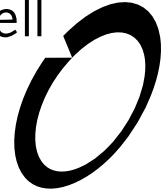


Boffa Miskell



Proposed Plan Change Franklin 2 Precinct

Updated Consultation Summary Report
Prepared for Grafton Downs Limited

8 May 2025





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1.0 Introduction

This report has been prepared in support of the Franklin 2 Precinct Private Plan Change Request ('the Plan Change') submitted by Grafton Downs Limited ('GDL').

GDL has and continues to consult with key stakeholders including Auckland Council and Council Controlled Organisations, Mana Whenua, Infrastructure entities and landowners within the Franklin 2 Precinct ('the Precinct') on the Plan Change. Consultation and feedback received to-date has informed development of the Plan Change. This report provides a summary and record of all relevant consultation to date.

A Record of Consultation is included as **Appendix 1** to this report.

2.0 Auckland Council and Council-Controlled Organisations

2.1 Plans and Places

A meeting was held on 29 October 2024 with Craig Cairncross (Plans and Places Team Leader South) and Andrew An (Policy Planner) to provide an overview of the content and approach taken in the formulation of the Plan Change. This involved providing an outline of the background and purpose of the Plan Change and presenting the revised Master Plan for the Precinct. An update was also provided on the relevant surrounding context including the ongoing work in relation to the Paerātā Train Station and upgrades to the SH1 network.

At the meeting Council officers recommended personnel to contact from other parts of Council to gain their initial input and feedback on the Plan Change. This included Healthy Waters, Parks, and Auckland Transport.

Advice was also sought on whether the Plan Change would be required to incorporate the Medium Density Standards ('MDRS'). Following the meeting, the Craig Cairncross confirmed the Plan Change is required to include the MDRS (email 14/11/2024) and the proposed Precinct provisions were updated accordingly.

2.2 Parks

GDL are involved in ongoing discussions with Parks regarding the open space network, the creation of parks and reserves within the Precinct, the vesting of land and the wider development strategy for the Precinct. These discussions have continued post lodgement of the Plan Change application.

2.3 Healthy Waters

As a result of the meeting with the Council's Plans and Places Team a direct approach was made to Healthy Waters to discuss the revised masterplan and private plan change. An email

was sent to Susan Andrews and Mark Iszard at Healthy Waters (1/11/2024) requesting a meeting to discuss the Plan Change, with a follow up email on 11 November 2024. At the time of lodging the Plan Change no response had been received to the request.

2.4 Watercare

A meeting was held on 4 October 2024 with Oliver MacKinnon (Development Lead) and Amber Taylor (Development Planning Team Lead) from Watercare to discuss the implications of the Plan Change on the existing and planned water supply and wastewater networks within the Precinct. GDL confirmed the Plan Change does not change the overall scale anticipated for Paerātā Rise and therefore the current and planned water supply and wastewater infrastructure provision is satisfactory.

GDL and Watercare will continue their ongoing communication to ensure timing of development enabled by the Plan Change is appropriately aligned with future upgrades required to the water supply and wastewater network. As outlined in the application report, it is noted Watercare are responsible for upgrading the existing wastewater pump station within the Precinct as well as the surrounding water network in order to service future capacity provided for within the Precinct.

2.5 Auckland Transport

A meeting was held on 25 October 2024 with Rory Power (Manager, Spatial Planning), Simon Andrew (Senior Planner, Spatial Planning Policy Advice) and Chris Freke (Principal Planner, Developer Engagement) from Auckland Transport ('AT'). Discussions focused on the proposed roading, pedestrian and cycle networks within the Precinct, and the proposed changes to the Precinct transport provisions as part of the Plan Change.

AT advised their interest is primarily on the operation of the Precinct's internal transport network and requested a more direct link is provided from Paerātā Train Station to the north of the Precinct. GDL confirmed discussions are ongoing regarding appropriate location options for the direct link.

AT also requested that the rationale is provided for any major changes to the proposed transport network and advised consideration may be required of the Active Mode Corridor which applies outside of the Precinct along the eastern side of the rail corridor. AT undertook to come back to the GDL Project Team if there were implications for the Precinct arising from Active Mode Corridor.

Minutes were issued on 25 October 2024 and are attached at **Appendix 4** along with a version of precinct provisions at the time. AT advised they would consider proposal and provide feedback, and this was received on 29 November 2024. This feedback was further refined by AT, and an update was issued via the Council accompanying the Council's Clause 23 request. Engagement with AT is ongoing, and the feedback is being considered in the Plan Change and Precinct provisions.

2.6 Franklin Ward – Andy Baker

A letter was sent on 14 November 2024 to Andy Barker providing an overview of the Plan Change including the background, purpose, proposed zoning plans and intended lodgement timeframe of the Plan Change. The letter also provided an opportunity to give feedback or for a

meeting to further discuss the Plan Change. A response has not yet been received at the time of lodging the Plan Change.

2.7 Franklin Local Board

A letter was sent on 14 November 2024 to the Franklin Local Board providing an overview of the Plan Change including the background, purpose, proposed zoning plans and intended lodgement timeframe of the Plan Change. The letter also provided an opportunity to give feedback or for a meeting to further discuss the Plan Change. A response has not yet been received at the time of lodging the Plan Change.

3.0 Infrastructure

3.1 New Zealand Transport Agency Waka Kotahi

The Precinct has direct connections to SH22 and NZTA were a party to the 2014 Plan Variation application. GDL have had ongoing involvement with NZTA since the Precinct provisions were operative in 2015. This has included the development of the Glenbrook roundabout which is one of a number of safety improvement measures being undertaken on SH22. The Glenbrook roundabout provides the northern access to the Precinct. More recently NZTA was a submitter to GDL's resource consent application for the northern commercial centre.

On 18 October 2024, an email was sent to Evan Keating¹ (Principal Planner) outlining that as a result of GDL's appeal lodged to the Council's decision to refuse consent for the proposed northern commercial area, an agreement had been reached with Auckland Council, confirmed by an Environment Court consent order, for the development of the supermarket. As part of the agreement with Council, GDL undertook to prepare a private plan change that needs to be lodged with Council by the end of November. The email went on to advise that GDL were in the process of preparing a plan change request for the redistribution of the operative business zoned land within the Precinct along with other changes that are necessary to give effect to the AUP RPS and NPS-UD. The email requested a meeting with NZTA to discuss the proposal in advance of lodging this plan change request. The matter was referred to Sonya McCall (Team Lead Environmental Planning).

A meeting was held on 28 November 2024 with Sonya McCall and Kevan Fleckney (Principal Traffic Engineer) from NZTA. Copies of the revised masterplan drawings, zoning maps and transportation network for the Precinct, along with a copy of the draft Precinct Provisions were provided to attendees prior to the meeting. Discussions focused on the proposed changes to the Precinct transport provisions and the wider Supporting Growth Designations relevant to the Plan Change where NZTA requested a copy of the Integrated Transport Assessment ('ITA') which was provided following the meeting. Meeting minutes were issued on 6 December 2024. Sonya McCall on behalf of NZTA advised they had no additions or suggestions to the minutes and did not provide any specific feedback on the draft transport provisions or ITA.

¹ Mr Keating had previously been involved on behalf of NZTA in the earlier resource consent application for the northern commercial area.

3.2 KiwiRail

An email has been sent to Mitchell Bray (Property Team) at KiwiRail requesting a meeting to discuss the Plan Change. A response has not yet been received at the time of lodging the Plan Change. GDL are following up with KiwiRail.

3.3 Transpower

A meeting was held on 29 November 2024 between GDL representatives (Ross Taylor, Travis Coffey and Nick Pollard) with Timothy Duguid (Head of Customer and Commercial), Dave Farrell (Customer and Commercial Advisor), Shelley Le Roux (Engineer) and Nisa Titus (Lines Engineering Manager) at Transpower's offices. Copies of the revised masterplan drawings, zoning maps and open space network for the Precinct, along with a copy of the draft Precinct Provisions were provided prior to the meeting. Discussions focused on the Urban Design Statement and the proposed design integration options of the transmission corridor as part of the Plan Change. Also discussed was Transpower's long-term plan for the transmission corridor and the potential options for realignment in the future, including the conversion of the existing towers to monopoles are depicted in the Urban Design Plan Set.

Transpower requested amendments to the Urban Design Plan Set to better represent the shape of the National Grid buffer area and advised that any surface within the buffer area should be planted with grass to avoid maintenance and vegetation encroaching onto the lines. The Urban Design Plan Set has since been updated in response to this feedback.

Transpower also requested further clarity on works and non-residential structures within the National Grid yard as structures could constrain their ability to maintain and operate the lines, noting the safe distance requirements under NZECP 34:2001. Transpower confirmed play structures could be acceptable within the National Grid yard.

Transpower advised further analysis would be necessary once the Precinct becomes further developed to understand the risk of earth potential rise.

As part of the design integration options, the applicant has engaged with Transpower to provide a Concept Assessment to move the lines to mono poles.

GDL held a further meeting with Transpower on Thursday 20 February 2025 to further discuss the possible realignment options and associated costs. GDL's preference being to deviate the alignment of the corridor to the east, parallel to the rail corridor and along the new (realigned) collector road out to SH22 Paerātā Road. An agreement has been reached in principle with Transpower to this preferred realignment shown on the Updated Masterplan (2025) (see Attachment 1, Drawing SK005).

4.0 Mana Whenua

In undertaking the development of Paerātā Rise, GDL have maintained an ongoing relationship with iwi groups who have mana whenua over land within the Precinct. Ngāti Tamaoho were actively involved in the preparation of Plan Variation 3 ('PPV3') to rezone the Wesley Special Housing Area land from future urban to urban. This included the preparation of a Cultural Impact Assessment which set out their cultural associations with the area. Te Ākitai Waiohua

and Ngāti Te Ata Waiohua were also involved in PPV3 and provided their own Cultural Impact Assessments. Ngāti Paoa and Ngati Tai Ki Tamaki were also contacted in the preparation of PPV3. Having had an initial discussion with GDL advised they did not want to be involved in the process.

There has been ongoing involvement with mana whenua as the development at Paerātā Rise has been undertaken with Ngāti Tamaoho, Ngāti Te Ata Waiohua and Te Ākitai Waiohua.

On 14 November 2024, a letter was emailed to Ngāti Tamaoho, Te Ākitai Waiohua and Ngāti Te Ata Waiohua providing an overview of the Plan Change including the background, purpose, proposed zoning plans and intended lodgement timeframe of the Plan Change. The letter also provided an opportunity to give feedback or to meet with applicant to further discuss the Plan Change.

Ngāti Te Ata Waiohua

A response has been received from Ngāti Te Ata Waiohua advising that Te Ata iwi have mana whenua customary interests over the application area Paerātā/ Pukekohe/Drury and surrounds.

On 15 November 2024 the Applicant was advised by Karl Flavell, Environmental Manager for Ngāti Te Ata Waiohua that they would like the opportunity to prepare a Cultural Impact Assessment (CIA) for the Plan Change. On 18 November 2024, the Applicant advised Mr Flavell that they were agreeable to Ngāti Te Ata Waiohua preparing the CIA report and provided him with a full copy of plan change application documents.

GDL also contacted Mr Flavell on 12 February 2025 and 27 February 2025 to get a date for an onsite consultation. Subsequently, a meeting was held between Chris Johnstone (GDL) and Karl Flavell on 11 March 2025 to discuss the Plan Change.

On 24 March 2025, in response to a request from Mr Flavell, a further copy of the application documents (as lodged with the Council) were supplied to Mr Flavell. Following a further email to Mr Flavell on Friday 2 May 2025, a CIA for Ngāti Te Ata Waiohua was received on Wednesday 7 May 2025.

GDL have acknowledged receipt of the CIA. GDL is following up with Ngāti Te Ata Waiohua to discuss the content in the CIA and how they may respond to the feedback provided.

Ngāti Tamaoho

GDL has also sought an onsite meeting with Ngāti Tamaoho representatives (Lucie Rutherford and Edith Tuhimata). On 2 April 2025, Chris Johnston (GDL) met with Lucie Rutherford to discuss the Plan Change application.

Following the meeting Lucie Rutherford sought copies of the ecology and stormwater infrastructure reports. Lucie was advised that there were no changes proposed to the Precinct provisions related to the restoration of riparian margins and the Stormwater Management provisions currently applying in the Precinct had been retained. The proposed plan change does include a more restrictive maximum impervious area standard of 60% of site area to the proposed Terraced Housing and Apartment Building zoning being sought in the southern area of the Precinct in the walkable area around the Paerātā train station.

A copy of the infrastructure report (Appendix 13 to the application) was provided to Ngāti Tamaoho. At this stage, no formal feedback has been received from Ngāti Tamaoho.

Te Ākitai Waiohua

No response was received from Te Ākitai Waiohua to the 14 November 2024 email and letter advising of the proposed plan change application and providing the opportunity to meet with applicant or to feedback.

5.0 Landowners within the Franklin 2 Precinct

5.1 Landowners within Paerātā Rise

The Plan Change area is approximately 300ha and is comprised of multiple land parcels. GDL currently own the majority of the Plan Change area approximately for 78% in ownership. The land that is not owned by GDL is shown on the Ownership Map included as **Appendix 2**.

In November 2024, all landowners within Paerātā Rise were sent a letter via email by the Body Corporate which provided an overview of the Plan Change including the background, purpose, proposed zoning plans and intended lodgement timeframe of the Plan Change. The letter also provided an opportunity to give feedback on the Plan Change.

As at 15 April 2025, GDL has received feedback from six landowners within Paerātā Rise, three in support and three in opposition to parts of the plan change. Two landowners in opposition raised concerns around the effects of the redistribution of business zoned land on existing residential development, including on traffic and the existing semi-rural character within Paerātā Rise. The other seeking clarification around the removal of the affordable housing provision. The feedback received is attached as **Appendix 3**. GDL representatives have met with two submitters who have raised concerns with the proposed changes to discuss their concerns and provide further information in relation to the issues.

5.2 Other Landowners within the Franklin 2 Precinct

It is noted the properties outlined in Table 1 are not located within the extent of Paerātā Rise but are in the Franklin 2 Precinct. GDL sent a letter to each of these landowners providing an overview of the Plan Change and providing an opportunity for feedback. At the time of writing, no feedback had been received from these parties.

Table 1: Other landowners within the Franklin 2 Precinct

Street No.	Address	Owner	Legal Description
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Street No.	Address	Owner	Legal Description
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Appendix 1: Record of Consultation

Appendix 1 Record of Consultation

Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
Auckland Council and Council Controlled Organisations					
Plans and Places	29/10/2024	<p>Updated Masterplan drawings and proposed plan change information supplied prior to meeting.</p> <p>Meeting requested to discuss the background to and approach taken to the plan change and receive any initial feedback or advice on engagement with wider Council organisation.</p>	Travis Coffey (Phoenix Property), Ross Taylor (Grafton Downs), Amy Zhu Grant (Urban Design), Janine Bell (Boffa Miskell), Nick Pollard (Boffa Miskell)	Craig Cairncross (Team Leader South), Andrew An (Policy Planner)	<p>The stakeholders were provided with an introduction to the Plan Change including an outline of the background, surrounding context and purpose of the Plan Change. The revised Master Plan for the Precinct was also presented and discussed.</p> <p>An update on consultation undertaken was given where the stakeholders recommended other Council departments to contact.</p> <p>Advice was also sought on incorporating MDRS into the Plan Change.</p>
Parks	Ongoing	Meeting	Ross Taylor (Grafton Downs)	Lea van Heerden (senior Park Planner)	
Healthy Waters	1/11/2024	Updated Masterplan drawings and proposed plan change information supplied and meeting requested		-	-

Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
Watercare	4/10/2024	Updated Masterplan drawings and proposed plan change information supplied and meeting requested.	Travis Coffey (Phoenix Property), Ross Taylor (Grafton Downs), Mark Williams (Woods)	Oliver MacKinnon (Development Lead), Amber Taylor (Development Planning Team Lead)	<p>GDL confirmed the Plan Change does not change the overall scale anticipated for Paerātā Rise and therefore the current and planned water supply and wastewater infrastructure provision is satisfactory.</p> <p>GDL and the stakeholders agreed to continue their ongoing communication to ensure timing of development enabled by the Plan Change is appropriately aligned with future upgrades required to the water supply and wastewater network.</p>
Auckland Transport	25/10/2024	<p>Meeting requested to discuss the background to, and approach taken to the plan change and receive any initial feedback or advice.</p> <p>Updated Masterplan drawings and proposed plan change information supplied prior to meeting.</p>	Travis Coffey (Phoenix Property), Ross Taylor (Grafton Downs), Leo Hills (Commute) Janine Bell (Boffa Miskell), Nick Pollard (Boffa Miskell)	Rory Power (Manager, Spatial Planning), Simon Andrew (Senior Planner, Spatial Planning Policy Advice) and Chris Freke (Principal Planner, Developer Engagement)	<p>The stakeholders were provided with an introduction to the Plan Change including an outline of the background, surrounding context and purpose of the Plan Change. The revised Master Plan for the Precinct was also presented and discussed in relation to the proposed roading and pedestrian and cycle network.</p> <p>AT requested a more direct internal link between the Paerātā Train Station and the north of the Precinct and advised of other considerations the Plan Change may need to address.</p>

Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
Andy Baker (Franklin Ward)	14/11/2024	Information letter with invitation to meet and/or provide feedback	-	-	-
Franklin Local Board	14/11/2024	Information letter with invitation to meet and/or provide feedback	-	-	-
Infrastructure Entities					
New Zealand Transport Agency Waka Kotahi	28/11/2024	Meeting requested to discuss the background to, and approach taken to the plan change and receive any initial feedback or advice. Updated Masterplan drawings and proposed plan change information supplied prior to meeting. Meeting scheduled for Thursday 28 November 2024	Travis Coffey (Phoenix Property), Ross Taylor (Grafton Downs), Rachel Gasson (Commute), Nick Pollard (Boffa Miskell)	Sonya McCall (Principal Traffic Engineer) and Kevan Fleckney (Principal Traffic Engineer)	The stakeholders were provided with an introduction to the Plan Change including an outline of the background, surrounding context and purpose of the Plan Change. Discussions focused on the proposed changes to the Precinct transport provisions and the wider Supporting Growth Designations relevant to the Plan Change. NZTA requested a copy of the Integrated Transport Assessment ('ITA') where they advised they had no additions or suggestions to the draft transport provisions or ITA.
KiwiRail	1/11/2024	Meeting requested to discuss the background to, and approach taken to the plan change and	-	-	-

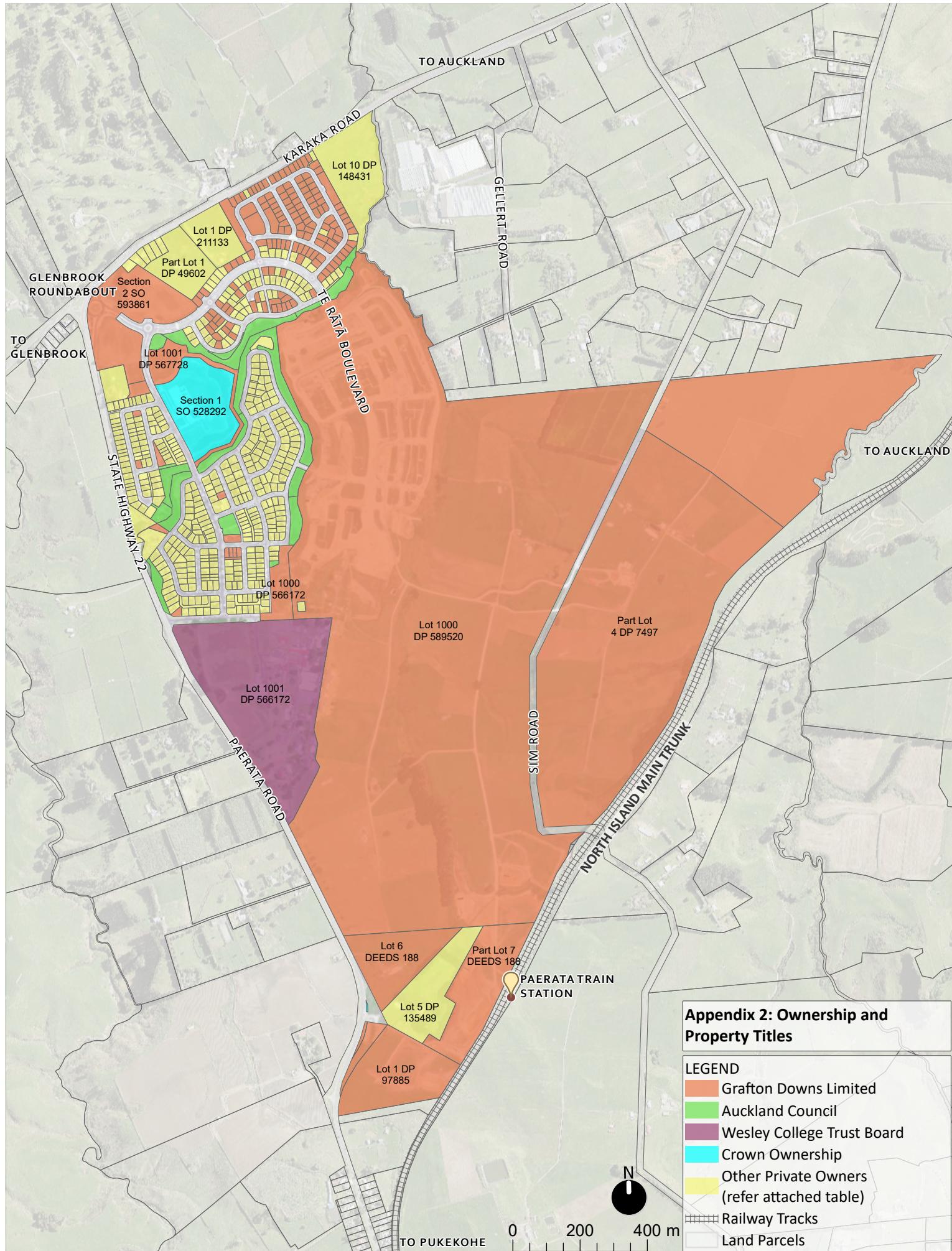
Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
		receive any initial feedback or advice. Updated Masterplan drawings and proposed plan change information supplied prior to meeting.			
Transpower	29/11/2024	Meeting requested to discuss the background to, and approach taken to the plan change and receive any initial feedback or advice. Updated Masterplan drawings and proposed plan change information supplied prior to meeting.	Travis Coffey (Phoenix Property), Ross Taylor (Grafton Downs), Nick Pollard (Boffa Miskell)	Time Duguid (Head of Customer and Commercial), Dave Farrell (Customer and Commercial Advisor), Shelley Le Roux (Engineer), Nisa Titus (Lines Engineering Manager)	<p>The stakeholders were provided with an introduction to the Plan Change including an outline of the background, surrounding context and purpose of the Plan Change. Discussions focused on the design integration options for the transmission corridor and long-term plans for realignment of the lines.</p> <p>The stakeholders requested amendments to the plans to better represent the National Grid buffer and advised that consideration is given to vegetation and structures within the National Grid yard as these impact on the operation and maintenance of the lines.</p>
Transpower	20/02/2025	Meeting to discuss the potential realignment of the existing Transmission Corridor through the Precinct.	Travis Coffey (Phoenix Property), Ross Taylor (Grafton Downs).		

Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
Mana Whenua					
Ngāti Tamaoho	14/11/2024	Information letter with invitation to meet and/or provide feedback	Chris Johnston (GDL)	-	Meeting organised to discuss the Plan Change in early April.
Te Ākitai Waiohua	14/11/2024		Chris Johnston (GDL)	-	-
Ngāti Te Ata Waiohua	14/11/2024		Chris Johnston (GDL)	-	On 15 November 2024, Ngāti Te Ata Waiohua (Karl Flavell) advised GDL they would like the opportunity to prepare a Cultural Impact Assessment (CIA). GDL provided a full copy of plan change application documents. Ngāti Te Ata Waiohua are currently in the process of preparing this assessment.
Ngāti Te Ata Waiohua	12/02/2025 & 27/02/2025	GDL followed up with Karl Flavell on progress with CIA.	Chris Johnston (GDL)		-
Ngāti Te Ata Waiohua	11/03/2025	Meeting with Karl Flavell	Chris Johnston (GDL)		The intention and content of the plan change. Continued involvement of Ngāti Te Ata Waiohua in future development at Paerātā Rise.
Ngāti Te Ata Waiohua	24/03/2025	Follow up email to Karl Flavell	Chris Johnston (GDL) Janine Bell (BML)		Resend full copy of plan change application

Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
Ngāti Te Ata Waiohua	02/05/2025	Follow up email to Karl Flavell on progress of CIA	Chris Johnston (GDL)		-
Ngāti Te Ata Waiohua	07/05/2025	Karl Flavell provided GDL with final CIA	Chris Johnston (GDL)		-
Ngāti Tamaoho	02/04/2025	Meeting with Lucie Rutherford	Chris Johnston (GDL)		The intention and content of the plan change. Continued involvement of Ngāti Tamaoho in future development at Paerātā Rise. Areas of particular concern was around stormwater management and waterways
Ngāti Tamaoho	8/04/2025	Email	Chris Johnston (GDL)		Provision of copy of the Plan Change Request application and Infrastructure report.
Landowners within the Franklin 2 Precinct					
Landowners within Paerātā Rise	8/11/2024	Information letter and an opportunity to provide feedback	-	-	GDL have received two items of feedback in support, and two items of feedback which raised concerns around the redistribution of business zoned land on existing residential development and another that sought clarification around the removal of the affordable housing provision.

Stakeholder	Date	Method of Consultation	GDL Representatives and consultants (names of those in the meeting)	Stakeholders (names of those in the meeting)	Items discussed
██████████	14/11/2024	Follow up meeting to discuss feedback	Chris Johnston (GDL)		Discussion regarding the overall plan change in particular the northern commercial centre.
██████████	18/11/2024	Follow up meeting to discuss feedback	Chris Johnston (GDL)		Discussion around the removeable of affordable housing provision.
██████████	10/02/2025	Meeting to discuss feedback	Ross Taylor (GDL)	-	Discussion around the rezoning of land from Residential – Mixed Housing Urban to Residential – Terrace Housing and Apartment Buildings zone around the Paerātā Train Station.
Other landowners within the Franklin 2 Precinct	13/11/2024	Information letter and an opportunity to provide feedback	-	-	-

Appendix 2: Ownership Map



Appendix 3: Paerātā Rise Landowner Feedback

From: " [REDACTED]
Date: 12 November 2024 at 3:39:41 pm GMT+13
To: Chris Johnston <chris@graftondowns.co.nz>
Subject: RE: [EXTERNAL] Paerata Rise - Proposed Plan Change Request to the Auckland Unitary Plan Operative for Franklin 2 Precinct

Good afternoon

The e-mail below refers.

Happy to support the proposed changes.

Ngā mihi,

From: Paerata Rise [REDACTED]
Sent: Tuesday, 12 November 2024 2:14 pm
Cc: chris@graftondowns.co.nz
Subject: [EXTERNAL] Paerata Rise - Proposed Plan Change Request to the Auckland Unitary Plan
Operative for Franklin 2 Precinct

ATTENTION:

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Owners

Please find attached letter from Grafton Downs Limited informing residents/owners that they are in the process of preparing a private plan change requested to amend the Auckland Unitary plan planning provisions that apply to land within the Franklin 2 Precinct.

This is intended to be lodged at the end of November 2024, and Grafton Downs Limited welcomes feedback on the proposed changes outlined in the attached letter.

If any owners have specific feedback or queries, **please contact Grafton Downs Limited directly at chris@graftondowns.co.nz**

Kind regards



Boutique Body Corporate & Community Managers

Have you logged on to your owner portal yet? Get all your Body Corporate information [here](#)

The content of this message is confidential. If you have received it by mistake, please inform us by an email reply and then delete the message. It is forbidden to copy, forward, or in any way reveal the contents of this message to anyone.

From: [REDACTED]
Date: 13 November 2024 at 3:29:38 pm GMT+13
To: Chris Johnston <chris@graftondowns.co.nz>
Subject: Proposed changes re-zoning residential land to commercial

Hi Chris,

I received the email yesterday informing residents of GDL lodging proposed changes of land within Paerata rise.

I am far from supportive of this, and would like some more information as to how I can share this with council.

We purchased land and build our home with the understanding commercial land would be at the opposite end of Paerata rise within the wesley college land. This made sense as it was adjacent to our subdivision, rather than in it.

The land you are proposing to resize to commercial is significant and I assume this, just a couple of weeks notice is you “consulting” with neighbouring properties of this?

Your “proposal” gives zero consideration to homeowners already in this area, had we known we would never have built. This means our home will be almost completely surrounded by commercial land, which is vastly different from the quiet residential area we were sold, not to mention the financial loss we will be hit with with significant loss of re-sale value.

I am disgusted GDL have chosen to behave in this way proposing such an ill thought out, and inconsiderate plan. I understand you are building within the subdivision yourself, I am sure you can appreciate you would not be happy if this commercial re-zoning was going to be your new neighbour.

To re-iterate we DO NOT support these changes, and request you urgently advise the process to contest this.

Regards

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 13 November 2024 7:22 am
To: Chris Johnston <chris@graftondowns.co.nz>
Subject: Re: Paerata Rise - Proposed Plan Change Request to the Auckland Unitary Plan Operative for Franklin 2 Precinct

Hi Chris,

How are you?

Thanks for the communication sent out below. I do however have a question, which I seek further clarification from you please.

- removal of affordable homes - can you clarify your meaning of this? Is it that affordable homes are no longer required or is it that you're removing standards of affordable homes? Meaning a lower of standards to make homes even more affordable? I am hopeful this is not the case, currently stage 8 looks like Takanini and Navigation are doing a good job of lowering house prices already! Can you please provide a further explanation here and rationale please? Stage 8 has me quite concerned on standards and I would be very concerned if standards continue or even become lower within affordable homes in PR subdivision. I already understand that you need to meet 7% affordable housing, although it looks like more than 7% of total housing is being built affordable. I am not asking to understand the 7% rule. I require clarification on the removal of affordable homes.. and what this means please?

Thank you

On Tue, 12 Nov 2024 at 9:46 PM, Paerata Rise [REDACTED] wrote:

Dear Owners

Please find attached letter from Grafton Downs Limited informing residents/owners that they are in the process of preparing a private plan change requested to amend the Auckland Unitary plan planning provisions that apply to land within the Franklin 2 Precinct.

This is intended to be lodged at the end of November 2024, and Grafton Downs Limited welcomes feedback on the proposed changes outlined in the attached letter.

If any owners have specific feedback or queries, **please contact Grafton Downs Limited directly at chris@graftondowns.co.nz**

Kind regards



Have you logged on to your owner portal yet? Get all your Body Corporate information [here](#)

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From: [REDACTED]
Sent: Tuesday, 26 November 2024 12:09 pm
To: Chris Johnston <chris@graftondowns.co.nz>
Subject: Proposed plan change Auckland Unitary Plan (Franklin 2 Precinct)

Hi Chris,

Thanks for informing us about the proposed plan change request to the Auckland Unitary Plan (Franklin 2 Precinct) by Grafton Downs Limited. I appreciate the effort put into ensuring the community of Paerata Rise continues to develop sustainably while meeting the evolving needs of its residents.

After reviewing the details of the proposed changes, I have a few comments that I would like to address:

Comments:

- 1. Support for Residential and Commercial Balance:**
 - I am pleased to see the intention to maintain Paerata Rise as a walkable, multi-modal residential community. The rezoning efforts to enhance local commercial services near the Paerata Rail station and Glenbrook roundabout are particularly welcome, as they will likely support the daily needs of current and future residents as well as others in the wider community that drive past the Glenbrook roundabout daily.
- 2. Wesley College Sub-Precinct:**
 - The identification of Wesley College as a new sub-precinct seems to be a logical step to ensure the school's operations and development align with the area's broader planning framework.
 -

Overall, I am supportive of the efforts to adapt and improve the planning provisions for the Franklin 2 Precinct.

Thank you for your attention to these matters. I look forward to hearing further information about the proposed plan change.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 27 November 2024 7:28 am
To: Paerata Rise <paeratarise@bbcl.co.nz>
Cc: Chris Johnston <chris@graftondowns.co.nz>
Subject: Re: Paerata Rise - Proposed Plan Change Request to the Auckland Unitary Plan Operative for Franklin 2 Precinct

Hello Chris,

My name is [REDACTED]

My husband and I received the notification of the intended changes to the retail zone at Paerata Rise and have taken some time to review.

We strongly oppose the changes and urge Grafton Downs to remain with the current proposed areas or look at other alternatives.

When we purchased the land and property two years ago we were told that the retail area would be up towards Wesley college. We were aware that there were plans to build a restaurant at the bottom of Jonah Lomu drive where the school is and agreed to this [REDACTED]
[REDACTED]

There was an indication of a “small shop” but not a supermarket around where the BP was but other than that, there wouldn’t be any other shops.

We would not have proceeded with the build had we known that all of the surrounding area would become a retail zone.

Taking out our own personal circumstances we feel that adding a supermarket to the gateway would dramatically change the first impression for people arriving at Paerata Rise and ultimately devalue the community. We do not feel that it is necessary for a full supermarket given how close we are to a number of them however do you see value in a small Paerata shop [dairy style]. Adding a supermarket and large retail zone will only detract from the semi rural lifestyle township it was sold to us as (and is described on Google Maps) and make it another over populated urban area - it's giving me Botany vibes!

We also think that adding a supermarket at the gateway to our community will produce a large increase in traffic and parked car parks. Especially given Pukekohe residents will likely stop here on their way home as well as increased trucks etc. One of the biggest selling points for us was that it wasn't a thoroughfare community and unless you were specifically heading to the area you wouldn't likely drive or park here. As a family with 3 kids this was a significant factor for us.

If there was a need for a new supermarket and retail area and the original plans cannot be maintained, we would recommend building it around the train station given this will have more intense housing (as required) as well as location to public transport. But most importantly, people buying there would know in advance that a supermarket is part of the plan when deciding to build or move there.

Once again we strongly oppose the suggested changes and that this new revised plan is not submitted to council.

I would love to discuss this more as I would like to understand why the original plans are unable to remain in place. I do not have your number Chris but if you could reach out that would be great.

Regards

[REDACTED]
[REDACTED]

On Tue, Nov 12, 2024 at 2:28 PM Paerata Rise [REDACTED] wrote:

Dear Owners

Please find attached letter from Grafton Downs Limited informing residents/owners that they are in the process of preparing a private plan change requested to amend the Auckland Unitary plan planning provisions that apply to land within the Franklin 2 Precinct.

This is intended to be lodged at the end of November 2024, and Grafton Downs Limited welcomes feedback on the proposed changes outlined in the attached letter.

If any owners have specific feedback or queries, **please contact Grafton Downs Limited directly at chris@graftondowns.co.nz**

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Boutique Body Corporate & Community Managers

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10 February 2025

Grafton Downs Limited
Attention Ross Taylor

Email: ross@graftondowns.co.nz

Dear Ross,

Franklin 2 Private Plan Change Request

Thank you for your time today to discuss Grafton Downs Limited proposed private plan change application which seeks to amend the provisions in the Auckland Unitary Plan applied to the Franklin 2 Precinct.

As you are aware [REDACTED]

[REDACTED] From our discussion the proposed plan change will maintain the overall objectives for the Precinct as a sustainable community which provides for a compatible mix of residential and supporting activities to meet the daily needs of the community. The Precinct will continue to be developed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange, that achieves high quality environmental outcomes.

The proposed plan change seeks to relocate and reduce the overall extent of the commercially zoned land in the Precinct with the current Business - Local Centre zone fronting Paerata Road being redistributed in part to the northern end of the precinct adjacent the Glenbrook Roundabout and in part to the southern end of the Precinct adjacent to the new Paerata train station. In addition, the proposed plan change seeks to rezone the residential area within a 10-minute walking distance of the Paerātā train station from Residential: Mixed Housing Urban zone to Residential: Terraced Housing and Apartment Building zone to align with the requirements of the National Policy Statement on Urban Development 2020.

We confirm our advice that [REDACTED] supports Grafton Downs private plan change application for the Franklin2 Precinct and the proposal to rezone [REDACTED] from Residential – Mixed Housing Urban to Residential - Terrace House and Apartment Building zone and to remove the operative Franklin sub-precinct rules.

We have also reviewed the Franklin 2 Precinct Updated Masterplan 2024 (copy attached) which includes the construction of road access to the station across our site as proposed by the KiwiRail designation 6311 - Paerātā Station Interchange and Accessway. This designation provides for the construction, operation and maintenance of railway premises and transport interchange facilities including but not limited to: Park-and-ride and kiss-and-ride; transport interchange and layovers; accessways, paths and plazas; and bicycle facilities. We confirm our support for the proposed roading layout shown [REDACTED]

Yours sincerely

[REDACTED]

Attachment: Franklin 2 Precinct Updated Masterplan 2024

Appendix 4: Auckland Transport Meeting Minutes issued on 25 October 2024

minutes

Boffa Miskell



BM240220	Franklin 2 Plan Change	
25 October 2024	11.30am	Via Teams Meeting
Meeting purpose	Update Auckland Transport on the content and programme for the Private Plan Change Request to the Franklin 2 Precinct at Paerata	
Attendees	Rory Power (RP), Simon Andrew (SA), Chris Freke(CF) (Auckland Transport) Nick Pollard (NP) Janine Bell (JB) - Boffa Miskell Leo Hills (LH) -Commute Ross Taylor (RT), -Grafton Downs Travis Coffey (TC) - Phoenix Property	
Apologies	Rachel Gasson (RG) - Commute	

Introduction

- NP outlined the purpose of the meeting. He confirmed that we had been in contact with Evan Keating at NZTA who has advised he will pass the project to Sonya McCall to deal with. He did however advise that NZTA level in the PC may be limited as the organisation's priorities have changed. In terms of the Supporting Growth Alliance (SGA) we understand that the team has been largely disbanded and its focus is now on appeals to the NoRs.
- CF also made a number of introductory comments:
 - He and Alistair Lovell would be looking after matters related to the SGA NoRs as these returned to business as usual.
 - It would be good for the Master Plan to identify "Roads to be Stopped".
 - AT focus was less on SH22 access and more about the internal network and would be keen to see a north - south road link within the Precinct to provide a more direct connection from north to the rail station

Background / Purpose of the Plan Change

- JB briefly outlined the background and the main areas of change in the Plan Change.
 - As result of the consent order reached with Auckland Council, GDL agreed to prepare a private plan change request to redistribute the Business zoned land within the Precinct.
 - Concurrently an opportunity to review the residential zoning applied to the Precinct in light of NPS UD and to increase the residential density surrounding the now confirmed Paerata Train Station.
 - Make provision for the ongoing operation and redevelopment of the Wesley College on its existing site within the Precinct.
 - Removing the Franklin 2 sub-precincts provisions in favour of the standard AUP(OP) zone provisions.
 - Updating the Additional Provisions applying to development in the Franklin 2 Precinct including the transport triggers.
- NP took the meeting through the revised Master Plan for the Precinct (distributed prior to the meeting) and the relevant changes to the draft transport provisions in the Precinct.
- LH confirmed that in terms of the transport triggers that there dwelling unit yield is very similar to that proposed by the original variation and modelled by Beca.
- RP sought clarification whether THAB was being applied "as the crow flies" or whether it was an actual 800m walking distance.
- Discussion occurred on the thinking behind the pedestrian and cycle network.

- CF requested major changes to the transport network should be explained. He queried whether a Road Function and Design Elements table would be included.
- CF – Queried whether the Active Mode Corridor had been discussed with GDL. Advised that there was an exercise underway to route protect the rail corridor for 4 tracking and the development of an adjacent cycle corridor on the Eastern side of the rail corridor. **CF to check the plans and advise GDL if any issues for the Precinct.**
- TC & RT confirmed that there were current discussions about providing the internal north - south connection either the Te Rata Boulevard (or a reduced width version) or alternatively the possible future road through the College.
- RP agreed that the future of SH22 was uncertain and that from AT perspective the alternative road through the Precinct was important.
- ROP advised that they would consider who else needed to be involved at AT and would either send feedback to GDL or via Council and the Clause 23 process.

Follow up Actions

- NP to send through a copy of the draft Precinct provisions.
- CF to check the active mode plans and advise GDL if any issues for the Precinct.

Meeting closed 12.20pm

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Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



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