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Private Plan Change Request – Pukekohe Golding Precinct

Section 32 and Statutory Assessment

Application to Auckland Council pursuant to
Schedule 1 of the Resource Management Act 1991

**Proposed Pukekohe Golding
Precinct in the Auckland
Unitary Plan**

November 2021



DOCUMENT CONTROL RECORD

PROJECT: Private Plan Change – Pukekohe Golding Precinct

DOCUMENT: Section 32 Assessment and Statutory Assessment

CLIENTS: Golding Meadow Developments Limited & Auckland Trotting Club Inc

PROJECT LOCATION: Golding Road, Pukekohe (refer AEE)

AUTHORS: Mark Tollemache & Renee Fraser-Smith

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1. INTRODUCTION

- 1.0.1. This report documents the section 32 statutory analysis ("**S32 Report**") undertaken and assessment against the relevant statutory (and non-statutory documents) in support of an application by the applicants Golding Meadows Developments Limited and Auckland Trotting Club Inc for a private plan change ("**PPC**") to rezone an area of land comprising approximately 82.66 hectares from Special Purpose – Major Recreation Facility Zone (Franklin Trotting Club) ("**SPZ**") and Future Urban Zone ("**FUZ**") to Business – Light Industry ("**LI**") Zone, Business - Neighbourhood Centre ("**NC**") Zone, and Residential - Mixed Housing Urban ("**MHU**") Zone.
- 1.0.2. The land falls within the wider Auckland Council Pukekohe - Paerata Structure Plan ("**PPSP**").
- 1.0.3. The application has been made to the Auckland Council (the "**Council**") under the Resource Management Act 1991 ("**RMA**") and the Auckland Unitary Plan (Operative in Part) ("**AUP**").
- 1.0.4. This S32 Report should be read in conjunction with the Assessment of Environmental Effects ("**AEE**") and other technical reports supporting the PPC.
- 1.0.5. In October 2021 and as a response to the Government's announcement and release of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, the proposal was revised so as to come into alignment with that direction, by changing the proposed Residential - Mixed Housing Suburban zone to a MHU zone. That change of zone is not considered likely to significantly change the planning outcomes likely to eventuate on the land; as a master planned greenfield site it was always going to be comprehensively designed from the outset and given its location in Pukekohe, a mix of compact detached, duplex, and terraced houses remain likely. This update also included inserting provisions in the Precinct that address the Medium Density Residential Standards outlined in Schedule 3A of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. This is to ensure that the PPC gives effect to the Act when this come into force.

2. STATUTORY REQUIREMENTS

2.1. Statutory Context

- 2.1.1. The purpose of the RMA is to promote the "sustainable management of natural and physical resources". The term "sustainable management" is defined to mean:

"Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while [emphasis added] –

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."

2.1.2. This evaluation under section 32 of the RMA must, as directed in section 32(1)(a), "examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve" the purpose of the RMA.

2.1.3. Section 31 of the RMA sets out the functions of territorial authorities for the purpose of giving effect to the RMA, which includes:

"(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district."

2.1.4. The purpose of a district plan is to assist territorial authorities to carry out their functions to achieve the purpose of the RMA (s72).

2.1.5. Section 74 sets out the matters to be considered by a territorial authority for the purpose of preparing or changing its district plan. This includes its obligation to prepare an evaluation report prepared in accordance with section 32 of the RMA. As explained above, this report sets out that evaluation.

2.2. Section 32

2.2.1. Section 32 of the RMA sets out the requirements for preparing and publishing evaluation reports for proposals for a plan change (amending proposal) to an existing plan (existing proposal). The overall purpose of section 32 in that context is to ensure that any provisions proposed through a plan change are evidence-based, clear and certain, and the best means to achieve the purpose of the RMA. An evaluation of the proposed provisions is required prior to notification of the proposed plan change. The S32 Report sets out the reasoning and rationale for the proposed provisions and should be read in conjunction with those.

2.2.2. In particular, section 32(1) of the RMA requires that, prior to public notification of a proposed plan change, Council must:

(a) "examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) whether the provisions in the proposal are the most appropriate way to achieve the objectives by—

(i) identifying other reasonably practicable options for achieving the objectives; and

(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(iii) summarising the reasons for deciding on the provisions;"

The evaluation report must also contain a level of detail that,

(c) corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

2.2.3. When assessing efficiency and effectiveness of the provisions in achieving the objectives of the proposed plan the report must under s32(2) of the RMA:

(a)" identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and

(ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions."

2.2.4. Section 32(3) of the RMA provides that if the proposal is an amending proposal, the examination under section 32(1)(b) is required to relate to:

(a) The provisions and objectives of the amending proposal; and

(b) The objectives of the existing proposal to the extent that those objectives –

i) Are relevant to the objectives of the amending proposal; and

ii) Would remain if the amending proposal were to take effect.

2.2.5. This subsection is relevant to the PPC as it will amend the existing district plan, which by this definition is the "existing proposal".

2.2.6. Of particular relevance in the current context is that the PPC provisions rely on existing objectives as well as introducing new objectives.

2.2.7. Against that background, it is necessary to consider the RMA definition of "objectives" for the purpose of evaluating the proposed plan change. The RMA defines the term "objectives" as follows:

Objectives means, -

(a) for a proposal that contains or states objectives, those objectives:

(b) for all other proposals, the purpose of the proposal.

2.2.8. Accordingly, in accordance with the requirement set out in sections 32(1)(b) and 32(3) (above), the relevant existing objectives in the AUP are examined as well as any new objectives introduced by the PPC.

- 2.2.9. For completeness, this evaluation also includes an assessment of whether the new (proposed) provisions will assist to achieve the relevant existing objectives of the AUP and not undermine them.
- 2.2.10. In addition, Section (4A) also required that any proposal which utilises a Schedule 1 process must also in the evaluation report:
- (a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and
 - (b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

2.3. Section 74

- 2.3.1. Section 74 of the RMA outlines the matters to be considered by territorial authority in preparing and changing its district plan, as follows:

(1) A territorial authority shall prepare and change its district plan in accordance with

(a) its functions under section 31,

(b) the provisions of Part 2,

(c) a direction given under section 25A(2),

(d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and

(e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and

(ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and

(f) any regulations.

(2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—

(a) Any—

(i) Proposed regional policy statement; or

(ii) Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and

(b) Any—

(i) Management plans and strategies prepared under other Acts; and ...

(iia) Relevant entry in the Historic Places Register;

(c) The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on resource management issues of the district

(3) In preparing or changing district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.

2.3.2. With respect to the content of district plans, section 75 of the RMA provides as follows:

(3) A district plan must give effect to— ...

(c) any regional policy statement.

(4) A district plan must not be inconsistent with—

...

(b) a regional plan for any matter specified in section 30(1).

...

(5) A district plan may incorporate material by reference under Part 3 of Schedule 1.

3. PURPOSE OF THE PLAN CHANGE AND OUTLINE OF THE PROPOSAL

3.0.1. The PPC is required because the land is currently zoned SPZ and FUZ under the AUP, meaning it cannot be developed for urban activities without a structure planning and plan change process (or in the case of the SPZ can only operate based on existing activities within the site).

3.0.2. A list of proposed provisions and the reasons for these is outlined below.

3.1. Outline of the proposal

3.1.1. The PPC seeks to rezone land with the proposed Pukekohe Golding Precinct from FUZ to:

(a) LI Zone (19.97 ha);

(b) NC Zone (0.33 ha); and

(c) MHU Zone (62.35 ha).

3.1.2. The PPC also deletes the Franklin Trotting Club Precinct.

- 3.1.3. The LI Zone is located on Station Road. It creates a buffer between the SPZ (Pukekohe Park) to the west of Station Road and the proposed residential development to the east. The development of this land will be subject to the proposed Precinct, along with the existing provisions of the AUP (which for example include region-wide rules to manage air quality, industrial and trade activities and hazardous substances).
- 3.1.4. To the east of the LI Zone a small NC Zone is proposed to provide for the day-to-day convenience needs of the residents and employees of the Precinct. This is located associated with the Collector Road into the Precinct from Station Road. The existing provisions of the AUP are considered appropriate to manage development in this Zone, along with proposed Precinct rules 6.5.
- 3.1.5. To the east of the LI Zone are the proposed MHU Zone. The MHU Zone is identified as the predominant residential zone because of the Precinct's opportunities for new greenfield development in close proximity to the town centre, rail station and employment activities of Pukekohe. In addition, the NPS-UD indicates that higher housing densities and a variety of housing typologies should be enabled within urban environments. The existing provisions of the AUP are considered appropriate to manage development in these Zones (including Chapter E38, H4 and H5), along with Precinct rules 6.2 to 6.6.
- 3.1.6. The PPC identifies a new area of SEA (approx. 0.44 ha) associated with a group of kahikatea trees adjoining Yates Road. The existing provisions of E15 of the AUP are considered appropriate to address the effects of development on the proposed SEA. A 5m area of buffer planting is required to be implemented at the time of subdivision.
- 3.1.7. The PPSP identifies a future arterial road on Golding Road, and also a future arterial route between Station Road and Golding Road which intersects with Royal Daulton Road. A vehicle access restriction ("**VAR**") control is proposed on the southern side of Royal Daulton Road and the western side of Golding Road to restrict direct vehicle access to these roads, therefore preserving the future arterial road opportunity of these roads from multiple vehicle crossings or from vehicles reverse manoeuvring on to the road. Existing rule E27.6.4.1 is considered to be the appropriate method to manage vehicle access associated with these future arterial roads. Lots can be accessed by the local road network internal to the Precinct.
- 3.1.8. The Precinct Plan illustrates the following:
- Zones
 - Precinct boundary
 - SEA
 - VAR
 - Indicative collector road
 - Indicative local road
 - Indicative key walking and cycling route

- Indicative streams and modified watercourses
- Indicative wetland
- Area A and the 55 dba LAeq noise contour

3.1.9. The Precinct provisions seek to achieve:

- (a) An intensive urban form and character with a range of dwelling options in proximity to the Pukekohe rail station.
- (b) The provision for local convenience activities to serve the day-to-day needs of the neighbourhood and adjoining LI Zone through the NC Zone.
- (c) A subdivision layout that has legible and walkable urban blocks and for roads to front public open spaces (where these are vested). Roads will provide an interconnected urban road network (including cycling and walking opportunities).
- (d) Subdivision and development will provide necessary upgrades to existing infrastructure adjoining the Precinct and connections to existing and future networks outside the Precinct.
- (e) Restrictions on access from sites to Golding Road and Royal Doulton Road to preserve opportunities for their use as future arterial roads. Vehicles from the LI Zone to Station Road would be expected to exit in a forwards direction as per the AUP standards for E27.
- (f) The protection and enhancement of wetlands, streams (through riparian planting standards (consistent with other Precinct's in the AUP) and where necessary naturalisation of stream banks and morphology via matters of discretion with subdivision) and the significant ecological area (through buffer planting).
- (g) Stormwater management which achieves appropriate hydrological mitigation, attenuation (to mitigate downstream effects) and quality treatment requirements.
- (h) Opportunities for employment activities in the LI Zone, and the utilisation of this zone as a buffer between the SPZ (Pukekohe Park) and the MHU Zone.
- (i) The establishment of an acoustic barrier prior to residential subdivision and development within the 55 dba LAeq noise contour (noise from the SPZ Pukekohe Park) in order to achieve an appropriate level of acoustic amenity within the MHU Zone. The Precinct also includes acoustic attenuation measures for new dwellings in Area A. Area A relates to the acoustic environment resulting from the implementation of the acoustic barrier.

- 3.1.10. The indicative local road forms the boundary between the LI and MHU Zones. It is intended that a road provide the separation between these zones, avoiding the general need to utilise a landscape buffer for the purposes of separation. The LI Zone's development controls address the frontage, landscape and screening requirements of development adjoining public roads, and these will manage the interface between the LI and MHU Zones.
- 3.1.11. The indicative collector road and key walking and cycling route address key connections internal and external to the Precinct. Specific cycling amenity, either through a protected cycling lane or shared paths are intended to be developed with these collector roads. The detail design of which would be in accordance with Auckland Transport's TDM and provided with subdivision sought in accordance with the Precinct and Chapter E38 of the AUP. The collector road provides a route from Station Road to Golding Road, and a connection north to the FUZ to provide external connections to future neighbourhoods.
- 3.1.12. Precinct rule 6.3 identifies that alternative vehicle access arrangements are required where a site fronts a shared path or protected cycle lane. This maintains the continuous route provided by this infrastructure.
- 3.1.13. The proposed connection across the Precinct's central stream can be provided in the form of a bridge and culvert in accordance with the requirements of Chapter E3 of the AUP and the relevant regulations of the NES-F. These are matters to be addressed in the detailed design of resource consent applications for subdivision and development. No further rules are required.
- 3.1.14. The Precinct's streams are identified from the Ecology Assessment, and included as indicative streams and modified watercourses. The modified watercourse relates to a farm pond and piped section of stream which connect between intermittent streams upstream of the pond and the permanent stream within the Precinct. Precinct rule 6.2 requires the planting of the riparian margins of the stream, consistent with the provisions of more recent Precincts in the AUP. The matters of discretion require the naturalisation of stream morphology with subdivision.
- 3.1.15. At this time the Precinct is neutral as to whether streams and wetlands are vested in Council as either drainage or recreation reserve. The concept plan illustrates an option where the streams and vested as reserves, with walking and cycling opportunities provided outside the riparian planting. The matter of reserve vesting is already addressed in Chapter E38 of the AUP, and no Council committee has yet resolved to agree to the acquisition of the streams or wetlands as reserves. Notwithstanding this, the Precinct requires the planting and enhancement of the streams and wetlands.
- 3.1.16. The indicative wetlands are identified from the Ecology Assessment. Precinct Rule 6.2 requires the planting of the wetlands and their margins.

- 3.1.17. Area A is land zoned MHU which is subject to greater than 55 dba of noise from the SPZ (Pukekohe Park) and its motorsport activities after the implementation of the acoustic barrier. As outlined in the Acoustic Assessment, the potential noise from the motorsport activities has been modelled and a recommendation made as to the opportunity to mitigate this noise using an acoustic barrier within the LI Zone. The acoustic barrier is required to be constructed prior to any residential subdivision and development in within the 55 dba LAeq nose contour (Precinct rule 6.5(1)), and its presence would significantly reduce the extent of the 55 dba contour within the Precinct (to that identified as Area A).
- 3.1.18. Based on the modelling in the Acoustic Assessment, an area of MHU Zone remains between the 55 and 57 dba contour (identified as Area A). Internal acoustic amenity is achieved in this area through the acoustic design of dwellings, including the use of mechanical ventilation to meet the requirements of the Building Code with windows closed (Precinct rule I4XX6.5). To manage outdoor amenity and to utilise the dwellings as screening to the outdoor living spaces, Precinct rule I4XX6.5 requires outdoor living areas to be located within the rear yard (i.e. being a location contained within a perimeter block of buildings which front the street). A rule with similar intent applies to balconies for residential units located above the ground floor in the NC Zone (Precinct rule I4XX6.5).
- 3.1.19. Precinct rule 6.1 identifies external roading infrastructure upgrades required with the staging of subdivision and development. These reflect the recommendations of the ITA.
- 3.1.20. Precinct rule 6.4 addresses the onsite stormwater retention and detention measures for the Precinct. These are outlined in the SMP and relate to bespoke requirements associated with Greenfields subdivision and development, along with the catchment flooding issues associated with the upper reaches of a catchment that drains to the Waikato River. This includes specific provisions for hydrological mitigation, attenuation (to mitigate downstream effects) and quality treatment requirements.
- 3.1.21. Precinct rule 6.6 addresses standards associated with show homes.
- 3.1.22. Special information requirements of the Precinct include a riparian planting plan and an acoustic report with subdivision and development.

4. SECTION 32 ASSESSMENT

- 4.0.1. The PPC proposes a rezoning of the subject land and the application of a new Precinct, which contains new objectives, policies, rules and/or other methods to provide for the development of the land, as well as a reliance on the underlying and operative AUP provisions.
- 4.0.3 The provisions of the AUP relevant to this PPC have undergone a full and thorough section 32 evaluation associated with the notification of the then Proposed Auckland Unitary Plan ("**PAUP**"), and the Auckland Unitary Plan Independent Hearings Panel ("**AUPIHP**") hearings. For that reason, a full assessment of the existing operative objectives, policies and rules of the AUP that are proposed to be applied to the subject land through this PPC request is not necessary. Rather, the assessment focusses on whether the existing operative provisions are appropriate. New objectives and provisions are specifically identified and addressed in the section 32 evaluation.

- 4.0.4 Section 32(2)(a) requires that councils identify and assess the costs and benefits of the environmental, economic, social and cultural effects that are anticipated from implementing the provision, including the opportunities for:
- (a) Economic growth that are anticipated to be provided or reduced; and
 - (b) Employment that is anticipated to be provided or reduced.
- 4.0.5. The effects of the rezoning of the PPC area and application of a new Precinct are considered to be limited given that the majority of the land has been earmarked for future urban development though the use of the FUZ zone and the remainder is contained in an existing SPZ. These matters are addressed in the section of this report considering effects on the environment.
- 4.0.6. The primary matters considered in this section 32 assessment are:
- (a) What is the "most appropriate" zoning for the subject land in terms of s32 of the RMA?
 - (b) Should the subject land be included within a precinct?
 - (c) Does the proposed Precinct Plan layout represent the most appropriate use of the subject land?
 - (d) Are the proposed new provisions appropriate?
- 4.0.7. The alternatives and their respective costs and benefits are discussed below.

4.1. Alternative Approaches (zoning and provisions application)

- 4.1.1. This section addresses the alternatives associated with the rezoning of the PPC area. The alternatives to progressing a PPC are:
- (a) Retain the status quo (i.e. FUZ and SPZ and wait until planned re-zoning); or
 - (b) Rezone for a Residential Zone
 - i) Rezone the land for a medium to low residential zone (i.e Mixed Housing Suburban, Single House Zone or Large Lot Zone); or
 - ii) Rezone the land for a medium residential zone (i.e. MHU Zone);
 - (c) Rezoning for a Industry or Business Zone:
 - iii) Re-zone the land as an Industry Zone; or
 - iv) Re-zone the land as a Business Zone.
- 4.1.2. These alternatives are considered in Table 1 below.
- 4.1.3. The alternative to rezone to Countryside Living Zone is not considered to be a viable option as it is entirely inconsistent with the FULSS and PPSP expectations; as such, it has not been considered as an option.

4.1.4. The alternative of applying for resource consent rather than a PPC is not considered to be viable as a result of the inability to achieve consistency with the policies of the Regional Policy Statement (“RPS”) and FUZ.

Table 1: Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
<p>Option 1: Retain the status quo (i.e. FUZ and await a Council rezoning).</p>	<ul style="list-style-type: none"> • Consistent with the existing AUP. • Comparatively low visual impacts as no change would be facilitated from the existing environment. • Vegetation removal would be limited to normal farming and countryside living activities. • Earthworks would be generally limited to rural activities and small scale built form developments associated with countryside living activities and rural activities. • No changes for existing landowners in the regulatory framework. • The Applicants' would be spared the substantial costs of a PPC as the Council would meet the costs of a future public plan change. 	<ul style="list-style-type: none"> • The SPZ was tailor made for the ATC and its associated activities. The zoning does not enable other uses to occur in the zone when ATC exit the site. • There is no guarantee on timing of any Council planned rezoning. Accounting for time for preparation, hearings and resolution of any appeals, it is likely that the PPC would align with the timing indicated in the FULSS that land in this location be “development ready” between 2023-2027. The Long Term Plan does not identify a budget for Council to implement a public plan change. • Although the option to retain status quo is consistent with the current provisions, these same provisions envisage that a plan change will occur to rezone in the land (alongside appropriate infrastructure provision). Therefore, doing nothing is also inconsistent with what is envisaged by the AUP and the FULSS. • No contribution to housing supply to accommodate Auckland's growth. Almost no additional houses would result from FUZ as all or most of the sites currently have dwellings. 	Reject

Table 1: Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		<ul style="list-style-type: none"> • There is no zoned greenfield land for urban development in Pukekohe. Belmont (which was zoned through the AUP process and structure planned in 2009) has been largely built/constructed. The remaining greenfield land available is in Paerata. • Uncertainty for landowners in terms of what final urban zoning may be. • Uncertainty over the future landholding of ATC and the status of the zoning if ATC were to relocate. • Landowners continue to be restricted by restrictive planning provisions for effectively a 'holding zone'. 	
Residential Re-Zoning Options:			
<p>Option 2: Re-zone the land for a low density residential zone</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring district plan integrity and giving the community surety over intended environmental outcomes. • Contributes some housing supply to assist with accommodating the city's growth pressures. 	<ul style="list-style-type: none"> • Potential to undermine Council's ability to meet land supply/new dwelling targets which will continue to create adverse social and economic effects as house prices increase due to high demand which cannot be met by adequate supply. • Loss of remaining semi-rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. • Significant infrastructure costs (lack of density may not cover costs of works 	Reject

Table 1: Assessment of Alternatives

Options:	Benefits	Costs /Risks	Accept/Reject
		<p>required to service the development).</p> <ul style="list-style-type: none"> • Loss of opportunity for higher density housing, utilising land efficiently, particularly in a location where the site is within a walkable catchment to public transport infrastructure and employment centres. • Loss of opportunity for the efficient use of land resources. • Residential development needs to appropriately manage reverse sensitivity risks associated with the adjacent SPZ and the allowable noise from motor racing activities. Even with mitigation parts of the site may be unusable for residential development. 	
<p>Option 3: Re-zone the land for medium density to high residential zone</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring district plan integrity and giving the community surety over intended environmental outcomes. • Will accommodate a range of detached and attached units (in terms of townhouses, duplex developments, terraced houses, and low-rise apartments). • A medium density zoning would enable an efficient use of land within a walkable catchment to public transport infrastructure and employment centres. 	<ul style="list-style-type: none"> • Loss of remaining rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. • Residential development needs to appropriately manage reverse sensitivity risks associated with the adjacent SPZ and the allowable noise from motor racing activities. Even with mitigation parts of the site may be unusable for residential development. 	<p>Accept</p>

Table 1: Assessment of Alternatives

Options:	Benefits	Costs /Risks	Accept/Reject
<p>Option 4: Rezone for high density – Terraced Housing and Apartments</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring district plan integrity and giving the community securing over intended environmental outcomes. • Will accommodate a range of attached units (in terms of townhouses, duplex developments, terraced houses, and apartments (low and high rise). • A high density zoning would enable an efficient use of land within a walkable catchment to public transport infrastructure and employment centres. 	<ul style="list-style-type: none"> • Loss of remaining rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. • Potential for effects character when view from surrounding areas. • The THAB zone is predominately located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification. The use of his zone pattern would not be consistent with the intent of this zone (as the site is in a walkable catchment rather than being directly adjoining the centre/public transport feature. • If market demand does not support the density enabled, the land may not be used in a way that reflects the intended zone outcomes. 	<p>Reject</p>
<p>Business/Industrial Rezoning Options</p>			
<p>Option 5: Rezone as an industrial Zone (Light Industry ("LI") or Heavy Industry ("HI") Zones</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring District Plan integrity and giving the community surety over intended environmental outcomes. • The activities anticipated in the LI or HI zones are generally more compatible with a high noise environment and less likely to result in reverse sensitivity risks 	<ul style="list-style-type: none"> • Loss of remaining semi-rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. • Potential for ongoing reverse sensitivity issues and incompatibility between HI Zone activities and residential activities to the east. This risk would be 	<p>Accept in part.</p>

Table 1: Assessment of Alternatives

Options:	Benefits	Costs /Risks	Accept/Reject
	<p>associated with the adjacent SPZ and the allowable noise from motor racing activities.</p> <ul style="list-style-type: none"> The scale of development/buildings anticipated in the LI or HI zone would provide for acoustic buffering/attenuation to assist in mitigating residential development further east. Would enable direct economic enhancement and employment opportunities to continue to the wider anticipated growth and economic demand for Pukekohe. 	<p>better managed through the use of a LI zone.</p>	
<p>Option 6: Rezone for a Business Zone</p>	<ul style="list-style-type: none"> Rezoning is the most efficient way of ensuring district plan integrity and giving the community surety over intended environmental outcomes. A lower order centre will provide some limited retail, services and small-scale employment to the surrounds. 	<ul style="list-style-type: none"> Loss of remaining semi-rural character. Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. Choice of zone is important so as to not detract from existing and planned commercial centres. As Pukekohe is already identified as a Town centre, an additional large centre is not warranted and would detract from the critical mass sought in that centre to support Pukekohe as a whole. A lower order centre zone needs to be partnered with a residential zoning and critical mass of residents and employees within the 	<p>Reject in part</p>

Table 1: Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		catchment.	

Analysis:

4.1.5. Having regard to the assessment in Table 1, the status quo is the least appropriate option. It is inefficient to delay the land's zoning when there is a clear housing need and willing developer able to deliver industrial land uses, residential lots and housing and its associated infrastructure.

Alternatives for provisions/methods to implement the zonings

4.1.6. The alternatives also identify the preferred options for zoning and explore whether provisions/methods are needed. These options are:

- (a) Only utilise the existing AUP provisions, methods etc; and,
- (b) Creation of a Precinct.

4.1.7. An assessment of the options and alternatives has been undertaken, including the costs and benefits of each, in Table 2 Below.

Table 2: Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
<p>Option A: No precinct - Retain existing provisions, methods etc</p>	<ul style="list-style-type: none"> • Would provide consistency with other locations in Auckland not subject to a structure plan or character overlay. 	<ul style="list-style-type: none"> • Risk of design and overall layout outcome not meeting high quality and integrated development proposed by the objectives. • Would be unlikely to achieve a desirable level of consistency in urban form of the PPC area or an approach which recognises greenfield subdivision. 	Reject
<p>Option B: Creation of a new precinct</p>	<ul style="list-style-type: none"> • Tailored provisions provides for specific environmental outcomes related to the site and not addressed by generic AUP provisions. • A tailored precinct with provisions and Precinct 	<ul style="list-style-type: none"> • Few disadvantages or costs are considered to result. The biggest risk is administrative - by not having all provisions in the same location (i.e. a AUP chapter) other developers/areas in the City may not appreciate 	Accept

Table 2: Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
	Plan provides the community and Council surety over intended environmental outcomes.	the full suite of provisions which work together in combination to produce the outcome (and may seek to utilise / pick and choose rules that suit them as a "precedent"). This risk can be internally managed within Council, and the section 32 and AEE provides the record to capture the statutory assessment.	

Analysis:

- 4.1.8. Having regard to the benefits over costs associated with option assessed above, it is proposed to develop a new precinct, the majority of which would be subject to the existing AUP objectives and methods, with a few tailored objectives and methods to achieve a quality outcome. Reliance solely on the AUP may not achieve a cohesive and integrated outcome for development of the precinct.

4.2. Objectives Evaluation

- 4.2.1. Section 32(1)(a) requires that an evaluation under that provision assesses the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA.
- 4.2.2. In accordance with section 5, the purpose of the RMA is to promote the sustainable management of natural and physical resources. "The term "sustainable management" is defined in section 5 to mean:

"...managing the use, development and protection of natural and physical resources in a way and at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment."*

4.2.3. As a PPC, there is a duty under section 32 of the RMA to examine whether the objectives of the proposal and its provisions are the most appropriate way for achieving the purpose of the RMA.

4.2.4. The objectives of the PPC are listed in Table 3 below. They have been evaluated in terms of the extent that they represent the most appropriate means to achieve the purpose of the RMA and also in relation to the objectives of the Regional Policy Statement Section of the AUP.

Table 3: Assessment of Proposed Objectives		
Objective	Resource Management Act	AUP – Regional Policy Statement
(1) Develop a residential environment to the east of industrial activities which allows for a range of housing densities and typologies and incorporates the opportunity for a neighbourhood centre.	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> Ensures that the land resource is developed in a manner that achieves, and does not undermine, its potential to accommodate its share of projected growth and in particular contributes to the anticipated population growth for Pukekohe. Growth in this location relieves pressure for growth in other less appropriate parts of the Auckland Region (such as productive land) thereby safeguarding the needs of future generations. Adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the proposed provisions for land within the PPC Precinct and the existing AUP rules. The PPC includes the identification of a SEA. The site does not contain any other "outstanding landscape" or features. The objective promotes and enables an efficient use of natural and physical resources as it will utilise land already earmarked for urban development under the AUP and FULSS and enables a range of housing/lifestyle 	<p>This objective gives effect to the RPS sections and particularly those listed in B2) by:</p> <ul style="list-style-type: none"> Enabling a compact urban form by releasing land already identified for urban growth (as evident by its existing zoning as FUZ and SPZ) and within the Rural Urban Boundary; Releasing land within the FUZ to support existing zoned and planned future growth for Pukekohe, and growth in this location will also support the Town Centre which is the main focal point for community, civic and retail activities. A small neighbourhood centre will enable local convenience retail and services for the community expected from the PPC.

Table 3: Assessment of Proposed Objectives

Objective	Resource Management Act	AUP – Regional Policy Statement
	<p>options to meet the shortfall in housing supply within the Auckland Region, as well as promoting a town centre and associated employment opportunities to support the community.</p> <ul style="list-style-type: none"> • The objective supports the provision of the medium density zoning (MHU) as a means of providing opportunities for intensification in a catchment that is walkable to public transport and the town centre. • While the land will no longer be retained for its rural amenity, the amenity values and quality of the area have been recognised and will be enhanced through the implementation of Precinct Plan and proposed provisions, in conjunction with the existing provisions of the AUP. • The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. • Natural hazard risk at land development and subdivision stage is already provided for in the existing AUP provisions. 	
(2) Enable industrial activities develop on land adjoining Station Road, separating activities sensitive to noise	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • Ensures that the land resource is developed in a manner that achieves, and does not undermine, its potential to accommodate industrial land to enable employment 	<p>This objective gives effect to the RPS sections and particularly those listed in B2) by:</p> <ul style="list-style-type: none"> • Enabling a compact urban form by releasing land already identified for urban growth (as evident by its existing zoning as

Table 3: Assessment of Proposed Objectives

Objective	Resource Management Act	AUP – Regional Policy Statement
<p>from the Special Purpose – Major Recreation Facility Zone (Pukekohe Park) to the west.</p>	<p>economic opportunities for Pukekohe and its residents.</p> <ul style="list-style-type: none"> • Growth in this location relieves pressure for growth in other less appropriate parts of the Auckland Region (such as productive land) thereby safeguarding the needs of future generations. • Adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the proposed provisions for land within the PPC Precinct and the existing AUP rules. • The site does not contain any “outstanding landscape” or features. • The objective promotes and enables an efficient use of natural and physical resources as it will utilise land already earmarked for urban development under the AUP and FULSS and enables a range of housing/lifestyle options to meet the shortfall in housing supply within the Auckland Region, as well as promoting a town centre and associated employment opportunities to support the community. • Employment opportunities will enable the social and economic wellbeing of people and the community. • While the land will no longer be retained for its rural amenity, the amenity values and quality of the area have been recognised and will be enhanced through the implementation of Precinct Plan and proposed provisions, 	<p>FUZ and SPZ) and land within the Rural Urban Boundary;</p> <ul style="list-style-type: none"> • Releasing land within the FUZ to support existing zoned and planned future growth in e Pukekohe. • The Industry zone supports the estimated population growth in Pukekohe and will provide for local employment opportunities. • The Light Industry zone extent provides for a buffer between the residential zones to the east and the existing SPZ to the west thus ensuring that reverse sensitivity effects on the “Major Recreational Facility” are appropriately managed.

Table 3: Assessment of Proposed Objectives

Objective	Resource Management Act	AUP – Regional Policy Statement
	<p>in conjunction with the existing provisions of the AUP;</p> <ul style="list-style-type: none"> • Stream and coastal margin enhancement and protection will be provided for in conjunction with land uses and development of the precinct. • The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. • Natural hazard risk at land development and subdivision stage is already provided for in the existing AUP provisions. • The zoning extent assists in ensuring that appropriate amenity values can be achieved for residents in the residential zones to the east. 	
<p>(3) Provide a well-connected and safe urban road network that supports a range of travel modes and provides a strong definition of public open spaces.</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • The objective promotes the safety and wellbeing of people by ensuring that adequate infrastructure to service development is provided. • The objective also promotes the wellbeing of people and the wider community by promoting interconnections and linkages for access between the Precinct and the existing public transport network 	<p>This objective gives effect to the RPS sections by:</p> <ul style="list-style-type: none"> • Encourages a high level of amenity and safety for pedestrians, as well as encouraging a balance of the street network to provide for amenity, vehicle movements, pedestrians and other functions (such as cyclists etc). • Integrating transport considerations with the wider network to ensure a safe and efficient transport system can be achieved. • Requiring connections to public transport thereby maximising the existing planned investment on the infrastructure, and supporting a

Table 3: Assessment of Proposed Objectives		
Objective	Resource Management Act	AUP – Regional Policy Statement
		range of travel choices for the PPC area.
(4) Transport infrastructure is integrated and coordinated with subdivision and development and provides connections to the wider transport network and upgrades to the road network adjoining the Precinct.	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> The objective promotes the safety and wellbeing of people by ensuring that adequate infrastructure to service development is provided. 	<p>This objective gives effect to the RPS sections by:</p> <ul style="list-style-type: none"> Integrating transport considerations with the wider network to ensure a safe and efficient transport system can be achieved. Requiring connections to public transport thereby maximising the existing planned investment on the infrastructure, and supporting a range of travel choices for the PPC area.
(5) Subdivision and development is coordinated with the delivery of water, wastewater and stormwater infrastructure.	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> Promoting the safety and wellbeing of people by ensuring that adequate infrastructure to service development is provided. Effects of hazards and climate change will be taken into account in the design of infrastructure devices. The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. 	<p>This objective gives effect to the RPS sections by:</p> <ul style="list-style-type: none"> Co-ordinating activities with infrastructure provision to service growth efficiently Ensuring development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as development. Effects of hazards and climate change will be taken into account in the design of infrastructure devices.
(6) Reverse sensitivity effects on the adjacent Special Purpose – Major Recreation Facility Zone (Pukekohe Park) are mitigated.	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> Ensuring appropriate amenity values can be achieved for residents 	<p>This objective gives effect to the RPS sections by:</p> <ul style="list-style-type: none"> The LI zone extent provides for a buffer between the residential zones to the east and the existing SPZ to the west thus ensuring that reverse sensitivity effects on the “Major

Table 3: Assessment of Proposed Objectives

Objective	Resource Management Act	AUP – Regional Policy Statement
		Recreational Facility" are appropriately managed.
<p>(7) The ecological values of streams, wetlands and the significant ecological area are protected and enhanced.</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • The AUP and PPC Precinct provisions anticipates the retention of and enhancement of the natural character of the identified SEA, streams and wetlands (and public access along stream margins) for ecological enhancement. • Effects of hazards and climate change will be taken into account in the design of infrastructure devices. • The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. 	<p>This objective gives effect to the RPS sections by:</p> <ul style="list-style-type: none"> • Ensuring integration of land use and water planning. • Ecosystems within stream and wetland margins (including degraded freshwater systems) can be enhanced through riparian vegetation. • The PPC includes the scheduling of an SEA which meets the RPS criteria and provides for the enhancement and protection of this feature.
<p>(8) Stormwater management measures mitigate adverse effects of development and enhance the receiving environment.</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • Promoting the safety and wellbeing of people by ensuring that adequate infrastructure to service development is provided. • The AUP and PPC Precinct provisions anticipates the retention of and enhancement of the natural character of the identified SEA, streams and wetlands (and public access along stream margins) for ecological enhancement and as part of the stormwater management/conveyance network. • Effects of hazards and climate 	<p>This objective gives effect to the RPS sections by:</p> <ul style="list-style-type: none"> • Ensuring integration of land use and water planning. • Ensuring appropriate stormwater infrastructure to service the development can be provided. • Ecosystems within stream and wetland margins (including degraded freshwater systems) can be enhanced through riparian vegetation. • Water quality and improving stream health will be implemented through the designing of the stormwater infrastructure (which will

Table 3: Assessment of Proposed Objectives		
Objective	Resource Management Act	AUP – Regional Policy Statement
	<p>change will be taken into account in the design of infrastructure devices.</p> <ul style="list-style-type: none"> The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. 	<p>adhere to the SMP).</p> <ul style="list-style-type: none"> Effects of hazards and climate change will be taken into account in the design of infrastructure devices.

4.3. Evaluation of Provisions/Methods

- 4.3.1. Section 32(1)(b)(ii) of the RMA requires that councils assess the efficiency and effectiveness of the policies and methods as the most appropriate way to achieve the objectives of the relevant plan. The Ministry for the Environment's guidance explains that "efficiency" is achieved where a policy or method will achieve the objective (the benefit) at the least cost. Least cost can be difficult to quantify, especially in monetary terms, and we have not identified the costs of alternative policies and methods to indicate the least cost option for this section 32 evaluation.
- 4.3.2. A full assessment of provisions/methods to be inserted by this PPC and their associated costs and benefits to assess the efficiency and effectiveness of achieving the proposed objectives (and where relevant existing objectives) has been provided in Appendix 1.
- 4.3.3. As previously outlined (and based on the outcomes of the options assessments), development in the PPC area is not contained to only those objectives and methods proposed by this PPC request. It is expected that the provision work in tandem with existing AUP provisions in other chapters.
- 4.3.4. As acknowledged in the AEE component of this PPC Request, the AUP provision of other chapters, will also ensure that any other potential effects can be adequately dealt with and responded to development and subdivision stage. It is not unusual or ineffective to rely on existing provisions in any way, and does not undermine the viability of the re-zoning. Therefore, the reliance of this PPC on existing provisions is considered to be both efficient and effective.
- 4.3.5. In addition, as a general theme the below section provides an assessment regarding the proposal to incorporate land subject to an overlay for acoustic purposes.

Acoustics

- 4.3.6. The PPC includes specific objectives and provisions/methods to protect the existing SPZ (Pukekohe Park) which enables motor racing activities from reverse sensitivity effects.
- 4.3.7. As outlined at length in the Acoustics Report the SPZ permits numerous days of the year (80 days) where noise is able to be emitted from motor sport activities which exceeds levels normally anticipated in a residential environment. The Acoustic report has identified specific noise contours related to the unmitigated noise from this SPZ, and its extents over the PPC area.
- 4.3.8. The Acoustic report has identified that the allowable noise is unsuitable for certain activities which are sensitive to noise. The AUP already contains a definition for activities which are sensitive to noise, which is listed in J.1 as:

“Any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities and healthcare facilities with an overnight stay facility.”

- 4.3.9. The Acoustic Report and noise contours resulting from the modelling of the noise have identified that unmitigated, there are considerable noise effects over the PPC site. Different alternatives for mitigation options were explored as part of the PPC process including a range of acoustic barrier heights, locations for the barrier, and staging for release for zoning.

Staging of Zoning

- 4.3.10. The alternative of utilising an industry zone was examined to determine if sufficient acoustic attenuation for the eastern part of the PPC site could be achieved through a combination of zoning (industry zone) and the full build out of the industry zone as a stage prior to release of residential land. The modelling predictions for noise attenuation from a fully built out industry zone would achieve adequate acoustic attenuation to support a residential zoning. However, the reliance on the industry zone to develop first is problematic to implement for the following reasons:

- (a) The modelling requires all sites in the Industry zone to have a building which is a minimum of 7m in height and where there are minimal gaps between buildings. Without these factors noise will “funnel” between buildings and/or inadequate height will not achieve the desired barrier. In order to achieve the necessary barrier, specific methods would be required for the PPC to ensure that these minimums are achieved.
- (b) The LI Zone enables a range of activities which do not necessarily require buildings and/or buildings of the scale which would be necessitated by the acoustics. These include (but are not limited to) drive through restaurant, garden centres, motor vehicle sales, service stations, storage, wholesalers. The necessary minimums would by default preclude these activities and thus create a “limit” activity light Industry zone. Creating significant exclusions to Light Industrial activities is not considered to be the most efficient use of industrial land and has the potential to limit the economic growth and opportunities for employment when compared to a “unlimited” light Industrial zone.

(c) In order to achieve the barrier, the Light Industry zone would need to be fully built out. The ability to achieve a full build out could take several years to implement which would delay residential land release. As identified, there is a shortage of zoned greenfield land available for residential development. It is an inefficient use of land to hold back residential land when there is demand for housing. Particularly in a location which is within a walkable catchment to public transport.

4.3.11. Based on the above the option to stage residential development behind a full build out was not considered to be an efficient or effective method.

4.3.12. There is also the option to have the entire PPC area which falls in the “unmitigated noise” areas zoned as Industry zone. While this option would avoid effects of noise from SPZ activities on more sensitive land uses through zoning alone, it would create a loss of opportunity to meet a balance between the high demand for both industrial and residential land.

Acoustic barriers

4.3.13. The use of acoustic barriers has also been modelled by the Acoustic Report. The modelling identifies that acoustic barriers (or barrier) could significantly reduce the noise contours within the PPC area and that a large portion of land could achieve acoustic attenuation to below 55dBA. This is considered to be an appropriate level of aural amenity for activities sensitive to noise based on the existing standards of the AUP.

4.3.14. However, there is a portion of land located between the LI Zone and the residential land which may be subject to between 55 and 57dBA. Rather than utilise this area for further industrial land uses, the Acoustic Report identifies that mitigation methods for land within this area would make it suitable for residential activities.

4.3.15. This includes achieving internal acoustic amenity through the acoustic design of dwellings, including the use of mechanical ventilation to meet the requirements of the Building Code with windows closed and managing outdoor amenity by utilising dwellings as screening to the outdoor living spaces.

Specific methods

4.3.16. Based on the above assessment of options and alternatives the PPSP manages the potential for adverse reverse sensitive effects through a combination of the following methods including:

- Zoning;
- Precinct Plan overlay identified the unmitigated noise area (“55 dba LAeq noise contour”) and the Area A which relates to the area requiring additional building design and location consideration after the implementation of the acoustic barrier;
- Rules restricting activities sensitivity to noise in the Industrial Zone;
- Rules requiring the installation of an acoustic barrier **prior to** development of residential activities within the 55 dba noise contour;

- Specific rules for mitigating noise in Area A:
 - Rules requiring acoustic attenuation and mechanical ventilation for all activities sensitivity to noise in Area A;
 - Rules requiring the private outdoor living area to be located at the rear of dwellings.

Effectiveness and Efficiency	
Effects environmental, social, cultural, economic	The combination of methods which includes zoning, barriers and building techniques (via rules) will ensure that adverse effects resulting from noise from motorsport activities will be suitable for residential activities, and to avoid reverse sensitivity on the adjacent SPZ (Pukekohe Park). The combined series of methods balances the efficient use of land for industrial land uses (without creating oversupply), residential land uses (for which there is a shortfall in the Pukekohe area) and will be effective in archiving the objectives to avoid reverse sensitivity effects.
Costs	It is acknowledged that the proposed methods will create costs to the PPC applicant and initial developer to construct the acoustic barrier, and will have costs to homeowners for mechanical ventilation and acoustic insulation.
Benefits	The proposed methods enable the development of a large portion of the PPC site for residential land uses, which without mitigation would be either serialised from development or would only be able to be used for uses which are not sensitive to noise.
Opportunities for economic growth and employment	Opportunities for economic growth and employment will be derived from the use of the LI zone. Further, residential land in close proximity to the existing employment centres of Pukekohe may also enhance opportunities for employment and growth.
Options less or not as appropriate to achieve the objective	The status quo is not considered efficient or effective means of enabling adequate growth in this location. Alternatives to this location have been addressed above.

5. ASSESSMENT OF STATUTORY AND NON-STATUTORY DOCUMENTS

7.0.1 Section 75(3) of the RMA states that a District Plan must give effect to any national policy statement; any New Zealand coastal policy statement; and any regional policy statement. Section 75(4) of that RMA states that a District Plan must not be inconsistent with a water conservation order; or a regional plan for any matter specified in section 30(1).

7.0.2 The following assessment sets out how the PPC gives effect to the statutory and non-statutory documents set out below:

Relevant Statutory Documents – National

- (a) National Policy Statement on Urban Development 2020 (“**NPS-UD**”);
- (b) National Policy Statement for Freshwater Management 2020 (“**NPS-FM**”).

Statutory Documents – Other Acts

- (c) Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

Relevant Statutory Documents - Regional

- (d) The Regional Policy Statement (“**RPS**”) provisions from the AUP.

Statutory and Non-Statutory Documents – Other

- (e) Auckland Plan 2050;
- (f) Pukekohe Paerata Structure Plan 2019 (“**PPSP**”);
- (g) Future Urban Land Supply Strategy 2017 (“**FULSS**”);
- (h) Supporting Growth – Delivering Transport Networks;
- (i) The Ten Year Budget/Long Term Plan 2018-2028;
- (j) Franklin Local Board Plan 2017;
- (k) Auckland Transport Alignment Project 2018;
- (l) Regional Land Transport Plan (2018-2028);
- (m) Regional Public Transport Plan (2018-2028);
- (n) Watercare Asset Management Plan (2018-2038);
- (o) Pukekohe -Paerata Paths Plan (2018)
- (p) Stormwater Network Discharge Consent (“**NDC**”); and
- (q) Iwi Planning Documents.

5.1. National Policy Statement on Urban Development 2020

- 5.1.1. The National Policy Statement on Urban Development (“**NPS-UD**”) came into force on 20 August 2020. Notably this post-dates the operative AUP and Auckland Council's growth strategy documents, including the Future Urban Land Supply Strategy 2017 (“**FULSS**”).

- 5.1.2. The NPS-UD was developed in response to fast-growing urban areas in New Zealand, to help address the constraints on development capacity in the resource management system. It sets out objectives and policies for well-functioning urban environments, and recognises the national significance of:
- (a) having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future;¹ and
 - (b) providing sufficient development capacity to meet the different needs of people and communities.²
- 5.1.3. One of the key concepts in the NPS-UD is “urban environment”.³ The NPS-UD applies to all local authorities that have an urban environment within their district, and to all decisions that affect an urban environment.⁴
- 5.1.4. The Council is identified as a Tier 1 Local Authority. Pukekohe is considered to be part of the Auckland urban environment. However if this is not accepted as Pukekohe is not listed as either a Tier 1 or Tier 2 urban environment then the following assessment is provided.
- 5.1.5. The 2013 statistics identified Pukekohe's population to be 32,000 people.⁵ Furthermore, based on the Council's projections for growth outlined in the PPSP 2019, Pukekohe is expected to grow to accommodate a population of 65,883.
- 5.1.6. Thus, Pukekohe as an urban environment in its own right meets the definition of an urban environment under the NPS-UD.
- 5.1.7. The objectives highlight the importance of considering the medium to long-term future needs of communities, which is particularly relevant to Pukekohe given it is projected to grow considerably in population in the coming decades. This creates an opportunity for the PPC to provide for live zonings now rather than defer rezoning opportunities to align with the FULSS staging.
- 5.1.8. With regard to Objectives 1 -3 and 8 and Policies 1, 3 and 4 the proposal will:
- (a) Enable a variety of homes to be constructed in the future through the use of the AUP residential zonings which enables a range of lot sizes and intensification options through land use consents, and identification of significant ecological areas/features for protection. Importantly, the use of the MHU Zone is considered to give effect to the NPS-UD and is better at achieving housing capacity than the MHS Zone illustrated on the PPSP.

¹ Objective 1 and Policy 1

² Policy 2.

³ Defined as *Any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

⁴ Cl. 1.3 of the NPS-UD

⁵ Statistics New Zealand: “Urban area population projections, by age and sex, 2013(base)-2043 update” using as a base the estimated residential population at 30 June 2013:

http://nzdotstat.stats.govt.nz/wbos/Index.aspx?DataSetCode=TABLECODE7563&_ga=2.203981401.814291821.1532578965-1334680112.1526963527#

- (b) The proposal is an extension to the existing Pukekohe town which has existing industrial (and business areas which enable a variety of different business sectors, and the proposal seeks to include additional Light Industry zoned land. The Economic Report has outlined that rezoning additional land in Pukekohe will increase the competitive nature of the local housing market, and this will likely support a wider range of housing opportunities and lot sizes. A lack of forward planning and zoning in Pukekohe has resulted in a significant undersupply of residential zoned land.
 - (c) The proposal will enable direct linkages (which can be utilised for active transportation) from the proposed residential areas to the existing and proposed employment areas, community facilities and public reserves already in Pukekohe;
 - (d) Analysis of the growth data for Pukekohe has identified that there is sufficient demand in the market for additional housing (and without additional land release there will be a significant shortage), thus supporting the market.
 - (e) The proposal is located in proximity to the existing employment centres of Pukekohe (and a proposed employment area as part of the PPC) and can be provided with active transportation linkages to access employment and community facilities. The PPC area is also in proximity to the main public transport hub which includes rail and bus station.
 - (f) The ability to enable people to live, work and play in Pukekohe enables a reduction in greenhouse gas emissions. In addition the use of active transport networks and the location in proximity to public transport can reduce car dependence.
 - (g) The proposed development area is located clear of any climate change event (flooding hazard, tsunami risk area and/or sea level rise). In addition the effects of climate change can be specifically "built into" the stormwater device modelling and calculations at development stage.
- 5.1.9. As a Tier 1 Local Authority, the Council is required by Policy 2 to provide (at all times) sufficient development capacity to meet expected demand for housing (and business) for short, medium and long term. If Pukekohe was considered as a settlement in its own right, then the current supply of urban zoned land around Pukekohe is not sufficient to give effect to this Policy.
- 5.1.10. The proposal is consistent with Objectives 4 and 6 and Policy 6 which requires decision makers to have regard to the policy 1 matters amongst other things, including amenity values, when considering changes to an urban environment, including changes to densities. As above, the proposal gives effect to policy 1 and seeks to adopt AUP zonings and methods to provide for a range of densities.
- 5.1.11. Objective 4 recognises that urban environments (and their planning) need to develop and change over time, which is pertinent with respect to PPC area in the context of the existing planning framework in the FULSS. The Objective recognises that change and development will occur in urban environments, especially those locations in high demand. That change could include intensification or greenfields urban expansion like the proposal.

- 5.1.12. Pukekohe has recently seen this growth and change. It has been the subject of a number of growth strategies and the town is popular and growing rapidly. This reflects Pukekohe's ideal location close to Auckland and its own employment and commercial opportunities as well as being in proximity to other employment areas in the southern region), its advantage in house/land prices (compared to central Auckland), its accessible location in terms of road and rail transport.
- 5.1.13. With the development of more employment and commercial opportunities increased stress and land supply constraints in the wider Auckland housing market demand for both residential and industrial land uses is predicted by the Economic Assessment to continue to increase.
- 5.1.14. With regard to Objectives 6 and 7 and Policy 7, the Council has not yet set bottom lines for short-medium term housing (based on growth predictions). However, as the proposal seeks to apply live zoning and to utilise existing AUP zonings and methods (which include lot sizes and densities) it is expected that this will enable sufficient flexibility that the development could respond to such bottom lines should they be set in time for development release.
- 5.1.15. Objective 6 reinforces the need for planning decisions to be integrated with infrastructure planning and funding, be strategic and be responsive, particularly for "proposals that would supply significant development capacity". This is addressed by the Engineering Report.
- 5.1.16. Policy 8 addresses "out of sequence" growth. The Council's 2017 FULSS identifies this area to be "development ready" for 2023-2027. Given the significant time for a PPC process including decisions and appeals, and then resource consent and engineering approval stages, this PPC is "on time" to achieve a development ready target of post 2023.
- 5.1.17. With regard to Objective 5 and Policy 9 – CIAs have been prepared for the PPC and the recommendations of these have been taken into account. Thus the proposal has taken into account the principles of the Treaty of Waitangi and matters (a)-(d).
- 5.1.18. Policy 10 requires local authority to engage with other local authorities (where relevant for cross jurisdictional boundaries) infrastructure providers and the development sector to deliver growth.
- 5.1.19. Policy 11 relates to car parking. The standard AUP zonings and provisions are proposed to be utilised, it is expected that the operative provisions will be modified by the Council in the future to give effect to the NPS-UD.
- 5.1.20. Overall the proposal is considered to give effect to the objectives and policies of the NPS-UD and will also assist the Council in fulfilling its functions and responsibilities to provide for sufficient growth.

5.2. National Policy Statement for Freshwater Management 2020

- 5.2.1. The NPS-FM sets out the statutory framework for the management of freshwater across New Zealand. The 2020 version replaces the previous versions.

5.2.2. The NPS-FM seeks to ensure that freshwater quality within a region must be maintained or improved and places a focus on water quality, water quantity and integrated management of freshwater.

5.2.3. The NPS-FM contains one objective and 15 policies (contained in Part 2). Objective 2.1 states:

(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

(a) first, the health and well-being of water bodies and freshwater ecosystems

(b) second, the health needs of people (such as drinking water)

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

5.2.4. The policies seek to:

- Manage freshwater in a way that 'gives effect' to Te Mana o te
- involving tangata whenua and working with tangata whenua and communities to set out long-term visions
- Prioritising the health and wellbeing of water bodies, then the essential needs of people, followed by other uses.
- Improve degraded water bodies, and maintain or improve all others using bottom lines.
- Avoid any further loss or degradation of wetlands and streams.
- Protect habitat
- Ensure an efficient use of freshwater

5.2.5. Development of PPC and the Precinct Plan area meets the strategic direction set by the NPS-FM for the following reasons:

- (a) Streams and wetlands are already protected by the AUP provisions in E3. No change to these provisions are proposed by the PPC. Notably, the protection under the AUP and the corresponding National Environmental Standards for Freshwater ("**NES-F**") applies regardless of if features are shown on Precinct Plan or not. Assessments in terms of the exact location of features would be provided at the time of resource consent in accordance with the information requirements and definitions of the AUP and NES-F.
- (b) The PPC proposed specific methods to ensure enhancement of the stream and wetland areas. Notably, the enhancement of these features applies regardless of if features are shown on Precinct Plan or not.

- (c) Stormwater treatment and management will adhere to the Auckland Council Network Discharge Consent for stormwater discharge requirements and best practise techniques which will ensure that runoff does not adversely affect the quality of the receiving freshwater environment (or the ecosystems associated with it).
- (d) CIAs have been prepared for the PPC and the recommendations of these have been taken into account.

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

- 5.3.1. Under the NES any sites where activities on the Hazardous Activities and Industries List have occurred must be identified. The 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.
- 5.3.2. The NES Human Health and Chapter E30 of the AUP (regarding Contaminated Land) applies at the time of subdivision and development. While no PSI has been undertaken to support the development, it is considered highly likely that the site comprises some areas of potential contamination and HAIL activities. Therefore, a DSI is required at time of future development. These matters would be subject to resource consent requirements under the NES and Rule E30 other AUP at time of subdivision, earthworks or development. Areas of contamination can be remediated in accordance with Council requirements.
- 5.3.3. Previous PPCs before the Council have identified that a PSI is not required at the time of lodging a PPC as that is an information requirement associated with earthworks or subdivision activity. Council have accepted this approach.

5.4. Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

- 5.4.1. The overarching purpose of the Settlement Act is to restore and protect the health and wellbeing of the Waikato River for future generations. The Act recognises Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) and establishes and grants functions and powers to the Waikato River Authority. Te Ture Whaimana o Te Awa o Waikato applies to the Waikato River and activities within its catchment affecting the Waikato River.
- 5.4.2. This is relevant to the PPC as streams within the site (and the southern half of Pukekohe) drain to the Waikato River.
- 5.4.3. Te Ture Whaimana o Te Awa o Waikato sets out a vision whereby a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.
- 5.4.4. Of relevance to the development are: objective (a) which sets out to restore and protect the health and wellbeing of the Waikato River and objective (h) which seeks recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.

- 5.4.5. The development recognises the policy directive set out by the Te Ture Whaimana o Te Awa o Waikato, as it is supported by the methods for enhancement of riparian margins of streams within the PPC area and the implementation of a stormwater management solution which aligns with best practices for water quality and freshwater management.

5.5. Regional Policy Statement - Auckland Unitary Plan

- 5.5.1. As outlined above, the PPC must give effect to the RPS. The relevant RPS objectives and policies are grouped under issues, as follows.

Issue B2 – Urban Growth and Form

- 5.5.2. The relevant objectives and policies relating to this issue are found in Chapter B2 of the AUP. The key objectives and policies relate to:

- (a) Sense of place;
- (b) Social wellbeing; and
- (c) Supply of land in appropriate locations.

- 5.5.3. The PPC area comprises greenfield land located within the RUB. The current zoning of the site is FUZ and SPZ. The FUZ anticipates a structure planning process to determine appropriate urban zonings and form. Structure Planning and re-zoning land within the PPC area will ensure that urban activities are located in an area that already anticipates growth, rather than on an ad-hoc basis. Thus, growth enabled by the PPC will be consistent with the strategic goal of achieving a 'compact urban form' and the objectives and policies contained within Chapter B2.

- 5.5.4. A quality, compact built environment will be achieved as envisaged by the objective and policies outlined in Chapter B2 through the following methods adopted by the PPC:

- (a) The use of MHU zone will provide an appropriate density of development, while enabling diversity of living and lifestyle choice;
- (b) The PPC area will appropriately integrate with the provision of infrastructure, including public transport networks;
- (c) The PPC being located directly adjacent to the commercial hub and in proximity to the public transport network of Pukekohe will enable a compact urban form to be established. This development provides opportunities to live, work, learn and play within the local area, while also enabling connectivity and easy access to Manukau, and Auckland's CBD;
- (d) The proposed Precinct Plan, and use of AUP zonings, overlays and methods for subdivision and land use will promote a quality-built environment and will maximise connectivity between the PPC area and the existing urban areas of Pukekohe;

- (e) The use of the AUP zonings and associated methods for subdivision and land use in conjunction with additional methods proposed by the PPC will ensure a cohesive design approach and a coherent character which is closely integrated between subdivision and consequential land use opportunities;
 - (f) The road cross sections, implemented through the ATCOP, will provide for a range of travel options including bus, private vehicle, pedestrians and cycling;
 - (g) Low impact and water sensitive design will be achieved through specific stormwater based rules and assessment by the PPC; and
 - (h) The precinct plan responds to the intrinsic qualities and physical characteristics of the site through enhancement of the riparian edges, street tree plantings and the identified SEA.
- 5.5.5. The re-zoning will assist with providing additional housing and industrial land supply, in a location that is not constrained by infrastructure capacity and where appropriate infrastructure can be readily provided to remedy the housing shortage in the Auckland Region consistent with the objectives of Chapter B2.
- 5.5.6. In addition, urban development within the area will avoid any of the features identified in overlays and areas that may otherwise restrict growth, and any impacts of natural hazards (i.e. geotechnical, and flooding) can be appropriately managed through the existing AUP provisions and future resource consent applications.
- 5.5.7. Appendix 1 of the AUP has been adhered to in the creation of Council's PPSP and in applying the general approach of the Structure Plan to the proposed PPC (and its Precinct Plan). This ensures that the site has been comprehensively planned, and development can be aligned with the provision of required infrastructure and appropriate stormwater management, which will achieve a coordinated and integrated approach.
- 5.5.8. It is acknowledged that the PPC includes a portion of land which was not previously including in growth numbers as it was not envisaged that the SPZ (Franklin Trotting) would be rezoned. The rezoning of this portion will contribute to additional employment land and residential households.
- 5.5.9. The proposal to adopt existing zone and Auckland-wide provisions will enable a range of land uses in the LI and NC zones and a variety of lot sizes and dwelling size/types in the MHU zone, which will ultimately influence and provide for a variety and mix of housing and commercial outcomes. Opportunities for social and community infrastructure are also provided for through the establishment of a NC zone in this Precinct.
- 5.5.10. The PPC envisages the enhancement of streams and water features. Enhancement of these features will increase the development's attractiveness by establishing an interconnected green space network that, if vested as drainage reserve through subsequent subdivision, could be accessed by the public for recreation and enjoyment.

Issue B3 – Infrastructure, Transport and Energy

- 5.5.11. Currently the PPC area is not serviced by a wastewater network, however connections to the existing networks can be made to enable appropriate levels of servicing and infrastructure for the PPC site.
- 5.5.12. A SMP has been prepared by Birch Surveyors. The requirements for stormwater management that will be adopted for the PPC and subsequent development will be based primarily on the AUP stormwater and flooding provisions, and utilise specific rules for developments located in a PPC area, suitably guiding land use and subdivision development.
- 5.5.13. The SMP adopts the approach to stormwater while utilising the existing flooding provisions of the AUP. The SMP takes into consideration the natural hazards such as flood constraints, coastal inundation and so forth.
- 5.5.14. The SMP proposes on-site retention for lots to reduce stormwater contaminants, volumes and peak flows entering the receiving environment, to control and treat rainwater where it falls at source (referred to as 'at source' treatment), and to provide where possible opportunities for groundwater recharge and enhancement of base flows to streams.
- 5.5.15. An ITA has been prepared by Commute Transportation Consultants as part of the PPC request. Key considerations as part of the ITA include accessibility via different modes of transport and the ability to progress the PPC within a safe and efficient roading network.
- 5.5.16. Walking and cycling will be provided as identified in the UDA and ITA. This includes providing walking and cycling facilities as part of the road network, as well as further connections through the green/blue network. The specifications of pedestrian footpaths and cycleways are indicated on the road cross-section plans in ATCOP.
- 5.5.17. Public Transport has been discussed in the ITA. AT's sub-regional programme has identified the electrification of the rail line (from Papakura to Pukekohe) and the site is located within a walkable catchment to the existing Pukekohe transport hub which includes train and bus services. The collector roads can be designed to accommodate bus movements.
- 5.5.18. The Precinct Plan identifies the relevant high-level roading networks within the site. The PPC will adopt the relevant cross-sections in ATCOP/TDM for roading design and construction methodology.
- 5.5.19. The ITA identifies specific transportation improvements required to support the PPC which have been included as specific requirements in the PPC text.
- 5.5.20. An integrated and comprehensive approach to the provision of infrastructure has been undertaken consistent with the objectives and policies of Chapter B3.

Issue B4 - Natural heritage

- 5.5.21. The relevant objectives and policies relating to this issue are found in Chapter B4 of the AUP. The key objectives and policies relate to natural character, landscape and features.

- 5.5.22. There are no scheduled trees, outstanding natural features, outstanding natural landscapes, areas of high coastal natural character or high natural character located within the PPC area.
- 5.5.23. The PPC identifies an area of native vegetation for inclusion in the AUP as a scheduled SEA. The existing AUP methods relating to SEAs will ensure that the area is protected in perpetuity. The PPC also includes specific methods to enhance the SEA.
- 5.5.24. Stream and/or wetland enhancements will be provided through the development of the land via proposed methods in the PPC.
- 5.5.25. Therefore, the natural features can be maintained and enhanced to give effect to the objectives and policies in Chapter B4.

Issue B5 – Built heritage and character

- 5.5.26. The relevant objectives and policies relating to this issue are found in Chapter B5 of the AUP. The key objectives and policies relate to:
- (a) Historic heritage; and
 - (b) Special Character.
- 5.5.27. There are no scheduled historic or cultural heritage features within the PPC area. None were identified through the PPSP process. The Accidental Discovery Protocols of the AUP will apply should any other heritage features be discovered during development. As such, the proposal is considered to accord with the objectives and policies contained in Chapter B5.

Issue B6 - Mana Whenua

- 5.5.28. The relevant objectives and policies relating to this issue are found in Chapter B6 of the AUP. The key objectives and policies relate to:
- (a) Recognising the Treaty and enabling the outcomes that Treaty settlement redress is intended to achieve;
 - (b) Protecting Mana Whenua culture, landscapes and historic heritage;
 - (c) Enabling Mana Whenua economic, social and cultural development on Māori land and Treaty settlement land in recognition of the interests and values of Mana Whenua, in the sustainable management of natural and physical resources including integration of mātauranga and tikanga in resource management processes, and customary rights;
 - (d) Increasing opportunities for Mana Whenua to play a role in decision-making, environmental governance, partnerships and participation; and
 - (e) Enhancing the relationship between Mana Whenua and Auckland's natural environment, including customary use.

- 5.5.29. With respect to the objectives and policies, the PPC area does not contain any known features that would be of value or significance to Mana Whenua. If any such features are found during site works, the AUP Accidental Discovery Protocols will be adhered to.
- 5.5.30. In addition, Iwi have been consulted as part of the development of the PPSP and PPC.

Issue B7 - Natural resources

- 5.5.31. The relevant objectives and policies relating to this issue are found in Chapter B7 of the AUP. The key objectives and policies relate to:
- (a) Freshwater systems and water quality;
 - (b) Water allocation;
 - (c) Soils and contaminated land;
 - (d) Genetically modified organisms;
 - (e) Natural hazards; and
 - (f) Air quality.
- 5.5.32. With respect to the objectives and policies contained in Chapter B7, a comprehensive and integrated land use and stormwater management approach has been undertaken in the SMP developed for this PPC. As already identified, the PPC anticipates enhancing streams. The stormwater management approach has been based on the use of low impact and water sensitive design, including at sources treatment and retention.
- 5.5.33. The potential for contaminants in the land/soil (to accord with the objectives and policies contained in Chapter B7) has been considered and further investigation though a DSI may be required as part of the subsequent resource consent process. The outcomes of any DSI will be implemented via Remediation Action Plans, where necessary.
- 5.5.34. Natural hazards such as geotechnical constraints and flood hazards can generally be managed through the existing AUP methods and detailed design and investigations as part of future resource consent applications.

Issue B8 - Coastal environment

- 5.5.35. The relevant objectives and policies relating to this issue are found in Chapter B8 of the AUP. The site does not adjoin the coastal environment and its direct discharges enter freshwater environments. The site ultimately discharges to the Waikato River (and that flows into the Tasman Sea).

Issue B10 – Environmental Risk

- 5.5.36. The relevant objectives and policies relating to this issue are found in Chapter B10 of the AUP.

- 5.5.37. Flood and inundation areas, along with geotechnical considerations will be managed through the subdivision and development process (and AUP rules) to avoid adverse effects on people and property.

5.6. The Auckland Plan 2050

- 5.6.1. The Auckland Plan sets out the vision for the Auckland Region to 2050. The Auckland Plan serves as the key strategic document to set the Council's social, economic, environmental and cultural objectives. In 2017 the Auckland Plan was subject to a "refresh", the outcomes from which were adopted by the Council in June 2018.
- 5.6.2. The Auckland Plan identifies that Auckland faces a housing crisis because of a persistent under-supply of housing to meet demand, a lack of housing choice and declining affordability of housing.
- 5.6.3. The Auckland Plan contains a specific Development Strategy which identifies how Auckland should accommodate growth up to 2040. The Development Strategy picks up on one of the key objectives of the Auckland Plan, being the requirement for quality, compact urban form.
- 5.6.4. To achieve a compact approach, the Auckland Plan seeks to achieve up to 70% of growth within the 2010 Metropolitan Urban Limit. Consequently, 30% of the anticipated growth will need to be accommodated in greenfield areas within the identified RUB.
- 5.6.5. Quality is derived from access to transport and other amenities, efficient use of land and co-ordination of growth with infrastructure.
- 5.6.6. Pukekohe is identified for development under this Auckland Plan and its Development Strategy for Decade 2 (the timing of which aligns with the FULSS detailed below).

5.7. Future Urban Land Supply Strategy 2017

- 5.7.1. The FULSS provides a 30-year programme to sequence greenfield land zoned FUZ under the AUP, and acted as the key strategic document to give effect to the NPS-UDC 2016 (now replaced by the NPS-UD).
- 5.7.2. The FULSS provides a strategic and proactive approach to ensure that there is an ongoing supply of greenfield land that is ready for urban development. Furthermore, as it would be prohibitively expensive to invest in all future urban areas concurrently, providing a sequence of when these areas would be development-ready ensures infrastructure costs will be distributed over the 30 years. This is primarily achieved through synchronising the timing of live zoning with the provision of the enabling bulk infrastructure and structure planning. The identification of sequencing provides greater clarity and certainty to landowners, iwi, developers, infrastructure providers and Council about when FUZ land would be ready for development.

- 5.7.3. The Council's 2017 FULSS identifies this area's proposed timing to align with the 2nd half of Decade one. Notably the FULSS targets are for land to be "development ready" for 2023-2027.

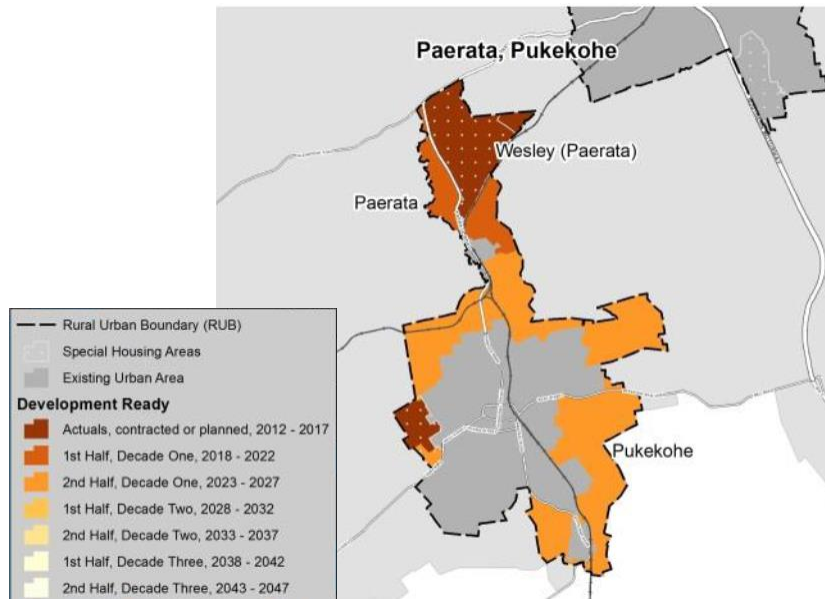


Figure: FULSS Map

- 5.7.4. Given the significant time for a PPC process including decisions and appeals, and then resource consent and engineering approval stages, this PPC is "on time" to achieve a development ready target of post 2023.
- 5.7.5. The Pukekohe FUZ areas are identified to contribute a combined total of 7,200 dwellings. It is acknowledged that the PPC includes a portion of land which was not previously including in growth numbers as it was not envisaged that the SPZ would be rezoned. The rezoning of this portion will contribute to additional employment land and residential households.
- 5.7.6. With regard to network utility bulk infrastructure, connections to existing bulk infrastructure can be made to service the development. The Engineering Report provides confirmation of required extensions and confirmation that there is sufficient capacity in the network (subject to upgrades and connections at resource consent stage).
- 5.7.7. This PPC is considered to be consistent with the FULSS in enabling the delivery of rezoning to meet as a minimum "development ready" targets. Council's own structure planning and future rezoning can address the remainder of the Pukekohe areas adequately.
- 5.7.8. Currently there is a paucity of land in Pukekohe which is development ready. The former Belmont Structure Plan area has been developed, and since the notification of the PAUP no additional land has been rezoned in Pukekohe. Prior to this the only additional rezoning occurred over 20 years ago with the rezoning of Anselmi Ridge. Consequently, in terms of the local provision of housing capacity, the Pukekohe area has been left with a significant undersupply.

- 5.7.9. Appendix 1 to the FULSS contains five (5) principles to underpin sequencing decisions. Although not a mandatory requirement, each of these is considered addressed below in demonstrating that the proposed PPC is consistent with these principles.

Optimise the outcomes from investment

- 5.7.10. Significant investment has already occurred in order to enable development in Pukekohe. Furthermore, it is expected that significant investment in Pukekohe will continue as:
- (a) The Pukekohe Town Centre has been identified on the Panuku work programme to unlock its potential;
 - (b) Significant investment in public transport infrastructure including electrification to the rail line has been allocated (as outlined in the assessments addressed later in this report);
 - (c) Planned Watercare upgrades as outlined in the assessments addressed later in this report.
- 5.7.11. The PPC area is located within a readily walkable catchment to the Town Centre (which includes land along Manukau Road and the train station).
- 5.7.12. It is considered appropriate to leverage this investment and provide for additional urban land which can utilise existing bulk infrastructure.

Supply land on time

- 5.7.13. The proposed PPC ensures a continuity of supply, but also provides for residential development and densities. The Economic Report has outlined that rezoning additional land in Pukekohe will increase the competitive nature of the local housing market, and this will likely support a wider range of housing opportunities and lot sizes.
- 5.7.14. As previously outlined, the area can be readily serviced for bulk supply of water and wastewater infrastructure, and proposed precinct provisions ensure the level of transport infrastructure necessary is in place first (or concurrently with development).

Support uplifting Maori social environmental, economic and cultural wellbeing

- 5.7.15. Engagement with Mana Whenua has been undertaken for the PPC and the PPSP. Key matters raised and principles for structure planning and development have been taken into account.
- 5.7.16. Further discussion on the iwi consultation (and consistency with Part 2 of the RMA) is provided below.

Create good quality places

- 5.7.17. The PPC area is adjacent to existing zoned land, and is provided in a location which is within a walkable catchment to the public transport hub of Pukekohe and the defined Town Centre.

- 5.7.18. As already identified the logical extension maximises the investment spent and investment planned for Pukekohe and does not preclude the continuation of the Council's structure planning and rezoning for the remainder of Pukekohe.

Work collaboratively in partnership

- 5.7.19. As identified above, there is significant investment planned for Pukekohe from various Council, COO and government sectors. The PPC will maximise the investment being undertaken from the various parties.
- 5.7.20. Collaboration with key infrastructure providers has also been undertaken to confirm continued supply and/or new upgrades.

5.8. Pukekohe-Paerata Structure Plan 2019

- 5.8.1. The Council's PPSP has been in development for over two years, with the final version being issued and accepted by Auckland Council's Planning Committee on 6 August 2019. Notably the PPSP has refined the Pukekohe Area Plan 2014.
- 5.8.2. As part of the preparation of the PPSP the Council has consulted with the public on the Structure Plan on three occasions:
- (a) Draft land use scenario plan – September 2017;
 - (b) Draft land use plan – September 2018;
 - (c) Draft Structure Plan – April 2019.
- 5.8.3. Council's PPSP provides a blueprint for development and for future plan changes within Pukekohe-Paerata. In addition, the PPSP sets out a specific vision and key outcomes for the area. The key recommendations and outcomes of technical reporting forming part of the PPSP have been addressed in AEE to confirm that the PPC (in conjunction with its reliance on existing AUP provisions) aligns with the expectations and outcomes sought by the PPSP.
- 5.8.4. Since the issue of the PPSP, legislation has been passed which requires the rationalisation of the racing assets of ATC. This means that the SPZ is no longer required as this only provides for a single use, and when this use leaves the SPZ there is unlikely to be a similar use available to occupy the site.
- 5.8.5. In addition, the NPS-UD has been gazetted which mandates the provision of higher housing densities and a variety of housing types in order to provide a well-functioning urban environment and housing capacity. The PPSP proposes to zone the land to the east of the SPZ as MHS. Given the proximity of the site to the rail station, along with the value of land surrounding Pukekohe for cropping, the MHU Zone reflects and efficient use of a scarce land resource.
- 5.8.6. Specific recommendations of the PPSP have been addressed in the AEE.

5.9. Pukekohe Area Plan 2014

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

- 5.9.2. 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.
- 5.9.3. 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.”
- 5.9.4. The Area Plan identified six key moves. Relevant to this PPC area:

Key Move 1 – Provide for growth in the FUZ

- 5.9.5. The Area Plan identifies the FUZ part of the PPC as being suitable for residential (Mixed Housing Suburban and Single House) and industry uses (Light Industry) and growth area “F”.

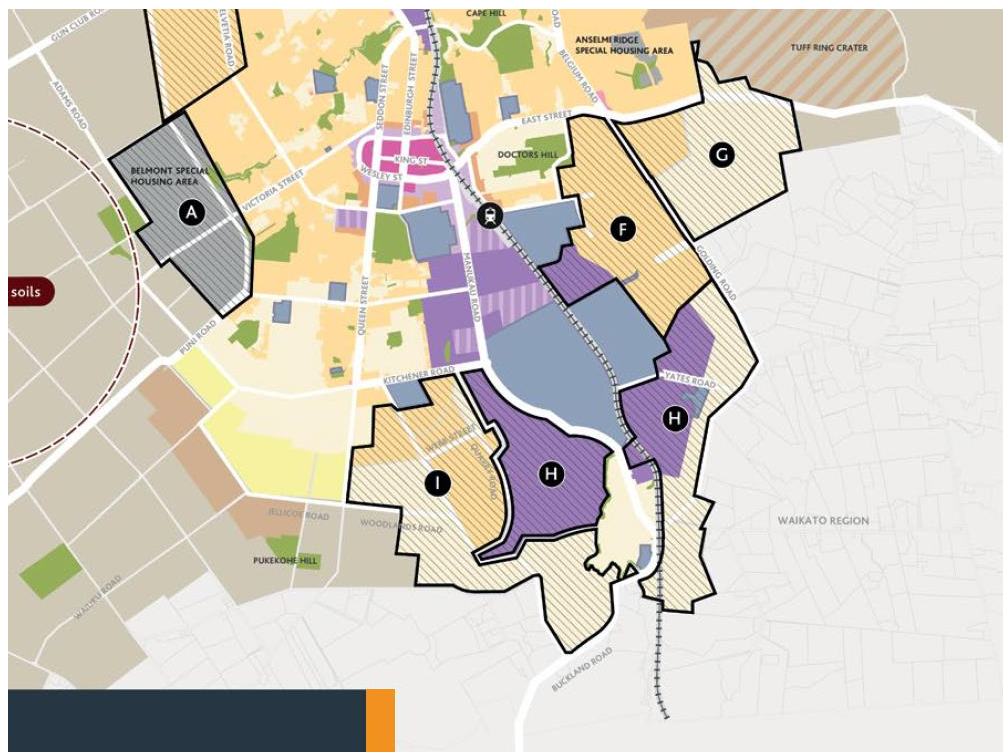


Figure – Area Plan Growth areas

- 5.9.6. Further, area G is identified on the Area Plan staging as “Stage 1” for land release.
- 5.9.7. The PPC broadly aligns with the Area Plan concepts for growth, although has proposed different zones as justified by the section 32 assessment above.

Key Move 2 – Enable at least 100 hectares of new business land

- 5.9.8. The Area Plan identified potential areas for industrial and commercial development. These include land either side of the PPC, are partially within the PPC. The Area Plan would not have anticipated the changes to the racing industry that has led in part to the rezoning over the SPZ.

- 5.9.9. The section 32 justifies the use of the Light Industry Zone and the MHU zone as a rezoning over the SPZ.
- 5.9.10. As the Area Plan anticipates a similar pattern of zoning for land either side of the ATC land holdings and for this reason the PPC is considered to be consistent with the outcomes intended. Furthermore, the addition of LI land will assist in contributing to the key move to enable 100 hectares of new business land.

Key Move 3 - Electrification of the rail line from Papakura to Pukekohe (with potential station at Paerata)

- 5.9.11. The PPC is located with a walkable catchment to the train station, thus maximising the investment of the infrastructure and providing a viable options for public transport usage by the future residents and employees within the PPC area.

Key Move 4 - Improve accessibility and connectivity throughout Pukekohe and Paerata

- 5.9.12. The PPC has identified connections to existing and planned future networks. Including arterial and collector networks.

Key Move 5 - Support land development around Pukekohe Train Station

- 5.9.13. Although the PPC is noted in the area identified by the Area Plan as being "around the train station", the PPC is located with a walkable catchment to the train station, thus maximising the investment of the infrastructure and providing a viable options for public transport usage by the future residents and employees within the PPC area.

Key Move 8 - Maintain and improve Pukekohe's environmental quality and special ecological areas, including the Tutaenui and Whangapouri streams

- 5.9.14. The PPC area includes specific methods to require the ecological enhancement of the stream networks within the site, and the SMP includes specific recommendations to ensure that water quality is not degraded from stormwater runoff and can also be enhanced.

5.10. The Ten Year Budget/Long Term Plan 2018-2028

- 5.10.1. The Council's Long-term Plan 2018-2028 ("LTP") has been geared to reflect the Auckland Plan and FULSS refreshes and as such anticipates large-scale greenfield development in the south and states that significant ongoing work is occurring in relation to this area. An update to this document was also released in 2019 and a new LTP will be adopted in July 2021.
- 5.10.2. With regard to planned transport projects, the upgrade of the Mill Road corridor from Manukau and Flat Bush to Papakura and Drury will help improve safety, provide greater access to new growth areas and provide an additional north-south route. It will link to SH1 to a new expressway between Drury, Paerata and Pukekohe. Mill Road has been split into 2 stages with \$507 million committed in Decade 1 (2019-2028) and \$875 million in Decade 2 (2029-2038).

- 5.10.3. Additional unspecified projects may be funded under the "Safety Improvements", or "Greenfields Transport Infrastructure" items. Potential funding for Pukekohe under the "Crown Infrastructure partners" item is not earmarked until Decades 2 (being 2029-2038). A new strategic road for Pukekohe (identified as an alternative link from Pukekohe to Bombay) is also not earmarked until Decades 2 and funding is not listed. Southern Motorway improvements to Bombay is identified in Decade 1 (2019-2028).
- 5.10.4. Electrification of the rail system to Pukekohe is earmarked for Decade 1.
- 5.10.5. With regard to wastewater, the central interceptor will provide additional capacity enabling further growth in the south, as will planned upgrades to the capacity of the Mangere Treatment Plant.
- 5.10.6. With regard to water, several planned water supply projects will ensure water supply capacity to meet growth demands in the south. Some of these, relevant to Auranga, include:
- (a) Increased capacity of Pukekohe reservoirs.
 - (b) Waikato Water Treatment Plant capacity upgrade.
 - (c) Second water pipeline from Waikato Treatment Plant.
 - (d) Increased capacity at the Pukekohe Wastewater Treatment Plant and conveyance improvements from Pukekohe to the treatment plant.

5.11. Franklin Local Board Plan 2020-2023

- 5.11.1. The Franklin Local Board Plan 2020-2023 is relevant. It should be noted that the only area plan developed within the Franklin Local Board Area is the Pukekohe Area Plan.
- 5.11.2. Specific outcomes identified in the Franklin Local Board Plan 2020-2023 and how the PPC addresses these are provided below:

Outcome 1: Our strengths generate local opportunity and prosperity

- 5.11.3. It is acknowledged that the current SPZ enables some local employment as a purpose-built facility associated with the horse racing industry. The proposed LI Zone will enable local industry based jobs to become available in a location which is in a walkable catchment to the identified town centre and public transport and which will assist in promoting local opportunity and prosperity for the Franklin community.
- 5.11.4. The rezoning maximises the investment planned for Pukekohe and recognises its strategic location to access both the Auckland and North Waikato markets.
- 5.11.5. The remainder of the land to be rezoned is also identified as FUZ to accommodate Pukekohe's growth.

Outcome 2: Improved transport options and fit for purpose roads

- 5.11.6. The proposal is located in proximity to the existing employment centres of Pukekohe (and a proposed employment area as part of the PPC) and can be provided with active transportation linkages to access employment and community facilities. The PPC area is also in proximity to the main public transport hub which includes rail and bus station.
- 5.11.7. New roads and connections to future networks have been identified in the ITA and will be designed and developed to accord with ATCOP standards as part of future resource consent and EPA packages.

Outcome 3 – Fit for purpose places and facilities

- 5.11.8. The development of new growth areas has already been the subject of community input via the PPSP processes which resulted in an overarching SP for the area.
- 5.11.9. The PPC includes a Precinct Plan and methods to ensure development accords with the Plan which will enable connections to the existing network and future connections to planned networks.

Outcome 4 - Kaitiakitanga and protection of our environment

- 5.11.10. The PPC has identified an area for enhancement and protection through the identified SEA (and inclusion of the feature in Schedule 9 of the AUP). Furthermore the PPC includes specific methods to require the enhancement of stream and wetland features within the site at development stages (and notably the rules work in tandem with existing AUP and NES-F methods which specifically protect these features).
- 5.11.11. Water sensitive design and implementation of best practice for stormwater runoff to stream and the coast can be effectively managed via the SMP, thereby minimising effects on the water quality.
- 5.11.12. Consultation with local iwi has been undertaken and CIA recommendations have been adhered to in the preparation of the PPC which coincide with the PPC methods to identify the SEA enhancement of the stream environments and improvement of water quality to protect and enhance the mauri (lifeforce) of our awa (waterways), moana (harbour) and ngahere (indigenous forests).

Outcome 5 – Cultural heritage and Maori identity is expressed in our community

- 5.11.13. Consultation with local iwi has been undertaken and a CIA has provided.
- 5.11.14. The CIA prepared for the PPC and the PPSP identify the local histories and identify specific recommendations for maintenance and enhancement of values which have been adhered to in the preparation of this PPC.

Outcome 6 – A sense of belonging and strong community participation

- 5.11.15. The development of new growth areas has already been the subject of community input via the PPSP processes which resulted in an overarching SP for the area.

5.12. Auckland Transport Alignment Project 2021-2031

5.12.1. The Auckland Transport Alignment Project (“**ATAP**”) is a joint project involving Auckland Council, the Ministry of Transport, AT, KiwiRail, NZTA, the Treasury and the State Services Commission.

5.12.2. ATAP aims to deliver:

- (a) A mode shift from cars to public transport, walking and cycling. These modes are expected to absorb approximately 64 per cent of increased trip demand and support a 5.4 per cent reduction in per capita vehicle travel. Public transport's mode share increases from 12 per cent to 20 per cent in the morning peak, and from 5 per cent to 10 per cent interpeak.
- (b) An increase in accessibility to jobs by a 30 minute car journey by 14 per cent and an increase in accessibility to jobs by a 45 minute public transport journey by 60 percent.
- (c) A reduction in congestion for bus passengers and on arterial routes but increased congestion on the motorways. The ATAP work recognises that a congestion pricing scheme for Auckland would complement investments in helping to reduce congestion.
- (d) Significantly improved safety outcomes across the Auckland region, with an expected reduction in deaths and serious injury of 60 per cent by 2031

5.12.3. The ATAP package includes investment in the following key areas:

- (a) Rapid transit projects: including additional infrastructure such as extending the third main track from Papakura to Pukekohe to address key capacity constraints and enable passenger and freight services to operate reliably; electrification of the network from Pukekohe to Papakura; and additional trains to cater for growing passenger numbers.
- (b) Strategic Road network: including widening of SH1 (to Drury) and Mill Road.
- (c) Greenfield Transport infrastructure.
- (d) Safety Programmes.
- (e) Walking and Cycling.
- (f) Bus and Ferry Improvements: including new networks and park and ride facilities.
- (g) Network Optimisation and technology.
- (h) Asset renewals.

5.12.4. Specific projects relevant to the PPC which are included in the 2021 ATAP include:

- (a) Network performance works in the Pukekohe town centre
- (b) Papkaura to Pukekohe electrification

- (c) State Highway 1 to Bombay
- (d) Mill Road corridor (to Drury)

5.13. Regional Land Transport Plan 2018-2028

5.13.1. The Regional Land Transport Plan (“**RLTP**”) sets out the funding programme for Auckland’s transport services and activities over a 10-year period. Planned transport activities for the next three years are provided in detail while proposed activities for the following seven years are outlined. The RLTP is jointly delivered by AT, NZTA and KiwiRail, and forms part of the National Land Transport Programme.

5.13.2. Projects identified in the RLTP relevant to the South (including the PPC area) include:

- (a) Bus priority improvements and transit lanes;
- (b) Walking and cycling programme;
- (c) Safety programmes including safety and minor improvements, safety around schools, crash reduction implementation, regional safety programme and safety speed management;
- (d) Supporting Growth – Investigation for Growth Projects; and
- (e) Greenfield transport infrastructure projects (general).

5.13.3. Those projects specific to the Pukekohe area include:

- (a) State Highway 1 Southern Corridor Improvements Project.
- (b) Pukekohe rail electrification.

5.14. Regional Public Transport Plan 2018-2028

5.14.1. The Auckland Regional Public Transport Plan 2018-2028 (“**RPTP**”) describes the public transport network that AT proposes for the region, identifies the services that are integral to that network over the next 10 years, and sets out the policies and procedures that apply to those services. A major focus of the Plan is on making the best use of available resources, and improving the frequency and range of travel options offered by public transport.

5.14.2. The vision to have a public transport system with seamless end-to-end customer journeys that are safe, accessible and reliable.

5.14.3. The RPTP is generally focused on the existing urban areas of Auckland to improve public transport routes and patronage. The planning of new infrastructure and services is generally covered by the RLTP and ATAP. However, the strategic goals of the RPTP set the overall strategy for how new greenfield development should aim to accommodate future public transport networks.

5.15. Watercare Asset Management Plan 2018-2038

- 5.15.1. Watercare Services Ltd's ("**Watercare**") Asset Management Plan ("**AMP**") shows how it will operate, maintain and renew existing water and wastewater assets, and provide new assets to meet future demand as Auckland grows.
- 5.15.2. The location, size and timing of new development directly influence the infrastructure required to service that development.
- 5.15.3. The applicant has worked with Watercare through the draft PPC process to ensure development in Golding Road is aligned with the timing of water and wastewater infrastructure provision.
- 5.15.4. The projects that will directly impact the structure plan area are:
 - (a) Upgrades to the Pukekohe wastewater treatment plant.
 - (b) Increasing the Waikato River water take, and boost pumping of the Waikato 1 watermain, to meet the projected peak demands.
- 5.15.5. Further detail of the water and wastewater strategy for the PPC area is provided in the Engineering Report.

5.16. Pukekohe -Paerata Paths Plan (2018)

- 5.16.1. The Pukekohe-Paerata Paths Plan was adopted by the Franklin Local Board in 2018 (and is the re-named version of the Pukekohe -Paerata Tails Plan).
- 5.16.2. The Paths Plan aims to identify and provide for cycling and walking network which connects recreational opportunities, ecological areas and landscape features of interest.
- 5.16.3. The Paths Pan identifies two networks within the PPC site, one being along the main stream area and the other connecting to and along Golding Road. Station Road and Yates Road are also identified as being part of the wider network with existing paths/roads.
- 5.16.4. The PPC enables for the development of pedestrian connections though the site and alongside upgrades to the surrounding road network will directly enable pedestrian and cycling connections from Station road through the PPC site to Golding Road (and along Golding Road which can be continued by other developers to the north as those landholdings re zoned and developed).

5.17. Stormwater Network Discharge Consent (NDC)

- 5.17.1. The Environment Court issued the consent order on the Regional Network Discharge Consent in 2019. This provides for the discharge from impervious surfaces to public stormwater networks. A SMP has been prepared in accordance with the requirements of the NDC.
- 5.17.2. The SMP recommends stormwater management solutions for the site to achieve appropriate hydrological mitigation, attenuation (to mitigate downstream effects) and quality treatment.

5.18. Iwi Planning Documents

- 5.18.1. A number of Iwi Management Plans have been reviewed as part of the structure planning process. These identify a range of matters, many of which are either reflected in the AUP or referenced in the Cultural Impact Assessment ("CIA"). Extensive consultation has been undertaken with Iwi to consider the local application of a number of the principles advanced in the Iwi Management Plans and CIA.

Tainui Environmental Management Plan

- 5.18.2. The Waikato-Tainui Environmental Plan ("**WTEP**") was developed by Waikato-Tainui to guide development through to 2050 to ensure that the needs of the present and future generations are provided for in a manner which goes beyond sustainability, while protecting and enhancing the environment.
- 5.18.3. The WTEP identifies in Section D a number of objectives and policies to achieve with respect to the cultural/physical environment in the Waikato-Tainui rohe. The proposed Plan Change has acknowledged these objectives/policies, and seeks to give effect to this document in the following ways:

Chapter 6: Consultation and Engagement with Waikato-Tainui

- 5.18.4. This chapter sets out consultation and engagement processes and supports and encourages early involvement of Waikato-Tainui in major projects to prevent delays in the latter stages of the process.
- 5.18.5. Consultation with local iwi has been undertaken.
- 5.18.6. The CIAs prepared for the PPC and the PPSP identify the local histories of each hapu and identify specific recommendations for maintenance and enhancement of values which have been adhered to in the preparation of this PPC.

Chapter 7: Towards Environmental Enhancement

- 5.18.7. This Chapter promotes an approach which focuses on maintaining the standard of the environment for the benefit of the present generation and for future generations to experience the same quality of land use as is currently experienced.
- 5.18.8. The enhancement approach is a step further than sustainability or maintenance and aims to improve the quality of the environment for future generations.
- 5.18.9. The SMP document prepared alongside this PPC seeks to implement best practise techniques to improve the current quality of water exiting the site (and entering the receiving environments).
- 5.18.10. Specific watercourse restoration will be addressed at resource consent stages.

Chapter 10: Tribal Strategic Plan

- 5.18.11. Whakatupuranga 2050 is the 'blueprint' for cultural, social and economic advancement for people of Waikato-Tainui to ensure that in the changing times, tribal identity and integrity is upheld. The vision of Whakatupuranga 2050 is "to grow a prosperous, healthy, vibrant, innovative and culturally strong iwi".

5.18.12. The strategic objectives of Whakatupuranga are:

- Kingitanga (the king movement) remains an eternal symbol and that Waikato-Tainui remains as kaitiaki of the environment;
- Tribal identity and integrity is upheld;
- Tribal success, and
- Tribal social and economic wellbeing thrives.

5.18.13. An issue for Waikato Tainui as set out in Chapter 10 is the impact of resource use and development on the achievement of Whakatupuranga 2050. The health and wellbeing of the environment is inseparable from the social, cultural, spiritual, economic and environmental health and wellbeing of tangata whenua. Therefore, the way the environment is used and developed can have a significant impact of the achievement of Whakatupuranga 2050.

5.18.14. This has been taken into account by the CIA's.

Chapter 11: The Vision and Strategy for the Waikato River

5.18.15. The Settlement Act gives effect to the settlement entered into between Waikato-Tainui and the Crown. An assessment against this document has been undertaken in a previous section of this report.

Chapter 14: Customary Activities

5.18.16. Access to traditional areas (e.g. Waikato River) for resource use and to undertake customary activities has been compromised in recent years which has had an impact on the ability for people of Waikato-Tainui to practice customary activities and transfer of knowledge between generations. Some examples of customary activities may include the launching of waka into the river for ceremonial, recreation, competition and sporting purposes, customary gathering and use of foods and the use of water bodies for activities relating to the spiritual, physical and cultural health and wellbeing of people (e.g. bathing and baptisms). Objective 14.3.1 of the WTEP states:

"Waikato-Tainui access to and ability to undertake customary activities and resource use, including along the margins of waterways, is protected and enhanced."

5.18.17. This has been taken into account by the CIA's and the recommendations within them.

Chapter 15: Natural Heritage and Biosecurity

5.18.18. Changes in land use have gradually depleted the natural plants and native animals and ultimately decreased indigenous biodiversity in the Waikato Region. Objective 15.3.2 states:

"Cultural, spiritual and ecological features of the Waikato landscape that are significant to Waikato-Tainui are protected and enhanced to improve the mauri of the land."

5.18.19. Method 'd' of this objective states:

“Establishment and enhancement of ecological corridors linking areas of known high value indigenous habitat shall be treated as high priority for the allocation of resources by the authorities responsible. These corridors include riparian margins, gully systems, esplanade reserves, and vegetation alongside road corridors.”

5.18.20. The existing provisions of the AUP will ensure that future development within the Plan Change Area will be required to protect land from further erosion and ensure that any effects on the stream habitat network are appropriate in terms of the RMA and the strategic document hierarchy.

5.18.21. A new SEA is also identified by the PPC for inclusion and protection in the AUP.

5.19. Statutory Acknowledgements

5.19.1. Relevant statutory acknowledgements have been reviewed as part of the structure planning and PPC process. These identify a range of matters, many of which are either reflected in the AUP or referenced in the PPSP.

5.19.2. No area of statutory acknowledgement is located with the PPC area, or immediately adjoin the PPC area.

6. PART 2

6.0.1 Part 2 of the RMA sets out the purpose, and additional principles, which are to be considered when applying the RMA. The following assessment is based on the purpose of the RMA, and the guiding principles (Sections 5 to 8).

6.1. Section 5 - Purpose

6.1.1. Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

6.1.2. The PPC is considered to be consistent with this purpose, in particular it seeks to enable the wellbeing (social and economic) of the growing population of Auckland through the release (through rezoning) of land for housing and industrial land uses.

6.1.3. At the same time, the PPC seeks to address the matters (a) to (c), in particular:

(a) It seeks to ensure that the land resource is developed in a manner that achieves, and does not undermine, its potential to accommodate its share of projected growth and in particular contributes to the anticipated population growth. Growth in this location manages pressure for growth in other less appropriate parts of Auckland, thereby safeguarding the needs of future generations;

- (b) It seeks to safeguard the life-supporting capacity of water through the use of water sensitive design options for stormwater management and the enhancement of the stream margins; and
- (c) Adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the proposed provisions for land within the PPC area and the existing AUP rules.

6.2. Section 6 – Matters of National Importance

6.2.1. the Section 6 of the RMA sets out a number of matters of national importance. The PPC recognises and acknowledges these matters through the following methods;

- (a) The PPC and SMP envisages the enhancement of the natural character of streams via planting of the stream margins, along with the management of erosion effects of stormwater through detention measures.
- (b) The site does not contain any identified "outstanding landscape" features.
- (c) The site contains an existing area which is recommended by the Ecological Assessment to be a scheduled SEA. Existing provisions of the AUP will ensure that the SEA is protected in perpetuity.
- (d) Public access to and along streams will be enhanced via provision of walkways along stream margins as part of future resource consent applications.
- (e) There are no archaeological or heritage sites with the PPC area requiring protection.
- (f) The relationship of Maori with their wahi tapu (and any customary activities) has been recognised and provided for through consultation as reflected in the CIA.
- (g) The risk from natural hazards has been addressed through the Geotechnical reporting and SMP which covers flooding.

6.3. Section 7 – Other Matters

6.3.1. Section 7 identifies a number of "other matters" to be given particular regard to. The PPC has taken into consideration the 'other matters', and in respect of the above the following comments are made:

- (a) The proposal has acknowledged the kaitiakitanga role (which is also a form of stewardship) of the local Iwi and consultation has been undertaken with respect to the PPC.
- (b) The proposed PPC will enable an efficient use of natural and physical resources as it will utilise land already earmarked for urban development under the AUP and PPSP and enables a range of housing/lifestyle options and affordability to meet the shortfall in housing supply (and affordability) within Auckland;

- (c) While the land will no longer be retained for its rural amenity, the amenity values and quality of the area have been recognised and will be enhanced through the implementation of Precinct Plan and proposed provisions, in conjunction with the existing provisions of the AUPP; and
- (d) Natural ecosystems can be enhanced via future development as envisaged by the PPC provisions and the identification of an SEA.
- (e) No habitat of trout or salmon are identified in the PPC area.
- (f) The effects of climate change have been taken into account in the stormwater modelling, and this can be confirmed via future resource consents.

6.4. Section 8 – Treaty of Waitangi

- 6.4.1. Section 8 requires all persons exercising functions and powers under the RMA to 'take into account' the Principles of the Treaty of Waitangi.
- 6.4.2. Consultation is a key principle of the Treaty and has been taken into account. Iwi have been consulted throughout the process (refer to the CIA).

7. CONCLUSION

- 7.0.1 This report has undertaken an analysis of the PPC request in terms of section 32 of the RMA. This analysis concludes that the objectives of the PPC are consistent with the purpose of the RMA as they:
 - provide for growth in an identified growth area in Pukekohe whilst maintaining and enhancing the environmental values; and
 - propose provisions that are the most appropriate means of achieving the objectives as they provide a framework which will ensure that the development of the PPC area is comprehensive, integrated and efficient in its layout and form.
- 7.0.2 The PPC has had regard to the matters in Part 2 of the RMA, the RPS and other matters within Sections 74 to 77D of the RMA. The proposal is considered to be consistent with all of these matters.

APPENDIX 1: SECTION 32 EVALUATION OF PROPOSED RULES AND METHODS (S32(2))

PROPOSED PROVISIONS TO ACHIEVE OBJECTIVE(S):

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)	
New Precinct Plan including, key roads, key connections, vehicle access restriction	PPC:	I4XX.2(1)-(5)	<ul style="list-style-type: none"> • Policies I4XX.3(1)-(6) • Activity Table I4XX.4.1 • Development Standards I4XX.6 • Assessment matters for restricted discretionary activities I4XX.8 	Costs	Costs (economic) only associated with administering a new Precinct with associated Precinct Plan.
				Benefits	The Precinct Plan with key features is required to produce an overall co-ordination of roading and other networks, as well as establish the base urban design layout for the development, which will create positive environment, economic and social effects.
	Existing:	E27.2(5)	<ul style="list-style-type: none"> • Policies E27.3(23)-(26) • Standards E27.6.4 Access 	Opportunities for economic growth and employment	The Precinct Plan itself does not affect economic growth or employment.
				Options less or not as appropriate to achieve the objective	The option to not have a Precinct Plan is not considered an effective means to producing a co-ordinated or integrated greenfield development.
Zoning Maps – Light Industry Zone, Neighbourhood Centre Zone, and Mixed Housing Urban Zone	PPC:	I4XX.2(1) I4XX.2(2)	<ul style="list-style-type: none"> • Policies I4XX.3(1), I4XX.3(9) 	Costs	Costs (economic) only associated with changing the zoning on the Unitary Plan viewer/zoning maps.
				Existing	H4.2 H5.2 H12.2 H17.2
	Existing	H4.2 H5.2 H12.2 H17.2	<ul style="list-style-type: none"> • Policies H4.2 • Policies H5.2 • Policies H12.3 • Policies H1073 	Opportunities for economic growth and employment	The zoning itself does not affect economic growth or employment, however implementation of the industrial zoning will efficiently and effectively enable economic growth and employment.
				Options less or not as appropriate to achieve the objective	<p>The retention of a FUZ is not considered to be an appropriate option and will not efficiently and effectively provide for the planned expansion of Pukekohe.</p> <p>The retention of the SPZ is not appropriate as the zone is tailor made for the ATC activities only.</p>
I4XX.4 Activity Tables	PPC:	I4XX.2(1) I4XX.2(2)	<ul style="list-style-type: none"> • Policies I4XX.3(1), I4XX.3(9) 	Costs / Effects	No direct costs or negative effects are considered to be associated with this. It would be an efficient use of resources to duplicate existing rules into the new Precinct.

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)				
<ul style="list-style-type: none"> Default activities to underlying zones activity tables and Auckland wide rules 	Existing:	H4.2 H5.2 H12.2 H17.2	<ul style="list-style-type: none"> Policies H4.3 + associated methods in H4 Policies H5.3 + associated methods in H5 Policies H12.3 + associated methods in H12 Policies H17.3 + associated methods in H17 Other methods of the AUP contained in C1, D1-27, E1-E40 (as relevant). 	Benefits / Effects	Defaulting to the underlying zoning for land use and subdivision activities is considered to be the most efficient and effective means to achieving positive environmental and social effects as the underlying zone rules which have already been robustly testing via Council's section 32 process and the AUP hearings.			
					Opportunities for economic growth and employment	The zoning itself does not affect economic growth or employment, however implementation of the LI Zone will efficiently and effectively enable economic growth and employment.		
					Options less or not as appropriate to achieve the objective	It is considered inefficient to include an entire activity table of provisions when it is not needed. Only those activities which need to be added to or modified to give effect to the proposed objectives (in the most efficient and effective way) have been amended, the remainder default to the underlying zones.		
I4XX.4.1 Activity Table <ul style="list-style-type: none"> New Discretionary Activities (A5) and (A9) for any development or subdivision and/or activity that does not meet Precinct standards. I4XX.4.4 Activity Table <ul style="list-style-type: none"> New Discretionary Activities (A1) for any activity that does not meet Precinct standards. 	PPC:	I4XX.2	<ul style="list-style-type: none"> Policies I4XX.3 Precinct Plan Standards I4XX.6 	Effects	Effects associated with each of the standards are outlined below (for each standard).			
							Costs	Incorporation of a rule/activity which is more stringent than the underlying AUP control.
							Benefits	The use of a Discretionary Activity (which is more stringent than the C1.9 restricted discretionary activity standard) is considered to be the most efficient means of placing a prominence on the need to implement the features on the Precinct Plan and those which supplemented by specific standards.
							Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	The alternative is to default to C1.9. However as outlined above this is not considered to be as effective as the proposed standard in achieving the relevant objectives.			

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)	
I4XX.4.1 Activity Table <ul style="list-style-type: none"> • New Restricted Discretionary Activity (A7) for any subdivision that complies with the Precinct Plan. • New Discretionary Activity (A8) for any subdivision that does not comply with the Precinct Plan. 	PPC:	I4XX.2(3)-(5)	<ul style="list-style-type: none"> • Policies I4XX.3(2), (5), (6) • Precinct Plan • Activity Table I4XX.4.1 	Costs / Benefits / Effects	The Precinct Plan with key features is required to produce an overall co-ordination of roading and other networks, as well as establish the base urban design layout for the development, which will create positive environment, economic and social effects. If development is not compelled to adhere to the precinct Plan there is the risk of adverse effects and a risk to the coordination of infrastructure (including key roading layouts). The provisions will work in tandem with the existing AUP methods for subdivision to ensure that effects of subdivision are appropriately managed, including subdivision including hazards areas, land containing SEAs, and ensuring adequate access, servicing and size/shape lots.
	Existing	E38.2	<ul style="list-style-type: none"> • Policies E38.3 • Activity Tables E38.4.1 to E38.4.3 • Standards for Subdivision E38.6, E38.7, E38.8 • Assessment matters E38.12 	Opportunities for economic growth and employment	Compliance with the precinct plan itself does not affect economic growth or employment.
				Options less or not as appropriate to achieve the objective	The option to have a Precinct Plan but no requirement to give effects to its content or layout (or to only rely on the E38 methods) and is not considered an effective means to producing a co-ordinated or integrated greenfield development.
I4XX.4.2 Activity Table <ul style="list-style-type: none"> • New Permitted Activity (A1) for a show home • New Restricted Discretionary Activity (A2) for a show home which does not comply with the underlying zone standards for a dwelling 	PPC:	I4XX.2(1)	<ul style="list-style-type: none"> • Policy I4XX.3(1) 	Effects	<p>Compliance with the same standards as a dwelling will ensure that adverse environmental effects resulting from bulk and locational requirements will be avoided, as the appearance of a show home will conform with that anticipated for a dwelling.</p> <p>Operational effects of show homes are generally related to hours of operation, lighting, noise, parking and signage. These effects can be adequately managed by the existing AUP rules.</p> <p>The use of the restricted discretionary activity standard for any non-compliance is consistent with C1.9 and will appropriately managed potential adverse effects.</p>
	Existing	H4.2(2)-(4)	<ul style="list-style-type: none"> • Policies H4.3(2)-(7), (9), (10) • H4.6 Standards • H4.8 Matters of Discretion and Assessment • Policies H5.3(2)-(7), (9), (10) 	Costs / Benefits	<p>Without a permitted activity standard, show home activities fall under a non-complying activity status in a residential zone.</p> <p>This creates inefficiencies in individuals having to apply for resource consent for an activity which regularly co-exist with residential environments.</p>
		H5.2(2)-(4)		Opportunities for economic growth and employment	<p>Show homes create a direct opportunity for local employment through staffing of the show home.</p> <p>Permitting show home activities also contributes to economic growth in the local community.</p>

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)	
			<ul style="list-style-type: none"> H5.6 Standards H5.8 Matters of Discretion and Assessment C1.9 	Options less or not as appropriate to achieve the objective	<p>The default AUP provisions are not considered appropriate as it creates an inefficient system where individual resource consents are needed for each show home.</p> <p>Furthermore, there is no one consistent approach to show homes across the AUP Precincts. Some greenfield precincts (e.g Flat Bush Sub Precinct C, Drury 1, Opaheke 1) have provided for a show home as a permitted activity with no additional standards for compliance. Other Precincts (Hingaia 2 and 3) have a show home listed as a restricted discretionary activity with no specific standards or matters of discretion.</p> <p>As the effects are similar to a dwelling in relation to bulk and locational requirements and the operational effects are already addressed through other provisions of the AUP it is not considered appropriate (or necessary) to require resource consent for the activity.</p>
I4XX.4.3 Activity Table <ul style="list-style-type: none"> New Non-Complying Activity (A1) for activities sensitive to noise including workers accommodation for the LI zone 	PPC	I4XX.2(6)	<ul style="list-style-type: none"> Policy (9) 	Costs / Benefits / Effects	Refer to sections 4.3.6-4.3.16 of the Section 32 assessment.
	Existing	H17.2	<ul style="list-style-type: none"> H17.3 Activity Table H17.4 	Opportunities for economic growth and employment	
				Options less or not as appropriate to achieve the objective	
Standard I4XX.6.1 – Transport Infrastructure Requirements Requires specific listed upgrades to be undertaken concurrently or prior to activities:	PPC:	I4XX.2(3), (4)	<ul style="list-style-type: none"> Policies I4XX.3.(2), (5), Precinct Plan Activity Table I4XX.4.1 	Costs / Benefits	<p>Incorporation of a Standard when there is none/no equivalent in the underlying provisions.</p> <p>However, the environmental, social and economic costs of not doing the works required by the standards pose a higher costs and risk, as the works are necessary to accommodate development and for safety improvement.</p>
				Opportunities for economic growth and employment	<p>The roading and transport upgrades are require to facilitate the future development of a town centre which will enable economic growth and employment opportunities.</p>
				Options less or not as appropriate to achieve the objective	<p>The alternative is to have no specific provision and rely on the existing land use and subdivision methods of the AUP. However this is considered to create a significant risk to certainty that the works would be competed. Therefore, the proposed method is the most appropriate to achieve the objective.</p>

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)	
Standard I4XX.6.2 Riparian and Buffer Planting Riparian planting thresholds for streams, wetlands and a buffer for the SEA	PPC:	I4XX.2(5)	<ul style="list-style-type: none"> Policy I4XX.3(6) Activity Table I4XX.4.1 	Costs	Incorporation of a Standard when there is none/no equivalent in the underlying provisions.
				Benefits	Undertaking planting of riparian margins (and a buffer for the SEA) creates positive environmental, social and cultural effects, in terms of mitigating effects of stormwater, urban development as well as enabling passive recreational opportunities and amenity by their enhancement.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	The alternative is to have no specific provision and rely on the existing land use and subdivision methods of the AUP. However this is considered to create a significant risk to certainty that the works would be competed. Therefore, the proposed method is the most appropriate to achieve the objective.
Standard I4XX.6.3 Site Access Restrict vehicle crossings over 3m shared paths	PPC:	I4XX.2(3)	<ul style="list-style-type: none"> Policies I4XX.3(1), (2) Activity Table I4XX.4.1 	Costs	Incorporation of a Standard when there is none/no equivalent in the underlying provisions. The restriction can also create some financial cost (economic effect) to landowners as sites must find an alternative access.
				Benefits	The standard enables an enhanced pedestrian and cycle neighbourhood which becomes more important given the town centre nature of the proposal – in combination with the key retail and commercial frontage restrictions, the overall benefit will be environmental, and social, as a safer and more walkable centre will result.
				Opportunities for economic growth and employment	Increasing pedestrian facilities around the town centre (and paths to and from the centre) may have the potential increase economic growth from passers-by, and inherently is expected to make the centre more successful in the long term than a car orientated centre.
				Options less or not as appropriate to achieve the objective	The alternative is to have no specific provision and rely on the existing land use and subdivision methods of the AUP. However, this is considered to create a significant risk to ensuring the outcomes of the Precinct are met. Therefore, the proposed method is the most appropriate to achieve the objective.
I4XX.6.4 Stormwater management	PPC	I4XX.2(8)	<ul style="list-style-type: none"> Policy I4XX.3 (7)-(8) 	Effects/Costs	There are significant negative environmental and cultural effects that would result if there was no corresponding set of rules for the management of stormwater runoff and quality from the development.
	Existing	E.1.2(1)-(3)	<ul style="list-style-type: none"> E.1.3(1)-(14) 		

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)	
				Benefits	Specific provisions ensure that the management of stormwater runoff and quality from the development can be addressed for any development.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	The other option is to apply generic overlays of the AUP or rely on the subdivision process and existing AUP methods. In this case the SMP has identified specific outcomes that cannot be achieved with certainty, without specific provisions for the site.
Standard I4XX6.5 Area A of the Precinct Plan New Acoustic standards	PPC	I4XX.2(2) I4XX.2(6)	<ul style="list-style-type: none"> Policy (10) Policy (11) Activity Table I4XX.4.1 	Effects	Refer to sections 4.3.6-4.3.16 of the Section 32 assessment.
				Costs	
				Benefits	
				Opportunities for economic growth and employment	
				Options less or not as appropriate to achieve the objective	
Matters of discretion and assessment matters for restricted discretionary activities I4XX.8	PPC:	I4XX.2(1)-(4)	<ul style="list-style-type: none"> Policies I4XX.3 (1)-(6) 	Costs	Additional matters for applicants to address (over and above the standard AUP provisions).
				Benefits/Effects	The proposed method is considered an efficient and effective means to ensure that the outcomes sought by the Precinct.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	The alternative is to have no specific provision and rely on the existing land use and subdivision methods of the AUP. However, this is considered to create a significant risk to ensuring the outcomes of the Precinct are met. Therefore, the proposed method is the most appropriate to achieve the objectives.

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency (having regard to environmental, economic, cultural and social effects)	
<p>Medium Density Residential Standards Provisions:</p> <p>Activity Table 14.XX.4.2 activities (A2) and (A3)</p> <p>14.XX.5 (3) and (4) - Notification</p> <p>14XX.6.6 Development Controls - Residential - Mixed Housing Urban Zone - Medium Density Residential Standards</p>	<p>PPC:</p>	<p>14XX.2(1)</p>	<ul style="list-style-type: none"> Policy IXX.3(1) 	<p>Costs</p>	<p>These provisions are required to be introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment [Act 2021] to that given effect to the Medium Density Residential Standards outlined in Schedule 3A of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. This is to ensure that the PPC gives effect to the Act when this come into force.</p>
<p>Benefits/Effects</p>				<p>Opportunities for economic growth and employment</p>	
<p>Options less or not as appropriate to achieve the objective</p>				<p>No assessment of effects or alternatives is necessary.</p>	