

30 May 2023

Civix Limited
Level 8, 99 Albert St
Auckland Central, Auckland, 1010

RE: Request for feedback on a Private Plan Change at 19 Goldings Road, Pukekohe

Tēnā koutou,

The purpose of this letter is to introduce a project for a Private Plan Change in Pukekohe and ask whether you wish to provide feedback.

Civix Ltd is a Planning, Surveying and Engineering company assisting Aedifice Development No.1 Limited with a proposed Private Plan Change Application (the “application”) under the Auckland Unitary Plan Operative in part (AUP). The land subject to this application comprises of the following address:

- 19 Goldings Road (Lot 3 DP 185893)

The above site is currently located in the Residential – Mixed Housing Urban Zone, having recently been re-zoned via Private Plan Change 76. The application now seeks to rezone the land as Business – Neighbourhood Centre Zone. This zone has been applied considering the Pukekohe-Paerata Structure Plan 2019, which identified that an additional two centres are needed to support the anticipated future population within the Structure Plan area.

Under PC-76, a future east west collector road (which will intersect with Golding Road) is to be constructed across the PC area. This is required to be constructed when “any subdivision or development resulting in a cumulative total of 200 dwellings within the Precinct” is triggered, however noting vehicle volumes associated with the proposed NC Zone, the timing of this collector road construction is to be brought forward as the NC Zone will rely on this access.

At this stage, the application is in the pre-lodgement preparation stage, where plans and supporting reports are being finalised, and consultation is being undertaken with all relevant parties.

Aedifice Development No.1 Limited would be interested to hear your views on the proposal. A copy of the proposed masterplan is attached. The master plan is supported by a full suite of expert reports and plans which can be provided on request if you would like to discuss them further.

Response requested

- Can you please advise whether you wish to engage with the applicant on this project, and your preferred process to do so. This may include site walkovers, providing feedback on the proposal, or preparing a cultural impact/values assessment.
- If you do wish to be engaged, please provide a cost estimate and terms of engagement.
- If you do not wish to be engaged on this project, could you please briefly outline why. Common reasons that iwi authorities provide include:
 - The site is not within your rohe;
 - You defer to another iwi authority; or



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- o The environmental effects of the application are unlikely to cause cultural impacts of significant concern.

Please respond to this letter by contacting me directly.

My contact details are as follows:

Delilah McIntyre, Senior Planner, Civix

Email: delilah@civix.co.nz

Phone: 027 650 2280

If you would like more information before making a decision, please let me know what further information you need.

Ngā mihi



Delilah McIntyre
Senior Planner
Civix Limited