

Appendix 1:

Information requested under Clause 23 of First Schedule of the Resource Management Act 1991

Planning, statutory and general matters	2
Transport matters – Matt Collins, Abley	7
Water and wastewater – Amber Taylor, Watercare	13
Economics – Derek Foy, Formative Ltd	14
Urban design and landscape – Rebecca Skidmore, R.A. Skidmore Urban Design Ltd	16
Built Heritage – Cara Francesco, Auckland Council	18
Notable trees – Leon Saxon, Arborlab	18
Open Space – Lea van Heerden, Auckland Council	20
Geotech – Auckland Council	24

#	Information category	Further information requested	Reasons for request
Planning, statutory and general matters			
P1	Planning - NPS-UD policy 3 consistency	<p>Please provide an evaluation of precinct and zone options of defining a walkable RTN catchment and provisions that enable 6 storeys in that walkable catchment in accordance with the NPS-UD in a manner that is self-contained and not reliant on PC 78.</p>	<p>This plan change proposal appears to rely on the council's separate plan change 78 process to give effect to the NPS-UD requirement for a 6-storey enablement within RTN walkable catchments.</p> <p>However, the notified PC 78 did not include the Franklin 2 precinct generally, nor a walkable catchment for the Paerata station. This was because PC 78 did not include SHA precincts, the location of the station was not certain and there was no indicative or real road network to assess walkable catchments at the time.</p> <p>PC 78 is still part way through a hearing process and is on hold although it may be resumed in 2024.</p> <p>It is possible the Franklin 2 plan change will be notified before PC 78 has been determined. While the PC 78 hearing panel may make a determination on SHA inclusion in PC 78 (if the PC 78 hearing proceeds) it cannot make a determination on the applicants plan change.</p> <p>Consequently it is not certain that the PC 78 process can be relied on to give effect to the NPS-UD policy 3 requirements in the Franklin 2 precinct. Therefore it is appropriate to evaluate options for giving effect to the NPS-UD policy 3 requirements in the Franklin 2 Precinct in a self-contained way via the applicants plan change. This could include using a black line to define a walkable catchment as is used by PC 78 for other RTN stations, or some other option.</p>

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P2	Planning - Business – mixed use zone	<p>Please advise whether the applicant anticipates this area being used for residential or business uses, or a mix. If it is a mix, what would the approximate ratio be.</p> <p>Please also explain why this zone is considered preferential to centre zoning for the same area.</p>	The Business – mixed use zone can be used for a variety of activities. The Urban Design Statement and indicative density plan are ambiguous as to whether it is intended to have a more commercial or a more residential focus. This assists in understanding the likely land use pattern in the vicinity of the RTN station and the role that the centre will play in the wider community.
P3	Planning - mana whenua consultation	Please provide a summary of any consultation with mana whenua that has occurred since lodgement and what active steps the applicant is taking to provide for ongoing consultation with mana whenua.	The application indicates that responses to proposals to consult have not but received from mana whenua, and that consultation will continue on an ongoing basis. This information is necessary to address statutory obligations with mana whenua and assess potential effects on mana whenua cultural values.
P4	Planning – staging of development	Please provide a summary or the intended staging plan for development, particularly in the area known as phase four. This should provide intended build out pattern and timing.	This assists in understanding how the remainder of the precinct will be developed over time and integrated with infrastructure.
P5	Planning – policy 7	What is the term 'structural elements' in policy 7intended to mean in the context of the precinct plan and why is it considered necessary to include this term in the policy at all.	It is not clear what this term is intended to include on the precinct plan, what might be not included and why subdivision and development shouldn't incorporate the precinct plan generally.

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P6	Planning policy 11	<p>Noting that the precinct plan does not indicate any open space in the transmission corridor – how is this policy intended to be given effect to.</p> <p>Also please explain how the requirements of D26 could be given effect to and the consequences on urban form and whether this could require a different open space or roading network than indicated in the precinct plan, and whether there is an expectation that the council will assume ownership of it.</p>	<p>It's not clear how this policy is intended to be implemented or how the requirements of the grid corridor overlay are to be met. While the provisions of D26 are to some degree independent of the precinct, they do affect the urban landform to be authorised by this plan change.</p> <p>Two common development responses being either roads or reserves under transmission corridor. Both responses result in the council becoming the ultimate owner and manager of the land in the corridor. Neither the concept plan nor the urban plan set consistently address this matter. It is appropriate to indicate how management of the corridor could alter the land use pattern including any changes to the proposed road networks and open space networks.</p>
P7	Planning – precinct rules	Please confirm whether the zone standards exempted in IXXX.6(2) would continue to apply for four or more dwellings.	This is not entirely clear and should be clarified.
P8	Planning – transport infrastructure rules	<p>Please provide and evaluation of the appropriate resource consent category for rule Table IXXX.4.1 Activity Table (A11) specifically considering discretionary and non-complying status.</p> <p>Please explain what precinct rules apply if the information provided in response to Table IXXX.6.13.1 (a) demonstrates that the infrastructure is required, i.e. what rules</p>	<p>Both (A10) and (A11) are restricted discretionary. In this situation, infringement of the standard, i.e. rule (A11) may more logically be discretionary or non-complying. A comparison with other recent south Auckland precincts with Transport infrastructure trigger standards showed that it is common practice for infringement to be either non-complying or discretionary.</p> <p>It is not obvious what if any rules would apply if the information provided demonstrates that the infrastructure is required, and whether there is a consent process that would assess non-provision of the infrastructure.</p>

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		<p>require the infrastructure to be provided or require a resource consent to be provided.</p> <p>Please also explain what rules would apply if the information is provided but the outcome is disputed or not agreed on review.</p> <p>Please provide any examples of recent precincts with infrastructure trigger rules of the same type, i.e. provision of information only.</p> <p>Please provide any technical information relied on to demonstrate that upgrades referred to are not likely to be required as implied by the rules.</p>	<p>Likewise it is not clear what rules would apply if the information is provided but the outcome is disputed.</p> <p>It is common practice for infrastructure trigger in AUP precinct rules to specify that particular transport infrastructure is to be provided once the specified threshold is reached, or alternatively a resource consent process is used to assess the effects of non-provision. Usually the plan change process demonstrates what upgrades are considered to be likely to be necessary so that the decision maker has confidence that the land use is supportable. The consent process is then used to assess any departures from that.</p> <p>In contrast, this proposal does not do that and any similar examples from other precincts would be useful.</p>
P9	Planning – possible inconsistencies or errors	<p>Please review the following and respond with relevant explanation and amendments:</p> <ul style="list-style-type: none"> • Is 'side' missing from IXXX.6.6(1)? • The precinct plans to be retained appear different in Appendix 4 and Appendix 5. • Does the reference to schedule 10 item 2084 in Appendices 4 and 5 relate to item 2804 in schedule 10? 	There are possible inconsistencies or errors that need clarification.

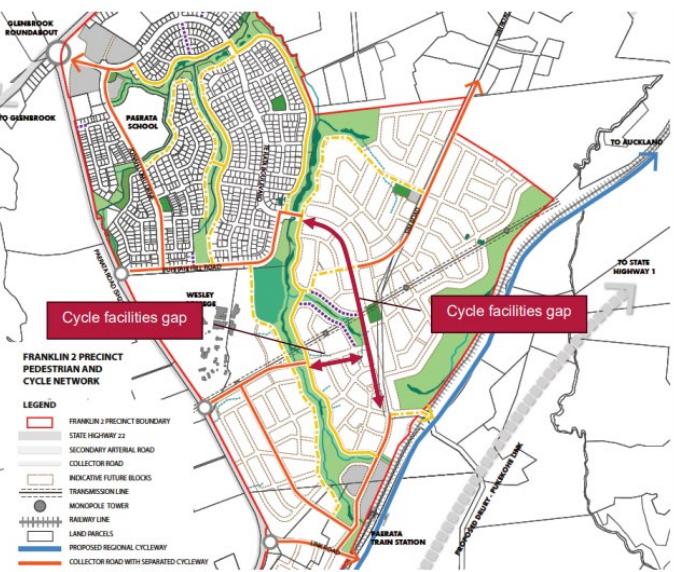
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		<ul style="list-style-type: none"> • Does the reference to IXXX.6.13.1 in (A10) and (A11) refer to IXXX.6.13(1)? 	
P10	Planning – show homes	<p>Please explain how the show home rule Table IXXX.4.1 Activity Table (A4) would apply in the THAB zone to an apartment building with multiple dwellings. For example would it apply to just one dwelling in an apartment building or potentially all dwellings in an apartment building. Would this proposed rule overrule rules Table H6.4.1 Activity Table (A3A), (A7), and (A35).</p>	<p>This information is necessary to understand the effects of the proposed show homes rule in multiunit and multistorey buildings provided for in the THAB zone and whether it would affect the integrity of the THAB zone rules and their intended outcomes.</p>
P11	Planning – framework plan resource consents.	<p>Please consider and outline any consistency issues that could arise (if any) between the existing framework plan resource consents (particularly the phase 4 LUC 60409177) and the proposed plan change, and if so how they would be resolved.</p> <p>Advise whether the framework plan resource consents would be surrendered if the plan change is successful.</p>	<p>The granted framework plan resource consents contain general land use concepts including indicative zoning. It is appropriate to consider whether inconsistencies could arise with the plan change and if so, how they would be resolved.</p> <p>The plan change seeks to remove the requirement for framework plan resource consents. This would not negate granted framework plan consents which would continue in effect. However it is appropriate to understand whether the framework plan consents would be surrendered and if so whether specific conditions in them are addressed in the precinct.</p>

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		Advise whether the proposed plan change provides an equivalent of framework plan LUC 60409177 conditions 4, 6, 7 and 8, in the event that this resource consent is surrendered.	
P12	Planning – Appendix 16	Please provide a revised copy of the consultation report that does not contain the names of private individuals, their contact details or information that could be used to identify them.	Some of the content of Appendix 16 contains the names and addresses of private individuals along the views they have expressed. The council cannot notify information contain names and addresses or other information that could be used to identify people.
Transport matters – Matt Collins, Abley			
T1	Transport – land use assumptions	Please provide details of the forecast number of households and number of jobs for Paerātā, and how does that differ from council's land use forecast.	This is required to determine whether the proposed land use activities generally align with the planned transport network to support growth in the wider area. If it's helpful, the land use assumptions in the transport modelling used to support the Pukekohe and Paerātā Supporting Growth Programme Notices of Requirement would be an acceptable reference source.

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T2	Transport – land use assumptions	Please provide further evidence of whether the assumed residential yield in the ITA aligns with the commercially feasible development potential of the sites. Also please estimate how much difference there could be and how might such differences alter the transport effects.	<p>The ITA assumes that the rezoning could result in 5143 dwellings but it is not clear if this is commercially feasible yield and how the yield could vary in practice and alter effects on the transport network.</p> <p>It could be useful to compare the predicted yield with that of consented development in Paerātā Rise and discuss any differences. It may also be helpful to compare the anticipated yield in the THAB zone with other consented developments in similar THAB zone locations, or an alternative method of verifying the yield assumptions.</p> <p>This information will assist with confirming the stated yield assumption, as the ITA uses this as a basis for concluding that overall traffic effects will be similar to the effects assessed for Plan Variation 3.</p>
T3	Transport – PT peak hour trips	Please provide an estimation of the number of peak hour public transport trips by mode (bus and rail) and origins/destinations.	This assists in estimating effects on and planning for the PT network.
T4	Transport – vehicle trip generation effects and safety	Please provide further assessment of the safety and efficiency effects of peak hour trips at the key access points to the site (existing and future, as listed in table 1 of precinct) and any other key locations on the network, and comment on whether the transport upgrades and timing triggers remain valid.	<p>The Economic Assessment concludes that the Plan Change may increase economic activity and local employment, and the ITA concludes that the Plan Change could generate a significant increase in commercial activity-based vehicle trips (559 veh/hr in the AM peak and 616 veh/hr in the PM peak). The ITA concludes that, because the number of total trips (i.e. accounting for a reduction in residential trips) remains similar to that assessed under Plan Variation 3 (250 veh/hr increase in the AM peak and 355 veh/hr decrease in the PM peak), no further assessment is required.</p> <p>However, residential trip distribution is likely to be different to commercial trip distribution, and therefore the ITA may be over simplistic in its conclusion that the</p>

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			<p>Plan Change sits within the envelope of effects assessed during Plan Variation 3. Also, refer to other RFIs relating to trip generation assumptions in the ITA.</p> <p>The changes in peak hour vehicle trips may affect the triggers in <i>Table IXXX.6.13.1 Access Upgrades and Timing of Development: Rate of development and alignment with access upgrades</i>. This may require updated traffic modelling.</p>
T5	Transport – vehicle trip generation effects and safety	Please provide further evidence to support there being no triggers in <i>Table IXXX.6.13.1 Access Upgrades and Timing of Development: Rate of development and alignment with access upgrades</i> relating to commercial activities.	Table 7-4 of the ITA indicates that the Plan Change will generate significantly more peak hour trips for commercial activities. The Operative Franklin 2 Precinct has transport assessment provisions relating to commercial GFA. However, <i>Table IXXX.6.13.1 Access Upgrades and Timing of Development: Rate of development and alignment with access upgrades</i> for the proposed Franklin 2 Precinct provisions do not include any triggers relating to commercial activity.
T6	Transport – vehicle trip generation effects and safety	Please provide further evidence to support the assumed internal capture reduction factor applied to for Retail and F&B activities.	Table 7-2 of the ITA identifies that 40% of supermarket, F&B, and retail trips are expected to be internal within Paerātā, which may be over optimistic given one of the commercial centres is located on SH22 and therefore is likely to attract trips from outside of Paerātā. Please provide further evidence of this assumption. Alternatively, please consider sensitivity testing with a lower internal capture rate.

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T7	Transport – vehicle trip generation effects and safety	Please confirm the assumed inbound/outbound trip splits for the AM and PM peaks	Table 7-2 of the ITA provides inbound/outbound trip splits for different land uses. These appear to be for the AM peak. Table 7-3 then provides expected trip generation based on Table 7-2, however it is unclear whether Table 7-3 correctly applies different trip splits for AM and PM periods. Please confirm the assumed inbound/outbound trip splits for the AM and PM peaks.
T8	Transport – vehicle trip generation effects and safety	Please provide a copy of Franklin 2 Structure Plan - Integrated Transport Assessment, 8 September 2014	The ITA references and relies on the Integrated Transport Assessment for Plan Variation 3 in multiple locations. Please provide a copy of this assessment to assist in understanding transport effects.
T9	Transport - cycling	Please provide an evaluation of the extent to which the proposed cycle network provides a well-connected internal street network for cycling that connects to public transport and the RTN station in particular.	Franklin 2 Precinct Plan 2 Road Hierarchy, Pedestrian and Cycle Network indicates that Boulevard Road and part of the east/west Collector Road will not have cycle facilities along the central section. This is confirmed by the Indicative Pedestrian and Cycle Network Plan contained in the Urban Design Plan Set. In our view this creates potential gaps in the cycle network as illustrated below.

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			 <p>An alternative route is provided via a Riparian Reserve Separated Cycleway, however in our view this creates a less direct, and potentially less attractive, route for cyclists. In our view it is important to maximise the cycle catchment for the Paerātā train station and to provide alternatives to, and reduce dependency on, private motor vehicles.</p>
T10	Transport - cycling	<p>Two design options are proposed for active modes along the reserve and includes a 'shared pedestrian/cycleway' and a 'riparian reserve separated cycleway.' Please provide details on their design and function,</p>	<p>This is to better understand the intended purpose, functionality, and design of different types of active mode paths and how they will link into the adjacent network.</p>

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		identifying differences between them. It is also noted that cycling infrastructure should be consistent without abrupt changes along corridors.	
T11	Transport – collector road	Please confirm if there is a development agreement with the owners of 933 Paerata Road to construct the collector road intersecting this property.	<p>The reason for this request is to understand if there is a risk that this road and its pedestrian/cycle link is not constructed and whether alternatives would be needed. This may be required if the land is not owned by the applicant and if there is no existing development agreement.</p> 

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T12	Transport – consultation with NZTA	Please provide a summary of feedback received from NZTA.	The Consultation report states that a meeting was scheduled with NZTA for the 28 November 2024. Please provide a summary of feedback received from NZTA following this meeting.
T13	Transport – road design and function	Please clarify the intended design and purpose of the road along the eastern boundary of Wesley College, i.e. whether it is for active modes only or whether it will allow restricted/unrestricted vehicle access.	This is to better understand the effects of the proposed development from a road safety and efficiency perspective.
T14	Transport – road design and function	Table 8-2: Road Function and Required Design Elements in the ITA does not match Appendix 1 – Road Design and Design Elements Table in the proposed Precinct provisions. Please clarify which table is to be included in the proposed precinct provisions.	This is to better understand the intended road design and ensure consistency between assessments provided in the ITA and what is proposed in the precinct provisions.
Water and wastewater – Amber Taylor, Watercare			
W1	Water and wastewater – increase in plan enabled capacity	Please clarify the assumed dwelling density used for each proposed residential zone.	Appendix 13 Infrastructure Report outlines at sections 4.3.2 and 4.3.3 that the net impact of the change in zoning has decreased the wastewater design flows and decreased the water peak design demand. It is unclear how the number of residential lots enabled by the PPC has been estimated.

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			This assists to better understand the water supply and wastewater effects of the proposal in relation to any increased demand generated by the proposed rezoning that was not anticipated under the AUP.
W2	Water and wastewater - school	Please clarify why a different demand scenario has been used for 1000 school students in the 2014 vs 2024 assessment.	<p>Appendix 13 Infrastructure Report outlines at sections 4.3.2 and 4.3.3 that the underlying (2014) assessment and the current (2024) assessment both consider demand from 1000 school students. The demand tables assume 334 DUE for the 2024 assessment vs 666 DUE for the 2014 assessment.</p> <p>This assists to better understand the water supply and wastewater effects of the proposal in relation to any increased demand generated by the proposed rezoning that was not anticipated under the AUP.</p>
Economics – Derek Foy, Formative Ltd			
E1	Economics - population projections	Please update the Economics assessment to refer to the Auckland Growth Scenario v1.1 projections.	<p>The Economics assessment (Appendix 11) identifies the existence of Auckland Council's "ACMar23" projections, but applies the latest Statistics NZ population projections because (it states) the ACMar23 projections are not available at a detailed spatial level, such as Property Economics required for their assessment. The Economics assessment goes on to state that "unless a more detailed breakdown of ACMar23 projections that align with the spatial specifically required for the identified core catchments is made available, the Stats NZ projections remain the most appropriate data source for the economic assessment.</p> <p>In October 2024 Auckland Council published a more detailed breakdown of the ACMar23 projections. The ACMar23 projections are now referred to as "Auckland Growth Scenario" (AGS23), and published projections include household, population and employment projections over a 30-year period from 2022 to 2052. Council bases its strategic planning (including NPS-UD HBA and Future Development Strategy) on</p>

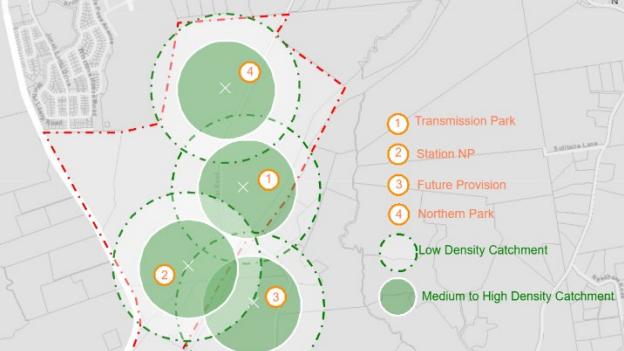
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			<p>the AGS23, with the current version being v1.1. That data is published to a Macro Strategic Zone resolution. The Economics assessment should use the AGSv1.1 projections in its assessment of both residential demand, and sustainable centre floorspace demand. The AGS23 v1.1 projections are available for download from Knowledge Auckland (https://knowledgeauckland.org.nz/publications/auckland-growth-scenario-2023-version-11-ags23v11-data/)</p>
E2	Economics - Affordable housing	Please explain how enabling more dwellings in the precinct would improve housing affordability to a greater degree than the operative housing affordability provision.	<p>The Economics assessment assesses the effect of removing the 'Affordable Housing' provision within the Franklin 2 precinct. The conclusion from that assessment is that the PPC request would enable an additional 760 dwellings compared to the likely yield under the current MHU zoning within the precinct, and that additional capacity would more than offset the removal of the 'Affordable Housing' provision. That position appears to be based on an assumption that the number of dwellings in the precinct will be a more influential effect on housing affordability than a specific housing affordability provision.</p> <p>The link between the statement that additional capacity is more significant in terms of increased residential supply than is the housing affordability provision is explained, and is stated as a fact when it lacks any causative relationship, such as (for example) that some of the new typologies enabled would be expected to sit at affordable price points, or that increased supply in the precinct would bring down the average sales price.</p>
E3	Economics - business activity	Please expand the Economics assessment to include consideration of the business activity that the proposed Business - Mixed Use zone would enable in the precinct.	<p>The Economics assessment assessed the appropriateness of the commercial land provision in the precinct and concludes that the "cumulative net developable area of approximately 6.8ha, is sufficient to accommodate all the convenience commercial needs of the Paerata Rise community at full capacity and also some of the non-commercial recreational, educational and religious and community facilities". The Economics assessment has not assessed the role that the proposed Business –</p>

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			Mixed Use Zone will play within the precinct, and has not assessed the potential effects of that zone on other centres. The land area of the Mixed Use zone would be in addition to the area of centres zones (Local and Neighbourhood) that were considered as part of the Economics assessment, and the Mixed use zone would enable many of the same type of activities as the proposed centre zones. The omission of the Mixed Use zone from the Economics assessment means the assessment establishes an incomplete picture of the potential effects of the PPC request.
Urban design and landscape – Rebecca Skidmore, R.A. Skidmore Urban Design Ltd			
UD1	Urban design – effect of NZTA Link Road designation	Please advise whether the indicative drawings contained in the Urban Design Plan set have taken account of the NZTA designation for the Link Road from SH22 and confirm the implications the designed street link will have on the urban structure and development pattern depicted in the drawings.	To better understand the implications of the designation and delivery of this roading connection on the surrounding urban structure and form.
UD2	Urban design - topography	Please provide additional analysis of the topographical constraints within the Precinct on urban form outcomes (particularly in relation to the THAB zone).	The UDA report identifies areas of steeper contours as a constraint requiring thoughtful design solutions. The request is made to better understand the extent and magnitude of the constraint and the likely implication on urban form outcomes.
UD3	Urban design – railway buffers	Please provide further detail of the extent and form of visual and sound buffers required along the railway corridor.	The UDA report identifies this requirement as a constraint. The request is made to better understand the nature and extent of the constraint.

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UD4	Urban design – walkable RTN catchment	Please provide a more detailed analysis of the walkable catchment around the Paerata Train Stations and an explanation of why the proposed THAB zone does not extend to the north-east beyond Sim Road. Also, with reference to the NPS-UD, confirmation of how the Precinct meets the requirements for density (including 6-storey height) within the walkable catchment is sought.	The updated masterplan contained in the UDA report (p.14) identifies the 400m and 800m radii from the train station. Further analysis is sought identifying the walkable catchment from the train station and description of how the Precinct provisions responds to this in accordance with the requirements of the NPS-UD, particularly policy 3(c).
UD5	Urban Design – central open space	Please advise why the central open space is included within the College sub-Precinct.	The request is made to better understand the implications of this open space being located within the sub-precinct.
UD6	Urban design – neighbourhood park	Please advise why the indicative neighbourhood park shown adjacent to the Sim Road Business: Neighbourhood Centre zone in the various plans contained in the UDA plan set is not identified in Precinct Plan 1.	Section 4.3 of the UDA notes the benefit of co-locating these elements. The request is made to better understand the potential benefit of spatially identifying this open space feature (while acknowledging it would be delivered through a consent process).
UD7	Urban design – aerial photograph	Please provide an aerial photograph with the proposed Precinct Plan overlaid	This request is made to assist a spatial understanding of the features identified on the Precinct Plan in relation to the existing environment.
UD8	Urban design – design outcomes	Please identify how a number of the design outcomes outlined in the UDA report (such as design integration with the transmission	The UDA report includes reference to a number of detailed design outcomes (including provision of an indicative masterplan, open space design elements and methods to achieve integration with the transmission line corridor. The request is

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		lines) will be achieved through either the underlying zone provisions or the Precinct Provisions.	made to understand how key outcomes will be achieved at the resource consent stage, either through the underlying zone provisions or the Precinct Provisions.
Built Heritage – Cara Francesco, Auckland Council			
H1	Built heritage – removal of control	Please provide details of the heritage justification for removing the demolition activity control applying to the water tower, fire shed and Caughey Memorial Hospital.	As part of the previous process, a preliminary built heritage assessment was prepared by Matthews and Matthews Architects Ltd (2014) for the applicant. It appears this informed the establishment of a specific suite of provisions within the precinct to recognise the heritage values of the W.H. Memorial Hospital, the water tower and the fire shed. These provisions are now proposed to be deleted, however, no assessment of the effects of this in relation to the potential loss of heritage values has been provided in the application material. (Note: this is separate from the Caughey Memorial Chapel which the application material does address, and which is proposed to be retained on Schedule 14.1 Schedule of Historic Heritage).
H2	Built heritage - demolition	Please provide a copy of the granted consent documents relating to the demolition of the W.H. Memorial Hospital building. <i>(Building subject to Restricted Discretionary consent for demolition under '6. Sub-precinct: Wesley, 1. Activity table, 1.1 Area A, Development')</i>	Based on a site inspection to Wesley College on 11 December 2024, the W.H. Memorial Hospital building has been demolished. Details of the consenting approval are requested to understand the decision-making for removing the building.
Notable trees – Leon Saxon, Arborlab			

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NT1	Notable trees	Please confirm what the colour coding in the table at Appendix 3 of the arboriculture report identifies.	To correctly understand the information.
NT2	Notable trees	Please confirm what the 'size' column refers to in the table at Appendix 3 of the arboriculture report identifies. It is presumed to refer to height / canopy spread radius / diameter (all in metres).	To correctly understand the information.
NT3	Notable trees	Please confirm what the acronyms (BT and ET) refer to in the table at Appendix 3 of the arboriculture report identifies.	To correctly understand the information.
NT4	Notable trees	In the header of the Notes column in the table at Appendix 3 of the arboriculture report it identifies the acronyms for WCD and OCD as 'within Council designation' and 'outside Council designation'. What is intended by 'Council designation'?	To correctly understand the information.
NT5	Notable trees	Why do some of the trees listed in Appendix 3 of the arboriculture report not have STEM scores?	To understand why some trees were not included / assessed for scheduling.
NT6	Notable trees	Trees 28 and 29 (in the 2014 numbering format) are identified in Appendix 3 of the arboriculture report as 'WCD Group' in the Feature Type column. Please confirm what is intended. It is understood that these two trees are individual specimens but are part of a group.	To correctly understand the information.
NT7	Notable trees	Can a column be added to the Table at Appendix 3 of the arboriculture report to	This would make cross-referencing easier for anyone assessing the application (commissioners etc).

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		identify the 2024 tree number. This would greatly assist in cross-referencing.	
Open Space – Lea van Heerden, Auckland Council			
OS1	Open space - provision	<p>Please provide an analysis of open space requirements for the increased residential density proposed. Please use a methodology appropriate to the scale and density of the built environment proposed. Specifically address the provision of any additional neighbourhood parks necessary to provide for the local community that the plan change will enable.</p>	<p>The proposed zone change will result in higher densities than previously proposed. The applicant has applied the same provision, specifically neighbourhoods' parks, as originally intended.</p> <p>However, the increase in density may result in a gap within the open space network where it relates to a formal neighbourhood park and the reason for the request is based on AUP RPS B2.7 objectives and policies.</p> <p>However, it all depends on the actual density applied to the zone.</p> <p>A medium to high density may trigger a request to include an additional location of a neighbourhood park. However, if the intent is medium to low density, then the provision as provided is sufficient.</p> 

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OS2	Open space – suburb park	<p>Please explain the rational for why the suburb park has been included under the Wesley College sub-precinct.</p> <p>This includes whether it will be accessible to the wider community and how it will function as a suburb park for the wider community.</p>	The Wesley College sub-precinct requirement does not address the integration of the suburb or central park.
OS3	Open space - deletion of open space objectives and policies	Clarify how the in the absence of the omitted open space provisions, the intended open space outcomes of the plan change will be achieved, particularly in relation to the open space network. This includes the integration of open space with urban development, taking into consideration the nature and type of open spaces.	We request the following additional information to address the absence of precinct-specific objectives and policies related to open space and their implications for the plan change. This information is critical to understanding the nature of the proposed plan change, the efficiency and effectiveness of how well the open spaces will be integrated with park edge roads as specified in the urban design document, mitigated or managed from an open space network perspective.
OS4	Open space - quality of open space	<p>Please supply an evaluation of how the principles of the council's Open Space Provision Policy will be met with regards to preferred characteristics of neighbourhood parks specifically referring to the proposed neighbourhood park located under transmission lines and the park located next to the local centre zone in Sim Road that is</p>	<p>The provided information will contribute into shaping a better understanding of the open space network proposed and the necessity for it to expand or transform (change in number, size, and function). This will then enable a determination as to whether the capacity and the quality of the open spaces will be sufficient in the changing character of the area.</p> <p>The council would not seek to acquire land for the proposed development of neighbourhood parks where the land is severely encumbered—there might be a need to accommodate the land elsewhere.</p>

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		subject to an overland flow path or potential flooding.	
OS5	Open space - types	Please clearly delineate which areas of proposed open spaces are required/proposed for stormwater purposes versus recreation purposes.	A clear distinction needs to be made in respect of the types of open space to be provided. For instance, drainage reserves should be shown as such on the precinct plan and should consider existing or potential flood areas. Confirmation is sought that the proposal accurately reflects the potential for flooding on proposed open space land that is identified as subject to flooding on the council's GIS so that the council can objectively assess its suitability for potential acquisition for open space purposes specifically relating to neighbourhood and suburb/central parks.
Ecology – Andrew Rossaak, Morphum			
EC1	Ecology – differences in riparian areas	Please include the existing precinct plan riparian areas into the proposal or provide details on any removed along with how the effects of this will be addressed and how the legislative requirements for wetlands are addressed.	<p>The plan change proposes to retain and expand on the provision of a greenway network along the existing streams which flow through the Precinct.</p> <p>There are, however, a number of locations where the current precinct plan provides riparian and open space corridors, however, these are lost on the Proposed Open Space Network (which is the referenced plan in the application material to show the ecological effects). Specifically, these include, but are not limited to:</p> <ul style="list-style-type: none"> • The stream and wetland complex in the north of the precinct, extending south of Karaka road. • A stream parallel to Karaka road, north of Te Rata Boulevard. • Stream extending north west from Sim Road. Based on observations during a site visit, this may contain wetland complexes. • Stream immediately south of the entrance to Wesley College • Stream/wetland to the east of property 890 Paerata Road.

#	Information category	Further information requested	Reasons for request
			<p>This appears to be an overall net loss of riparian extent.</p> <p>The proposed plan change should not result in reduced riparian ecological values or extent. The initial ecological assessment indicated the wetlands and riparian to be restored and open space of 55 to 60ha.</p> <p>It is also noted that in the more than 10 years since the ecology was assessed, there have been significant identification and legislative changes associated with wetlands and these will need to be considered within the proposed plan change.</p>
EC2	Ecology – ecological values	<p>Please detail what and where the natural ecological values that are identified as a significant feature of the precinct in the application material are, and how they will be maintained or enhanced through the plan change.</p> <p>Please provide evidence that the proposed open spaces will provide the protection of the ecological values identified.</p>	<p>The ecology is discussed as being important to the area, however, it's not clear in the application what these ecological values are, where they are found and how that will be maintained. This information may have been assessed for the original precinct development. However, it would be useful to demonstrate how the plan change will not adversely affect these and take into account current legislation.</p>
EC3	Ecology – ecological areas and wetlands	<p>Please set out areas that are specifically retained for ecological value and enhancement (rather than for other purposes such as stormwater treatment). It is recommended to include wetlands and wetland setbacks.</p> <p>Please note any constructed wetlands that are to provide ecological values and how these would be protected.</p>	<p>Some of the open spaces depicted are existing stormwater treatment wetlands. These are not considered to provide ecological value and should not be included in the extent proposed as ecological effects management.</p> <p>It is noted that there are indicative neighbourhood parks in the Proposed Open Space Network plan, although there is no indication if these have any ecological purpose. It's not clear from the Proposed Open Space Network plan which areas are required to maintain or for ecological enhancement and which are for amenity or stormwater management. There is potential that this would link back to the initial precinct studies.</p>

#	Information category	Further information requested	Reasons for request
EC5	Ecology - methods	Please advise what other methods and precinct provisions additional to riparian planting will be used to ensure that the ecological outcomes of the precinct proposed will be realised.	<p>The application states that <i>"In addition, the proposed precinct provisions direct that subdivision and development is sensitive to the Precinct's natural ecological values which are identified as a significant feature. This policy direction further ensures the ecological values of the Precinct's streams and wetlands features are protected."</i></p> <p>The proposed policy states that <i>"Enhance ecological and natural character values, and avoid additional stream bank erosion by requiring the riparian margins of the identified streams in the precinct plan to be planted with suitable native vegetation at the time of subdivision".</i></p> <p>The proposal considers only planting for stream enhancement, and whilst important, there are other mechanisms that can be used to enhance streams and wetlands and the habitats they provide, particularly when there are significant changes planned in the catchments.</p>
Geotech – Auckland Council			
G1	Geotechnical - risk information	Please provide an update or addendum to the 2014 BECA geotechnical report addressing the matters opposite.	<p>The supporting geotechnical document should consider the latest proposed zoning (which now includes 6-storey THAB which may have different foundation requirements). This includes (but not limited to) updated description of the site and updated geotechnical drawings.</p> <p>The geotechnical document should include a natural hazard risk assessment (including risk categorization) for the site to better understand the potential impacts and risk level of the future development on the site due to natural hazard. This may not be a common practice at the time the BECA report was prepared in 2014.</p> <p>The severe rainfall and winds experienced over Auckland Anniversary weekend, Cyclone Gabrielle and subsequent severe weather e.g., 9 May 2023 may have resulted in instability on site or potentially affected the site. Therefore, confirmation</p>

#	Information category	Further information requested	Reasons for request
			from the applicant's geotechnical consultant (who has since undertaken at least a site visit following the severe rainfall event) is needed. The applicant's geotechnical consultant should confirm the recommendations and conclusions in the provided geotechnical report remain relevant or have been revised accordingly.