must demonstrate how the proposal is consistent with the requirements of the approved Stormwater Management Plan including:</p> <p>(a) areas where stormwater management requirements are to be met on-site and where they will be met through communal infrastructure;</p> <p>(b) the type and location of all public stormwater network assets that are proposed to be vested in council; and</p> <p>(c) consideration of the proposed stormwater design and infrastructure will integrate with stormwater infrastructure in the wider Precinct, including consideration of potential cumulative effects; <u>and</u></p> <p><u>(d) Demonstrate engagement with RNZDF for any communal wetland devices to consider whether birds will be attracted and increase bird strike risk.</u></p> <p>Or words to that effect.</p>

8.15
cont.

8.16

Issue/Provision	Support/Oppose	Reasons for submission	Decision requested	
Editorial	Support	Minor editorial correction to ensure editorial consistency across the AUP.	Amend precinct provisions to ensure editorial consistency with the AUP, for example replace all references to ‘shall’ in the precinct to ‘must’ and other references.	8.17
Editorial	Oppose in part	Minor editorial amendments to Table IX.4.1 to ensure editorial consistency across the AUP.	Amend IX.4.1 Activity table to be consistent with the standardised format of the AUP. For example: <ul style="list-style-type: none"> • Amend “Land use” to “Use” • Insert new row “Residential” after Rule (A1) 	8.18
Editorial	Oppose in part	The AUP seeks to avoid duplication of provisions. The default activity status for non-compliance with standards is restricted discretionary unless otherwise specified as set out in Rule C1.9(2) Infringement of standards. Therefore, specific rule is not required in the precinct.	Delete Rule IX.4.1(A8) and (A15).	8.19
Editorial	Support	Minor amendments to fix drafting error.	Amend IX.6.1.9 as follows: (1) ... (b) that are certified as being able to meet Standard IX.6.9(a)(i) (1)(a) by a person suitably qualified and experienced in acoustics prior to its construction; and	8.20