

I4XX. Golding Road Neighbourhood Centre Precinct

I4XX.1. Precinct Description

The Golding Road Neighbourhood Centre Precinct is a small 8,500m² neighbourhood centre located to the east of Pukekohe Town Centre.

The underlying zoning of land within this precinct is Business – Neighbourhood Centre Zone. For the most part, the land use activities and associated provisions for this Zone under the AUP will continue to apply to the Precinct, except where these are replaced by the relevant provisions below.

I4XX.2. Objectives [rp/dp]

- (1) Golding Road Neighbourhood Centre Precinct is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment.
- (2) Encourage the establishment of a small Village Green located on the intersection of Golding Road and the new Collector Road to facilitate a range of future opportunities.
- (3) Development is undertaken to ensure a suitable and functional landscaped edge along the Golding Road frontage, or an active commercial interface where buildings front the proposed Collector Road reserve.
- (4) Access into and out of the site is controlled to avoid unanticipated transport effects on Golding Road and the proposed Collector Road.

The overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above.

I4XX.3. Policies [rp/dp]

- (1) Require comprehensive and integrated development of the precinct in accordance with Precinct Plan 1 – Golding Road Neighbourhood Centre Precinct.
- (2) Ensure new development, buildings and significant additions and alterations to buildings are designed to:
 - (a) positively contribute to amenity values and the quality of the built environment where buildings are adjacent the Village Green or the Collector Road;
 - (b) positively contribute to a well-landscaped and visually interesting frontage along Golding Road;
- (3) Limiting access from Golding Road to that shown on the Precinct Plan, unless detailed design upgrades to Golding Road are proposed that incorporate a central flush median.
- (4) Minimise the effects of off-site disposal of stormwater through the use of sustainable infrastructure design.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I4XX.4. Activity table

The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I4XX.4.1 Activity table specifies the activity status development activities in the Golding Road Neighbourhood Centre Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

Table I4XX.4.1 Activity table

	Activity	Activity status
Use		
(A1)	Development in general accordance with I4XX Precinct Plan 1.	P

(A2)	Any development not in accordance with the Precinct Plan or not complying with the standards under I4XX.6	D
Infrastructure		
(A4)	Construction of communal stormwater devices or structures in accordance with the Stormwater Management Plan in Appendix 1.	RD
(A5)	Construction of communal stormwater devices or structures not in accordance with the Stormwater Management Plan in Appendix 1.	D
(A6)	Vehicular access onto Golding Road in accordance with the Precinct Plan	RD
Development		
(A6)	New Buildings	RD
Subdivision		
(A7)	Subdivision	RD

I4XX.5. Notification

- (1) Any application for resource consent for an activity listed in Table I4XX.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4)

I4XX.6. Standards

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I4XX.4.1. in addition to those specified below.

All activities listed in Table I4XX.4.1 Activity Table must comply with the following standards.

I4XX.6.1 Village Green

Purpose: to create a useable and flexible green space on a key intersection that identifies the Precinct entrance.

- (1) The Village Green shall be provided with a minimum area of 250m² (including 3m wide landscaped strip along the frontage of Golding Road but excluding any road widening requirement).
- (2) The Village Green may be utilised by adjacent tenancies for outdoor commercial activities.
- (3) The Village Green shall be retained in private ownership, unless Council accepts vesting for public purposes.

I4XX.6.2 Fencing of interface with Village Green

Purpose: to enable fences and walls to be constructed to a height sufficient to:

- provide developments with privacy and safety while enabling opportunities for passive surveillance of an adjoining Village Green; and
- minimise visual dominance effects to an adjoining Village Green.

- (1) Fences adjoining the Village Green, must not exceed 1.4m in height and remain visually permeable.

I4XX.6.2 Stormwater Management

Purpose: To ensure suitable stormwater mitigation and design considerations are made to reduce and mitigate stormwater effects on the receiving environment in accordance with best practice design outcomes.

- (1) Subdivision and development shall be managed in accordance with an approved Stormwater Management Plan and any granted network consent (or approved variation).

I4XX.6.3. Transport

Purpose: Mitigate the adverse effects of traffic generation on the surrounding local and wider road network and to achieve the integration of land use and transport.

(1) Road Network Upgrades

- (a) Subdivision and development (including construction of any new road) must comply with the standards in Table I4XX.6.3.X.

Table I4XX.6.3.1 Transport Infrastructure Triggers

Transport Infrastructure Upgrade		Trigger
(T1)	New east-west Collector Road from Golding Road along entire northern frontage of NC Zone, including provision for cycle facility on northern berm.	Any subdivision or development resulting in a cumulative total of 200 dwellings within the Precinct OR: 224c issuance of the NC Zone proposal
(T2)	Upgrade of Golding Road frontage adjacent to NC Zone to Collector Road standard (west side only)	Any subdivision or development within NC Zone with frontage to Golding Road

- (b) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only.

I4XX.6.4. Road Widening Setback along Golding Road

Purpose: To provide for the potential future required widening of Golding Road as an arterial road if Auckland Transport issues a notice of requirement to do so prior to 30 January 2026.

- (1) Until 30 January 2026 a 2m-wide road widening setback must be provided along that part of the frontage of the land adjoining Golding Road, as per Precinct Plan 1.
- (2) The setback must be measured from the legal road boundary that existed as at 1 February 2022. No buildings, structures or parts of a building shall be constructed within this 2m wide setback, prior to 30 January 2026 except where such buildings or structures are intended to be vested in Auckland Council.

I4XX.6.5 Landscaping

Purpose: To provide additional building setback to Golding Road which is landscaped in a manner that improves on-site amenity and reduces building intensity on the street.

- (1) A 3m deep landscaping strip along Golding Road, identified on Precinct Plan 1, must be planted in a mix of trees, shrubs or ground cover plants (including grass), excluding the area identified for vehicle access into the zone.

I4XX.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I4XX.8. Assessment – restricted discretionary activities

I4XX.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in Table I44X.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) New Buildings
 - (a) effects associated with planned-neighbourhood integration;
 - (b) effects on the streetscape and planned-neighbourhood character;
 - (c) effects of the building design and appearance;
- (2) Transport
 - (a) Safe vehicle crossings are provided through suitable design, location and review of entry / exit points.
 - (b) Surrounding road upgrades.
 - (c) Pedestrian and cycle accessibility, connectivity and integration.
- (3) Infrastructure
 - (a) effects of stormwater management;

I44X.8.2. Assessment criteria

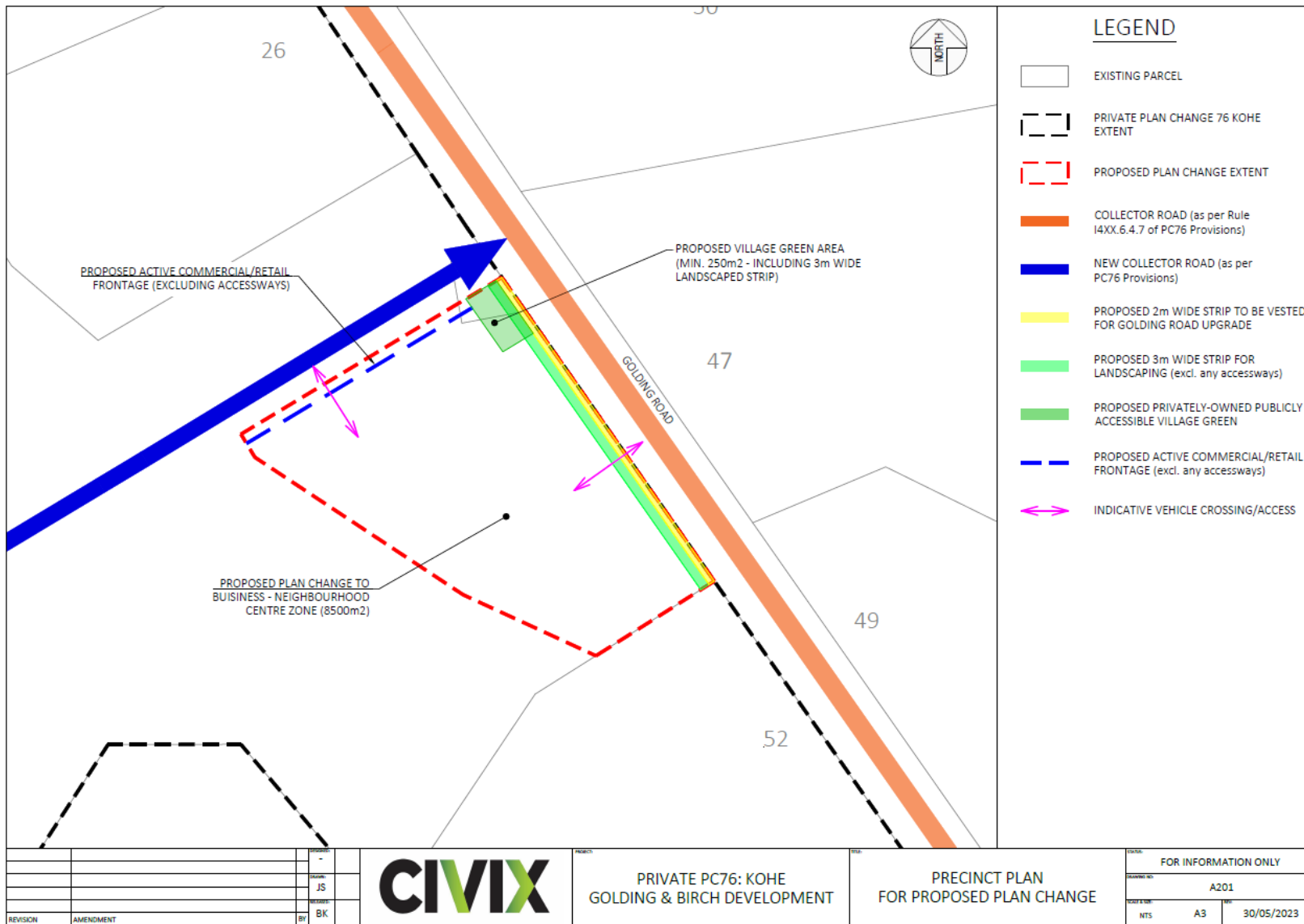
For development that is a restricted discretionary activity in the Golding Road Neighbourhood Centre Precinct, the following assessment criteria apply:

- (1) New Buildings
 - a. Refer to Policy I4XX.3. 3
- (2) Construction of communal stormwater devices or structures in accordance with the Stormwater Management Plan
 - a. whether appropriate ongoing maintenance and management systems have been arranged;
- (3) Vehicular access onto Golding Road in accordance with the Precinct Plan
 - a. Refer to Policy I4XX.3.2

I44X.9. Special information requirements

- (1) Applications for subdivision or development must be accompanied by an Infrastructure Capacity Assessment demonstrating that sufficient water, stormwater and wastewater infrastructure is available to service the proposed development.
- (2) A Landscaping Plan for the Village Green and 3.0m landscaping strip fronting Golding Road, including details on planting types, locations, permitted activities, maintenance and ownership arrangement.

I44X.10.1. Golding Road Neighbourhood Precinct: Precinct Plan 1



Appendix 1 - 1 Minimum Road Width, Function and Required Design Elements

Name	Role and function of road	Minimum Road Reserve (Note 1)	Total no. of lanes	Design Speed	Median (Note 2)	Cycle provision	Pedestrian provision	Freight or heavy vehicle route	Access restrictions	Bus Provision (Subject to Note 3)
Golding Road (interim)	Collector/Arterial (unless Auckland Transport does not issue a notice of requirement for an arterial road status on or before 30 January 2026) <i>Officers to check wording</i>	21m	2	50km/h	No	Yes	Precinct side only	Yes	Yes (where protected cycle lane or shared path)	Yes
Internal Collector Road	Collector	21m/22m (Note 5)	2	50km/h	No	Yes	Both sides	Yes	Yes (where protected cycle lane or shared path)	Yes

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

Note 2: Whilst not a general part of the road cross section, flush or solid medians may be required at intersections or crossing points on Golding Road and East Street

Note 3: Carriageway and intersection geometry capable of accommodating buses.

Note 4: Width of local roads where they adjoin open space may be modified.

Note 5: Collector Road width may be reduced to 21m if a two-way cycleway is provided on one side of the road.