



PRIVATE PLAN CHANGE REQUEST PUKEKOHE GOLDING PRECINCT

To:
AUCKLAND COUNCIL

On behalf of:
**GOLDING MEADOW DEVELOPMENTS LTD &
AUCKLAND TROTTERING CLUB INC**
Golding Road and Station Road
Pukekohe

NOVEMBER 2021
BSL REF: 4294

GOLDING ROAD PRIVATE PLAN CHANGE – ASSESSMENT OF ENVIRONMENTAL EFFECTS

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This Private Plan Change (“**PPC**”) request is supported by the suite of technical reports commissioned by Auckland Council for the Pukekohe-Paerata Structure Plan (“**PPSP**”). These reports are **not attached** but are listed below under the various topic headings and can be provided upon request.

Community Facilities

- Fowler, R., (2019). *Community Facilities Pukekohe-Paerata Structure Plan*. Auckland, New Zealand: Auckland Council

Contaminated Land

- McClean, J., (2018). *Technical Investigation Contamination Assessment Paerata-Pukekohe Future Urban Zone*. Auckland, New Zealand: Riley Consultants Ltd

Ecology

- Sinclair, S., (2019). *Ecology Assessment: constraints and opportunities report*. Auckland, New Zealand: Auckland Council

Economics

- Heath, T., (2018). *West Franklin and Drury Future Business Land Assessment*. Auckland, New Zealand: Property Economics Ltd

Geotechnical

- Price, S., (2018). *Paerata-Pukekohe Structure Plan - Background Investigations - Geotechnical Assessment*. Auckland, New Zealand: Riley Consultants Ltd

Health

- Laird, L., & Kaur, J., (2019). *Health Topic Paper Drury-Opāheke Structure Plan Pukekohe-Paerata Structure Plan*. Auckland, New Zealand: Auckland Council

Heritage

- Auckland Council Heritage Unit (2014). *Pukekohe Heritage Survey*. Auckland, New Zealand: Auckland Council
- Francesco, C., & Freeman, R., (2017). *Historic Heritage Assessment Pukekohe-Paerata Structure Plan*. Auckland, New Zealand: Auckland Council

Landscape/Visual

- Hamilton, C., (2017). *Paerata-Pukekohe Structure Plan Landscape and Visual Assessment Background Investigations for Auckland Council*. Auckland, New Zealand: Opus International Consultants

Mana Whenua

- (2019). *Mana Whenua Engagement Summary*. Auckland, New Zealand: Auckland Council

Neighbourhood Design Statement

- (2018). Southern Structure Plan Area Neighbourhood Design Statement. Auckland, New Zealand: Auckland Council

Open Space

- Noon, S., (2019). *Pukekohe-Paerata Structure Plan Parks and open space report*. Auckland, New Zealand: Auckland Council

Three-Waters

- Allen, C., (2019). Water and Wastewater Servicing Plan Draft Pukekohe/Paerata Structure Plan. Auckland, New Zealand: Watercare Services Ltd
- Reddish, J., (2019). Paerata Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan. Auckland, New Zealand: WSP Opus

Transport

- Winter, L., (2019). Supporting Growth Drury-Opāheke and Pukekohe-Paerata Structure Plan Draft Integrated Transport Assessment and Addendum. Auckland, New Zealand

1 OVERVIEW

TABLE 1-1: OVERVIEW OF THE APPLICATION

To	Auckland Council
Applicants	Golding Meadow Developments Limited & Auckland Trotting Club Incorporated
Application Site Address	Golding Road and Station Road Pukekohe (Refer to Locality map in Appendix C)
Records of Title	Refer to Appendix B
Legal Descriptions	Refer to Appendix B
Plan Change Area	82.66ha (approximately)
District Plan	Auckland Unitary Plan (Operative in Part)
Zoning	Future Urban Zone Special Purpose Zone – Major Recreation Facility
Designations	N/A
Overlays	High-Use Aquifer Management Areas Overlay (Pukekohe Kaawa Aquifer)
Precincts	Franklin Trotting Club Precinct
Controls	Macroinvertebrate Community Index – Rural Macroinvertebrate Community Index – Urban

2 INTRODUCTION

2.1 SUMMARY OF THE PLAN CHANGE REQUEST

Golding Meadow Developments Limited (“**GMDL**”) and Auckland Trotting Club Incorporated (“**ATC**”) (the “**applicants**”) are applying to Auckland Council (“**Council**”) for a Private Plan Change (“**PPC**”). The PPC applies to a group of properties located in Pukekohe East on Golding Road and Station Road (the “**site**”). A schedule of the properties involved in the PPC is enclosed within **Appendix A** with the Records of Title (“**RTs**”) enclosed within **Appendix B**. A locality map of the site is enclosed within **Appendix C**. This PPC request is made to change the Auckland Unitary Plan (Operative in Part) (“**AUP-OP**”) under the First Schedule of the Resource Management Act 1991 (“**RMA**”).

The primary changes sought by the PPC include the following:

- The rezoning of the 82.66ha (approximately) site from Future Urban Zone (“**FUZ**”) and Special Purpose– Major Recreation Facility Zone (“**SP-MRFZ**”) to a combination of the following:

TABLE 2-1: AREAS OF PROPOSED NEW ZONING

ZONE	AREA
Residential – Mixed Housing Urban Zone (“ MHUZ ”)	62.356ha
Business – Neighbourhood Centre Zone (“ NCZ ”)	0.3365ha
Business – Light Industry Zone (“ LIZ ”)	19.9741ha

- The removal of the Franklin Trotting Club (“**FTC**”) Precinct which covers the entirety of the land owned by the ATC and the insertion of the new Pukekohe Golding Precinct across the site.

It is noted that the PPC proposal has been amended in response to the October 2021 announcement and release of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill by Central Government (the “**Bill**”). As such, all PPC documentation has been amended where applicable to align with the direction of the Bill by changing the zoning of land that was initially intended to be Residential – Mixed Housing Suburban Zone to MHUZ. This change in zoning is considered unlikely to significantly change the planning outcomes likely to eventuate on the site.

As a greenfield site that has been subject to a master planning exercise, a wide variety of housing typologies (compact detached, duplex, terraced housing) have always been anticipated in response to the advantageous location close to the Pukekohe Railway Station. This update also included inserting provisions into the proposed Golding Precinct that address the Medium Density Residential Standards outlined in Schedule 3A of the Bill. This will ensure that the PPC gives effect to the Act when it comes into force.

The suite of changes requested by the PPC is enclosed within **Appendix D** with the Section 32 (“s32”) and statutory assessment as required by the RMA enclosed within **Appendix E**.

2.2 THE NEED FOR A PRIVATE PLAN CHANGE

The primary driver behind the PPC request is to rezone the site which comprises land zoned FUZ and SP-MRFZ. The FUZ functions as an interim zoning and does not permit residential/business development (urbanisation) until rezoning takes place. The SP-MRFZ is a bespoke zoning for large recreation facilities (arenas, showgrounds, event centres etc.) and does not enable development outside of that which supports the underlying facility.

The FUZ land has been previously subject to the Council-led process of developing the PPSP. This process commenced in August 2017 with the final PPSP being adopted by the Planning Committee in August 2019. The applicants were active participants in the process making submissions during the consultation phases regarding zoning and timing matters. Workshopping also took place with the structure planning team and other Council bodies. Despite their involvement in the structure planning process, the PPSP ultimately has no statutory weight and requires a plan change to be formally implemented. Rather than wait for a Council-initiated plan change (the timing of which is uncertain), the applicants, whom are the majority landowners are requesting a PPC to expedite the rezoning of the site.

Action is considered necessary given as per the PPSP, Pukekohe is projected to effectively double in population between now and 2040. The PPSP refers to Statistics NZ estimates of Pukekohe’s current population as approximately 32,000 people (pg. 19) and notes that the PPSP provides capacity for an additional 12,500 new dwellings which could accommodate an additional 33,750 people. In addition to the area-specific growth projected for Pukekohe, the policy direction from Central Government is to greatly increase the supply of housing for urban areas in New Zealand. As per the National Policy Statement on Urban Development 2020 (“**NPS-UD**”) Auckland is identified as a Tier 1 urban environment requiring specific intensification policies to be implemented. This has been supplemented by the aforementioned Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill 2021 (the “**Bill**”) which seeks to expedite the implementation of the intensification policies for Tier 1 Councils and requires the application of proposed medium density residential standards. The PPC documentation has been amended and is considered to be consistent with the aforementioned Bill, further comment on the Bill is provided in **Appendix E**.

It is noted that as the per the Future Urban Land Supply Strategy 2017 (“**FULSS**”), the proposed timing for the Pukekohe area to be “development ready” is the second half of decade one which is the period of 2023 – 2027. Factoring in the estimated time to progress through the Schedule 1 process, the request does not frustrate the programme for the sequencing of FUZ land in Auckland, specifically Pukekohe. Alternatively, it is considered necessary that the plan change process commence imminently so as to align with the stipulated FULSS timeframe.

Furthermore, given the ATC land is SP-MRFZ, it was outside of the scope of the PPSP exercise. Submissions were made on behalf of the ATC to bring the land into the fold but this did not eventuate. The thrust behind the motive to rezone the ATC land is due to a functional need to relocate activities away from the Pukekohe site due to locality-specific effects and industry-wide change. This is explained in a letter from Mr Rod Croon (CEO of the ATC) enclosed within **Appendix F**.

In summary, the plan change request is necessary for the following reasons:

- The structure planning process for Pukekohe-Paerata has been completed which is the precursor (as per Appendix 1 Structure plan guidelines) to a plan change to rezone the land for urbanisation. Until this occurs, the FUZ land is in limbo and able only to function for rural uses. On this point it is noted that the PPC request does not strictly adhere to the zoning in the approved PPSP. Instead, a tailored approach to zoning is proposed that responds to the location of the site and the surrounding features, notably the Pukekohe Railway Station which has been previously upgraded and is set to have the rail between the station and Papakura electrified.
- The urgent need for development ready residential and industrial land in Pukekohe has been consistently highlighted in the consultation stages of the structure planning process and in previous consultation with Council.
- The SP-MRFZ land (and overarching Franklin Trotting Club Precinct) are bespoke planning provisions that only provide for horse racing and other recreational activities. The land needs to be rezoned if it is to be used for other activities;
- The sequencing of the FULSS for Pukekohe is fast-approaching with the FUZ land expected to be "development ready" within the next two years at the earliest (2023) and the next six years at the latest (2027). Development ready in the FULSS is the stage whereby bulk infrastructure has been provided following rezoning. To reach this stage prior to 2027 it is integral that the rezoning process commence as soon as possible; and
- Pukekohe is identified as a satellite town in the Auckland Plan 2050. To reach this aspiration of a town that can function semi-independently from the main urban area, additional residential/employment opportunities will need to be created.

3 SITE AND LOCALITY DESCRIPTION

3.1 PLAN CHANGE SITE

The site is approximately 82.66ha of land located in south-eastern Pukekohe (refer to the locality map enclosed within **Appendix B**). The site is comprised in 14 separate properties across nine different registered owners. A schedule of all of the properties subject to the PPC request is enclosed within **Appendix A**.

The boundaries of the site are well-defined being Golding Road, Station Road, Royal Doulton Drive, part of Yates Road and a tributary which traverses from Golding Road to Yates Road. This feature is considered to be a defensible natural boundary that avoids the awkwardness posed by strictly following property boundaries. However, as a result of this boundary, small portions of three of the properties subject to the PPC are outside of the extent of the plan change.

The properties with partially excluded land are 158 Golding Road, 160 Golding Road and 49 Yates Road. Together there is approximately 6.65ha of land that is excluded from the PPC request and thus will remain as FUZ. It is anticipated that this excess land will be picked up in a future plan change application along with the other surrounding FUZ properties in this south-eastern corner of Golding Road, Logan Road and Yates Road.

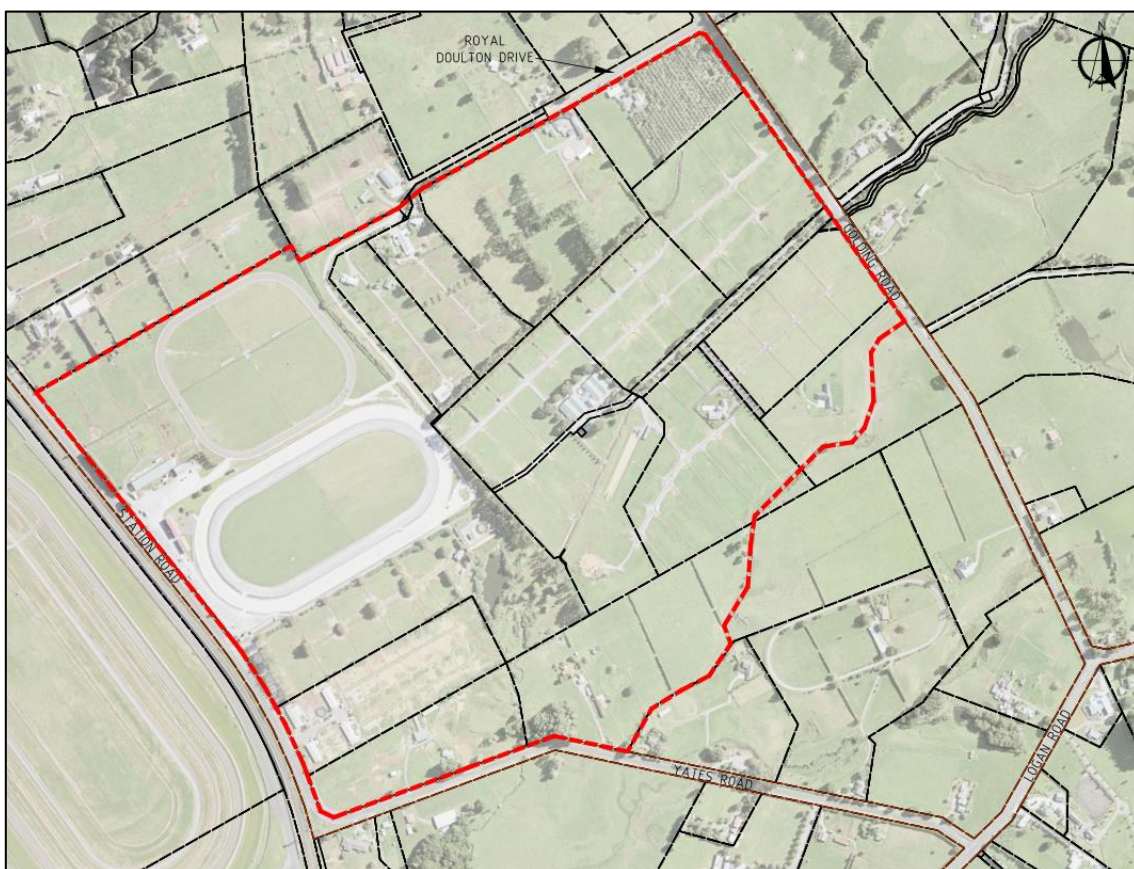


Figure 1: The plan change site in red. (Source: Birch Surveyors)

3.1.1 CURRENT AND PREVIOUS LAND USES

The predominant current use of the site is for harness racing activities associated with the Franklin Trotting Club. This is evident in the notable presence of equine-related structures/buildings such as training tracks, barn/stable complexes and paddocks. Other uses in the area include general rural lifestyle blocks and small-scale rural production activities such as an olive grove (Olivale Grove) on the corner of Royal Doulton Drive and Golding Road. Historically, the site has mainly been in pastoral use and grazing.



Figure 2: View from Golding Road looking south towards the middle of the site. (Source: LA4)



Figure 3: View of the site. (Source: BSL)

3.1.2 TOPOGRAPHY AND GROUND CONDITIONS

A geotechnical feasibility assessment (**Appendix G**) for the site has been prepared by Ground Consulting. The topography of the site generally features a southerly aspect and is primarily comprised of two types of terrain. These are: flat to semi-level areas (gradients of less than 5°) and gentle sloping areas (slope angles of between 5° to 15°).



Figure 4: Overview of the topography of the site. (Source: Ground Consulting)

The underlying geology of the site is primarily Holocene alluvium (Tauranga Group) and weathered volcanic ash/tuff of the South Auckland Volcanic Field. These are clayey silt and clay-based soils with some areas of peat. The assessment notes that there is potential for liquefaction as a result of the underlying geologies and groundwater conditions. Notwithstanding this, the assessment offers potential engineering solutions to remediate areas where liquefaction might be present.

3.1.3 LANDSCAPE AND VISUAL CHARACTER

An assessment of the landscape and visual effects ("**ALVE**") has been prepared by LA4 Landscape Architects (**Appendix H**). The ALVE notes the existing landscape and visual character of the site is predominantly rural in nature. This is evidenced by the strong presence of shelterbelts, hedgerows, and paddocks/yards. The exception to this is the ATC land which is more built up with harness racing structures/buildings/tracks relating to the Franklin Trotting Club.

There are no formally protected landscapes/features on the site as per the AUP-OP, nor are there any distinct geological features identified in the landscape and visual assessment prepared by Opus for the PPSP. Despite the change in landscape from rural to urban, the Opus LVA identifies the landscape character area ("**LCA**") within which the site (LCA 14) sits as having a low sensitivity to modification.

3.1.4 TRANSPORT NETWORK

An Integrated Transport Assessment (“ITA”) has been prepared by Commute (**Appendix I**) which describes the surrounding transport network.

Regarding the road environment, the primary roads surrounding the site are Golding Road, Station Road and Yates Road. These are all currently two-lane non-arterial roads with carriageway widths in the range of 6m-8m. Golding Road has a speed limit of 100km/h whereas Station Road and Yates Road are 80km/h. Overall these are rural-type roads that do not cater to pedestrians/cyclists by way of footpaths or dedicated cycling infrastructure. However, It is noted that in the PPSP transport map, Golding Road is identified as a future arterial road.

Public transport in the environment is primarily comprised of the Pukekohe Railway Station which is some 1.2km away from the site and operates on the Southern Line. It is noted that the Papakura to Pukekohe electrification programme is currently underway with the resource consent application recently lodged under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

There are no bus routes that service the site, the nearest bus stop is located at the railway station.

3.1.5 INFRASTRUCTURE

A Wastewater and Water Supply report has been prepared by Birch Surveyors (**Appendix J**) which describes the availability of these services in the locality. The stormwater management plan (“SMP”) is enclosed within **Appendix K**. Currently there is no reticulated wastewater (“WW”) infrastructure present along the adjoining roads or contained within the site. The nearest connection is the line running underneath Pukekohe Park which can be connected to by way of a gravity line from the site. WW flows from the site will be managed by the existing Pukekohe pump station on Buckland Road which has sufficient capacity. Water supply (“WS”) infrastructure is present along the adjoining roads. The site itself is serviced by the combination of a low-pressure 40mm trickle feed and on-site rainwater tanks collecting roof runoff. Servicing of the site can be provided through extension of the existing infrastructure down Golding Road eventually looping up Station Road.

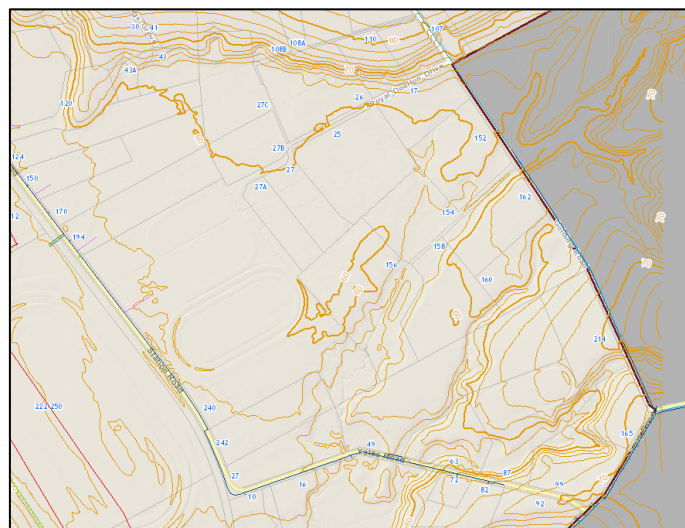


Figure 5: Underground services. (Source: GeoMaps)

3.1.6 FRESHWATER ECOLOGY

An ecological assessment has been prepared by JS Ecology (**Appendix L**) which provides an assessment of the freshwater and terrestrial ecology on the site.

Regarding freshwater, the site is incised with multiple watercourses with varying characteristics. There are two permanent streams which cross through the site as shown on the Figure below. One stream (an unnamed tributary of the Tutaenui Stream) bisects the site whilst the other stream forms the south-eastern boundary of the site. The other streams on-site are intermittent and are primarily channelised drains. The ultimate receiving environment for the site is the Waikato River.

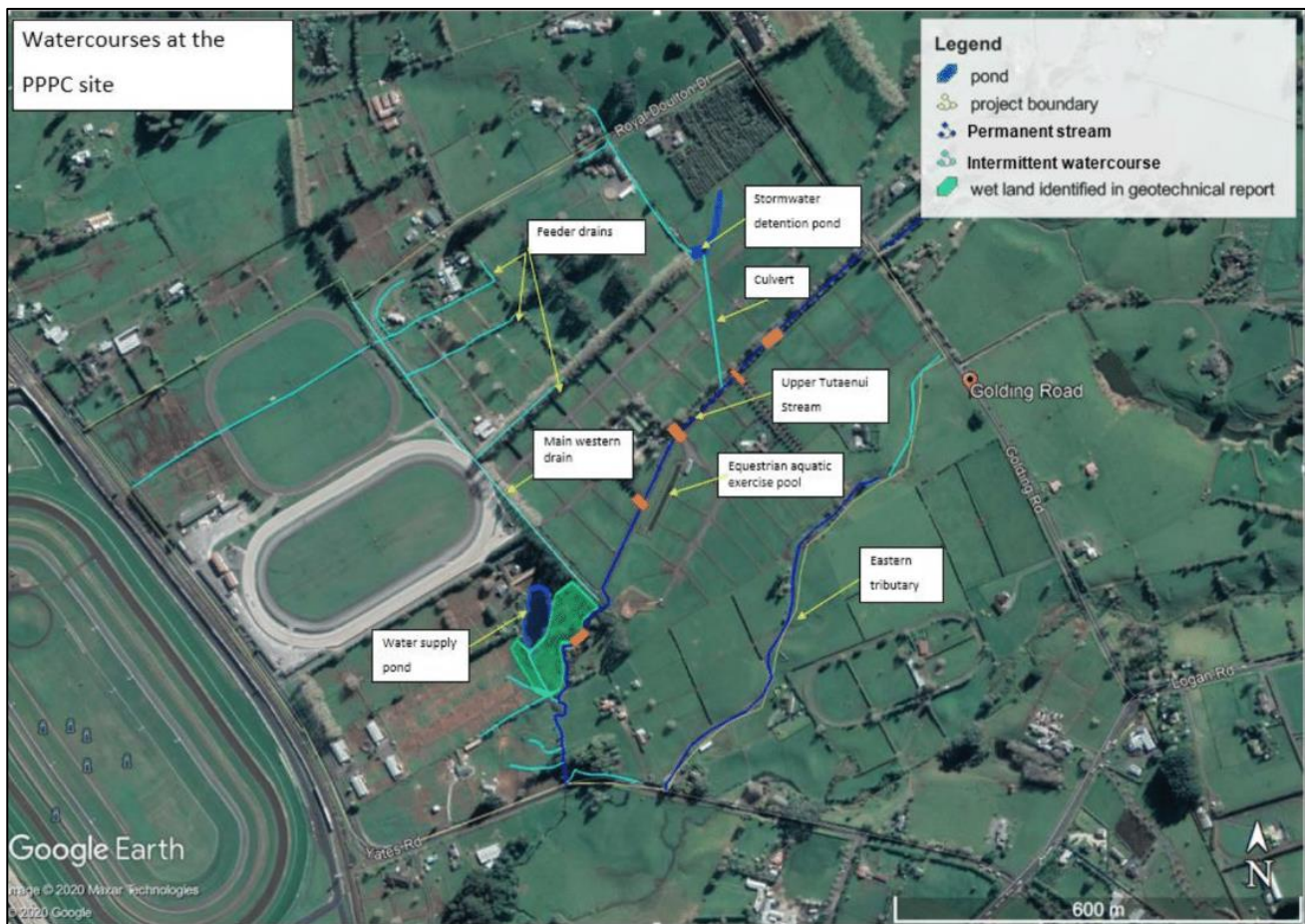


Figure 6: Watercourses, wetland and stream crossings. (Source: JS Ecology)

The site was assessed for the presence of natural wetland in accordance with the Wetland Delineation Protocols and the National Policy Statement for Freshwater Management (2020). The application of the protocols identified the presence of some natural wetland based on the existence of hydrophytic vegetation. The results for other areas were inconclusive based on the vegetation determination.

Overall, the aquatic values of the freshwater features on-site were assessed as being low due to the current land uses and the history of significant modification to the environment. Whilst there are portions of the watercourses that are fenced, there are many unrestricted areas that have become degraded from livestock grazing and pugging. It was also noted that the riparian vegetation around the

watercourses is limited. As such, water quality and aquatic vegetation/habit were generally assessed as low/poor.

3.1.7 TERRESTRIAL ECOLOGY

The terrestrial ecological features of the site are shown on the Figure below. In summary, the bulk of the site is covered in grazing pasture with individual trees, stands of trees and shelterbelts present throughout.

The most notable feature is a approximately 0.44ha stand of remnant Kahikatea (*Dacrycarpus dacrydioides*) at the southern portion of the site along Yates Road. It is intended that the stand will be formally protected as part of the PPC request as a Significant Ecological Area (“SEA”) as the feature meets factor 2 (Threat status and rarity) in Schedule 3 of the AUP-OP.

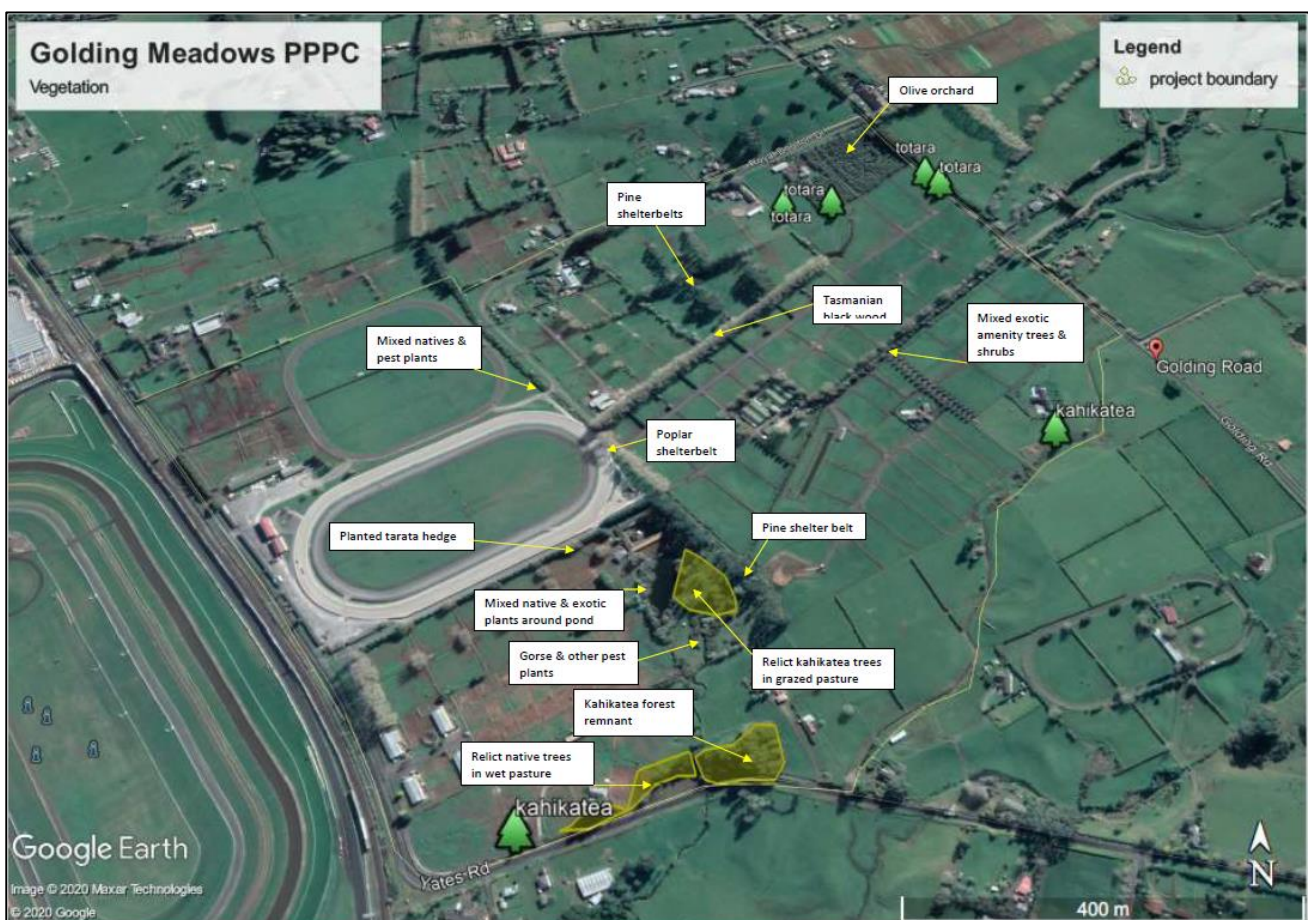


Figure 7: Key vegetation features of the PPC area. (Source: JS Ecology)

Outside of the Kahikatea, the vegetation on site is predominantly exotic such as Monterey pines (*Pinus radiata*), poplars (*Populus deltoides*) and Tasmanian blackwood (*Acacia melanoxylon*). These features are used for amenity purposes (shelterbelts, landscaping for driveways etc.). The maturity of this vegetation is variable.

There are also identified pest plants present on the site. These are primarily localised along the watercourses, drains and a pond. Specific species include Chinese privet, tree privet, blackberry, woolly nightshade, Japanese honeysuckle, pampas, pussy willow and crack willow.



Figure 8: The stand of remnant kahikatea trees at 47 Yates Road. (Source: JS Ecology)

3.1.8 FAUNA/HABITAT

Eels were observed on-site as well as common native fish species such as the banded kokopu. It was noted that common bullies and koura may also be present.

Common native birds such as the white-faced heron (*Egretta novaehollandiae*) and grey warbler (*Gerygone igata*) were observed as present on the site. Tui (*Prosthemadera novaeseelandiae*), wax eye (*Zosterops lateralis*), kingfisher (*Todiramphus sanctus*) and fantail (*Rhipidura fugiginosa*) are expected to frequent the site on a seasonal basis depending on the availability of food resources. None of the aforementioned species is threatened with the assessment being consistent with the PPS ecology report which records no threatened birds being present in the area.

The site was identified as having very limited suitable habitat for native lizards. Therefore, the report concluded that it was unlikely that the green gecko (*Naultinus elegans*) or forest gecko (*Mokopirirakau granulatus*) species would be present. Some areas of habitat for copper skinks (*Oligosoma aeneum*) were identified although this is not a species that is threatened. No formal lizard surveys have been undertaken with key lizard habitat along the watercourses captured in open space areas in the PPC concept plan. It is noted that the PPSP ecology report states that surveying for other species is not considered necessary given the low likelihood of detection at low presence densities.

The likely presence of long-tailed bats (*Chalinolobus tuberculatus*) in small numbers has been noted in the PPSP ecology report. For the site specifically, the central watercourse and the area around Yates Road are identified as areas where bats may be present (see the Figure overleaf). As long-tailed bats are recognised as critically endangered, the protection of potential habitats is important. In this instance, these habitats include native and exotic trees with cavities to roost in. Roost trees may be present in the

remnant kahikatea forest, mature pine shelterbelts and individual mature native trees. No formal bat surveys have been undertaken with the potential roosting area accommodated as open space area in the PPC concept masterplan.

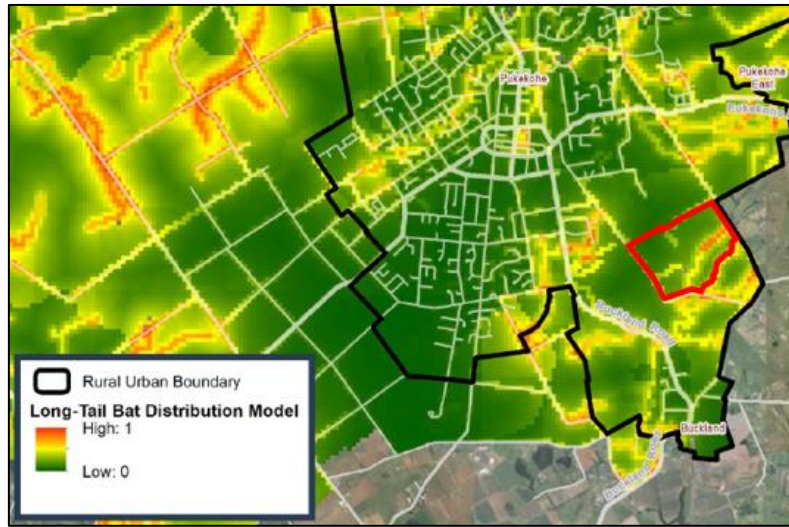


Figure 9: Long-tailed bat distribution model. (Source: Sinclair, S, 2019)

3.1.9 CONTAMINATION

No site-specific contamination assessment has been provided for the PPC. However, to inform the structure planning process, a broad contamination assessment of the FUZ land in Pukekohe-Paerata was prepared by Riley Consultants Ltd in 2018. The methodology of the assessment was a review of historical investigation reports and aerial photographs. The assessment identified that most of the site was historically comprised of production land with a small portion of horticultural land to the north. There are also a number of buildings scattered across the site that were identified as being constructed prior to 1980.

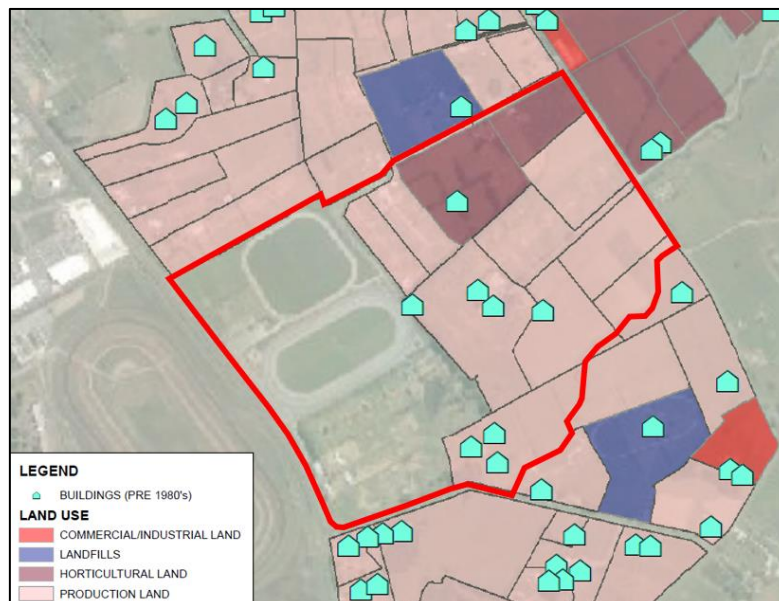


Figure 10: Plan showing the historical land uses of the FUZ part of the site. (Source: Riley Consultants)

The ATC land was outside of the scope of the Riley assessment but historical aerial photographs from Retrolens show that prior to the establishment of the Franklin Trotting Club, the land was in agricultural and pastoral use similar to the bulk of the site. Based on the work done by Riley's it is possible that there are contaminated areas. As such, a Detailed Site Investigation ("**DSI**") can be undertaken at resource consent stage.

3.1.10 ARCHAEOLOGY/HERITAGE/CULTURE

The Historic Heritage Assessment (2017) and Pukekohe Heritage Survey (2014) supporting the PPSP do not identify any items/features/places of significance on the site. In the AUP-OP, there are no scheduled features under the Historic Heritage and Special Character Overlays on or in close proximity to the site.

A Cultural Values Assessment ("**CVA**") addendum to the Mana Whenua Engagement Summary (2019) prepared for the PPSP by Ngāti Tamaoho (**Appendix M**). The CVA identifies that because of previous settlement and occupation, the site is an area of traditional, cultural, historic, spiritual and economic importance.

3.2 SURROUNDING LOCALITY

To the north of the site beyond Royal Doulton Drive is additional FUZ land within the same tranche of FULSS sequencing. As per the adopted PPSP, this area is identified to be MHUZ. This area is significantly more fragmented with regards to land ownership compared to the site subject to this PPC request. Also, within the aforementioned area is the Pukekohe A & P Showgrounds. North-west of the showgrounds is the Pukekohe Town Centre. Opposite the showgrounds on Station Road is the railway station.

Directly west of the site across Station Road and the North Island Main Trunk Line ("**NIMT**") is the Pukekohe Park Raceway which recently undertook its own PPC (PC 30) to rezone 5.8ha of land from SP-MRFZ to General Business Zone.

South of Yates Road is additional FUZ land also within the same FULSS tranche, however this land is identified to be future LIZ. Of note is the established Pukekohe Christian School in this area and the proposed Pukekohe campus for Elim Christian College.

Along Golding Road and Logan Road is the Rural Urban Boundary ("**RUB**") demarcating the edge of the Auckland region with the eastward land contained within the Rural Zone of the Waikato District.

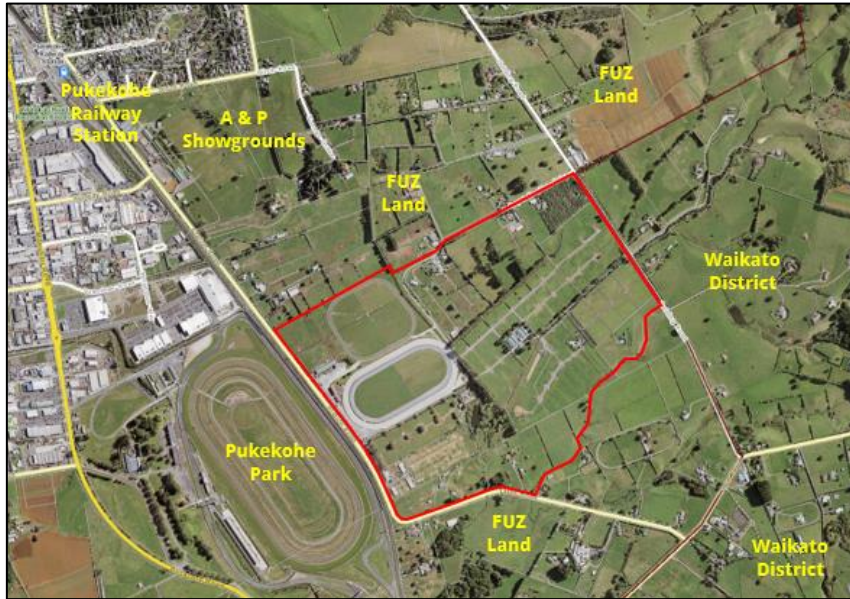


Figure 11: Aerial photograph showing the site in the context of the surrounding locality. (Source: GeoMaps)

3.3 PLANNING CONTEXT

3.3.1 AUCKLAND UNITARY PLAN – OPERATIVE IN PART

The zoning of the site comprises Future Urban Zone (“**FUZ**”) and Special Purpose Zone – Major Recreation Facility (“**SP-MRFZ**”). The purpose of the FUZ is to function as a transitional zone whereby the subject land has been identified as suitable for future urbanisation. Until structure planning and rezoning occurs, the usability of FUZ land is limited to general rural activities so as not to compromise future development.

The purpose of the SP-MRFZ is to provide for the broad management of major recreation facilities with each facility guided on a more granular level by a precinct. In this instance, the Franklin Trotting Club (“**FTC**”) Precinct covers the SP-MRFZ portion of the site. The FTC Precinct provides specific planning controls for the use of the trotting club.



Figure 12: The zoning of the site and the extent of the Franklin Trotting Club Precinct. (Source: GeoMaps)

Other planning controls that apply across the site include the:

- High-Use Aquifer Management Areas Overlay (Pukekohe Kaawa Aquifer);
- Macroinvertebrate Community Index – Rural; and
- Macroinvertebrate Community Index – Urban.

Along Golding Road, the site also adjoins the Rural Urban Boundary (“**RUB**”) representing the edge of the Auckland Region with the Waikato District present on the eastern side of the road.

4 THE PROPOSED PLAN CHANGE

Pursuant to Clause 21(1), Schedule 1 of the RMA, any person may request a change to a district plan. Clause 22(1) stipulates that the purpose and reasons for the plan change request must be identified and that an evaluation report in accordance with s32 of the RMA must be provided. The purpose and reasons are addressed below with the evaluation report addressed in Section 5 and provided in **Appendix E**.

4.1 BACKGROUND TO THE PLAN CHANGE REQUEST

As previously outlined, the background to the PPC request is the need to go through the Schedule 1 process to enable the land to be urbanised. Prior to making this request, the applicants were heavily involved in the Pukekohe-Paerata structure planning process submitting that the ATC land should be included in the structure plan, that the land should be residential zone and allow for higher density outcomes and that it should be unlocked at an earlier stage by way of changes to the FULSS sequencing. A concept master plan (enclosed within **Appendix N**) has been prepared and undergone multiple iterations and is supported by the Urban Design Assessment (“**UDA**”) and Neighbourhood Design Statement (“**NDS**”) by Mr Ian Munro (**Appendix O**).

The approved PPSP and its outcomes for the site are shown in the Figure below. Whilst the PPC request differs from the PPSP, the general outcomes sought for the land are consistent. These include (but are not limited to) the bulk of the site being given residential zoning, open space being provided and protection of on-site watercourses. The inclusion of additional industrial land on the ATC land responds to the close proximity of Pukekohe Park and allows for a continuation of industrial land along Station Road as evidenced in the land to the north and south.

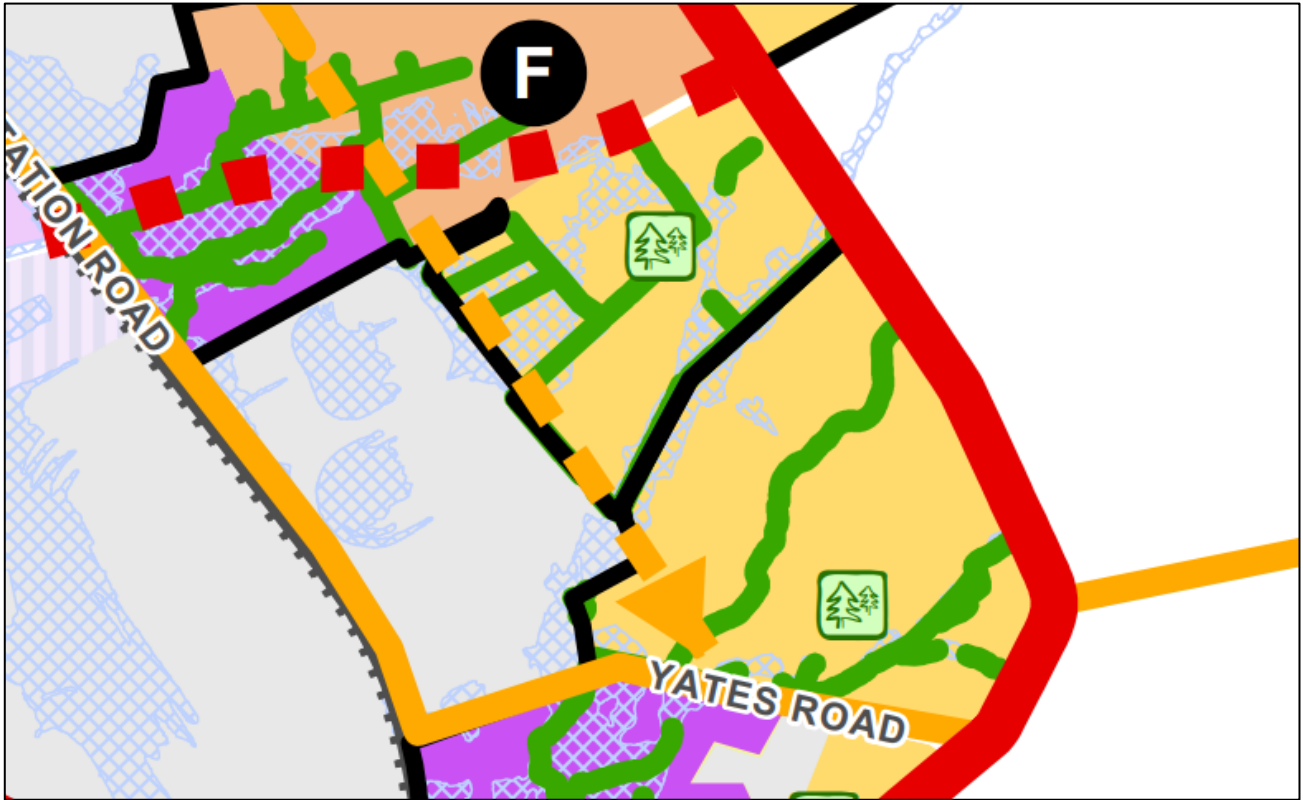


Figure 13: The site as shown in the approved PPSP. (Source: PPSP)

4.2 TECHNICAL ASPECTS OF THE PLAN CHANGE

The specific changes to the AUP-OP requested by the applicants are outlined below.

4.2.1 ZONING

Proposed zoning changes include:

- Rezoning of the 82.66ha site as per the zoning plan contained in **Appendix D**. This results in the zoning changes as per the table below:

TABLE 4-1: AREAS OF NEW ZONING

PROPOSED ZONE	AREA
Mixed Housing Urban Zone ("MHUZ")	62.356ha
Neighbourhood Centre Zone ("NCZ")	0.3365ha
Light Industry Zone ("LIZ")	19.9741ha

The thrust behind the proposed zoning configuration is to utilise the sites close proximity to the Pukekohe Railway Station and the Pukekohe Town Centre hence the request for MHUZ. It is noted that to the east, the land is contained in the Waikato District and is zoned Rural in both the Operative

Waikato District Plan and the Proposed Waikato District Plan (“**PWDP**”) (currently under review with decisions pending). It is noted that in the PWDP, there are submissions seeking to rezone the blocks of land east of (but adjoining) Golding Road to Country Living Zone/Rural Lifestyle Zone.

A small Neighbourhood Centre is identified at the confluence of MHUZ and LIZ land. This centre is intended to provide for the day-to-day needs of residents whilst also supporting light industry employees.

The LIZ is a logical response to the nearby Pukekohe Park and the motorsport events whilst also providing additional employment opportunities for a zoning that is becoming scarcer within Pukekohe. Providing additional LIZ land through this PPC request will plug the gap in supply until such time that other FUZ land is live zoned. This is discussed further in the economic Cost-Benefit Analysis (“**CBA**”) prepared by Urban Economics (**Appendix P**).

When fully built out, the LIZ will assist in functioning as a buffer with the structures contributing to the mitigation of noise. Noise-sensitive activities within the LIZ, NCZ and residential zones are restricted by way of the proposed precinct.

4.2.2 PRECINCT

Proposed precinct-related changes include:

- The removal of the Franklin Trotting Club Precinct over the ATC land and the insertion of the new Pukekohe Golding Precinct across the site, the provisions of which are enclosed within **Appendix D**.
- The precinct plan is also enclosed within **Appendix D** and indicates the following features:
 - New Vehicle Access Restrictions (“**VAR**”) across Royal Doulton Drive and Golding Road. This is to safeguard anticipated changes to the form and function of these corridors in the future;
 - The extent of the Significant Ecological Area (“**SEA**”) comprising the Kahikatea stand sought to be identified;
 - The indicative location of future collector roads and key walking and cycling routes throughout the site to providing connectivity to the surrounding areas and road network;
 - The indicative location of a local road that demarcates the MHUZ and LIZ;
 - Indicative streams and wetland;
 - An intermittent stream that has been the subject of previous modification and is now in an unnatural state being a farm pond and piped;
 - An area (identified as Area A) shows where specific noise-attenuation measures are required for noise-sensitive activities; and

- The 55 dBa L_{Aeq} noise contour produced during a Category C motorsport event at Pukekohe Park without any additional noise barriers erected is shown.

4.3 PURPOSE AND REASONS FOR THE PLAN CHANGE REQUEST

Pursuant to Clause 22(1), the purpose of and reasons for a PPC request must be provided. These are addressed below.

4.3.1 PURPOSE OF THE PLAN CHANGE

The purpose of the PPC is to rezone the site to enable urbanisation of the land for residential/light industrial use. Currently these land uses cannot be undertaken due to the nature of the FUZ as a transitional zone and the SP-MRFZ and Franklin Trotting Club Precinct.

4.3.2 REASONS FOR THE PLAN CHANGE

The reasons for requesting the PPC which support the purpose are:

- To enable the development of the site for residential and industrial use. Pukekohe is projected to experience significant population growth in the future and the FUZ portion of the site is earmarked in the PPSP as an area to help accommodate this growth. The strategic location in close proximity to the railway station and town centre also ensure the rezoning will positively contribute to the aspiration for Pukekohe to develop into a satellite town as per the Auckland Plan 2050.
- Under Appendix 1 of the AUP-OP, the rezoning of FUZ land for urbanisation requires structure planning to have been previously undertaken. The development of the PPSP commenced in August 2017 and concluded in August 2019 when the final version of the plan was approved by the Planning Committee. The next step is the plan change process which can be private-led or Council-led. In this instance, no indication of when Council may seek to formalise the PPSP has been given leading to the applicants requesting the PPC.
- The FULSS identifies the FUZ land in Pukekohe-Paerata to be development ready in the second half of decade one (2023 – 2027). The PPC request aligns with the sequencing of the FULSS given the time estimate to go through the Schedule 1 process.
- Because the land owned by the ATC is not FUZ it was outside of the scope of the structure planning process. As such, even if Council were to initiate a plan change to realise the PPSP it would likely not include the ATC land and any submissions to include the land would raise the question of scope.
- There is a shortage of large live zoned greenfield blocks available for development within Pukekohe. Currently the bulk of growth capacity in the area is contained within Paerata Rise as shown in the Figure below. Further to this, the Auckland Plan 2005 identifies the likely need for another 320,000 dwellings to be built by 2050.



Figure 14: Current development pipeline based on aerial photographs (Source: Urban Economics)

4.4 OPTIONS FOR DEALING WITH REQUESTS

In relation to PPC requests and pursuant to Clause 25 (2), a local authority may either:

- Adopt the request, or part of the request, as if it were a proposed policy statement or plan made by the local authority itself;
- Accept the request, in whole or in part, and proceed to notify the request, or part of the request;
- Deal with the request as if it were an application for a resource consent; or
- Reject request in whole or in part.

4.5 ACCEPTING THE REQUEST

Pursuant to Clause 25(4) of Schedule 1 of the RMA, Council has the discretion to reject a PPC request in whole or in part. The grounds for rejecting a request are guided by subclauses (4)(a)-(e). These matters are addressed in turn.

4.5.1 (4)(A) THE REQUEST IS FRIVOLOUS OR VEXATIOUS

“Frivolous” and “vexatious” are not defined within the RMA however, an overview of the PPC process is contained within the minutes attachments from the Auckland Council Planning Committee meeting held in March 2019. The following guidance is provided regarding the terms:

- “Frivolous” has evolved through case law to generally mean “trivial” or “without substance” (pg. 48)
- “Vexatious” has evolved through case law to generally mean “harass”, “frustrate” or cause financial cost to their recipient” (pg. 48)

The substance of the PPC request is a relevant matter to the growth and future of Pukekohe and is supported by technical reporting from independent experts in their respective fields. Thereby, the request is deemed to be neither frivolous or vexatious.

4.5.2 (4)(B) PREVIOUS CONSIDERATION OF SUBSTANCE OF REQUEST WITHIN THE LAST TWO YEARS

During the development of the AUP-OP, the zoning of the site was considered. The eventual outcome was the identification of the ATC landholdings with SP-MRFZ contained within a precinct (the Franklin Trotting Club Precinct) with the remainder of the area identified as FUZ.

The planning decisions associated with the ATC landholdings were logical at the time given the need to protect the operation of the trotting activities. However, as outlined by the applicant in the letter from the CEO, Mr Rod Croon (**Appendix F**), these activities have become untenable in that location. As such, the ATC seeking to utilise the land for other activities that are not currently enabled by the existing planning framework and shift the trotting activities to a more suitable location.

The rationale of applying the FUZ is accepted, however, sufficient time has now elapsed whereby the accelerated live zoning of the land can be reasonably considered. The PPSP has been finalised but there is uncertainty on when Council would initiate their own plan change to live zone the FUZ land within Pukekohe and Paerata. Alternatively, PPC requests are enabled for in the AUP-OP with Appendix 1 (Structure Plan Guidelines) outlining the process for the urbanisation of FUZ land.

On this basis it is concluded that the substance of the PPC request has not been considered within the last two years.

4.5.3 (4)(C) SOUND RESOURCE MANAGEMENT PRACTICE

“Sound resource management practice” is not defined within the RMA however, case law such as *Malory Corporation Limited v Rodney District Council* [2010] provide guidance that the term is linked to the

purpose and principles of the RMA (Part 2). As such, if a PPC request is not in accordance with Part 2, it is unlikely that the request will pass the test to be accepted or adopted by Council.

In this instance, the PPC request is considered to be in accordance with sound resource management practice for the following reasons:

- The request is supported by robust technical reporting appropriate to the scale of the request;
- Comprehensive consultation with key stakeholders has been undertaken which has driven ongoing changes on the request. Furthermore, once notified these stakeholders and other interested parties will have additional opportunities to make submissions on the PPC and to provide their input;
- The request does not seek to significantly deviate from the adopted PPSP. The key differences in the proposal are the provision of more intensive residential zoning (MHU) in specified locations and the LIZ on the ATC land (that was not previously subject to the structure planning process). These are both considered to be sound resource management decisions as justified in this application and the supporting technical reports.

4.5.4 (4)(D) INCONSISTENCY WITH PART 5 OF THE RMA

Part 5 of the RMA pertains to standards, policy statements and plans and the function and relationship between these documents. The stated purpose of District Plans (as per Section 72) is to achieve the overall purpose of the RMA with PPCs serving as a mechanism that assist Councils in doing this. Therefore, the proposed PPC would not make the AUP-OP inconsistent with the contents of Part 5 but would instead assist Council with providing for the social, economic and cultural wellbeing of the Pukekohe community and the wider areas in Auckland/Waikato.

4.5.5 (4)(E) OPERATIVE FOR LESS THAN TWO YEARS

The Auckland Unitary Plan (Operative in Part) (AUP-OP) was made operative in part on the 15 November, 2016. Thus, the AUP-OP has been operative (in part) for greater than two years.

4.5.6 SUMMARY

Based on this evaluation of Clause 25 of Schedule 1 of the RMA it is considered that no valid grounds exist for rejecting the PPC request as per Clause 25(4).

4.6 ALTERNATIVE OPTIONS

The previous section addressed the criteria for rejecting PPC request. The alternative options are addressed below.

4.6.1 ADOPTING OR ACCEPTING THE REQUEST

There is no reason why Council cannot choose to either adopt or accept the request.

4.6.2 DEALING WITH THE REQUEST AS IF IT WERE A RESOURCE CONSENT APPLICATION

Given the breadth of changes requested it is not practical that the application be dealt with as a resource consent application. Furthermore, fundamental changes to the planning mechanisms applicable to the site are proposed that are best dealt with through a PPC.

4.6.3 SUMMARY

Based on the above, the applicants are requesting that the PPC be accepted and notified as per Clause 26 of the RMA.

5 SECTION 32 EVALUATION

Clause 22(1) of Schedule 1 of the RMA requires that a PPC request contain an evaluation report for the change prepared in accordance with Section 32 (“s32”) of the RMA. s32 outlines the requirements for preparing and publishing evaluation reports stating in s32(1) and (2) below that:

(1) An evaluation report required under this Act 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) Examine 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;

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

(iii) Summarising the reasons for deciding on the provisions;

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

(2) An assessment under subsection (1)(b)(ii) must –

(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.

The s32 evaluation for this PPC request has been prepared by Tollemache Consultants and is contained within **Appendix E**.

6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

An assessment of the actual and potential environmental effects (“**AEE**”) from the implementation of the PPC is provided in this section in accordance with Clause 22(2) of Schedule 1 of the RMA. For many of the various effects, the AEE only provides a summary of the anticipated effects. Refer to the original technical report for further detail and analysis.

6.1 URBAN DESIGN EFFECTS

An urban design assessment (“**UDA**”) and neighbourhood design statement (“**NDS**”) from Mr Ian Munro (**Appendix O**) has been prepared to support the PPC request. This assessment addresses the urban outcomes that are anticipated from the PPC and the urban design framework (the NDS for the PPSP and the relevant provisions of the AUP-OP Regional Policy Statement (“**RPS**”)),

6.1.1 ANTICIPATED OUTCOMES

As the PPC is comparable to the PPSP in terms of the proposed Mixed Housing zoning for the site, it is anticipated that the general outcomes will also be similar. The primary difference is the provision of MHUZ and LIZ.

With regards to the MHUZ, the impetus behind this is in response to the site’s location in close proximity to the Pukekohe Railway Station and Pukekohe Town Centre. The MHUZ will enable higher density outcomes making better use of the site. This will be boosted by the advent of micro-mobility solutions such as e-scooters which will support trips to and from the site.

The use of the MHUZ will deliver a wider variety of housing typologies providing for greater flexibility in development controls such as increased maximum building height and building coverage.

The LIZ is a response to the motorsport activities undertaken at Pukekohe Park. This is an appropriate zoning that assists in mitigating the adverse noise effects that would be generated on residential zoned land. Where there is residential zoning in the higher noise contours this is addressed by targeted measures in the precinct provisions (**Appendix D**).

Ultimately, Mr Munro concludes in his UDA that the PPC will maintain and enhance the planned character of Pukekohe and that it will reflect the outcomes sought in the PPSP. Mr Munro also notes that development of the site would be reflective of what he terms an informal Transit Oriented Development (“**TOD**”). This aligns with the underlying growth strategy in the AUP-OP to achieve a compact urban form.

Mr Munro notes that there will be adverse urban design effects but these will not be of a significant scale or unusual to those associated with rezoning of land for urbanisation.

6.1.2 ALIGNMENT WITH THE PPSP NDS

Comments on how the PPC aligns with the key themes contained within the NDS prepared for the PPSP is provided in the table below.

TABLE 6-1: ASSESSMENT OF THE PPC AGAINST THE PPSP NDS

COUNCIL DESIRED OUTCOMES	RESPONSE
Theme 1: Neighbourhoods that vary in density and mix of uses according to their locational attributes.	
Sub-Theme 1.1: Provide uses and densities that are appropriate to their location and role within each neighbourhood, these may include: centres, public transport nodes/corridors, living and employment environments	<p>The PPC is generally consistent with the PPSP in the sense that mixed housing is provided for. However, the MHUZ is proposed which allows for a more efficient use of the land and more variation in residential development outcomes due to the differences in development controls such as building height and building coverage.</p> <p>The MHUZ land is located across the site but notably is within close proximity to the railway station, the proposed Neighbourhood Centre and the indicative park.</p>
Sub-Theme 1.2: Promote high-intensity residential, retail and employment uses, and community services, around new centres and public transport corridors.	The proposed residential and business zoning is appropriate to the site and the surrounding locality. Whilst the railway station is nearby, it is not directly adjacent to the site such that the zoning should be of a Terrace Housing and Apartment Building intensity.
Sub-Theme 1.3: Match the intensity of centres with their level of public transport provision.	The proposed NCZ is not in close proximity to the railway station or other public transport infrastructure to warrant being a higher-level centre (Local Centre or Town Centre).
Sub-Theme 1.4: Promote higher intensity of uses along the frequent transit networks (FTN) routes in order to respond to public transport provision.	
Sub-Theme 1.5: Locate lower density development along the periphery and harbour and stream areas of significance.	The MHUZ provides for flexibility in dwelling outcomes and residential typologies which can be utilised in the future for development around stream areas of significance.
Theme 2: Neighbourhoods with many safe choices of movement with good access to services and amenity.	

COUNCIL DESIRED OUTCOMES	RESPONSE
Sub-Theme 2.1: Create safe, attractive, and accessible rail station settings.	No change to the rail network is proposed as the PPC site is already located in close proximity to the established Pukekohe Railway Station. This fact has been recognised by the proposal as the site is sought to rezone the land as entirely MHUZ.
Sub-Theme 2.2: Design development along frequent transit network (FTN) routes that ensures they efficiently serve their catchments while promoting safety, amenity and pedestrian / cycle connectivity.	Pedestrian and cycle connections will be provided at later development stages. Where necessary, the provision of this infrastructure is contained within the precinct provisions (Appendix D) .
Sub-Theme 2.3: Provide a well-connected street network which accommodates all forms of movement, with streets that are designed to reflect their function within the hierarchy.	The street network will be addressed at later development stages. The key streets have been identified in the precinct plan (Appendix D) along with other measures that are considered necessary to ensure appropriate connectivity is provided with the surrounding network.
Sub-Theme 2.4: Provide safe, universally accessible, and well-connected pedestrian and cycle routes to all amenity and services destinations.	Pedestrian and cycle connections will be provided at later development stages. Where necessary, the provision of this infrastructure is contained within the precinct provisions (Appendix D) .
Sub-Theme 2.5: Provide arterials and transport corridors which reconcile movement functionality with the quality of place.	The PPC identifies key transport corridors to provide appropriate connectivity to the surrounding areas and the wider road network. The PPC recognises the anticipated upgrades to the form and function of certain roads such as Royal Doulton Drive and Golding Road.
Sub-Theme 2.6: Provide efficient, resilient and safe connections to employment areas.	The connectivity between the zoning pattern will be resolved at later development stages. The concept masterplan (Appendix N) shows how this outcome could be realised.
Sub-Theme 2.7: Provide parking approaches which contribute to	This is not a relevant PPC matter and can be addressed at later development stages.

COUNCIL DESIRED OUTCOMES	RESPONSE
<p>convenience, safety and retail viability, without undermining the urban character.</p>	
<p>Theme 3: Neighbourhoods with many choices of use and activity that reflect the needs of the community and the sub-region.</p>	
<p>Sub-Theme 3.1: Provide communities with a wide range of choices and experiences.</p>	<p>The PPC contains a number of zonings that will support future neighbourhoods such as:</p> <ul style="list-style-type: none"> • the provision of a Neighbourhood Centre Zone (which was not identified in the PPSP). This will cater to the basic day-to-day needs of the future residents whilst providing for a small amount of additional employment opportunities; • the provision of LIZ areas which will provide sizeable future employment opportunities; and • the two mixed housing residential zones which are similar but provide for slightly different outcomes. <p>Further to the above the zones provide the opportunity to create open space areas.</p>
<p>Sub-Theme 3.2: Co-locate areas of higher density residential where there are a concentration of services, employment and public transport options.</p>	<p>The MHUZ is a higher density zoning compared to the zoning proposed in the PPSP. The MHUZ is identified across the entirety of the site and capitalises on the close proximity to the Pukekohe Town Centre, the LIZ land and the Pukekohe Railway Station.</p>
<p>Sub-Theme 3.3: Consider transport (all modes) and other benefits when locating education, healthcare, and retirement facilities</p>	<p>This is not a relevant PPC matter and can be addressed at later development stages if specific education, healthcare and/or retirement facilities are proposed.</p>
<p>Sub-Theme 3.4: Provide for a range of housing choices and respond to housing needs.</p>	<p>This is achieved through the mixed housing zones which are flexible in their ability to deliver a range of housing typologies/densities.</p>

COUNCIL DESIRED OUTCOMES	RESPONSE
Sub-Theme 3.5: Ensure compatibility between uses.	Compatibility between internal and external uses will be achieved through the zoning pattern, the zone provisions in the AUP-OP and the precinct provisions (Appendix D).
Sub-Theme 3.6: Encourage approaches to adaptability that will allow efficient responses to social, economic, climate, and technology changes.	Adaptability is provided for in the AUP-OP provisions. In the precinct provisions (Appendix D), adaptability is embedded in the precinct for an eventuality where motorsport activities are not undertaken at Pukekohe Park and the Pukekohe Park Precinct becomes redundant.
Sub-Theme 3.7: Attract and accommodate non-retail, 'new economy' employment uses.	The PPC request involves approximately 19.97ha of LIZ land which will enable a significant amount of new employment opportunities. There is the potential for the LIZ land to accommodate 'new economy' uses although this will ultimately come down to the market and what the zone provides for.
Sub-Theme 3.8: Ensure retail contributes to an active public realm and helps in enabling other community and employment activities.	The proposed zoning only enables limited retail opportunities. The LIZ does provide for certain retail activities but the overall intended function of the LIZ is primarily for manufacturing, production, logistics, storage, transport and distribution activities. The Neighbourhood Centre is only small in scale (approximately 0.33ha) and is intended to cater to the day-to-day needs of residents/employees. As such, any retail will be limited and not disrupt the current (and future) hierarchy of centres within Pukekohe.
Sub-Theme 3.9: Design neighbourhood parks which are fit for purpose and safe, in the appropriate locations.	This is not a relevant PPC matter and can be addressed at later development stages.
Sub-Theme 3.10: Promote a range of centres, of varying size, according to their function in the region	See assessment of Theme 1.
Theme 4: Neighbourhoods that celebrate their unique identity and are attractive, safe and easily understood.	

COUNCIL DESIRED OUTCOMES	RESPONSE
<p>Sub-Theme 4.1: Design legible, safe, inclusive and accessible environments for all ages and abilities that offer privacy and security.</p>	<p>Future development has been conceptualised in the concept masterplan (Appendix N). Whilst this is only an indication of how the site could be developed, it shows an urban structure that achieves the outcomes of this sub-theme. For aspects such as privacy/security, future development will be guided by the AUP-OP provisions as a tailored approach on these matters is not generally required except as outlined in the precinct provisions.</p>
<p>Sub-Theme 4.2: Display a strong local identity and appropriate visual character while emphasising visual and function character differences between nodes and communities.</p>	<p>The local identity for the site will be predominantly residential in nature given the large area identified with this type of zoning. On a more granular level, the neighbourhood centre and indicative open space area on the concept masterplan (Appendix N) present the opportunity for a daytime economy node between the MHUZ and LIZ areas.</p> <p>The site will also feature the watercourses being planted up which will be providing natural open space distinct to this area of Pukekohe. This will further enhance the overall landscape.</p>
<p>Sub-Theme 4.3: Respect and celebrate mana whenua values.</p>	<p>Mana whenua values are captured in the engagement that took place over the structure planning process and in the CVA (Appendix M) provided for the PPC request. Further opportunities to achieve this outcome will present themselves at later development stages.</p>
<p>Sub-Theme 4.4: Protect historic heritage and existing character.</p>	<p>The site does not contain any identified heritage features.</p> <p>The existing character of the site is rural/semi-rural. It is not feasible to protect this character whilst also adhering to the underlying zoning which is applied to areas for future urbanisation.</p>
<p>Sub-Theme 4.5: Provide high quality landscaping with a preference for utilisation of native species, preferably diverse and suitable to the area.</p>	<p>This is not a relevant PPC matter and can be addressed at later development stages.</p>

COUNCIL DESIRED OUTCOMES	RESPONSE
Theme 5: Neighbourhoods that protect and enhance the natural environmental while enabling urbanisation.	
Sub-Theme 5.1: Promote urban environments that recognise the intrinsic value of the landscape and respond to natural features, ecosystems, and water quality.	The values of the landscape have been captured in the concept masterplan for the site (Appendix N). Where appropriate the natural features, ecosystems and water quality are responded to through specific precinct provisions (Appendix D). Otherwise, the provisions of the AUP-OP are relied upon.
Sub-Theme 5.2: Improve freshwater quality within the catchment, the marine receiving environment, and the management of riparian margins.	A SMP (Appendix K) has been prepared to achieve the best practicable options for the long-term management of stormwater from the site. The riparian margins will be planted as per the specific precinct provision (Appendix D).
Sub-Theme 5.3: Protect and improve biodiversity and ecologically sensitive areas.	Biodiversity and ecologically sensitive areas on the site are primarily improved through the proposed Kahikatea stand sought to be identified as SEA. Further to the above, the provisions in the AUP-OP are relied on for the outcomes sought.
Sub-Theme 5.4: Reduce energy usage and waste production to support a low carbon development model.	This is not a relevant PPC matter.
Sub-Theme 5.5: Promote water re-use.	This sub-theme is addressed in the SMP.

6.1.3 SUMMARY

In summary, the PPC essentially enables the type of development sought in the PPSP and will positively contribute to the growth of Pukekohe into a satellite town and the overarching intention to maintain a compact urban form. The location of the site near the railway station necessitates the provision of higher-density living options which is achieved in the PPC through the proposal to implement MHUZ across the bulk of the site.

Furthermore, as shown in the previous Table, the anticipated outcomes of the PPC generally align with the broad themes of the NDS prepared for the PPSP. Ultimately, any urban design effects are anticipated

to be less than minor with the PPC able to be accepted on urban design grounds as concluded in the UDA (**Appendix O**).

6.2 LANDSCAPE AND VISUAL EFFECTS

To support the PPC, a landscape and visual effects assessment (“**LVA**”) has been completed by LA4 Landscape Architects (**Appendix H**). This assessment acknowledges the assessment previously done by Opus Consultants in 2017 for the PPSP. The Opus assessment characterised the landscape character area within which the site is located (Landscape Character Area 14) as having low sensitivity to modification. Notwithstanding this, an assessment of the effects is provided:

6.2.1 LANDSCAPE AND VISUAL EFFECTS

As expected, any urbanisation of the site will result in notable changes to the visual environment/landscape. However, for the bulk of the site such changes have been anticipated since the FUZ land was earmarked for eventual urbanisation during the development of the AUP-OP. As such, landscape and visual changes in this area are anticipated.

Notwithstanding the above, the resultant changes to the site will be mitigated through the retention of existing natural features on-site many of which will be subject to enhancement.

6.2.2 ALIGNMENT WITH PPSP LVA

Comments on how the PPC aligns with the desired landscape and visual outcomes identified in the PPSP is provided below:

TABLE 6-2: ASSESSMENT OF THE PPC AGAINST PPSP LVA

COUNCIL DESIRED OUTCOMES	RESPONSE
Overarching development principles and methods	
Establish an integrated landscape framework based on the natural landform and drainage patterns and processes that have shaped the existing landscape and give it its unique identity, by; <ul style="list-style-type: none"> • Developing a comprehensive landscape plan as part of the future structure planning. • Establishing development in a way that minimises earthworks and visible cut and fill. 	The PPC is supported by a site-specific LVA that provides a framework for the existing landscape context in which the site sits and the effects of the PPC on said landscape. Natural landform and drainage patterns/processes have also been factored into the concept masterplan for the site as outlined in the UDA (Appendix O). Earthworks will be managed at later development stages.

COUNCIL DESIRED OUTCOMES	RESPONSE
<p>Maintain and enhance the integrity of volcanic features as distinctive elements of the local landscape character, by;</p> <ul style="list-style-type: none"> Identifying where development should be avoided and establishing a public open space network in these areas. Creating block layouts and road alignments that afford public views to important volcanic features. Avoiding built form in proximity to the most sensitive and highly distinctive volcanic features. 	<p>The only landscape feature that is partially visible from the site is the Pukekohe Hill Shield Volcano which is recognised as a distinct geological feature in the Opus LVA. This feature is over 5km away from the site and is not clearly visible given the separation distance and the underlying topography.</p> <p>There are no formally identified landscapes/viewshafts (Outstanding Natural Landscapes) that are present on or near the site.</p> <p>The site is not located in close proximity to the most sensitive and highly distinctive volcanic features in Pukekohe-Paerata.</p>
<p>Maintain and enhance high visual amenity within the study area, by;</p> <ul style="list-style-type: none"> Strengthening the visual quality of waterways including major streams and tributaries by revegetating with contiguous swathes of riparian planting. Connecting patches of significant ecological areas into an integrated urban forest. Developing a constructed nature typology for centres and neighbourhoods. Protecting views to distant landmarks including ridgelines, and local landmarks including escarpments and knolls, tuff craters and rims and volcanic cones. 	<p>The primary watercourses on-site are sought to be protected and enhanced with riparian planting.</p> <p>The stand of kahikatea trees has been identified as having notable ecological value and is sought to be protected as an SEA. All other vegetation in the site will be subject to the relevant provisions in the AUP-OP and relevant National Policy Statements.</p> <p>The detailed design for the proposed Neighbourhood Centre will be addressed at later development stages.</p> <p>The presence of landmarks in the receiving environment to which views should be protected is limited. Notwithstanding this, it is likely that views to the Pukekohe Hill Shield Volcano will be present at various parts of the site.</p>

COUNCIL DESIRED OUTCOMES	RESPONSE
<p>Establish an integrated network of public open space to provide high amenity for the local community and enhanced natural and biodiversity values;</p> <ul style="list-style-type: none"> • Connecting open spaces along natural features including gullies and ridges. • Utilising streets as places as well as movement corridors. 	<p>The PPC will set the tone for the establishment of an open space network in south-east Pukekohe. Indicative open space has been identified around the watercourses on-site on the with a potential neighbourhood park also identified (Appendix N). Future rezoning of other FUZ land will be able to take these features into account when planning for open space and considering how a green network could look and function.</p>
<p>Maintain and enhance sustainability and liveability within the new urban environment by;</p> <ul style="list-style-type: none"> • Establishing an urban forest green network throughout the entire structure plan area and connecting to the wider landscape to support broad sustainability objectives including wild links, community and individual wellbeing, and global sustainability. • Integrating sustainability principles throughout all landscape infrastructure. • Connection of patches of indigenous vegetation to create contiguous tracts 	<p>A stand of Kahikatea on-site has been recommended to be protected as an SEA and further enhanced. Other vegetation will be subject to the relevant provisions of the AUP-OP.</p> <p>Further open space planning will occur at later development stages.</p>
<p>Establish a landscape transition between urban and rural around the boundaries of the new urban areas to create a distinct edge and avoid the appearance of sprawl;</p> <ul style="list-style-type: none"> • Establishing a legible and connected public open space network where possible at the edges of the new urban areas. • Establishing a planting programme featuring signature tree species to 	<p>The transition between the urban and rural environment is provided for in the flexibility of the MHUZ. Further to the above.</p> <p>Indicative open space areas are identified on the concept plan (Appendix N). This will be further refined at later development stages.</p> <p>On-site planting for landscaping purposes will occur at later development stages.</p>

COUNCIL DESIRED OUTCOMES	RESPONSE
<p>delineate and integrate the different land uses.</p>	
<p>Promote high amenity open space hubs centred around cultural and natural attractions, by;</p> <ul style="list-style-type: none"> • protection and promotion of high value landscapes, open spaces and heritage sites to enhance sense of place and distinctiveness. 	<p>Indicative open space has been identified on the concept masterplan (Appendix N) around the watercourses as well as an indicative park space near the Neighbourhood Centre.</p> <p>There are no identified high value landscapes or heritage sites present on the site.</p>
<p>Landscape Opportunities and Constraints: Landscape Character Area 14: Pukekohe Southeast</p>	
<p>Opportunities within LCA-14 include the protection of native vegetation, and of natural stream corridors in the area.</p>	<p>Both of these outcomes are realised by the PPC. A stand of Kahikatea is sought to be protected as SEA. The natural stream corridors on-site are proposed to be retained and enhanced. Specifically, the central corridor is proposed to be returned a more natural geometry. Both corridors are proposed to be subject to riparian planting (Appendix D).</p>

6.2.3 SUMMARY

In summary, the PPC is considered to have landscape and visual effects that are minimal as the proposed zoning (and the activities enabled by such zoning) are generally contemplated by the PPSP. In the case of the LIZ, this is consistent with the surrounding zoning identified in the PPSP and is a logical response to the presence of Pukekohe Park.

Whilst visual changes will undoubtedly occur, these are anticipated changes that will occur gradually over time during the development/construction process. In turn, this will assist with the acceptance and comfortability of such changes by the viewing audience.

6.3 ECONOMIC EFFECTS

To support the PPC request an economic cost-benefit analysis (“**CBA**”) of the proposal has been provided by Urban Economics (**Appendix P**). The key conclusions from the report as they relate to economic effects are addressed in the following sub-sections:

6.3.1 CONTRIBUTION TO THE FUTURE GROWTH OF PUKEKOHE

As per the PPSP, Pukekohe is projected to grow to a population of some 50,000 people by the year 2040. Currently, the population is at approximately 26,650 according to Statistics NZ. This highlights the need to advance the provision for future growth. The PPC would make a positive contribution to Pukekohe as:

- The PPC can accommodate a sizeable share of this growth through the provision of a variety of dwelling typologies at various price points. The site is benefitted by the fact that other FUZ land in Pukekohe-Paerata is predominantly lifestyle blocks (the average parcel size is 6ha). In this instance, the PPC presents the opportunity to create a masterplanned development on a large tract of land. This comes with its own benefits such as: an incentive by the developer to produce a higher quality development, provide more diverse housing stock and to better manage housing design and road layout.
- The CBA identifies a disparity between the residential capacity provided for by the PPSP and the FULSS. This indicates there is the potential for an investment in service infrastructure that may not be fully realised by the pipeline of development.
- The CBA identifies low-moderate potential for infill development in Pukekohe showing that future growth will likely be satisfied in greenfield areas. Currently Paerata Rise makes up 97% of planned development in the Pukekohe-Paerata residential land market. This is problematic as on its own it makes for a highly concentrated land development market. With the addition of the PPC this would dilute the anti-competitive market that currently exists and would contribute to meeting Objective 2 of the National Policy Statement on Urban Development (“**NPS-UD**”) (Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.)

6.3.2 THE PROVISION OF ADDITIONAL LIGHT INDUSTRY ZONING IN PUKEKOHE-PAERATA

The application of LIZ over the ATC land has not been previously anticipated by Council as this land is not FUZ and therefore has not been structure planned. As such, it is necessary to assess what impact LIZ in this area would have on Pukekohe-Paerata. From the CBA it is concluded that Pukekohe-Paerata is projected to have an above average demand for LIZ land in the future. Currently Pukekohe-Paerata is facing a shortage in supply that is unlikely to be met by existing vacant industrial sites as the bulk of these have been assessed as commercially unfeasible to develop.

Whilst the PPSP provides approximately 120ha (net) of additional LIZ, this requires its own plan change to be realised, the timing of which is currently uncertain. Therefore, the provision of LIZ as part of the

PPC provides a stopgap to satisfy the demand until such time that a wider plan change for Pukekohe-Paerata is lodged and processed.

Other benefits of the proposed LIZ include the presence of similarly zoned land in the PPSP to the north and south allowing for the formation of an industrial cluster. This will create positive agglomeration effects such as adding to the local market, the supply of labour and the exchange of knowledge/human capital between firms.

The LIZ aspect of the PPC is also benefitted by the absence of fragmentation with regards to land ownership as the identified extent falls exclusively within land owned by the ATC. The same cannot be said for the LIZ land to the north and south which exists as numerous fragmented lifestyle blocks.

6.3.3 THE EFFECT OF THE NEIGHBOURHOOD CENTRE ON THE PUKEKOHE TOWN CENTRE

Whilst the PPSP does not identify a neighbourhood centre in this location, it is a logical planning response to cater to the day-to-day needs of the surrounding residents and workers. It is noted that the PPC enables the critical mass to support a centre of this scale. In this instance the NCZ is advantageously located relative to the surrounding land uses being close to both the LIZ, MHUZ and an indicative open space area.

Furthermore, the small scale of the NCZ is such that no threat posed to the vitality and function of the existing Pukekohe Town Centre Zone or large format retail offerings (such as the General Business Zone areas on Manukau Road).

6.3.4 SUMMARY

In summary, the proposed composition of zoning has been assessed to have positive effects on the wider environment providing for the social and economic well-being of Pukekohe. The residential zoning will help accommodate the immense growth Pukekohe is projected to experience whilst the business zoning will provide additional employment opportunities plugging the gap in the market that exists due to high demand for this zoning.

6.4 OPEN SPACE, COMMUNITY/SOCIAL FACILITIES AND PATHS

A parks and open space report was prepared internally by Council in 2019 to outline the parks and open space policy for Pukekohe-Paerata.

6.4.1 PPSP PARKS

With regards to the PPSP, a potential new neighbourhood park (0.3ha – 0.5ha) is identified on the site. An indicative neighbourhood park has been identified on the concept masterplan (**Appendix N**) of a consistent size (approximately 3500m²). The acquisition of land for parks and open space is a Local Government Act 2002 matter that will be resolved outside of the Schedule 1 PPC process.

6.4.2 PUKEKOHE-PAERATA PATHS PLAN

The Pukekohe-Paerata Paths Plan (2018) is a “visionary and guiding document” for the purpose of planning proposed local paths. In this instance, there are two paths of note both of which are generally accommodated. As per the Integrated Transport Assessment (“ITA”) (**Appendix I**) it is recommended that a formal footpath be established on the Station Road frontage to connect to the existing footpaths closer to the railway station.

The connection in yellow on the Figure below follows the southern-boundary of the site alongside the watercourse. This area will be subject to riparian planting and will act as an informal open space along which public access will likely be available.



Figure 15: Proposed connections over the site. (Source: Pukekohe-Paerata Paths Plan 2018)

6.4.3 SUMMARY

In summary, as the PPC generally aligns with the PPSP/Pukekohe-Paerata Paths Plan (2018), it is considered that the provision of open space/community facilities/paths is appropriate.

6.5 TRANSPORT EFFECTS

To support the PPC, an Integrated Transport Assessment (“ITA”) has been prepared by Commute (**Appendix I**). The ITA examines what the existing transport environment is like currently and how this will be impacted by the implementation of the PPC.

Reference in the Commute ITA is made to the ITA prepared by the Supporting Growth Alliance (“SGA”) for the PPSP. The SGA ITA provides further details on potential transportation upgrades, future networks and the effects associated with the PPSP.

6.5.1 ACTIVE MODES OF TRANSPORT (WALKING AND CYCLING)

The site is well-located in relation to the Pukekohe railway station and town centre. However, there is limited existing infrastructure for connectivity via walking and cycling. There are footpaths on the section of Station Road north of Birch Road that the ITA recommends linking to with footpaths from the site. This will be achieved through the precinct provisions (**Appendix D**) which sets the trigger for pedestrian connections to be provided.

Cycling facilities are anticipated in the upgrades to the surrounding road network. The SGA ITA contains indicative cross-section drawings for urban arterial road and urban collector road typologies, both of which feature dedicated cycle lanes. The Commute ITA considers these section drawings are generally appropriate but notes that Station Road/Yates Road is a special case as the western side is adjoined by the rail corridor. In this instance, pedestrian/cycling facilities should only be provided on the PPC site side (the eastern side) of these roads with a suggested cross-section contained in the ITA.

6.5.2 PUBLIC TRANSPORT

With regards to public transport, the Pukekohe railway station is some 1.2km away from the site which is an attractive option to be utilised by the site given the sizeable walking and cycling catchments.

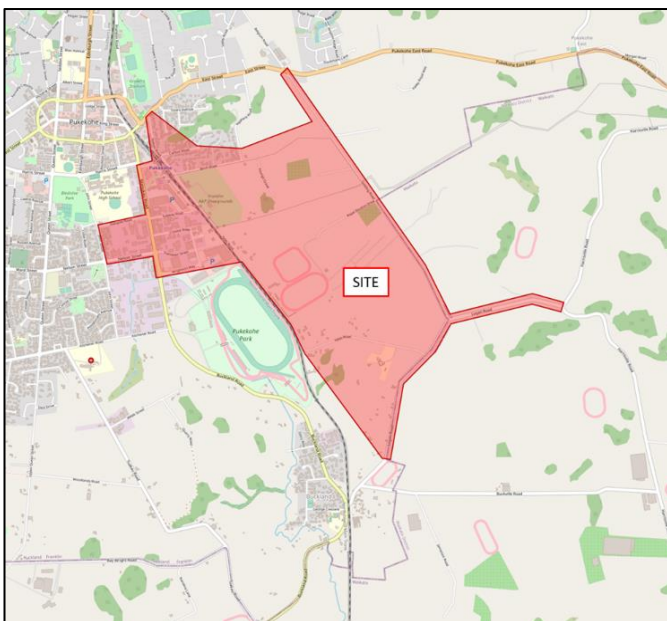


Figure 16: Walking catchment. (Source: Commute)

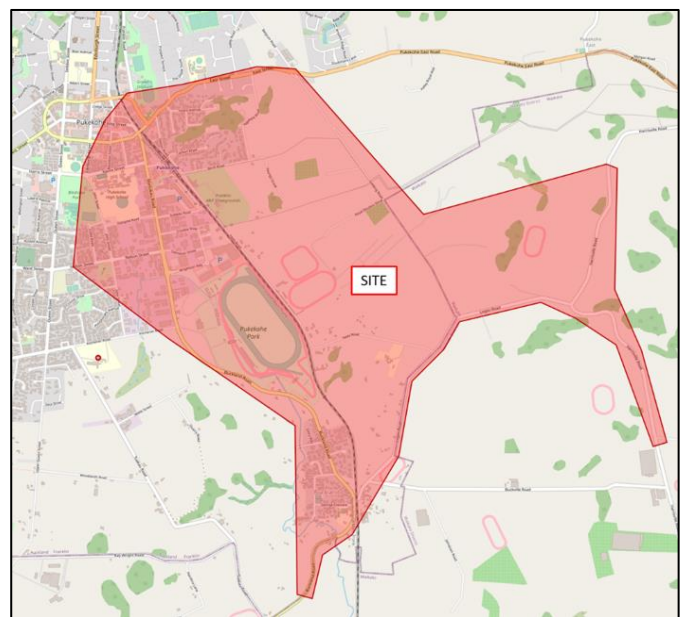


Figure 17: Cycling catchment. (Source: Commute)

The addition of pedestrian connections to the railway station would add to patronage whilst enabling a more sustainable means of travel. This is boosted by the addition of micro-mobility options (e.g. e-scooters) that are becoming more prevalent. It is also noted that the Papakura to Pukekohe electrification programme is currently underway with the resource consent application recently lodged under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Given the estimated time it will take for the upgrades to be completed, this could positively align with the timing of the PPC. As such, it is possible that future development could readily utilise the upgraded

system. Without this, it is possible that the upgrades could take shape with no nearby FUZ unlocked to reap the benefits.

Currently there are no bus routes which run on any of the roads adjoining the site. The SGA ITA identifies a potential bus route on Golding Road as shown by the Figure below. This service would be beneficial to ensure the site is sufficiently connected to other areas in Pukekohe.

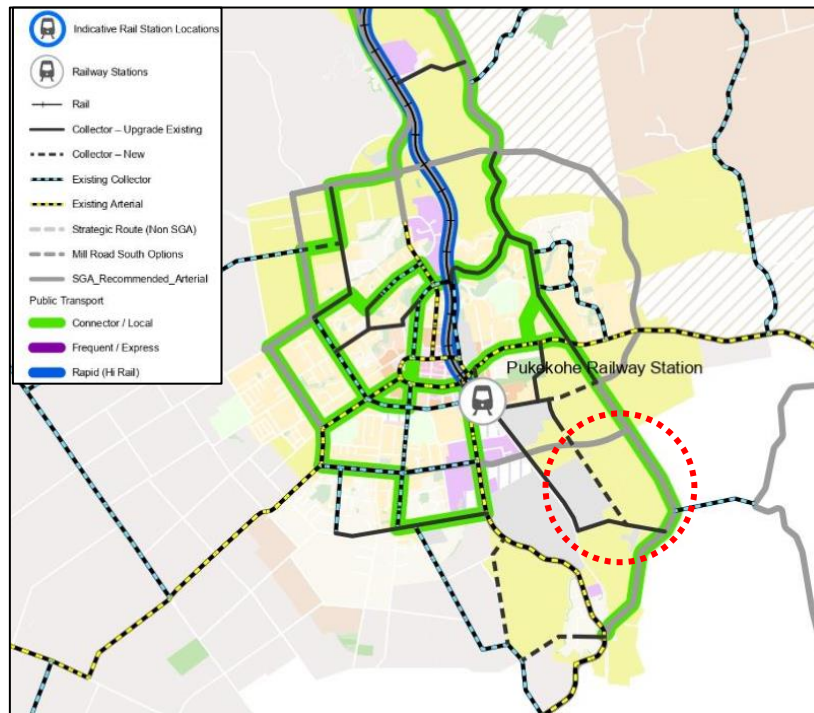


Figure 18: Potential extent of public transport network in Pukekohe.

(Source: Drury-Opaheke and Pukekohe-Paerata Structure Plan ITA, 2019)

6.5.3 EFFECTS ON THE WIDER NETWORK

The ITA concludes that the effects of the proposed increase in vehicles generated from the PPC is anticipated to be minimal if the recommended upgrades are implemented. The suite of recommended upgrades to be undertaken in the future is contained in the ITA (**Appendix I**) and summarised below:

- The upgrading of Station Road to an urban Collector Road standard (development side only);
- The upgrading of Yates Road to an urban Collector Road standard (development side only); and
- Setting aside a 6m wide strip on properties with frontage to Golding Road. This will allow for future widening/vesting for Auckland Transport works to upgrade Golding Road to an Arterial Road standard. To support the future upgrade a Vehicle Access Restriction (“**VAR**”) along the extent of Golding Road is also proposed.

The aforementioned upgrades are integral to the wider network accommodating the future traffic impacts enabled by the proposed zoning. As such, triggers for these upgrades to occur prior to or concurrently with future development are provided in the precinct provisions (**Appendix D**). Whilst not a strict rule, the precinct contains a special information requirement requiring traffic assessments for

every 100 dwellings/lots created within the site. This will ensure that any effects on the key intersection and roundabout with East Street are monitored.

It is noted that other upgrades are anticipated as part of the work done by the SGA. This includes the upgrade of Golding Road and the provision of a new arterial road from Svendsen Road west of the NIMT to Royal Doulton Drive.

6.5.4 SUMMARY

The ITA concludes that the effects of the PPC on the existing and future transport network will be acceptable. Upgrades to the network will be required to ensure these outcomes but this will be provided by the precinct provisions (**Appendix D**) and the AUP-OP.

6.6 ECOLOGICAL EFFECTS

An ecological assessment of the terrestrial and freshwater features on-site has been provided by JS Ecology (**Appendix L**). The assessment comprised both desktop analysis and site visits to undertake ecological surveys. The effects of the PPC on the freshwater and terrestrial ecologies of the site are addressed in the following sub-sections:

6.6.1 FRESHWATER ECOLOGY

The existing state of the freshwater environment on-site is generally low. This is due to the historical use of site for farming activities which has resulted in unrestricted access to these freshwater features by stock. Whilst some areas are fenced-off, stock have generally been free to graze the site. Other features have been the subject of the human modification resulting in interventions such as the channelisation of streams, piping of streams and creation of ponds. The PPSP ecology report confirms the previous observations stating that *"remaining watercourses are generally severely degraded with low habit diversity (low hydrological heterogeneity), low biodiversity, and contain extensive areas of aquatic weed species."*

Because of the previous use of the site, the aquatic values are assessed in the report as low-moderate with sparse riparian shading, evidence of sediment loading, warm temperatures, turbidity and high nutrient/pollutant levels. Regarding freshwater fauna, no rare or threatened species were observed. Only eels were observed with other common species (banded kokopu, common bullies and koura) suggested as likely present.

Given the generally degraded condition of the freshwater environment there are numerous opportunities for enhancement. This will be realised through the precinct provisions (**Appendix D**) and the relevant chapters of the AUP-OP. Specifically, the precinct proposes objectives and policies that will guide the protection and enhancement of streams and wetlands. Regarding rules, the precinct requires the riparian margins of any permanent or intermittent stream and any natural wetland will be planted to a minimum width of 10m which is consistent with the AUP-OP.

6.6.2 PPSP ECOLOGY REPORT (FRESHWATER)

The ecology report prepared for the PPSP outlines the desired freshwater ecological outcomes for Pukekohe-Paerata. An assessment of how these outcomes are addressed is provided below.

TABLE 6-3: ASSESSMENT OF THE PPSP ECOLOGY REPORT (FRESHWATER ECOLOGY)

COUNCIL DESIRED OUTCOMES	RESPONSE
Freshwater	
1. Avoid any loss of wetted habitat, enhance and increase wetted habitat as a primary principle.	<p>The protection of wetted habitat is already covered by the following:</p> <ul style="list-style-type: none"> • The National Policy Statement for Freshwater Management (2020); • The National Environmental Standards for Freshwater (2020) ("NES-FW"); and • Chapter E3 (Lakes, rivers, streams and wetlands) and Chapter E15 (Vegetation management and biodiversity).
2. Retain all orders of watercourses i.e. including tributaries whether perennial or intermittent. Protect overland flow paths so that intermittent watercourses remain.	
3. Retain natural topography to promote ground water recharge and natural watercourse form.	<p>Stormwater matters are covered by:</p> <ul style="list-style-type: none"> • Heathy Water's Stormwater Network Discharge Consent; and • The SMP (Appendix K) prepared for the PPC which has taken into account the best practicable options for stormwater management. These measures are reflected in the precinct provisions (Appendix D) as specific rules.
4. Require best practice stormwater design that contains stormwater soakage on site per lot.	
5. Introduce and integrate wetland and riverine elements into developments and use these spaces as opportunities for providing green corridors and recreational walkways and linkages.	<p>Integration between freshwater features and open space areas will be developed at resource consent stage when detailed designs are proposed. The provisions of Chapter E38 (Urban subdivision) of the AUP-OP provide sufficient scope to address these matters. No further rules are necessary.</p>

COUNCIL DESIRED OUTCOMES	RESPONSE
6. Require fencing and planting of riparian margins to a minimum width of 20m on both sides of watercourses.	The precinct provisions propose a 10m riparian planting margin which is consistent with the riparian yard requirements in the AUP-OP.
7. Keep development footprints outside of the natural flood plain, not only outside of the 1% AEP.	Development in floodplains is covered by Chapter E36 (Natural hazards and flooding).
8. Remove online ponds when subdivision provides opportunity.	Modification of ponds is covered by Chapter E3 (Lakes, rivers, streams and wetlands). No further rules are necessary with this matter to be considered at later development stages.
9. Seek repatriation of wetlands and modified watercourse channels to their natural state during development.	Works in watercourses are covered by Chapter E3 (Lakes, rivers, streams and wetlands) and the NES-FW. No further rules are necessary.
10. Protect spawning areas from modification and implement long term pest animal control.	<p>Modification of these areas is covered by Chapter E3 (Lakes, rivers, streams and wetlands) and the NES-FW.</p> <p>Pest animal control can be addressed at later development stages when there is greater certainty on land ownership.</p>
11. Remove barriers to fish passage and ensure infrastructure design creates long term fish passage.	Fish passage is covered by covered by Chapter E3 (Lakes, rivers, streams and wetlands) and the NES-FW. No further rules are necessary.
12. Ensure any watercourses that form part of the PPSP area boundary are protected as per recommendations above.	None of the watercourses on-site form part of the PPSP area boundary.
13. Any works in watercourses to adhere to hygiene protocols to avoid spreading aquatic weed species.	Works in watercourses are covered by Chapter E3 (Lakes, rivers, streams and wetlands) and the NES-FW. No further rules are necessary.
14. Map and delineate watercourses prior to developing any scheme plans or yield	The watercourses on-site have been delineated as per Chapter J (Definitions) of the AUP-OP.

COUNCIL DESIRED OUTCOMES	RESPONSE
calculations to identify constraints and achieve maximum watercourse protection.	Watercourse protection is covered by Chapter E3 (Lakes, rivers, streams and wetlands) and the NES-FW. No further rules are necessary.

6.6.3 TERRESTRIAL ECOLOGY

The botanical values of the site in its current state are limited. There is a combination of sparse native vegetation (predominantly individual relict trees), planted native/exotic shelterbelts, amenity vegetation and pest plants. The PPSP ecology report confirms the current state of terrestrial ecology stating that *“the area covered by the Pukekohe-Paerata Structure Plan is highly modified with little native vegetation remaining, yet with reasonable intact watercourse. Market gardens are present on elite soils and agriculture occupies the remainder.”*

Of particular ecological note is a stand of remnant Kahikatea forest sought to be identified as an SEA. The ecology report in **Appendix L** states *“the botanical values of this small forest stand are high when considered in the context of the wider site and the landscape beyond, which is depauperate of native vegetation...This forest type has an IUCN threat rating of “Critically Endangered” brought about mainly by drainage for agricultural land development. Historic aerial photographs show that the extent of this remnant has not changed over the last 70-80 years. The area would meet the Significant Ecological Area criteria.”* The remnant Kahikatea forest is the feature with the most prominent ecological value which is recognised in the proposal for it to be formally identified as a SEA.

To further protect this feature, the precinct (**Appendix D**) provisions require that buffer planting occur (a minimum 5m in width) around the perimeter. This will protect the SEA from the potential adverse effects of edge effects. This is where vegetation on the outer edge of small areas of vegetation have increased exposure to light, wind, heat, cold and the presence of weeds. The buffer planting will provide a protective layer against the core Kahikatea forest which is the more ecologically valuable.

6.6.4 PPSP ECOLOGY REPORT (TERRESTRIAL)

The ecology report prepared for the PPSP outlines the desired terrestrial ecological outcomes for Pukekohe-Paerata. An assessment of how these outcomes are addressed is provided below.

TABLE 6-4: ASSESSMENT OF THE PPSP ECOLOGY REPORT (TERRESTRIAL ECOLOGY)

COUNCIL DESIRED OUTCOMES	RESPONSE
Terrestrial	

COUNCIL DESIRED OUTCOMES	RESPONSE
1. Retention of all remnant forest patches.	The Kahikatea stand is the only remnant patch of forest. The ecology report has assessed the stand as meeting at least one of the factors used for qualifying SEA. The identification of this feature as an SEA will ensure it is protected.
2. Enhancement of remnant forest patches through buffer planting, creation of green corridors and pest control	A provision in the precinct (Appendix D) is proposed to require that the SEA is enhanced with buffer planting. This will support the ability of the SEA to thrive and will protect against edge effects.
3. New plantings should align with the original vegetation types of either WF7 puriri forest or WF9 taraire/tawa/podocarp forest as these are most suited for the soil types present. All plants are to be eco-sourced from within the Manukau Ecological District.	No bespoke planting rules are required for the site. Future planting will be guided by Appendix 16 (Guideline for native revegetation plantings) in the AUP-OP and best practice guidelines.
4. Newly planted areas should be protected in perpetuity either through covenants or vestment with Council.	This is not a relevant PPC matter and can be addressed at later development stages.
5. Covenants must be maintained with adequate weed and pest animal control to ensure the establishment and survival of all native flora and fauna.	
6. Planting of watercourse margins to create a natural green corridor and allow for colonisation and/or movement of flora and fauna. Vegetated watercourse margins will also function to reduce nutrient and sediment runoff from surrounding land.	All vegetation on-site (not proposed to be qualified as SEA) will be managed by Chapter 15 (Vegetation management and biodiversity) of the AUP-OP.
7. Mature tree species to be retained regardless of whether native or exotic to provide bat roosting habitat.	

COUNCIL DESIRED OUTCOMES	RESPONSE
8. Retention of rank grass or low growing native vegetation to provide habitat for native skinks.	

6.6.5 SUMMARY

Overall, the ecology report prepared for the PPC (**Appendix L**) and the report prepared for the PPSP confirm the site is in a highly modified/degraded environmental state. Whilst the urbanisation of the site enabled by the rezoning will significantly change the environment in the future, it also provides the opportunity to enhance and restore many ecological features.

The riparian planting of the watercourses, wetlands and SEA will generate positive ecological effects and will help to transform the health of these features. Other positive flow-on effects will occur for fauna that inhabit these areas. These changes (and others that are implemented) will be guided by the precinct provisions (**Appendix D**), the AUP-OP and the relevant national statutory instruments. Together these provisions provide a robust framework that will positively change the site and its ecology.

6.7 INFRASTRUCTURE EFFECTS

Birch Surveyors has prepared a report addressing wastewater (“**WW**”) and water supply (“**WS**”) (**Appendix J**). Specifically, the report outlines where WW/WS infrastructure is present in the locality, what existing or planned capacity is available to service the site, specific details on how the site could be serviced and how this will likely be funded. An earlier draft of the report has been previously circulated to Watercare for comments with the feedback they provided enclosed within the final version of the report. This report is supported by the Water and Wastewater Servicing Plan prepared by Watercare for the PPSP.

6.7.1 WASTEWATER

As the site is generally rural in nature it is not currently serviced by a WW network. The PPSP confirms this stating *“there are currently no constructed assets in the draft structure plan area.”* Regarding capacity, the PPSP report notes that capacity to accommodate WW flows has been enabled by the recent development of the Pukekohe Transmission Pump Station (“**PTPS**”) at Pukekohe Park. The report states *“the recently constructed Pukekohe transmission pump station has been constructed to accommodate ultimate future flows from Pukekohe/Paerata, and has capacity for the flows from the structure plan area, as well as the live zoned undeveloped land and forecast intensification within the existing urban area.”*

In terms of potential reticulation options, establishing a gravity network to existing infrastructure has been identified as the most preferable option. The nearest WW infrastructure to which a connection could be made is located in Pukekohe Park which is in close proximity to the PTPS. This is a feasible option that would also be economic and would be able to meet the standards required by Watercare’s

Code of Practice for Land Development. The feedback from Watercare (**Appendix J**) concurs that this is a viable solution but further detailed designs will be required at the consenting stage.

It is acknowledged that the PPSP identifies a potential new pump station directly south of the site past Logan Road. The development of this asset is not required for WW servicing of site.

6.7.2 WATER SUPPLY

The site is provided with WS however this only comprises a low pressure 40mm trickle feed which operates in conjunction with water tanks on the various properties. Given the feed is low pressure, WS for firefighting purposes is not provided.

From the PPPS report, it is made clear that the existing WS network is fraught with issues including “low pressure areas, high pressure areas, high headlosses, high velocities, high water age estimates and security of supply concerns.” To rectify these issues a number of upgrades are underway (or have been completed) including:

- A new local reservoir to service Paerata;
- A new transmission service reservoir and boost pump station to service growth in western Pukekohe; and
- The new Runciman Road reservoir.

To provide the site with WS, the watermain connected to the junction of East Street and Golding Road can be extended southwards. To provide for continued supply and network resilience, a second watermain from Station Road (with sufficient capacity) and looping would be required. This is inline with the feedback provided from Watercare (**Appendix J**) and their preferred WS solution.

6.7.3 SUMMARY

In summary, the ability for the site to be serviced with WW and WS infrastructure has been determined as feasible with any effects able to be appropriately addressed. Whilst current servicing of the site is limited, there is infrastructure in the locality that can be extended and upgraded as necessary to provide for various zonings sought. The feedback from Watercare verifies that the proposed servicing solutions are viable and that any deviation from the PPSP report is not inappropriate.

6.8 STORMWATER MANAGEMENT

Birch Surveyors has prepared a Stormwater Management Plan (“**SMP**”) (enclosed in **Appendix K**) for the PPC. The SMP aligns with the requirements of the Stormwater Network Discharge Consent (“**SW-NDC**”) and the SMP prepared by Opus in 2019 for the PPSP.

The guiding objectives for SW management in the site include:

- Providing for efficient urban development within the plan change area;
- Maintaining and enhancing the existing natural habitat;

- Connecting communities with the waterways;
- Minimising the discharge of contaminants into the receiving environment; and
- Protecting people and places from the effects of flooding and not worsening downstream flooding.

Regarding the actual on-site management of stormwater, the precinct provisions (**Appendix D**) contain the specific standards for hydrological mitigation, water quality, water quantity and the operation and maintenance of devices. This is supported by the Golding Road Plan Change Stormwater Toolbox which identifies the best practice options for managing SW from various runoff sources. The toolbox is tailored to the various zonings proposed and will provide guidance for future developers on the best method to manage SW.

In summary, the SMP outlines the best practicable options for dealing with SW on the site. The proposed SW devices and treatment approach is consistent with the best practice guidance framework with the detailed design of the devices to be provided at resource consent stage. The development of the SMP has also been the product of multiple workshops with Healthy Waters and general agreement has been reached on how to manage SW on the site. Ultimately, the SMP shows that SW generated from urbanisation of the site can be appropriately managed and that net ecological gains can be produced from its implementation.

6.9 EFFECTS ON CULTURAL VALUES

The potential effects on cultural values from the PPC have been considered in two ways:

- the Mana Whenua engagement summary prepared by Council for the PPSP has been reviewed and is adopted for this PPC request; and
- separate discussions with local iwi have been held as detailed in the consultation report (**Appendix R**).

These are both discussed in the following sub-sections:

6.9.1 PUKEKOHE-PAERATA STRUCTURE PLAN MANA WHENUA ENGAGEMENT SUMMARY

The stated purpose of the mana whenua engagement summary is to summarise “the southern structure planning engagement process between mana whenua and the council, and the feedback received from mana whenua during this engagement.” The key matters from the engagement are identified in the table below with brief comments provided on how the key themes/concerns/interests are addressed:

TABLE 6-5: COMMENTS ON MANA WHENUA ENGAGEMENT SUMMARY

KEY THEMES/CONCERNS/INTERESTS	RESPONSE
Water	
<ul style="list-style-type: none"> Protecting and enhancing waterways/waterbodies. Implementing best practice stormwater treatment methods. Not discharging contaminants into waterways and the location of streams in relation to future built development to protect access/amenity e.g., through park edge roads. 	<p>Activities involving waterways and waterbodies is subject to Chapter E3 (Lakes, rivers, streams and wetlands) of the AUP-OP. Where necessary, specific provisions to address these matters are proposed for the precinct (Appendix D).</p> <p>The implementation of best practice SW treatment methods is addressed in the SMP (Appendix K).</p>
Heritage protection and recognition	
<ul style="list-style-type: none"> The effects of development on physical features: e.g., viewshafts, tuff rings, ridgelines, hill tops, maunga, streams, floodplains, wetlands, estuaries and coastlines; and The effects of development on the ability of iwi to access these features and undertake their customary activities. The reinstatement of traditional Māori names was highlighted as being of interest. 	<p>There are no formally identified cultural heritage features (Sites and Places of Significance to Mana Whenua) identified on the site in the AUP-OP. However, it is acknowledged in the engagement summary that the mana whenua involved made a conscious decision not to put any wāhi tapu (or other sites of significance) on the PPSP maps.</p> <p>Other matters such as the naming of spaces will be addressed at later development stages.</p>
Soil, earthworks, erosion and sediment control	
<ul style="list-style-type: none"> Potential effects on food production. The potential pressure of development on areas with high-quality soils to be developed on. Minimising earthworks and retaining natural ground levels where possible. 	<p>The site is not located on high quality soils or near the primary areas in Pukekohe-Paerata where food production takes place.</p> <p>The area and volume of earthworks will be determined at later development stages with the necessary resource consents to be applied for.</p>

KEY THEMES/CONCERNS/INTERESTS	RESPONSE
<ul style="list-style-type: none"> Potential erosion and sediment controls and protecting waterways and water bodies through riparian planting/restricting vegetation removal. 	<p>Erosion and sediment controls will be implemented as per Guidance Document 05.</p>
Biodiversity	
<ul style="list-style-type: none"> Ensuring no further net loss of valuable ecosystems. Restoring, enhancing and expanding valuable ecosystems. Allowing for mana whenua kaitiaki to undertake their responsibilities e.g., monitoring. Restoring the natural function of degraded wetlands/floodplains. 	<p>Based on the ecological assessment (Appendix L), the area with the most ecological value is the remnant kahikatea forest which is sought to be qualified as an SEA. The protection of the SEA is enhanced through the precinct provision (Appendix D) requiring additional buffer planting.</p> <p>The assessment recommends that the two primary watercourses on-site receive riparian planting. This has been adopted and is contained within the precinct provisions.</p> <p>The ability for mana whenua kaitiaki to undertake their responsibilities is not affected by the PPC request.</p> <p>Any natural wetland on-site is subject to enhancement planting as per the precinct provisions.</p>
Urban design, open space and transport networks	
<ul style="list-style-type: none"> Encouraging the use of Te Aranga Māori design principles. Creating people friendly environments (e.g., through focusing on active modes of transport). Encouraging the use of park edge roads, open space buffer zones and internal neighbourhood parks. 	<p>The implementation of the Te Aranga Māori design principles can be explored at later development stages.</p> <p>The concept masterplan (Appendix N) shows how the site can be developed to cater to focus first on people and vehicles second. This is supported by the urban design assessment and neighbourhood design statement (Appendix O).</p>

KEY THEMES/CONCERNS/INTERESTS	RESPONSE
<ul style="list-style-type: none"> • Providing open spaces that adjoin waterways/waterbodies. 	<p>Park edge roads are proposed as well as a single indicative neighbourhood park which aligns with the PPSP.</p> <p>Open space areas and pedestrian/cycling movement networks has been identified around the waterways on-site as per the concept masterplan.</p>
Sustainability and natural hazards	
<ul style="list-style-type: none"> • Implementing low impact design/water sensitive design. • Avoid creating or increasing the risk of natural hazards. • Avoiding development in flood prone areas. • Using 'soft' rather than 'hard' engineering solutions. 	<p>Water sensitive design is incorporated into the SMP (Appendix K). The SMP also discusses the use of 'soft' engineering solutions.</p> <p>Development in areas where there is the risk of natural hazards or in flood prone areas is subject to Chapter E36 (Natural hazards and flooding) of the AUP-OP .</p>
Economic development	
<ul style="list-style-type: none"> • Providing economic opportunities for Māori. 	<ul style="list-style-type: none"> • A key part of the PPC is to rezone land to LIZ. This will create jobs for which the local Māori will have the opportunity to apply.

6.9.2 SPECIFIC CONSULTATION

Further consultation was undertaken with Ngāti Tamaoho who undertook a site visit and prepared a Cultural Values Assessment ("**CVA**") addendum to the mana whenua engagement prepared for the PPSP. The impact assessment section of the CVA notes that "*with regards to the proposed private plan change, Ngāti Tamaoho are concerned about impacts to the study area's land and soils, freshwater, wetlands and former flood-plains, natural heritage, cultural heritage, flora and fauna, and air.*" The identification of these matters is generally consistent with those raised in the mana whenua engagement process that occurred during the development of the PPSP.

6.9.3 SUMMARY

In summary, any effects on cultural values are generally accounted for in the engagement summary prepared for the PPSP and in the further consultation undertaken. The key matters of interest have been

identified and are considered to be reflected in the SMP, the precinct provisions (**Appendix D**) or covered by existing provisions in the AUP-OP.

6.10 GEOTECHNICAL EFFECTS

A geotechnical report has been prepared by Ground Consulting Ltd (**Appendix G**) to assess the underlying ground conditions.

6.10.1 SLOPE STABILITY

Due to the predominantly semi-level topography across the site the report concludes that the overall risk of slope instability potential is low.

6.10.2 SETTLEMENT POTENTIAL

For the two dominant geologies underlying the site (Holocene Alluvium and South Auckland Volcanic Field Ash/Tuff), the potential for settlement varies considerably due to differences in relative geological age, depositional history and shear strengths. In the area identified as development Zone A (refer to report in **Appendix G**), the settlement potential is low. Alternatively, in development Zone B, the settlement potential is high. There are viable engineering solutions to address land with high settlement potential including:

- restrictive limits on proposed development fill and building loads;
- pre-loading; and
- deep foundations embedded into competent ground at depth.

6.10.3 LIQUEFACTION POTENTIAL

Similar to settlement potential, the liquefaction potential of the two geologies varies considerably with Zone B having moderate-high potential and Zone A having low potential. Where there is liquefaction potential, remediation measures include specified foundation designs in accordance with Ministry for Business, Innovation and Employment ("**MBIE**") guidelines.

6.10.4 SUMMARY

The report concludes that overall, the site is generally suitable for the type of development enabled by the rezoning of the land. However, for development Zone B there are potential development constraints that have been identified. Notwithstanding this, there are viable remedial measures that can be implemented to remedy the less favourable geotechnical conditions.

In general terms, these measures include: installing sub-soil drainage, pre-loading of the medium-high load areas, embedding deep foundations and gravel foundation rafts/engineered building platforms. The report acknowledges that the implementation of such measures will provide suitable subdivision development conditions and also notes that "*similar remedial measures have been successfully utilised in other regions of the Pukekohe area of similar ground conditions*". Further geotechnical investigations will be conducted at resource consent stage as recommended by the report.

6.11 NOISE AND REVERSE SENSITIVITY EFFECTS

The consideration of noise and reverse sensitivity effects arising is necessary due to the presence of Pukekohe Park in the locality. As such an acoustic assessment by Styles Group (**Appendix Q**) has been prepared to support the PPC request.

6.11.1 NOISE EFFECTS

The potential for adverse noise effects on the LIZ land is not considered to be a significant issue as Styles Group note that “the LIZ is an appropriate zone to create a buffer from the PPP provided that activities sensitive to noise provided for in this zone are adequately insulated from the potential noise effects of other activities in the LIZ zone according to the standards in E25. This will ensure that the majority of noise from the PPP would be mitigated. Any remaining effects would be relatively minor.” In this instance, the precinct provisions in **Appendix D** propose that noise sensitive activities (including workers accommodation) in the LIZ be a Non-Complying Activity. This is an appropriate activity status that does not prohibit these activities but instead provides sufficient discretion to ensure that adverse noise effects are not received for these specific activities. The other activities enabled by the LIZ are not an issue given they can involve noisy environments.

As previously noted, the assessment acknowledges that the LIZ is a suitable buffer. However, the full build-out of LIZ is uncertain from a timing perspective as well as the physical form this development will take. Given the existing noise barrier on the eastern boundary of Pukekohe Park provides only a modest effect on noise levels, Styles Group have done their own modelling on the motorsport events factoring in a notional noise barrier erected in the LIZ area. The inclusion of this barrier in the acoustic modelling provides a tested solution for making noise levels in the MHUZ more acceptable (in conjunction with other measures).

Based on the assessment undertaken by Styles Group, it is considered that any adverse noise effects on the MHUZ area can be appropriately mitigated. The options for achieving this are explained below. (Note: references to a specific noise contour is based on motorsport Category C events).

- The construction of an acoustic barrier (to at least the minimum specifications provided) has been shown in the modelling to produce a positive effect on shifting the relevant noise contours westward. Constructing the barrier is not required from the outset but only prior to or concurrently with the first subdivision and/or development for any activity sensitive to noise. The spatial trigger for the construction of a barrier is proposed for the area between the western-most edge of the LIZ and the 55dB L_{Aeq} noise level contour;
- Mechanical ventilation and/or cooling systems for noise sensitive activities (either in a new building or an alteration to an existing building) is proposed for the area west of the 55dB L_{Aeq} noise level contour in the MHUZ. Note that this extent is based on the contours resulting from the acoustic barrier being in place. The area requiring mechanical ventilation and/or cooling systems is shown on the precinct plan as “Area A”. Area A is MHUZ land that could be subject to noise levels between 55dB – 57dB.

- Outdoor living areas for dwellings in Area A will be required to locate their outdoor living area within and adjoining the rear yard. For corner lots the area will be required to adjoin their eastern site boundary and this will also apply to any childcare centres. Dwellings in the NCZ will be required to locate their outdoor living area (including balcony, patio or roof terrace) so that it does not orient towards the LIZ.
- A covenant registered on the Records of Title of properties created within the residential zones would help set expectations for incoming residents, create awareness of the potential noise effects from Pukekohe Park. It would also ensure all prospective residents are informed of the nature, frequency and duration of noise levels that may be experienced on-site. I note that the use of covenants for mitigation purposes in PPCs is a private matter and is not required by the RMA.

As a mitigation package, the bulk of the interventions are accepted and contained in the precinct provisions. The assessment by Styles Group confirms that the future noise sensitive activities within the site will experience reasonable levels of noise and not contravene s16 (Duty to avoid unreasonable noise) of the RMA. It is noted that this conclusion is subject to the mitigation measures being followed which is accepted. However, the covenant recommendation is not a precinct provision and will be addressed at the time of development/subdivision.

6.11.2 OTHER MITIGATING FACTORS

Other matters that are relevant to the noise environment and addressed in the acoustic assessment are discussed below:

- The motorsport noise standards for Pukekohe Park are contained within Table I434.6.1.1 of Chapter I434 Pukekohe Park Precinct. Whilst this table outlines the maximum frequency, volume and duration of motorsport events, across the year it is unlikely that Pukekohe Park will be used to its full extent.
- The acoustic assessment notes that “the maximum permitted level of noise effects is unlikely to be reached on many motorsport days, and especially for the Category B and C days. The limitations include rain, less than a full field of race cars, breaks in the race across the day and warm and practice sessions generating less noise than the racing itself.”
- The acoustic assessment notes that “the computer noise modelling process assumes that the meteorological conditions enhance the propagation of noise in all directions away from the PPP including towards the PPC Site. It is likely that there will be a considerable number of motorsport days where the meteorological conditions may impede propagation of noise towards the PPC Site. Meteorological conditions that impede the propagation of noise towards the PPC would be present when winds blow generally from the east, (NNE to SSE). Based on our experience in Auckland, winds generally from the east are relatively common in Auckland during the summer months... Given that motorsport is most-commonly undertaken during the summer months also,

the likelihood of meteorological conditions reducing the motorsport noise levels into the PPC Site are considerable”

6.11.3 REVERSE SENSITIVITY

Reverse sensitivity is addressed in Objective I434.2(1) and Policy I434.3(5) of the Pukekohe Park Precinct (“**PPP**”). Based on the acoustic report, Styles Group are able to conclude that the noise levels that receivers on the PPC site will be exposed to will be no greater than reasonable. The previous comments on noise effects and how these can be mitigated shows that the PPC will not constrain the ability of Pukekohe Park to function in line with the PPP.

6.11.4 SUMMARY

In summary, it is considered that the combination of the proposed zoning pattern and the precinct provisions (**Appendix D**) are sufficient to manage any potential noise and reverse sensitivity effects. The approach to managing noise effects in this instance is comparable with established approaches such as that implemented for the residential areas surrounding the Auckland International Airport.

6.12 LAND CONTAMINATION EFFECTS

With regards to the previous land uses and potential constraints on development it is mentioned in the Riley Consultants contamination assessment for the PPSP that the land is “*likely to be suitable for residential development subject to a PSI and/or DSI*”. On this basis, it is considered that potential land contamination effects do not constrain the ability for the land to be rezoned as per the PPC. These matters can be addressed at consenting stage.

Whilst the contamination assessment is high-level, it is considered that it provides a suitable basis to support the rezoning of the site. The Riley Consultants land use plans do identify historical land uses with potential contamination risks. However, as per the recommendation of the assessment these matters can be addressed at the consenting stage through the provision of a PSI or DSI.

The aforementioned approach is consistent with the administration of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011). The PPSP assessment does not preclude the land from being rezoned with further investigations able to be

provided at consenting stage. This will allow for any potentially contaminated land to be identified and appropriate remediation measures devised before actual development occurs.

6.13 HERITAGE EFFECTS

To support the PPSP, a historic heritage assessment was commissioned internally by Council’s own built/historic heritage specialists. A review of the assessment (and its appendices), the AUP-OP and relevant archaeology/heritage databases (ArchSite and Heritage NZ) reveals that there are no recognised heritage or archaeological features on or near the site.

In light of this, it is concluded that the potential for effects on such features is limited. Whilst the PPC seeks to enable significant changes to the site, these are generally in-line with the PPSP and as the FUZ land has been previously earmarked for development such changes are anticipated. If any heritage items/sites are uncovered these will be subject to the Accidental Discovery Protocols of the AUP-OP and the Heritage New Zealand Pouhere Taonga Act 2014.

6.13.1 ALIGNMENT WITH PPSP HISTORIC HERITAGE REPORT

The historic heritage report prepared for the PPSP outlines opportunities for Pukekohe-Paerata. An assessment of how these are addressed is provided below.

TABLE 6-6: COMMENTS ON PPSP HISTORIC HERITAGE REPORT

ISSUES	OPPORTUNITIES	COMMENTS
Places with potential historic heritage value are unidentified or unrecorded	Compile and prioritise a study list of unidentified and unrecorded places based on site visits, thematic studies and community and iwi consultation	This is not a relevant PPC matter and has already been addressed in the PPSP which did not identify any historic heritage sites/features on the site.
	Update non-statutory databases to ensure robust record-keeping	
The area has been identified for future urban development. This leaves vulnerable the rural landscape and historic context.	Progress places and areas on the study list for further research, and where warranted, formal protection	This is not a relevant PPC matter. No historic heritage sites/features have been identified on the site.
	Consider ways that historic heritage places and values can shape and enhance new development and be incorporated meaningfully within it (e.g. through place-naming,	These matters can be addressed at later development stages when detailed designs for the site are proposed.

ISSUES	OPPORTUNITIES	COMMENTS
	<p>interpretation, colour scheme, design references, etc)</p> <p>Urbanisation will irretrievably alter the rural environment. Consider ways to recognise and incorporate this legacy into new development through heritage interpretation (e.g. story sticks, photo panels, artworks, heritage walks, etc)</p>	
<p>The interface between “upzoned” areas and surrounding areas could have negative impacts on the setting and context of historic heritage places outside the study area</p>	<p>Consider introducing design guidelines or controls that help shape development in sensitive areas (e.g. a “buffer” or height and density controls between areas with intensive zoning and their surroundings)</p>	<p>There are no historic heritage places in the immediate locality outside of the site that might be affected by the proposed zoning. Therefore, no specific design guidelines or controls are necessary. Future development will be subject to the precinct provisions (Appendix D) and the relevant chapters of the AUP-OP.</p>
<p>The community may be unsure about the amount of change proposed for this area and the impacts it may have on the places they value</p>	<p>Engage with the community, iwi and key stakeholders and involve them in local area planning (e.g. structure plan) and any decisions on the timing and location of future zoning. Find out what places are valued and why – respect these local values when planning new development</p>	<p>The community, iwi and key stakeholders have previously had the opportunity to be involved in the structure planning process.</p>

6.13.2 SUMMARY

In summary, any heritage effects will be limited. There are no recognised heritage sites/items on the site or in the immediate locality that could reasonably be affected by the PPC. If such features are discovered there are established processes (Accidental Discovery) in place to ensure that appropriate protection is provided. As for the PPSP heritage report, many of the opportunities are not relevant to the plan change process as they are more specific to later development stages

6.14 POSITIVE EFFECTS

The primary positive effects from the PPC will be enabling the expansion of Pukekohe providing for the future growth of the town whilst maintaining a compact urban form. The proposed zoning and overarching precinct enable future development that responds to the underlying context of the site and that will deliver quality environmental outcomes. In turn, the PPC will support the aspiration for Pukekohe to develop into a satellite town as outlined in the Auckland Plan 2050.

6.15 OVERALL SUMMARY OF EFFECTS

As demonstrated in the previous sections, the actual and potential effects that may arise from the PPC have been duly considered. This has been done with support from the reports/assessments prepared by the various technical experts. To support the assessment, reference has been made to the desired opportunities/outcomes contained within the technical reports supporting the PPSP to evidence the general alignment of the PPC with the structure plan.

In summary, the PPC is considered to be a beneficial proposal that will produce positive effects for the Pukekohe community and their ability to provide for their social, economic and cultural well-being. Any adverse effects from the PPC are considered to be appropriately managed by the proposed precinct provisions/plan as well as the existing provisions in the AUP-OP.

7 ASSESSMENT OF STATUTORY AND NON-STATUTORY DOCUMENTS

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).

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

7.1 RELEVANT STATUTORY DOCUMENTS – NATIONAL

- National Policy Statement on Urban Development 2020;
- National Policy Statement for Freshwater Management 2020.

7.2 STATUTORY DOCUMENTS – OTHER ACTS

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

7.3 RELEVANT STATUTORY DOCUMENTS – REGIONAL

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

7.4 STATUTORY AND NON-STATUTORY DOCUMENTS – OTHER

- Auckland Plan 2050;
- Pukekohe Paerata Structure Plan 2019 (“PPSP”);
- Future Urban Land Supply Strategy 2017 (“FULSS”);
- Supporting Growth – Delivering Transport Networks;
- The Ten Year Budget/Long Term Plan 2018-2028;
- Franklin Local Board Plan 2017;
- Auckland Transport Alignment Project 2018;
- Regional Land Transport Plan (2018-2028);
- Regional Public Transport Plan (2018-2028);
- Watercare Asset Management Plan (2018-2038);
- Stormwater Network Discharge Consent; and
- Iwi Planning Documents.

The assessment of statutory and non-statutory documents has been prepared by Tollemache Consultants and is contained within **Appendix E**.

8 CONSULTATION

Considerable consultation was undertaken prior to the lodgement of the PPC request. This comprised multiple workshops, meetings, site visits and general communication (emails/phone calls) with various parties. A summary of the consultation that transpired is enclosed within **Appendix R**. The report outlines who were consulted, when this occurred and briefly what was discussed. Where there is any relevant correspondence or meeting minutes these has been provided.

Given there was lengthy consultation on the PPSP in which the applicants were involved, this consultation is adopted as it captures the wider views of the community.

9 CONCLUSION

This report has been prepared on behalf of Golding Meadow Developments Limited and Auckland Trotting Club Incorporated who are seeking to change the Auckland Unitary Plan (Operative in Part) provisions as they relate to landholdings owned by themselves and by other neighbours in Pukekohe East. The thrust of the change sought is the rezoning of Future Urban Zone and Special Purpose – Major Recreation Facility Zone land to a mixture of residential and business zoning and the removal of the existing precinct and replacement with a new precinct.

The request and the supporting technical reports accord with the requirements of the following documents:

- Schedule 1 of the RMA;
- Section 32 of the RMA; and
- Appendix 1 (Structure Plan Guidelines) of the Auckland Unitary Plan (Operative in Part).

Reviewing the outcomes of the technical reporting and the Assessment of Environmental Effects enclosed within, it is clear that any actual or potential adverse effects can be appropriately managed. It has also been demonstrated that the request would generate numerous positive effects that would greatly benefit Pukekohe.

An evaluation of the alternative options as per Section 32 of the RMA also highlights that the objectives of the plan change request are the most appropriate way to achieve Section 5 (Purpose) of the RMA. Based on the above, it is concluded that the proposed plan change should be accepted by Council and approved.