

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

RPS Topic	Options	Zoning and Rules	Benefit	Cost	Effectiveness and efficiency	Risk
<ul style="list-style-type: none"> <li>Urban growth and form</li> </ul>	<p><b>Option 1:</b> Status quo – retain Residential - Mixed Housing Urban (MHU) for the plan change area</p>	<p><b>MHU:</b></p> <ul style="list-style-type: none"> <li>Medium intensity zone</li> <li>Development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments.</li> <li>Up to three dwellings are permitted subject to compliance with the standards.</li> </ul>	<ul style="list-style-type: none"> <li>Deliver more housing supply</li> <li>Consistent with the Pukekohe-Paerata Structure Plan residential zoning for the area, and therefore consistent with government and community expectations.</li> <li>Does not detract all from neighbourhood and town centres in the wider area.</li> <li>Removes the cost of initiating/ progressing through the plan change process.</li> </ul>	<ul style="list-style-type: none"> <li>Residential development in the catchment will not have as many convenient local services.</li> <li>Residents will need to travel further for local services. This has an environmental impact from increased greenhouse gases.</li> <li>Socially, the community wouldn't have a focal point and less opportunity for community activity and loss of sense of identity.</li> <li>There will be a loss of economic potential from construction of Neighbourhood Centre and long-term employment of</li> </ul>	<ul style="list-style-type: none"> <li>Efficient and effective in delivering housing typologies that are most closely aligned with the demand for the area.</li> </ul>	<ul style="list-style-type: none"> <li>The planned intensification of the area is implemented, and creates a community that is under-served, with no available land in close proximity to the catchment to develop local services in an integrated way.</li> </ul>

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				<p>staff at these facilities</p> <ul style="list-style-type: none"> <li>Future local services cannot be developed in an integrated way.</li> </ul>		
	<p><b>Option 2:</b> Business - Local Centre Zone.</p>	<p><b>Local Centre Zone</b></p> <ul style="list-style-type: none"> <li>The purpose of the Zone is primarily to provide for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets.</li> <li>Provisions typically enable buildings up to four storeys high, enabling residential use at upper floors.</li> <li>New development within the zone requires assessment so that it is designed to a high standard which enhances the quality of the</li> </ul>	<ul style="list-style-type: none"> <li>Provides local convenience needs for the planned residential intensification of the area, in particular a small supermarket which is not otherwise available outside of the Pukekohe Town Centre</li> <li>Local services are provided within walking distance or short drive of residential area.</li> <li>Local services are provided along key transport routes for good accessibility.</li> <li>Aligns with the Pukekohe-Paerata Structure Plan which identifies that</li> </ul>	<ul style="list-style-type: none"> <li>Loss of planned residential development.</li> <li>Cost associated with undertaking another plan change.</li> </ul>	<ul style="list-style-type: none"> <li>Efficient and effective in terms of aligning with Structure Plan.</li> <li>Efficient in terms of aligning with planned future upgrades of Golding Road, and the new collector Road identified in PC76.</li> <li>Effective in ensuring the planned residential intensification is supported by local services.</li> </ul>	<ul style="list-style-type: none"> <li>As the zone allows for buildings up to 4 storeys high, there is a risk that the built form will not be in keeping with the planned character of the surrounding area.</li> <li>The zone provides for activities such as department stores and retail greater than 450m2 GFA as Restricted Discretionary activities, which creates a risk that the proposed centre will detract from the Pukekohe town centre to the north west.</li> </ul>

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		centre's streets and public open spaces.	<p>another local centre is likely to be required in south- east Pukekohe.</p> <ul style="list-style-type: none"> <li>• Create additional GDP employment from initial construction and on-going operation.</li> </ul>			
	<b>Option 3:</b> Business – Neighbourhood Centre Zone.	<p><b>Neighbourhood Centre Zone</b></p> <ul style="list-style-type: none"> <li>• The purpose of the Zone is to provide residents and passers-by with frequent retail and commercial service needs, predominantly applied to corner sites or small shopping strips located in residential neighbourhoods.</li> <li>• Provisions typically enable buildings of up to three storeys high and residential use at upper floors is permitted.</li> </ul>	<ul style="list-style-type: none"> <li>• Provides local convenience needs for the planned residential intensification of the area, in particular a small supermarket which is not otherwise available outside of the Pukekohe Town Centre</li> <li>• Local services are provided within walking distance or short drive of residential area.</li> <li>• Local services are provided along key transport routes for good accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of planned residential development.</li> <li>• Cost associated with undertaking another plan change.</li> </ul>	<ul style="list-style-type: none"> <li>• Efficient and effective in terms of aligning with Structure Plan.</li> <li>• Efficient in terms of aligning with planned future upgrades of Golding Road, and the new collector Road identified in PC76.</li> <li>• Effective in ensuring the planned residential intensification is supported by local services.</li> <li>• Ensures the on-going effectiveness of the existing commercial/ retail</li> </ul>	<ul style="list-style-type: none"> <li>• The site size allows for development to be provided internally within the site, not restricted to a strip along the street, which may not align with the intention of the zone.</li> </ul>

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		<ul style="list-style-type: none"> <li>New development within the zone requires assessment in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Aligns with the Pukekohe-Paerata Structure Plan which identifies that another local centre is likely to be required in south- east Pukekohe.</li> <li>Create additional GDP employment from initial construction and on-going operation.</li> <li>Enables local commercial services at a scale and scope that avoids conflict with existing commercial/retail services in Pukekohe Town Centre.</li> </ul>		services in Pukekohe Town Centre.	
	<b>Explanation/ Summary</b>	<p>Due to recent live-zoning of residential land via PC 74, 76 and recently submitted Private Plan Change on the eastern side of Golding Road, there is now merit for a small local centre to service this residential intensification. This aligns with the Structure Plan which identified that another local centre will likely be required.</p> <p>This centre could be zoned either Local Centre Zone or Neighbourhood Centre zone. Both zones are similar, the distinction being that the LC zone provides for an overall greater scale of intensification, with provisions for buildings up to 4 storeys high, and more permissive provisions for larger format retail stores. The NC zone is preferred as it provides for less intensification of built form and smaller scale of activities, which is appropriate for the size of the site, and ensures that it does not detract from the existing Pukekohe town centre.</p>				

## Precinct Provisions

Objectives	Rules	Benefits	Cost	Effectiveness and efficiency
<ul style="list-style-type: none"> <li>Golding Road Neighbourhood Centre Precinct is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment.</li> </ul>	<ul style="list-style-type: none"> <li>Development not in accordance with the Precinct Plan or relevant standards, is a discretionary activity.</li> <li>Development of buildings, the construction of communal stormwater devices or structures, vehicular access on to Golding Road, and subdivision is a restricted discretionary activity.</li> </ul>	<ul style="list-style-type: none"> <li>The Precinct Plan with key features is required to produce an overall co-ordination of roading, open space, and commercial development, to achieve overall positive environment, economic and social effects.</li> <li>The matters of discretion/ assessment criteria will further ensure that building design and interaction with the streetscape achieves the objectives to enable development to occur in general accordance with the concept master plan.</li> <li>The matters of discretion/assessment</li> </ul>	<ul style="list-style-type: none"> <li>Additional consenting consideration.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed provisions are the most efficient and effective method for future development to be carried out in a manner that achieves the objectives of the precinct without placing restrictions on minor changes which may be deemed appropriate where they can be supported by specific assessment.</li> </ul>

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		<p>criteria for subdivision (as applicable under the Neighbourhood Centre Zone subdivision provisions) will ensure that suitable outcomes anticipated under the Neighbourhood Centre Zone will be achieved.</p>		
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Provisions provide for the minimum size of the green, specify use of the green and ownership.</li> <li>Introduce fence standard to boundaries adjoining the green.</li> </ul>	<ul style="list-style-type: none"> <li>The green space remains functional as a publicly accessible space.</li> <li>The fencing standard balances privacy of adjacent tenancies with greater opportunity for passive surveillance and activation of the green space.</li> </ul>	<ul style="list-style-type: none"> <li>Additional consenting consideration.</li> <li>More stringent fencing control than the AUP currently allows.</li> </ul>	<ul style="list-style-type: none"> <li>It is considered likely that tenancies adjacent to the green will be oriented to the open space. The provision for use of the green for outdoor commercial activities will encourage activation of the space, and the fence standard applied to the boundary provides opportunity for passive surveillance between the public/ private spaces, sufficient privacy, and opportunity for more activation to the reserve.</li> <li>As such, the application of the village green standards is effective and efficient in achieving the objective.</li> </ul>
<ul style="list-style-type: none"> <li>Development is undertaken to ensure a suitable and functional landscaped edge along the Golding Road frontage, or an active commercial interface where</li> </ul>	<ul style="list-style-type: none"> <li>Standards require a 3m landscaping strip along Golding Road.</li> <li>Any activities not in accordance with the precinct plan, which</li> </ul>	<ul style="list-style-type: none"> <li>The amenity of Golding Road is increased by the required landscaping strip.</li> </ul>	<ul style="list-style-type: none"> <li>Additional consenting consideration.</li> </ul>	<p>Identification of the landscaping strip on the precinct plan, and provision of a standard specifying the landscaping expected in the landscaping strip, is the most efficient and effective way to ensure a high-quality landscaping strip is provided, as there would otherwise be no</p>

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buildings front the proposed Collector Road reserve.	shows the 3m landscaping strip and the active commercial frontage to the Collector Road, require discretionary consent.	<ul style="list-style-type: none"> <li>Streetscape interaction is achieved along the Collector Road frontage</li> </ul>		<p>controls in relation to this under the AUP provisions.</p> <p>Similarly, identification of an active commercial/retail frontage on the precinct plan is the most efficient and effective way to ensure this is provided.</p>
<ul style="list-style-type: none"> <li>Access into and out of the site is controlled to avoid unanticipated transport effects on Golding Road and the proposed Collector Road.</li> </ul>	<ul style="list-style-type: none"> <li>Access points are indicatively shown on the precinct plan, and any activity not in accordance with the precinct plan requires discretionary consent.</li> </ul>	<ul style="list-style-type: none"> <li>As the Collector Road and Golding Road will be high-use transport routes, access will be limited to ensure safety of maintained.</li> </ul>	<ul style="list-style-type: none"> <li>Additional consenting consideration.</li> </ul>	<p>The AUP standards already limit access to an arterial road, which Golding Road is expected to be upgraded to, so these provisions reflect the restricted access expected onto a high-use road such as this.</p>