Summary report – September 2017
Draft Pukekohe / Paerata Structure Plan process

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1 Purpose

The Council’s strategic direction for growth in Auckland includes the urbanisation of areas surrounding Pukekohe and Paerata.

Areas around Drury and Pukekohe / Paerata have been zoned Future Urban Zone (FUZ) in the Auckland Unitary Plan.

This means that these areas have been identified by Auckland Council as being suitable for urbanisation and will change from mainly rural land use to mainly urban land use.

The council is in the process of carrying out investigations towards preparing structure plans for these areas. The Planning Committee has specified that structure planning for the Pukekohe-Paerata area is to be completed within the next 12 months.

Structure plans are an important method for establishing the pattern of land use and the transport and services network within a defined area. They enable a detailed examination of the opportunities and constraints relating to the land - including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards.

Structure planning enables the council to identify, investigate and address the potential effects of urbanisation and development on natural and physical resources in the structure plan area. The effects on neighbouring areas, particularly those that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character can also be considered.

The work we are doing now builds on previous work done for these areas - such as the Pukekohe Area Plan 2014, Auckland Council’s Future Urban Land Supply Strategy (which looks at the sequencing of development across Auckland) and Auckland Transport /New Zealand Transport Agency’s Supporting Growth project (which looks at transport infrastructure).

A structure plan is identified in the Unitary Plan as being an appropriate foundation for a subsequent plan change process required to rezone Future Urban zoned land to urban zones.

This report outlines the structure plan process to achieve this urbanisation. It includes draft findings of structure planning opportunities and constraints for Pukekohe and Paerata.
2 The Pukekohe / Paerata structure plan area

Figure 1 below shows the land area of approximately 1 300 ha to which the Pukekohe / Paerata structure plan process applies:
3 Pukekohe / Paerata structure plan process and consultation

The Auckland Unitary Plan Operative in Part (AUPOP) sets out the requirements for a structure plan in the Regional Policy Statement and Appendix 1. The structure plan for Pukekohe / Paerata will become the basis for a council-initiated plan change.

Existing background work on the future of the Pukekohe / Paerata area is available to inform the structure planning process.

The process for preparing a structure plan is outlined in Figure 2 below:

Figure 2 Structure planning process summary

What is happening now?

The council has commissioned a number of background technical reports. These reports outline opportunities and constraints in the structure plan area and are summarised in section 5 of this report.

The council now wants to know what you think about how the Future Urban zoned areas of Pukekohe / Paerata should be developed in an integrated way.

What can I do?

The first consultation period from 25 September 2017 to 20 October 2017 is for you to consider opportunities and constraints, and to provide feedback to help shape a draft structure plan.

Information on opportunities, constraints and land use scenarios will be posted on www.shpeauckland.co.nz from 25 September 2017, including supporting technical documents. A technical research programme will run in parallel to this and any new information will be posted on the council’s website as it becomes available.
A number of drop in sessions will also be held and information will be available at the Pukekohe and Papakura libraries and service centres.

We would like to receive your response by **Friday 20 October 2017**.

**What will happen next?**

Both the feedback from this consultation and the additional research will be considered and the Council will formulate a draft structure plan document early in 2018.

A second consultation period on the draft structure plan document will be provided in 2018.

Following feedback analysis a final structure plan will then be completed and adopted by the council. This marks the end of the structure plan process.

The council will subsequently initiate formal plan change processes to give effect to the structure plan by creating operative urban zonings. This will include opportunities for public submissions.
4 Auckland’s growth challenge

The population of Auckland was 1,493,200 people at the time of the 2013 census. By 2043 the population is projected to grow to between 2,047,600 (low) and 2,606,800 (high) people as illustrated in Figure 2.¹ The challenge for Auckland is how to accommodate this growth with housing, jobs, open space and infrastructure.

Figure 2 Auckland population projections

Source: Statistics NZ 2017

Approximately 400,000 new dwellings and 277,000 additional jobs will be needed to accommodate the growing Auckland population. As part of a quality compact approach to growth, the Auckland Plan anticipates that up to 160,000 dwellings and 1,400 hectares of business land will be required outside the existing urban area. In addition, up to 240,000 dwellings are anticipated within the existing urban area.

Pukekohe is identified in the Auckland Plan Development strategy as a priority satellite town, anticipated to grow to a population of 50,000 people by 2040. This will more than double Pukekohe’s 2013 population of 21,000 people.

¹ Statistics NZ, 2017 Subnational population projections, 2013(base)-2043
Auckland Unitary Plan

The development of the Future Urban zones in Pukekohe / Paerata is part of the solution to the growth challenge. Residential intensification has also been enabled in the existing urban areas.

The Proposed Auckland Unitary Plan (PAUP) was notified in 2013. The Unitary Plan replaces the former Regional Policy Statement and 13 district and regional plans, including the Auckland Council District Plan - Operative Franklin Section 2000. The Auckland Unitary Plan is now operative in part (AUPOP).

The Unitary Plan process established a Rural Urban Boundary (RUB) around Pukekohe – Paerata. The RUB was established to define the maximum extent of urban development in greenfield land to help meet the growth projected in the Auckland Plan. The Future Urban zone is applied to land located within the RUB. The land in the Future Urban zone has been determined to be suitable for future urban development.

The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

Pukekohe Area Plan 2014

In 2014 the Franklin Local Board prepared the Pukekohe Area Plan, which was adopted by Council.

The Pukekohe Area Plan covers the (then) existing urban zoned area of Pukekohe, and the area zoned Future Urban Zone in the (then) Proposed Auckland Unitary Plan. This includes Pukekohe, Paerata to the north and Buckland to the south.

The Pukekohe Area Plan provides for a detailed response to the growth directions of the Auckland Plan, which identifies Pukekohe as a satellite town. In addition, development of the area plan allowed the Franklin Local Board to provide direction on the zoning and RUB (urban edge) that was included in the Proposed Auckland Unitary Plan for the Pukekohe area.

Its vision was that “Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.”

The Pukekohe Area Plan outlined how Pukekohe was envisaged to grow and change over the next 30 years. It set out desired outcomes and the actions that would help to achieve them. It divided the then Future Urban zoned land into nine areas and identified “growth outcomes” for them, which are further discussed in Section 6 of this report (Pukekohe / Paerata structure planning issues and options).
Figure 3 “Growth Outcomes” map from pages 29 and 30 of the Pukekohe Area Plan 2014:
Future Urban Land Supply Strategy

The council’s Future Urban Land Supply Strategy 2017 sets out a programme for sequencing future urban zoned land over 30 years across Auckland.

In Paerata it:
- identifies the already live zoned Paerata Wesley College 326 hectare Special Housing Area as able to accommodate approximately 4,550 dwellings.
- identifies the rest of the Paerata Future Urban zone as able to provide 201 hectares of further land supply between 2018 and 2022, to accommodate approximately 1,800 dwellings and a local centre.
- therefore anticipates the total 527 hectare Paerata area identified in the July 2017 strategy as having an approximate capacity of 6,350 dwellings.

In Pukekohe it:
- identifies the already live zoned Pukekohe 89 hectare Belmont Special Housing Area as able to accommodate approximately 720 dwellings.
- identifies the rest of the Pukekohe Future Urban zone as able to provide 1,088 hectares of further land supply between 2023 and 2027, to accommodate approximately 7,200 dwellings.
- therefore anticipates the total 2,177 hectare Pukekohe area identified in the July 2017 strategy as having an approximate capacity of 7,920 dwellings.

Figure 3 below sets out the Future Urban Land Supply Strategy dwelling estimates for development of south Auckland including Paerata and Pukekohe. It also sets out sequencing of development:
- the Paerata Future Urban zoned land is scheduled to be development ready in the first half of Decade One (2018 – 2022)
- the Pukekohe Future Urban zoned land is scheduled to be development ready in the second half of Decade One (2023 – 2027).
Figure 4 Southern Future Urban Areas Sequencing from Future Urban Land Supply Strategy 2017
5 Opportunities and constraints

5.1 Introduction
This section discusses existing or potential attributes in the structure plan area and surrounds that will affect its urban development potential. These attributes are rarely purely an opportunity or purely a constraint. For example a stream can provide amenity value which is an opportunity, while at the same time it may cause flooding which is a constraint. Likewise, the existing North Island Main Trunk Line and State Highway 22 which bisect some of the area constrain east to west crossing points but also provide opportunities for enhanced public transport and road transport. Structure planning aims to make the most of opportunities and constraints.

The structure plan process is informed by draft technical reports on opportunities and constraints. This section provides a summary of the opportunities and constraints present within Pukekohe / Paerata in relation to a number of technical disciplines. Reference is made to technical reports for each discipline.

The relevant reports may be revised and additional reports prepared as part of the process to finalise a draft structure plan.

The main development options for the structure plan area arising from opportunities and constraints are addressed in section 6.

5.2 Transport
Auckland Transport has prepared a background paper, with input from the NZ Transport Agency and Auckland Council.

This topic paper draws on information that is known or currently in progress. It has been informed by the Future Urban Land Supply Strategy 2017 (FULSS 2017) and the Supporting Growth Programme (Transport for Future Urban Growth)

Supporting Growth Programme

Auckland Transport, Auckland Council and the New Zealand Transport Agency have produced a preferred transport network to support Auckland’s new housing and business areas. This will include a mix of new or upgraded roads, upgraded state highways, optimising existing networks, new public transport and cycling infrastructure.

Mana whenua, local boards, the public and a wide range of stakeholders have been involved and consulted in the development of the preferred networks for each area. Ongoing opportunities for consultation to help shape the design and details of Auckland’s future urban areas will be provided as each project develops and goes through the design, consent and construction phases.
The preferred transport network identified for Auckland's southern growth areas (shown in Figure 5 below) links into all other planned transport initiatives and aims to act as an overarching planning tool to guide transport investment, consenting and development.

Figure 5 Preferred southern transport network, Supporting Growth – Delivering Transport Networks
Integrated Transport Assessment

The topic paper is also informed by preliminary structure planning processes including workshops with a variety of planning and engineering specialists from Auckland Council, Auckland Transport, Watercare and the New Zealand Transport Agency. An integrated transport assessment (ITA) will be commenced in early 2018 which will provide an assessment of the transport needs of the area as a result of the proposed land use identified through the structure plan process.

Constraints and opportunities and identifying any gaps in the transport network in supporting growth scenarios

The paper considers:

- constraints and opportunities and identifying any gaps in the transport network in supporting growth scenarios,
- the land use and responsiveness of the transport network across all modes,
- the integration between land use and transport within the Structure Plan area, set within the context of the wider rural and urban environment.

The current context and background for the area are outlined from a transport stand point. Transport integration must be considered with other work streams such as stormwater, heritage and policy to be fully cognisant of the overall sensitivities and outcomes for the area. The paper does not attempt to draw any conclusions or recommendations at this stage - it sets out the basis for future discussions for consultation.

The paper identifies the following initial opportunities and constraints:

Constraints – Existing Transport Network:

- the NIMT forms a limitation to movement and will require additional crossings to enhance connectivity. No new at grade crossings will be permitted and existing crossings will need to be upgraded or closed due to safety and network performance issues when train frequencies and/or vehicle traffic increase. The preferred southern transport network shows the arterial road and there may be a need for collector road crossings which are not shown;
- the annual average daily traffic count for that section of SH1 within the Structure Plan area varies between 50,000-67,000 vehicles. This section of SH1 is the main travel route to the north and south both within the Auckland Region and for interregional traffic;
- SH1 is the main travel route for the north and south both within the Auckland region and for interregional traffic. SH1 has high levels of congestion, particularly in the morning peak. The congestion is increased due to the current lack of viable alternative routes not only for north south movements but also crossing SH1 in an east west direction. The limited local road connections are also putting greater pressure on SH 1 interchanges (Papakura, Drury); Congestion along SH1 and parts
of SH22 (particularly northbound in the am period) is contributing to commuters taking alternative routes (via Hingaia) to access the Papakura Interchange;

- SH1 provides a critical lifeline corridor for several key utilities (power supply, gas supply line, water supply line from the Waikato). Disruption to this utility corridor has the potential to cause wider impacts;

- SH22 has a high crash rate and growing congestion (currently there are 15,000-20,000 vehicles using SH22 daily) which is predicted to increase markedly over the next decade, as new growth areas (Pukekohe, Drury, Wesley, Paerata) are developed. A number of large scale housing developments forecasted in this area over the next 10 years, will have direct access onto SH22. It will be important that access from these areas is safe and minimises the impact on travel times along the corridor itself;

- Pukekohe has a limited number of roads that function as arterials and these are made unsafe by number and form of rail crossing;

- a lack of east-west connections at the southern end of Pukekohe adds to traffic heading to SH1 through the town centre. This is particularly an issue for heavy commercial vehicles;

- timing of electrification of rail and construction and location of Paerata station and use of diesel shuttle before electrification to access Pukekohe could impact on the uptake of rail by the future population. However, recent moves to purchase Independently Powered Battery Electric Multiple Units may address this. This will be considered as part of the ITA.

Opportunities - Future Transport Network

- Independently Powered Battery Electric Multiple units could be utilised as an interim measure to improve rail connections prior to full electrification as they would avoid the need for passengers to transfer at Papakura when accessing destinations further north;

- increased frequency of train services and a greater number of stations within commuting distance of appropriately intensified land use following completion of the City Rail Link;

- large areas of undeveloped land provide opportunities for integrating land use and transport planning;

- improved access to SH1 and the potential to upgrade parts of SH22 as it transitions from a high speed rural state highway to an urban arterial;

- potential additional rail stations combined with an expanded bus network and Frequent Transit Network could reduce reliance on private vehicles and assist in achieving the 45% mode split targets for the morning peak from the Auckland Plan. The timing and location of such stations would need to be coordinated with development and the surrounding land use;
- consideration of intra-regional and inter-regional integration to achieve positive outcomes within and across regional boundaries.

**Information Gaps**

- effect of large scale growth in the Waikato and potential traffic flows between the two areas. At present, Auckland attracts 50% of all North Waikato trips and 70% of work trips;
- scale of rural subdivision potential due to AUPOP appeals;
- growth in settlements to the west of Pukekohe such as Clarks Beach has not been fully accounted for in the Supporting Growth Programme;
- a full network of key roads such as collectors and potentially some arterials as the Supporting Growth Programme has not identified all such links and those which it has identified are indicative only;
- effects on the supply of public parking in Pukekohe due to the scale of new growth;
- distribution and associated effects of traffic on rural roads outside the urban area such as Runciman Road, Kern Road, Tuhimata Road and Burtt Road;
- the accommodation of freight movements on key corridors will continue to be provided on the network;
- scale and location of commercial activities, including town centres in the Drury structure plan area and what employment opportunities will be available there;
- take up of residential density provided for under the AUPOP in what is currently a rural town.

Further information can be found in the background report: “Paerata-Pukekohe Structure Planning – Growth Themes Background Paper – Transport” prepared by Auckland Transport, with input from the NZ Transport Agency and Auckland Council August 2017.

### 5.3 Stormwater and management of the freshwater environment

The appropriate management of stormwater and freshwater is integral to a liveable city. The issues Auckland faces in stormwater can be grouped into three core categories:

- safe communities – flooding, health and safety risks to our communities, including people, property and infrastructure is managed and reduced
- supporting growth – growth through water sensitive development and provision of quality stormwater infrastructure is enabled
- healthy and connected waterways – stream, groundwater and coastal water values are maintained and enhanced and communities are connected with them

A preliminary Stormwater Management Plan (SMP) has been prepared by Opus Consultants Limited for the Pukekohe-Paerata Future Urban zone, which will be refined and have detail.
added to it through this structure planning process. It divides the Future Urban Zone into a number of development subcatchments based on catchment boundaries, natural flowpaths, future urban zone boundaries and discharge locations.

The scope of this preliminary document covers:

1. An appraisal of the current understanding of stormwater issues in the catchment, including opportunities and constraints to delivering stormwater solutions
2. An assessment of potential solutions to address existing flooding issues
3. Stormwater management requirements for development

The Pukekohe-Paerata Future Urban Zone sits across three stormwater catchments, the:
- Whangapouri Creek catchment, discharging into the Pahurehure Inlet of the Manukau Harbour;
- Oira catchment, also discharging into the Pahurehure Inlet of the Manukau Harbour; and
- Pukekohe-Tuatenui catchment, discharging into the Waikato River.

There are a number of existing stormwater constraints to development across the Future Urban Zone, however many of these can not only be mitigated, but improved upon, by delivering ‘water sensitive’ development that is fully integrated with the other urban design guidelines of the Auckland Design Manual.

As further detail on the Structure Plan emerges, corresponding refinement and detail will be added to the SMP on how stormwater should be managed across these development subcatchments. This is expected to include:
- application of hydrological mitigation to maintain, and enhance, the value of the stream corridors within and downstream of the Future Urban Zone. Hydrological mitigation can be achieved through a variety of measures, such as rain water storage tanks, rain gardens, and infiltration trenches.
- parts of the area are underlain by volcanic soil. Although there are expected to be a range of infiltration capacities, stormwater disposal via soakage and infiltration is an opportunity to minimise the impact on stream baseflow and aquifers, however this is subject to further investigation. Maintaining the discharge of clean base flows into the aquifer is important for its long-term sustainability.
- the generally poor ecology, erosion and water quality across the three catchments due to heavy modification through farming means development represents an opportunity to improve the stream corridors. Development should provide a 10 metre riparian margin either side of intermittent streams and a 20 metre riparian margin either side of permanent streams to protect and enhance watercourses.
- further, priority should be given to retaining and enhancing permanent and intermittent streams for primary and secondary stormwater conveyance.

The following data and information is required to further inform the production of the SMP:
1. Landuse and development type/layout (it is expected this will be refined through the Structure Plan process taking into account this preliminary stormwater management plan).

2. Improved soil information to inform the potential for soakage and/or infiltration of stormwater in different parts of the Future Urban Zone.

3. Information on potential contamination that might impact on stormwater management (e.g. soakage).

4. Watercourse Assessment for Pukekohe South Tuatenui catchment to confirm management responses for watercourses in this part of the Future Urban Zone and confirm the location and extent of permanent and intermittent streams. This is due to be completed by the end of 2017.

5. Confirming appropriate stormwater management and flood risk management requirements for discharge into the Tuatenui Stream in the Waikato Region, including the need for peak flow attenuation.

6. Further water quality datasets (surface water and groundwater) to confirm stormwater management approaches across the three catchments.

7. Finalising the Floodplain to inform development of Unitary Plan rules that apply within the Future Urban Zone.

At this stage these gaps do not represent significant risks to the development of the SMP to inform the Pukekohe-Paerata Structure Plan.

**Flooding**

There are significant areas of floodplain within Future Urban Zone in both the Whangapouri and Pukekohe South-Tuatenui catchments. Sustainable and resilient development should avoid the floodplain, flood prone areas and manage overland flowpaths in accordance with the AUPOP, however there is the opportunity to reduce floodplain extents in the Future Urban Zone through engineered interventions. There is potentially significant cost associated with delivering these engineered interventions to the floodplain, which will be subject to economic feasibility and funding agreement before being taken forward. It will also be necessary to provide flood attenuation in parts of the Future Urban Zone upstream of Pukekohe and Buckland to avoid increasing flood risk to the existing community.

Further information can be found in the background report: “Paerata-Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan Preliminary Report – Catchment Characteristics and Constraints” Opus Consultants for Auckland Council August 2017

**5.4 Water and wastewater servicing**

Watercare is working with Auckland Council to determine the infrastructure solutions necessary to enable development of the southern growth areas. While there are already identified /potential upgrades, the increase in capacity will need to be placed in the context of future land use scenarios. Detailed planning is critical to ensure the sequencing of specific developments aligns with and enables, Watercare’s programme of infrastructure delivery.
Watercare’s planning teams are updating the water and wastewater models for Pukekohe to identify solutions for existing issues. While there is capacity programmed into the planned upgrades, they are not ‘reserved’ and are assigned on a ‘first come, first serve’ basis.

**Water supply**

Existing trunk water for Pukekohe is provided directly from the Waikato trunk main from the Waikato Water Treatment Plant. There are no constraints in the trunk water network currently, however as growth occurs the network will need to be reinforced. There are constraints in parts of the existing local water network.

A new bulk water supply point will be constructed at Drury to accommodate the Drury area and reinforce Hingaia and Pukekohe. It may connect to the existing Totara reservoir. This will enable the required growth, while providing resilience to the Pukekohe supply generally.

**Wastewater servicing**

The Pukekohe urban area is serviced by a reticulated network which conveys waste to the Pukekohe Wastewater Plant at Tuakau. The Waikato Regional Council is the regulator for this treatment plant. Rural parts of the growth area are not reticulated and rely on on-site disposal and treatment.

Trunk wastewater services convey flows from Buckland to the Pukekohe Waste Water Treatment Plant. The Pukekohe Wastewater Treatment Plant also treats flows from Tuakau and Pokeno. There are existing constraints in both the trunk and local wastewater networks. The Pukekohe Wastewater Treatment Plant is nearing capacity based on the current discharge consent conditions. The trunk network is at capacity, and the local network experiences overflows in some locations in wet weather.

A wastewater discharge consent has been lodged to upgrade the Pukekohe Wastewater Treatment Plant. Trunk wastewater network upgrades have been designed for approximately 60,000 people.

**5.5 Geotechnical**

A preliminary geotechnical review assessment by Riley Consultants Limited has been prepared for the Pukekohe / Paerata area. This involved desktop review of geotechnical information to hand within and in the immediate vicinity of the Future Urban zone, a site walkover of selected parts of the area that are publicly accessible, and drawing also on recommendations from work undertaken by others for the area. Riley Consultants reference in particular a Tonkin and Taylor 2013 assessment for the area undertaken for the Council prior to the notification of the Proposed Auckland Unitary Plan.

The main geotechnical hazards identified are:

- slope stability;
- compressible organic and cohesive soils, resulting in long-term consolidation settlement;
- liquefaction of fine granular soils during earthquake shaking.

Three general categories of “development premium” are referenced (high, medium and low) - based on hazard potential and development cost. Low development premium (cost) areas are considered to have less geotechnical constraints/hazards and are likely to be more economical to develop than high development premium areas.

Riley Consultants assess the most likely suitable development types for the Pukekohe / Paerata Future Urban zone by location, concluding that:

- most of the reviewed area is of low development premium (i.e. suitable for a wide range of development types)
- medium development premium areas are largely in the north and east.
- high development premium areas are not very extensive but are in most of the Future Urban zone locations. They are in the vicinity of steep slopes or underlain by compressible and potentially liquefiable soils. Future development in these areas would be expected to require specific investigations, assessments and designs. Ground improvement measures may be required.

Riley recommends further work in order to refine slope instability potential and liquefaction risk.

Further information can be found in the background report: “Paerata Pukekohe Structure Plan Background Investigations Geotechnical Review Assessment” Riley Consultants Limited for Auckland Council August 2017

5.6 Ecology

The Pukekohe-Paerata area is a highly modified landscape, with a large provincial town centre surrounded predominantly by arable horticultural activity. Consequently very little native vegetation remains and freshwater habitats are severely degraded.

Formulation of a Structure Plan for the area provides an opportunity to improve ecological values, set objectives for ecological enhancement, guide the placement of reserves and align community recreation corridors with these.

- Constraints for development:
  - proximity of developable area to watercourses
  - avoidance of watercourse loss i.e. no permanent loss with culverting
  - avoidance of vegetation loss, especially Significant Ecological Areas

Key opportunities specifically relate to the following:

- retaining and enhancing remaining native vegetation to improve wildlife habitat
- retaining and buffering natural watercourses to improve water quality and increase numbers and diversity of instream biota
- retaining natural topography to ensure watercourses can maintain natural form and function
- aligning reserves and recreational connections with existing natural watercourse corridors to provide user integration with nature and wider buffering for wildlife movement
- reintroducing riverine wetlands to natural floodplains to provide recharge of water tables
- repatriation of modified watercourses to reinstate sinuosity and habitat heterogeneity.

Implementing these opportunities will align with various provisions regarding environmental protection as detailed in the Auckland Unitary Plan. They will also contribute to the implementation of national strategies such as the National Policy Statement for Freshwater Management and the National Biodiversity Strategy, and regional environmental policies such as the Auckland Growing Greener principles relating to urban transformation that also restores nature and healthy waterways.

Further information can be found in the background report: “Ecology Assessment Pukekohe-Paerata Structure Plan” S Sinclair, Senior Ecologist, Auckland Council, 2017

5.7 Natural character, landscape and visual

A landscape and visual assessment by Opus Consultants Limited has been prepared for the Pukekohe / Paerata structure plan area.

The report identifies and provides an evaluation of existing landscape attributes and the likely effects of urbanisation on landscape character and visual amenity. It also identifies ways in which the landscape can positively contribute to the area’s future urbanisation. It recommends landscapes to be protected, opportunities to enhance landscape character and visual amenity and opportunities for new landscape interventions to help shape a quality urban environment.

Landscape character in relation to the underlying landform of the study area is strongly expressive of its geological origins. The southern volcanic field has created distinctive patterns of volcanic cones and tuffs with craters and intact or dissected rims. These geological features extend throughout the study area but are more distinctive and legible in the upper area to the south, encircling the Pukekohe urban area. Pukekohe Hill is the most prominent volcanic feature and forms the major landmark for Pukekohe.

The natural landscape character has been diminished throughout the entire study area, largely due to the near wholesale removal of primary vegetation and modification of stream gullies for farming purposes. Only 2.2% of primary forest remains. While the original hill and gully
landforms are in fact more highly discernible due to forest removal, they are expressive of a heavily modified landscape.

Existing land use patterns and human activities within the study area possess a strong rural landscape character. The area is generally distinguished by rural-based activities, predominantly dairy farming, horticultural cropping and lifestyle blocks, all of which take advantage of the good, mainly volcanic soils, and climate. This rural character is changeable and subject to trends in agriculture, horticulture, cropping and lifestyle activities. Furthermore, the rural landscape is a highly-modified landscape within which monocultural activities are generally degrading to natural landscape quality.

Opus’ report breaks the area down into 16 landscape character areas and ranks their sensitivity to modification.

The assessment identifies the following key landscape opportunities:

- establishment of an integrated landscape framework for the new urban form based on the natural landform and drainage patterns and processes that have shaped the existing landscape and give it its unique identity
- maintaining and enhancing the integrity of volcanic features as distinctive elements of the local landscape character
- maintaining and enhancing high visual amenity and visibility
- establishment of an integrated network of public open space
- maintaining and enhancing of sustainability values
- establishment of high liveability values within the new urban environment
- establishment of a landscape transition between urban and rural landscapes at the boundaries to create a distinct edge to the urban settlement
- promotion of high amenity open space hubs centred around cultural and natural attractions.

Further information can be found in the background report: “Paerata- Pukekohe Structure Plan Landscape and Visual Assessment Background investigations for Auckland Council” Opus Consultants for Auckland Council, August 2017

5.8 Heritage and archaeology

A preliminary historic heritage assessment has been prepared for the Pukekohe / Paerata structure plan area. When completing the Pukekohe-Paerata Structure Plan, the key issues and recommendations to be aware of in relation to historic heritage are:

Issue 1: Places of potential value yet to be identified, recorded or protected, and

Issue 2: The shift of the historic landscape from rural to urban
Recommendations:

High priority places are to be assessed for scheduling as part of a places of interest list against B5.2.2 (Identification and Evaluation of Historic Heritage Places) of the AUPOP. Where appropriate, additional places are to be included on the Cultural Heritage Inventory or ArchSite database.

Community and key stakeholder engagement to be conducted in order to expand historical information and the identification of potential places of historic heritage value. This will ensure that valued historic heritage sites are protected and recognised in the structure planning process.

Issue 3: Integrating historic heritage into new development in a meaningful way

Recommendation:

Explore commissioning a heritage interpretation plan for the area. Design guidelines to help shape development in a way that respects and recognises existing historic heritage values may result from this process.


5.9 Cultural values

Mana Whenua and Mataawaka have contributed to council strategy, projects, plans and initiatives. The Pukekohe - Paerata structure plan process is informed by these previous contributions, as well as iwi planning documents (also known as Iwi Management Plans, Hapū Environmental Management Plans, or by similar names); which articulate what a number of iwi and hapu in Auckland see as specific resource management issues, objectives, policies, and methods). Further guidance comes from strategic documents such as The Māori Plan for Tamaki Makaurau (IMSB, 2012).

The structure plan process will identify, investigate and address the potential effects of urbanisation and development on natural and physical resources, for Māori, and as identified by Māori. Careful consideration is required to determine whether these effects have been captured and understood in full, and acknowledgement of what weight these effects have been given in the final plan (i.e. to avoid, remedy or mitigate effects of land use and development).

The structure plan process seeks to identify issues, opportunities, aspirations and visions for Māori and encapsulate these where possible in all aspects of the structure plan process to reflect cultural values and perspectives (Māori worldview). Realising economic, social and cultural development aspirations and opportunities for Māori is critical to the future outcomes of structure planning in Pukekohe - Paerata.
In addition, the structure plan is part of a wider collaborative approach in the mana whenua cultural heritage space, in particular to develop the knowledge base and identify additional sites that warrant protection (B6, AUPOP).

There are five mana whenua rohe (regions) in Tamaki Makaurau. There are 10 local mana whenua groups/tribal authorities who have interests in area of the Pukekohe - Paerata structure plan: Ngai Tai Ki Tamaki; Ngati Tamaoho; Te Akitai Waiohua; Te Ahiwaru Waiohua; Ngati Te Ata; Ngati Paoa; Ngāti Maru; Ngāti Whanaunga; Ngāti Tamaterā; Waikato-Tainui. Within any of the tribal rohe may be cultural landscapes that have been occupied over many centuries. This is not well reflected in the place names, landmarks, and recorded archaeological sites across the wider southern area, due to a complex history markedly by raupatu (land confiscations). There are significant opportunities for recognition of cultural landscapes, be it important Wāhi (locations, locality, place), Wāhi tapu (the sacred, features and areas), Wāhi nohoanga (encampments) Wāhi pakanga (significant battle sites), as well as a network of kainga (open settlements), gardens on fertile soils, pa, walking tracks, and resource gathering areas (waterways, the Manukau Harbour and the Waikato River), transport/portage routes (to waka) and viewpoints.

The council understands the importance of involving iwi in the development of the structure plan and integration of the protection and enhancement of air (hau), land (whenua), water (wai), biodiversity, and wahi tapu and taonga in Pukekohe - Paerata.

Figure 6 Local Mana Whenua Groups/Tribal Authorities Area Maps

<table>
<thead>
<tr>
<th>Ngati Maru</th>
<th>Ngati Paoa</th>
<th>Ngati Tamatera</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ngati Whanaunga</td>
<td>Ngai Tai ki Tamaki</td>
<td>Ngati Tamaoho</td>
</tr>
</tbody>
</table>

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5.10 Land contamination

As with any redevelopment of rural land, previous land uses can leave contaminated soils behind which may require remediation before development into residential and commercial uses. To address this, structure planning for Pukekohe-Paerata will take into account available information on land contamination risks. A preliminary desktop study of potential historic land use contamination is being undertaken for the council. The reporting of this study will be made available and will inform structure planning of Pukekohe-Paerata, including consideration of any...
further research requirements. Local knowledge can be a useful source of information on potentially contaminated sites and feedback on this is welcome.

5.11 Open space and recreation
A preliminary open space and recreation assessment report has been prepared for the Pukekohe / Paerata structure plan area. It:

- outlines the strategic and planning context that informs Auckland Council’s parks and open space planning
- explains the council’s integrated parks and open space network philosophy which focuses on creating an accessibility and interconnectivity
- highlights the key components of the council’s parks and open space policy that direct and guide the assessment and determination of appropriate parks and open space provision levels and their spatial arrangement across the landscape
- applies the council’s park and open space planning tools to the Pukekohe-Paerata Structure Plan area and, based on the projected population growth within it, presents a proposed parks and open space network for the area to enable public discussion and feedback.

Population growth is a key driver when planning for future open space in the Pukekohe - Paerata Structure Plan area. The Pukekohe/Paerata/Wesley area is considered as three primary growth areas each of which has unique open space issues and also overlapping interests. Initial consideration identifies the following indicative open space requirements:

- the live zoned Wesley College area requires:
  - 8 additional neighbourhood parks ranging in size from 0.3 to 0.5ha (a requirement of 2.4 to 4ha)
  - one suburb park for organised sport of 3 to 10 ha

- the Future Urban zone area in and around the five census area units of Buckland, Bledisloe Park, Pukekohe West, Pukekohe North, Paerata and Cape Hill (excluding existing open space) requires:
  - 40 additional neighbourhood parks ranging in size from 0.3 to 0.5ha (a requirement of 12 - 20ha).
  - five additional suburb park open spaces ranging in size between 3 to 5ha.

- the existing 1 118ha suburban area (that includes 75 units of open space totalling 125ha) requires:
  - 10 additional neighbourhood parks ranging in size between 0.3 to 0.5ha.
  - One additional suburb park ranging in size between 3 to 5ha.
• comprehensive open space network planning approach which will be able to examine closely this high level identification of open space gaps within the existing suburban area.

- additional green corridor and esplanade are also required with a preliminary estimate of 52 to 89ha

**Opportunities:**

- identify, recognise and celebrate the historic heritage of the Franklin Local Board area.
- heritage is a representation of our past, but likewise it can shape our future.
- we value and want to see:
  - healthy and diverse ecosystems of plants and animals
  - Auckland’s ecosystems are functioning and healthy
  - priority ecosystems and species managed effectively
  - threatened species flourishing in natural habitats
  - significant sites of indigenous biodiversity protected
  - nature connected across Auckland in linkages and sequences.
- enhance ephemeral and intermittent streams as they are of high ecological value.
- enhance the degraded streams while balancing the floodplain function and flood risk whilst optimising the development yield.
- where streams have ecological interest, the minimum of 10m esplanade is required. Where streams have ecological interest and/or a flood plain contributes to a storm water solution, then a minimum of 10m plus an additional 10m (or more) of esplanade may be required. However, there may be opportunities to exceed these minimum standards to achieve broader amenity outcomes e.g. connectedness, utilisation.
- investigate how to incorporate open space elements associated with restoration, recognising the area, celebrating the area, understanding the area, reflecting its identity, growing appropriate fauna, identify areas for protection and preservation.
- articulate open space use and purpose e.g. sport, recreation, open space as commons, lungs of the area, spaces to socialise and work together, learn tolerance, develop relationships, demonstrate acts of kindness, develop social contract skills, to be considerate of others, to support health and wellbeing, build/ strengthen community, barbeque opportunities.
- identify how urban forests can contribute to management of carbon emissions.
- encourage and enable mana whenua to contribute to defining cultural landscape and practices.
- explore how open space can leverage off the storm water detention system provision e.g. strategic co-location of open space.
- leverage off Transit Oriented Design locations e.g. retail, parks, day care, civic services and transit, recreation; to reinforce opportunities for active transport.
- highlight (if any) open spaces that may contribute to supporting wild life corridors.

**Constraints:**

The main constraints for parks and open space within the Pukekohe-Paerata FUZ include:
- the two major North-South transport routes (Paerata Road through to Edinburgh Street and railway line) will form a barrier to an East-West walkable route
- the terrain, riparian margins and response to storm water management will constrain open space land development options whilst at the same time present an opportunity to create off-road recreational walkways/cycle-ways where appropriate, although the acquisition of some additional land may be required to facilitate their development.

Further information can be found in the background report: “Pukekohe-Paerata Structure Plan Open Space and Recreation Phase One: Parks and Open Space Report”, Prepared by Sam Noon, Principal Policy Analyst, Parks and Recreation Policy, Auckland Council, August 2017

5.12 Community facilities
Investigation of the Pukekohe and Paerata community facilities show that these will not be able to meet the required service outcomes for the future population of Pukekohe - Paerata.

Auckland Council’s Community Facility Network Plan provides objectives and principles to guide where and how best to locate and develop facilities. Applying the network plan provision guidelines to the Pukekohe-Paerata area suggests that a number of new facilities may be required such as:

- a multipurpose community facility incorporating community, arts, library and space for hire in the Paerata area
- a multipurpose community facility incorporating community, arts, library and space for hire in the Buckland area
- integration of the existing community facilities (Pukekohe Old Borough Building Hall, Pukekohe War Memorial Town Hall, Franklin Arts and Cultural Centre, Pukekohe Library) in the Pukekohe Town Centre.

It is recommended the population reaches a tipping point of around 10,000 people in Paerata and Buckland before community space is developed to ensure it is located, designed and delivered to provide services appropriate to the community.


5.13 Business land demand
A specialist business land analysis report has been commissioned but is not yet available. The analysis is expected to quantify how much business land and what type of business land will be sustainable within the Future Urban Zone area, together with an indication of the expected uptake of that land. The analysis is to make recommendations on land requirements for retail, commercial activities, light industry and heavy industry (if required). This analysis will consider both the Pukekohe / Paerata and Drury structure plan areas.
6 Pukekohe / Paerata structure planning issues and options

6.1 The vision
A proposed vision has been developed for Pukekohe / Paerata structure planning based on the vision in the Pukekohe Area Plan:

Pukekohe is a beautiful and flourishing satellite township, offering a mix of high quality employment, residential and recreational opportunities. Future development will ensure that Pukekohe is well-connected to the wider Auckland region, whilst celebrating the heritage and cultural values of its underlying rural character.

6.2 Statutory requirements for structure planning
This section summarises out the most relevant statutory and non-statutory plans and strategies that must be considered in the development of the draft structure plan. This section is not intended to be a full summary of all applicable legislation.

The Auckland Plan
Adopted in 2012, the Auckland Plan sets the overall strategy for achieving Auckland’s vision of becoming “The world’s most liveable city”. Key to the plan is the development strategy for accommodating future growth until 2040, with up to 40 per cent of growth in greenfield areas, satellites, rural and coastal towns.

Future Urban Land Supply Strategy
The purpose of the Future Urban Land Supply Strategy (FULSS 2017) is to identify the sequencing and timing of future urban land for development over a 30-year timeframe. This is to integrated supply of greenfield land for development and provision of infrastructure. The FULSS 2017 is discussed further in section 4 of this document.

Long-term Plan
The council’s Long-term Plan 2015-2025 was adopted in June 2015. It outlines a 10-year budget for the council’s investment in Auckland. Large-scale greenfield development in the south is anticipated in the Long-term Plan (2015-2025), including large infrastructure projects that will have a direct impact on the southern structure planning.

Funding for any additional projects identified through the structure planning process to support urban growth will be considered in the next Long-term Plan (2018-2028), future annual plans and other mechanisms.

National Policy Statement on Urban Development Capacity 2016 (NPS-UDC)
The NPS-UDC directs local authorities to provide sufficient development capacity in their resource management plans for housing and business growth to meet demand. Development
capacity refers to the amount of development allowed by zoning and regulations in plans that is supported by infrastructure. The Pukekohe / Paerata structure planning process will assist the council in giving effect to the NPS-UDC by providing the analytical foundation to support future plan changes to provide urban zones and related infrastructure.

**National Policy Statement for Freshwater Management 2014**

The National Policy Statement for Freshwater Management (Freshwater NPS) provides direction for the council on the management of freshwater. The council must give effect to the Freshwater NPS through the provisions of AUPOP – notably through RPS B7.4 and the Auckland-wide provisions. Some of these provisions are relevant to structure planning.

**National Policy Statement on Electricity Transmission 2008**

The National Grid Corridor traverses the structure plan area. The overarching objective of the National Policy Statement on Electricity Transmission (NPSET) is to recognise the national significance of the electricity transmission network by enabling its operation, maintenance, and upgrade and establishing new transmission resources to meet future needs.

The council gives effect to the NPSET through the National Grid Corridor overlay provisions in the AUPOP. Land use activities in the vicinity of the National Grid Corridor will need to be considered carefully through the draft structure plan.

**National Environmental Standards for Air Quality**

The National Environmental Standards for Air Quality are regulations made under the Resource Management Act 1991 which aim to set a guaranteed minimum level of health protection for all New Zealanders. This standard has some relevance to the location of industrial zones in relation to other zones.

**National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011**

Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health any sites where activities on the Hazardous Activities and Industries List have occurred must be identified. This NES provides a nationally consistent set of controls and soil contaminant standards to ensure land affected by contaminants in soil is appropriately identified and assessed before it is subdivided or developed.

**Auckland Unitary Plan Operative in Part**

The Auckland Unitary Plan (AUPOP) contains new land use policy, rules and zoning for Auckland. It also includes along overlays which identify important natural and historic values and characteristics which must be taken into account when making decisions about land use during structure planning.

The Regional Policy Statement (RPS) is part of the AUPOP. It sets out the overall strategic framework for Auckland. Sections B1 to B10 of the RPS all have varying degrees of relevance.
to structure planning. In particular, section B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form sets out objectives and policies for urban form and growth. These require the rezoning future urban zoned land to urban zones to be in accordance with the Appendix 1 structure plan guidelines. Appendix 1 lists information required and desired general outcomes for structure planning.

Other parts of the AUPOP contain objectives, policies and rules about natural resources, heritage, hazards, infrastructure and other matters that are relevant to structure planning.

6.3 Land use issues and options

The Pukekohe Area Plan 2014 provides a robust starting point for the preparation of a structure plan for Pukekohe / Paerata. Its preparation included background technical investigations and public consultation.

Key changes were however made to Pukekohe / Paerata area planning provisions between the notification of the Proposed Auckland Unitary Plan in 2013 and the now almost final Auckland Unitary Plan Operative in Part (AUPOP) version:

- the location of the Rural Urban Boundary in the AUPOP differs in two locations from that shown in the Proposed Auckland Unitary Plan, which the Pukekohe Area Plan was based on:
  - the Rural Urban Boundary has been extended to the east
  - the Rural Urban boundary has been reduced in the south

- Special Housing Areas have created live zoning in the Wesley and Belmont areas. The Wesley area is now zoned Mixed Housing Urban and Local Centre, and is subject to “Franklin 2” AUPOP precinct provisions. Most of the Belmont area is now zoned as Mixed Housing Suburban.

- residential zoning has been intensified in existing residential areas, with increased Terrace Housing and Apartment Building, Mixed Housing Urban and Mixed Housing Suburban zoning, decreased Single House zoning and the removal of Large Lot residential zoning. Provisions within these zones have also changed.
6.3.1 Land use Scenario 1
A scenario map has been prepared for consultation which takes the Pukekohe Area Plan growth outcomes and areas as a starting point, but modifies them to:

- include the amended Rural Urban Boundary location as shown in the AUPOP
  o the Rural Urban Boundary has been extended to the east
  o the Rural Urban boundary has been reduced in the south
- exclude the live zoned Special Housing Areas for Wesley and Belmont
- incorporate key features from “Supporting Growth: Delivering Transport Networks” 2016:
  o Improved rail corridor
  o Additional station at Paerata
  o New or improved road corridor connections around Pukekohe
  o State Highway 22 safety improvements
  o New road corridor to east and south of Pukekohe, linking to State Highway 22

The following assumptions have been made in the preparation of this map:

- The residential areas identified on the scenario map have been identified as low, medium, or high residential density areas rather than as specific AUPOP zones. This is because since the Pukekohe Area Plan was developed, there have been changes to the extent of, and provisions for, the residential zones which were notified in the Proposed Auckland Unitary Plan.
- Appendix One shows an overview of AUPOP residential zones
- The business areas identified on the scenario map have been identified as “business” rather than as Business Light Industry. An updated business land demand analysis is required, which will make recommendations on land requirements for retail, commercial activities, light industry and heavy industry (if required). This analysis will consider both the Pukekohe / Paerata and Drury structure plan areas.
- The Future Urban zone areas added since the Pukekohe Area Plan are shown as residential to reflect the nearby residential zoning.
Figure 7: Pukekohe/Paerata “Potential New Land Use Scenario 1 Preliminary Draft” map:
This table compares the “Land Use Scenario 1” map “growth outcome” areas with those in the Pukekohe Area Plan:

<table>
<thead>
<tr>
<th>Pukekohe Area Plan Growth Outcome Area</th>
<th>Strategy for Future Urban zone growth in the Pukekohe Area Plan</th>
<th>Pukekohe/Paerata “Potential New Land Use Scenario 1 Preliminary Draft” map 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>A – Wesley College and Belmont</td>
<td>Wesley College and Belmont Special Housing Areas</td>
<td>Remnant areas only: A (Wesley College) Potential Residential Medium Density</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A2 (Belmont) Potential Residential Medium Density</td>
</tr>
<tr>
<td>B – Northeast Paerata</td>
<td>Light industrial, terraced housing and apartments, mixed housing</td>
<td>Potential Business, Potential Residential High Density, Potential Residential Medium Density</td>
</tr>
<tr>
<td>C- Northwest Paerata</td>
<td>Mixed housing and single housing</td>
<td>Potential Residential Medium Density, Potential Residential Low Density</td>
</tr>
<tr>
<td>D- South Paerata and Adams Drive</td>
<td>Mixed housing and light industrial</td>
<td>Potential Residential Medium Density, Potential Business</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Additional eastern areas now within Rural Urban Boundary</td>
</tr>
<tr>
<td>F – Pukekohe east central</td>
<td>Mixed housing and light industrial</td>
<td>Potential Residential Medium Density, Potential Business</td>
</tr>
<tr>
<td>G – Pukekohe east</td>
<td>Mixed housing and single house</td>
<td>Potential Residential Low Density</td>
</tr>
<tr>
<td>H – Pukekohe south</td>
<td>Light industrial and single house</td>
<td>Potential Business, Potential Residential Low Density</td>
</tr>
<tr>
<td>I – Buckland / Pukekohe Hill</td>
<td>Mixed housing and single house</td>
<td>Potential Residential Low Density</td>
</tr>
</tbody>
</table>
6.3.2 Indicative staging

Staging of development of the Pukekohe / Paerata structure plan needs to be consistent with the Future Urban Land Supply Strategy 2017 (FULSS) or later versions. This is to match development with infrastructure capacity delivery across Auckland.

Stage One will be the Paerata Future Urban zoned land which is scheduled to be development ready in the first half of Decade One (2018 – 2022).

Stage Two will be the Pukekohe Future Urban zoned land which is scheduled to be development ready in the second half of Decade One (2023 – 2027).

This staging indicates the council’s current understanding of the likely timing of development of bulk infrastructure. Additional consideration can be given during the remaining structure plan process about whether any further refinement of this staging plan should occur for infrastructure related or other reasons. In the long-term, staging of development will be needed to be responsive to availability of infrastructure funding.

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Appendix 1: Supporting Technical Reports

These existing background documents have informed the Pukekohe–Paerata structure planning process:

- “Auckland Plan” Auckland Council 2012
- “Pukekohe Area Plan” Auckland Council 2014
- “Auckland Unitary Plan (operative in part)” Auckland Council 2016
- “Supporting Growth” (formerly known as Transport for Urban Growth (TFUG)) New Zealand Transport Agency, Auckland Transport and Auckland Council 2016

The following technical reports have been prepared to inform the 2017 Pukekohe-Paerata Structure Planning Process:

- **Transport**
  - “Paerata-Pukekohe Structure Planning – Growth Themes Background Paper - Transport”
    - prepared by Auckland Transport, with input from the NZ Transport Agency and Auckland Council August 2017.

- **Stormwater and management of the freshwater environment:**
    - Opus Consultants for Auckland Council August 2017

- **Geotechnical**
  - “Paerata Pukekohe Structure Plan Background Investigations Geotechnical Review Assessment”
    - Riley Consultants Limited for Auckland Council August 2017

- **Ecology**
  - “Ecology Assessment Pukekohe-Paerata Structure Plan”
    - S Sinclair, Senior Ecologist, Auckland Council, 2017

- **Natural character, landscape and visual**
  - “Paerata- Pukekohe Structure Plan Landscape and Visual Assessment Background investigations for Auckland Council”
    - Opus Consultants for Auckland Council, August 2017
- **Heritage and Archaeology**
  - “Preliminary Historic Heritage Assessment Pukekohe – Paerata Structure Plan”
    - C Francesco, Principal Specialist Built Heritage – Built and Cultural Policy team, Heritage Unit, Plans and Places, Chief Planning Office, Auckland Council, August 2017

- **Open Space**
  - “Pukekohe-Paerata Structure Plan Open Space and Recreation Phase One : Parks and Open Space Report”
    - Prepared by Sam Noon, Principal Policy Analyst, Parks and Recreation Policy, Auckland Council, August 2017

- **Community Facilities**
  - “Paerata-Pukekohe Structure Plan: Community Facility Provision Report”
Appendix 2 AUPOP Residential Zones

Residential Zones

- Large Lot
- Rural and Coastal Settlement
- Single House
- Mixed Housing Urban
- Mixed Housing Suburban
- Terraced Housing and Apartment Buildings
Terraced Housing and Apartment Buildings

- Objectives seek to achieve an urban residential character, enabling terrace housing or apartment building development of five – seven storeys.
- Applied to areas that are highly accessible adjacent to metropolitan, town and local centres and transport links.
- All dwellings require resource consent.
- No parking required.
- Height 16m (or as specified).
- No density limit.

Mixed Housing Urban Zone

- Objectives seek to achieve an urban residential character of up to three storeys.
- Applied to areas with good access to transport and services, close to higher density residential, business zones and transport links.
- Height 11m (+1m @ 15 degrees).
- 1-2 dwellings is permitted, 3 or more requires resource consent.
- No density limit (300m² min site area for vacant lot subdivision).
Mixed Housing Suburban zone

- Objectives seek to achieve a suburban residential character of up to two storeys.
- Most widespread residential zone that provides a transition between the Mixed Housing Urban and Single House zone.
- Height 8m (+ 1m @ 15 degrees)
- 1-2 dwellings is permitted, 3 or more requires resource consent
- No density limit (400m² min site areas for vacant lot subdivision)

Single House zone

- Objectives seek to maintain and enhance the amenity values of established residential neighbourhoods
- Objectives seek to ensure that development is in keeping with the neighbourhood’s existing or planned suburban built character of predominantly one to two storey buildings.
- Provide for minor dwellings and conversion of existing dwellings into two.
- Height 8m (+ 1m @ 15 degrees)
- Density limit one dwelling per site (600m² min site area for vacant lot subdivision)
Large Lot zone

- Applied in areas with physical constraints, ecological features, landscape qualities or infrastructure constraints
- Height 8m + 1m @ 15°
- 20% building coverage or 400m² whichever is lesser
- 35% impervious surface areas or 1400m² whichever is lesser
- Density control of one dwelling per site - 4000m² min site area for vacant lot subdivision
Have your say in shaping Auckland’s future together.

- shapeauckland.co.nz
- southernstructureplanning@aucklandcouncil.govt.nz
- 09 301 0101