

TO: Aedifice Development No.1 Limited Date: 2 May 2023
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FROM: Amanda Naude, Mark Delaney (Viridis Limited)

GOLDING ROAD, PUKEKOHE - COMMERCIAL PLAN CHANGE

Introduction

Viridis Limited (Viridis) has been engaged by Civix Limited, on behalf of Aedifice Development No.1 Limited (ADL), to review the ecological impact of a re-zoning an 8,500 m² area at 2 & 19 Goldings Road and 53 Birch Road, Pukekohe ('the site'; Figure 1).

In late 2021, ADL submitted a private plan change application (PC76) for the site, which proposed to rezone approximately 30 ha of *Future Urban* zone to *Residential – Mixed Housing Urban* zone. As part of this application, an ecological impact assessment (EclA) was prepared by Bioreserches (2021), assessing the impact of the proposed plan change. Viridis has been informed that approval of PC76 is imminent, and ADL is seeking to apply for an additional plan change regarding the south-eastern region of the site (refer Figure 1). ADL are proposing to re-zone this portion of the site from its *Residential – Mixed Housing Urban* status (subject to PC76 approval) to *Business – Neighbourhood Centre* zone, to facilitate the construction of a supermarket, café, medical centre, retail stores and associated carparks.

Viridis has assessed the ecological impact of the proposed re-zoning, considering the ecological features present and the results of the previous EclA prepared for the site. The findings of this assessment are presented herein in this memorandum.



Figure 1. The proposed plan change area at Goldings Road and Birch Road, Pukekohe.

Existing Environment

Historical aerial imagery of the proposed plan change area indicates that the site and much of the surrounding landscape has been cleared for over 80 years (Figure 2a). In recent years, the site has been utilised for agricultural practises (Figure 2b). The previous EclA prepared for the site (Bioreserches 2021) concludes that no freshwater features are present within the proposed plan change area, and terrestrial ecology was limited to amenity plantings.

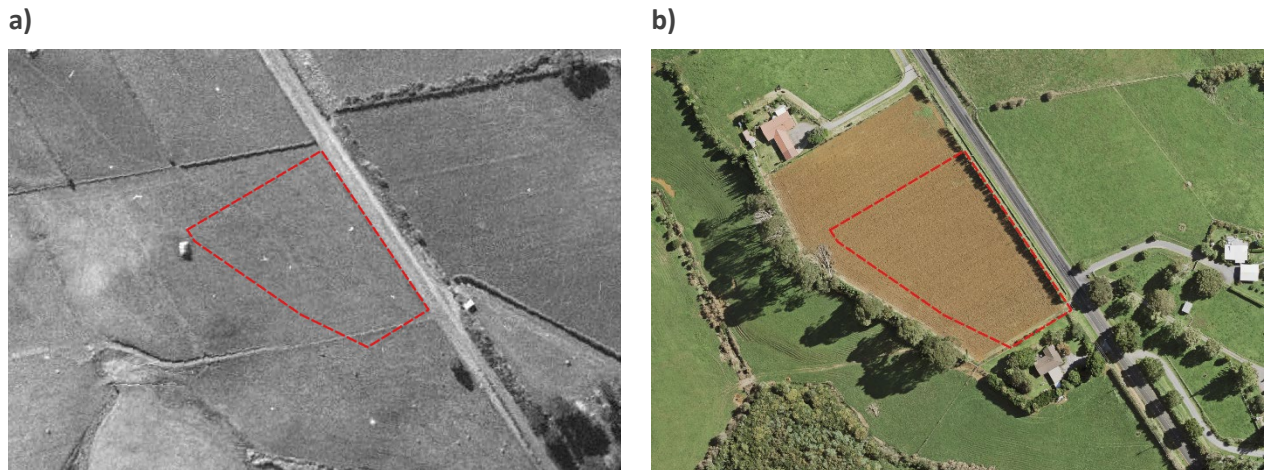


Figure 2. Aerial imagery of the proposed plan change area dated a) 1942 and b) 2017.

The author of this memorandum has visited the site on numerous occasions, most recently on 26 January 2023, and has assessed the area as having negligible ecological value. During the site visit, vegetation was limited to pasture and an exotic shelterbelt along the eastern border (Figure 3). No native vegetation was present. The area was devoid of any natural wetland indicators (e.g., hydrophytic vegetation or saturated ground), and therefore no natural inland wetlands, as defined under the National Policy Statement for Freshwater Management (NPS-FM 2020), were identified within 100 m of the plan change area. No areas within the site contained streams that met the Auckland Unitary Plan Operative in Part (AUP-OP) definitions.

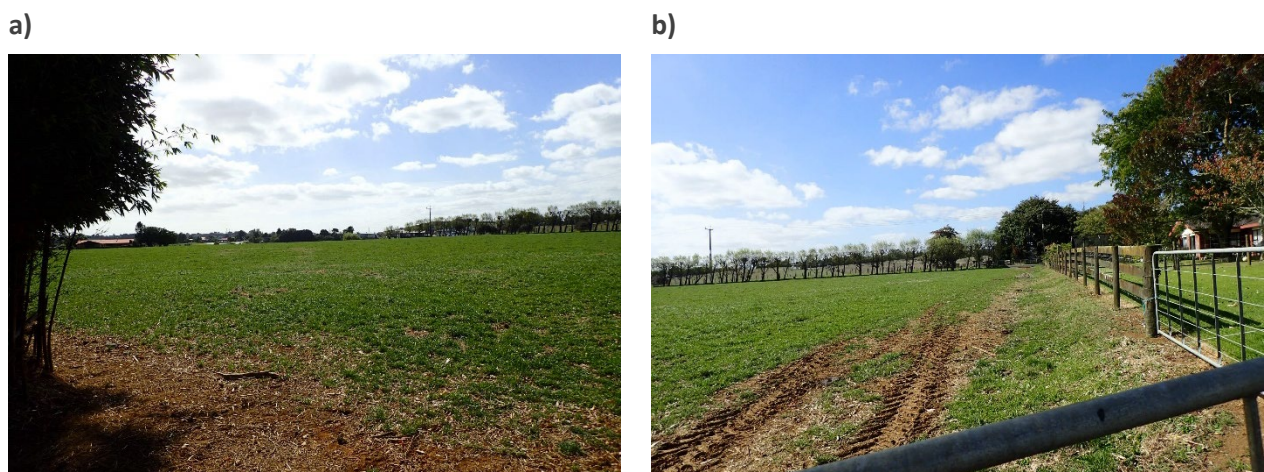


Figure 3. The proposed plan change area viewed facing a) east and b) south.

A fauna survey, which was undertaken within a patch of native vegetation located within 300 m of the plan change area, found no bats or native lizards (Bioresearches 2022). The area in which the survey was undertaken is considered high value habitat. For this reason, it is considered to be highly unlikely that indigenous fauna such as bats or lizards utilise the limited exotic vegetation present in the plan change area.

Proposed Plan Change

Under the AUP-OP, business zone rules afford the same protections for ecological features as that provided in residential zone rules. For example, the following protections shall be maintained, irrespective of the proposed re-zoning:

- Restrictions for vegetation removal and alteration remain within the Auckland-wide vegetation and biodiversity management rules (Chapter E15 of the AUP-OP).
- Rules regarding the preservation of freshwater features remain under the Auckland-wide lakes, rivers, streams and wetland rules (Chapter E3 of the AUP-OP).
- The riparian yard (or minimum setback distance) between all permanent or intermittent streams and buildings is restricted to 10 m under both the *Residential – Mixed Housing Urban* zone rules (Rule H5.6.8 of AUP-OP) and the *Business – Neighbourhood Centre* zone rules (Rule H12.6.4 of the AUP-OP).
- The maximum impervious area within a riparian yard is restricted to 10% of the riparian yard area under both the *Residential – Mixed Housing Urban* zone rules (Rule H5.6.8 of AUP-OP) and the *Business – Neighbourhood Centre* zone rules (Rule H12.6.4 of the AUP-OP).

Conclusion

Viridis considers the proposal to have no adverse impact on the ecological value of the plan change area, as the proposed re-zoning will still afford the same level of protection for ecological features on site. The findings of the existing EclA prepared by Bioresearches (2021) remains unchanged, and the ecological value of the site remains to be negligible.

References

Bioresearches 2021. Golding & Birch Private Plan Change: Ecological Impact Assessment. 63905. Report prepared for Aedifice Development No.1 Limited by Bioresearches. 12 November 2021.

Bioresearches 2022. Golding & Birch PPC – Fauna Survey. Memorandum prepared for the Aedifice Development No.1 Limited by Bioresearches. 19 April 2022.