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Level 8, 99 Albert St, Auckland

30/05/2023

Golding Road (Lot 3 DP 185893), Pukekohe

Request for Private Plan Change

AEE & Section 32 Evaluation Report

Prepared for: Aedifice Development No.1 Limited

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1. Appendices

Appendix	Document	Author	Date
1	Record of Title	-	-
2	Proposed Precinct Provisions	Civix	-
3	S32 Options Analysis	Civix	-
4	Urban Design Assessment	Ian Munro	May 2023
5	Integrated Transport Assessment	TPC	26/05/2023
6	Stormwater Management Plan Memo	Civix	12 May 2023
7	Economics Report	Urban Economics	20 April 2023
8	Geotechnical Report / Memorandum	Soil & Rock Consultants	20/10/2021
9	Ecology Memorandum	Viridis	2 May 2023
10	Concept Master Plan	Smith Architects	-
11	Plan Change 76 Decision	-	-
12	Mana Whenua Consultation Letter	Civix	XXX
13	Consultation Schedule	Civix	30/05/2023

Document Control Record

Document Issue No	Author	Reviewed by	Date
01	Delilah McIntyre – Senior Planner	Lance Hessel – Senior Planner	30.05.23

2. Application Details

Applicant	Aedifice Development No.1 Limited
Site Address	Golding Road, Pukekohe
Legal Description	Lot 3 DP185893;
Site Area	20.481 Hectares (Surveyed Area)
Statutory Plan	Auckland Unitary Plan (Operative in Part) ('AUP')
AUP Zoning	Mixed Housing Urban Zone ("MHU")
AUP Overlays and Controls	<p>Overlays Natural Resources: High-Use Aquifer Management Areas Overlay - Pukekohe Kaawa Aquifer Natural Resources: High-Use Aquifer Management Areas Overlay - Bombay Volcanic Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay - Franklin Volcanic Aquifer</p> <p>Controls Macroinvertebrate Community Index - Rural Macroinvertebrate Community Index - Urban</p>
Non-Statutory Features	Overland flow paths/ Streams

3. Executive Summary

Aedifice Development No.1 Limited (**'the Applicant'**) is requesting a plan change under the Auckland Unitary Plan Operative in part to rezone 8.5 hectares of Residential – Mixed Housing Urban (**"MHU"**) zoned land fronting Golding Road, Pukekohe to a Neighbourhood Centre (**NC**) Zone.

The application site (**'the Site'**) comprises a single existing parcel which has recently been rezoned under Plan Change 76 (**PC-76**). In addition to the rezoning approved under PC-76, an earthworks consent (REF: BUN60407719) has also been applied for across the entire PC-76 area, and approval is expected imminently. This includes the area in which the proposed NC Zone is to be established.

The plan change scheme has been prepared in accordance with PC-76, which was in turn in accordance with the Pukekohe-Paerata Structure Plan 2019 (the "structure plan").

This report provides an overview and assessment of the plan change request in accordance with Clause 21 of Schedule 1 of the Resource Management Act 1991, including:

- a. Explanation of the purpose and reasons for the proposed plan change;
- b. Assessment of environmental effects taking into account Clause 6 and 7 of Schedule 4 of the RMA; and
- c. An evaluation report prepared in accordance with Section 32 of the RMA.

The report also includes an assessment against relevant planning documents including policy statements, which is a relevant consideration under sections 74 and 75 of the RMA.

In summary, the PPC provides for a new Neighbourhood Centre to support the forthcoming development of the area, giving effect to the Pukekohe-Paerata Structure Plan, and is appropriate because:

- a. The existing Pukekohe town centre will remain the primary commercial centre and focal point for Pukekohe.
- b. The Pukekohe-Paerata Structure Plan notes that in order to service the future population anticipated throughout the structure plan area, the business land demand analysis estimates an additional two centres are needed.
- c. The timing of the proposed plan change would be able to align with the delivery of necessary infrastructure servicing.
- d. The environmental effects of the proposed plan change have generally been assessed under PC-76 in terms of urbanisation of the land, and no significant adverse effects will result, with effects being acceptable overall.
- e. The evaluation report has demonstrated that the proposed zoning and precinct provisions, together with the existing AUP provisions, are the most efficient and effective way of meeting the objectives of the proposed plan change, which achieve the purpose of the RMA.
- f. The proposed plan change will also be in accordance with, and give effect to, the relevant planning documents.

4. Site and Locality Description

4.1. Site Description

The existing site comprises approximately 20 hectares of land in Pukekohe, and is irregular in shape noting it is bound by East Street to the north, Golding Road to the east, Ngahere Road to the west and Birch Road to the south. The area subject to this plan change will be an area of 8,500m², bounded to the east by Golding Road, and to the north a yet to be constructed Collector Road as shown on Precinct Plan 1 discussed further below.

The subject site has the following description:

Address	Legal Description	Site Area	Ownership
Golding Road, Pukekohe	Lot 3 DP185893	20.481 ha	Applicant

The Site is on the outskirts of Pukekohe within the Rural Urban Boundary (RUB).

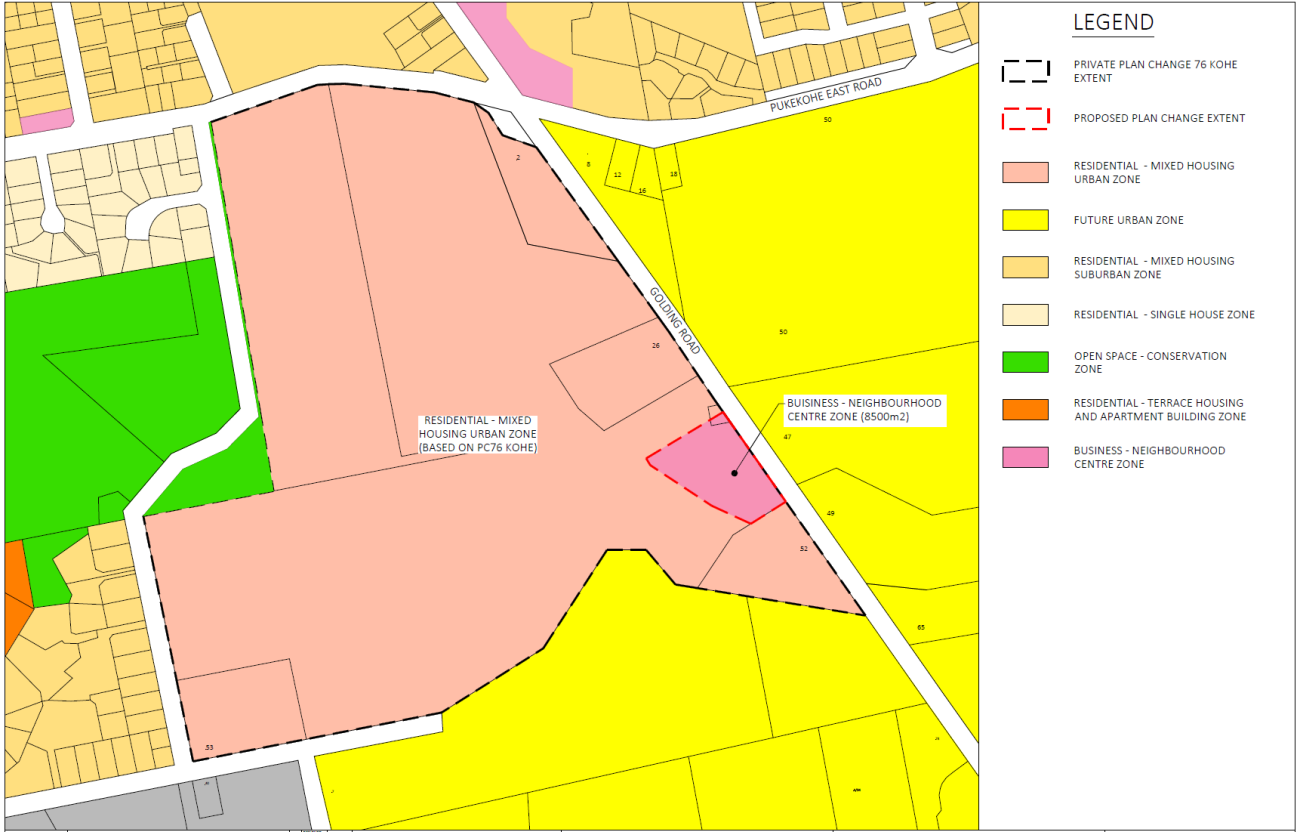




Figure 3 – Aerial of Plan Change Area

4.2. Vegetation

Vegetation across the site comprises mostly grass pasture. The land subject to the PPC currently comprises pasture, a shelterbelt of large trees along the south western boundary and hedging along the Golding Road frontage, and has historically been used for traditional horticultural and agricultural activities.

4.3. Catchments and Watercourses

Open watercourses identified as permanent streams ID 46902, 46956 and 53047 on Council GeoMaps traverse the wider site outside the PPC area and originate at the southern and eastern borders of the site.

Neither of these watercourses extend through the area subject to the PPC, therefore there are insignificant effects as a result of this PPC.

4.4. Transport Networks and Access

4.4.1 Road Network

The site abuts an arterial road (East Street) along its northern boundary. As such, the main existing access opportunities for the PPC area at present are via Golding Road, also being the practical access as the PPC area has frontage along Golding Road.

Golding Road

Golding Road is classified as a local road under the AUP and follows north-south axis between East Street and Logan Road. In the vicinity of the subject site it currently provides access to a small number of rural residential properties. Golding Road has a sealed width of around 7 metres in the vicinity of the subject site, providing one traffic lane in either direction. To the south of its intersection with East Street / Pukekohe East Road, the 70km/hr speed limit transitions to 100 km/hr, which reflects the rural environment along its length.

Under PC-76, standard *14XX.6.4.7 – Road Widening Setback along Golding Road* provides 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. Until 30 January 2026 a 2m-wide road widening setback must be provided along the frontage of the land adjoining Golding Road. If Auckland Transport does not issue a notice of requirement prior to 30 January 2026, or otherwise advises before this time, Golding Road will have collector road status.

Future East West Collector

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.

4.4.2 Pedestrian Accessibility

In terms of footpath provisions on the existing road network, continuous pedestrian footways are provided along East Street, Birch Road and Station Road, providing convenient access between the NC Zone and the centre of Pukekohe, including the railway station.

Notwithstanding the pedestrian pathways provided at approximately 2km to the centre of Pukekohe and 1.5km to the Train Station, it is likely the pedestrian pathways will be utilised for local residents walking to the NC Zone, with occasional use to the aforementioned centres.

4.4.3 Cyclist Accessibility

Parts of East Street between the subject site and the centre of Pukekohe have painted shoulders to cater for cyclists. While there are no dedicated cycle facilities or provisions along other roads in the immediate vicinity of the site, the current light levels of traffic along Ngahere Road and Birch Road make these routes safe and attractive for cycling for those who choose to travel by this mode.

4.4.4 Public Transport Accessibility

The eastern side of Pukekohe, to the east of the North Island Main Trunk Rail line, is currently served by the Bus Route 391, which provides an orbital route connecting the town centre and Railway Station with the north-eastern part of the town. The nearest bus stop to the subject site is located around 300 metres to the west on East Street.

The subject site is also located within 800m of Pukekohe train station, which can be accessed via Birch Road at the southwestern end of the site. At present, rail services operating from Pukekohe railway station are limited

to diesel shuttle services between Pukekohe and Papakura, which operate at a frequency of 3 trains per hour during peak periods and hourly at other times. From Papakura, interchange opportunities are available with Southern Line services provide an onward connection to Britomart and the wider Auckland network.

4.5. Infrastructure Servicing

4.5.1 Stormwater

Council Geomaps indicates the site is currently not served by existing public stormwater infrastructure. However, under PC76 a stormwater management plan has been prepared that outlines an integrated stormwater management approach seeking inclusion in the Region Wide Stormwater Network Discharge. The SWMA includes provisions of drainage reserves, wetlands for runoff from public roads, and retention tanks for future dwellings.

4.5.2 Wastewater and Water Supply

Council Geomaps indicates that the site currently is not serviced by public wastewater network. The Site catchment will require a new local wastewater pump station located at the lowest point in the catchment for wastewater servicing. This has been accounted for as part of the PC76 proposal, which shows the wastewater pump station in the north-west corner of the Site.

Water supply is available along Golding Road and a minimum size of 250mm ID watermain will be required to be extended along Golding Road.

4.6. Contamination

A Preliminary Site Investigation (PSI) for the Site was undertaken by Soil & Rock Consultants, dated 22nd October 2021.

Based on the PSI, the following activities (Hazardous Activities and Industry List [HAIL] activities) were identified as having occurred, or potentially occurred at the Site, and are potential sources of contamination:

- Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds;
- Engineering workshops;
- Closed landfill area (associated with Roosevill Park) situated at the north-western corner which extends into the northern road reserve;
- Area subject to horticulture use within the south-eastern section of the site (fronting Golding Road);
- Potential contamination from possible Asbestos / Asbestos Containing Materials (ACM) and possible lead-based paints in historical buildings; and
- Undocumented fill.

A bulk earthworks consent (BUN60407719) that extends across the entire PC-76 area, including that within this PPC, is expected to be approved imminently and includes consent for soil contamination under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Further detailed investigation is not considered to be necessary for the PPC because farming can continue under existing use rights and any future development within the proposed neighbourhood, beyond the works covered by BUN60407719, will require consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

4.7. Geology

A geotechnical assessment for the wider Site was undertaken by Soil & Rock Consultants, dated 20th October 2021.

The topography generally slopes down at inclinations less than 14° toward a north draining gully which runs through the approximate centre of the site and exits the site at the northwest corner. There are four areas where the ground slopes are moderately steep, and a smaller area adjacent to Ngahere Road which extends into the site where the ground is steep.



Figure 5 – Plan indicating the topography/ slope across the Site. Source: Soil&Rock Consultants

Several areas of shallow slope instability were observed across the Site in the form of small-scale slips/scarps and hummocky ground surfaces. All observed indicators of shallow instability were within the moderately to steeply sloping land. These have likely been exacerbated by stock movement.

The natural soils underlying the Site are shown to comprise tuff/ash deposits of the South Auckland Volcanic Group. Surface evidence of fill material has only been identified within the landfill area of the Site, but local deposits of fill are highly likely within areas where historical structures were located. It is likely that gullies, overland flow paths and the pond/wetland contain Holocene age, poorly consolidated alluvial deposits (gully alluvium).

The Site was identified as being potentially affected by natural hazards of subsidence, bank erosion, sheet erosion and slippage. The main geological constraint is the landfill area within and directly adjacent to the site which presents a need to be addressed in both engineering design and construction methodology.

All areas shown in red and pink in the below figure meets the AUP definition for 'land which may be subject to land instability', while the rest of the land does not meet this definition.

The land contained within this PPC does not meet the definition of 'land which may be subject to land instability'.



Figure 5 – Plan indicating the areas of instability across the Site. Source: Soil&Rock Consultants

4.8. Archaeology and Built Heritage

A Preliminary Archaeological Assessment for the site was prepared by Clough & Associates, dated September 2021. This involved a historical survey, archaeological background review, consideration of the physical environment, and field assessment.

No previously recorded archaeological sites are located in the site area and no unrecorded archaeological sites were identified during the survey for this preliminary assessment.

4.9. Surrounding Environment

The surrounding area to the east and south is generally characterised by rolling pastoral land with streams and drainage channels, and single dwellings on most parcels. To the west and north, the land is characterised by open space and residential areas on the outskirts of Pukekohe. The remains of two former tuff rings are located in the area between Pukekohe and the Pukekohe East explosion crater being Roosevelt Tuff Rings north and south. There are large flood plains, wetlands and overland flow paths feeding from the small drainage channels and streams on the neighbouring properties.

The Pukekohe Town Centre (with Business zoning) which includes the train station, is located approximately 1km west of the site. The area immediately surrounding the town centre is urbanised and has live zoning, while periphery land within the Rural Urban Boundary of Pukekohe-Paerata remain mostly Future Urban Zone. The site directly adjacent to the north-east of 2 Golding Road at the corner of Belgium Road and Pukekohe East Road (3 Pukekohe East Road) is partly zoned Business – Neighbourhood Centre. It could be anticipated that future neighbourhood centre uses are established there.

In the wider transport context, the site connects to Pukekohe town centre and State Highway 1 via East Street / Pukekohe East Road.

5. Description of the Plan Change Request

5.1. Purpose

The purpose of the Plan Change is principally to rezone approximately 8,500m² of land from Residential - Mixed Housing Urban Zone to Neighbourhood Centre Zone. This is to allow for a new neighbourhood centre to be established within a wider area of Pukekohe Central-East that has been, or is currently being, live-zoned from Future Urban Zone to Residential zones.

The site is located on the eastern side of the recently approved PC-76. PC-76 aligned with The Future Urban Land Supply Strategy 2017 (**FULSS**) which identified the site to be development ready in the 2nd half of Decade One, 2023-2027, and the Pukekohe-Paerata Structure Plan 2019 (the '**Structure Plan**'). The PPC further aligns with the Structure Plan, which notes that in order to service the future population anticipated throughout the structure plan area, the business land demand analysis estimates an additional centre is needed, such as that proposed.

Due to the traffic volumes associated with the proposed NC Zone, the future east west collector road (which will intersect with Golding Road) identified in PC-76 is to be constructed across the PC area, to support the future development enabled by the PPC.

5.2. Amendments to the Unitary Plan Zoning Maps

The land currently zoned Residential - Mixed Housing Urban within the PC area is proposed to be rezoned to Business - Neighbourhood Centre Zone. No other zoning is being proposed.

5.3. Amendments to the Unitary Plan Overlays and Controls

The existing Aquifer Overlays and Macroinvertebrate Controls applying to the site are proposed to be retained.

All relevant Auckland-wide and zone rules would apply to future development within the Plan Change area.

5.4. Precinct Plan

The PPC introduces a new Precinct – Golding Road Neighbourhood Centre Precinct. This includes a precinct plan that shows a proposed village green, landscaping strip along Golding Road, and an active commercial frontage adjacent to the proposed collector road.

The Precinct Plan provisions seek to:

- Require development to be undertaken in accordance with the Precinct Plan.
- 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.
- Ensure a suitable and functional landscaped edge along the Golding Road frontage.
- Require an active commercial interface where buildings front the proposed Collector Road.
- Control access to Golding Road and the proposed Collector Road.

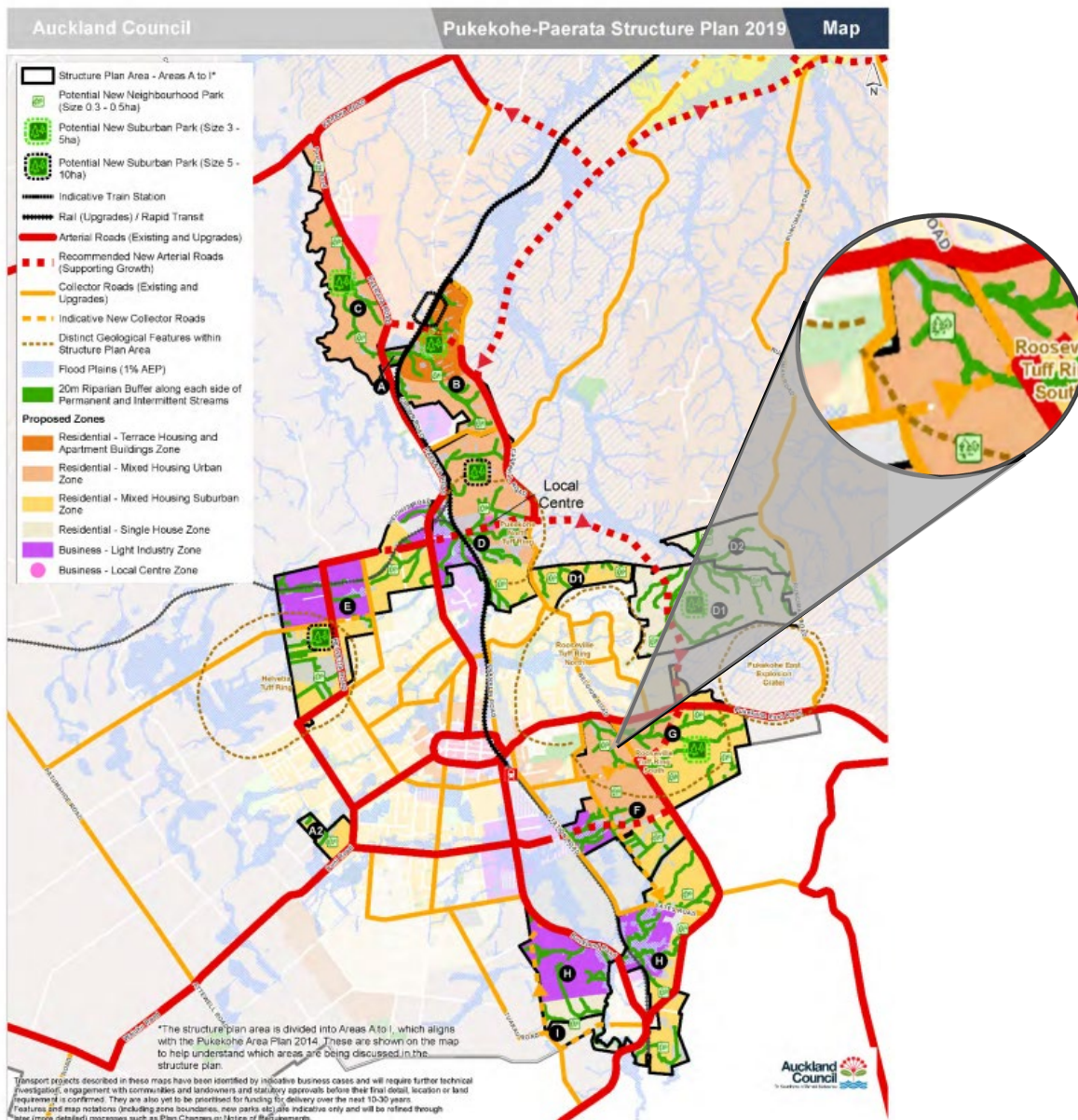
6. Pukekohe-Paerata Structure Plan 2019

The Pukekohe-Paerata Structure Plan was prepared following a process including analysis of opportunities and constraints, consultation, analysis of feedback and technical information. The structure plan has been prepared under the relevant provisions of the Local Government Act 2002 and in accordance with the structure plan guidelines as set out in Appendix 1 of the AUP. The structure plan is intended to form the basis of plan changes to enable the delivery of additional housing and employment opportunities.

Structure plans provide a detailed examination of the land including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards. They should identify, investigate and address the potential effects of urbanisation and development on natural and physical resources in the structure plan area and in neighbouring areas, particularly those that have been scheduled in the AUP in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character. A structure plan is therefore an appropriate foundation for a plan change process to rezone land.

The Site falls under 'Area F' of the Structure Plan.

Map 1: Pukekohe-Paerata Structure Plan 2019: Structure Plan Map



The Structure Plan indicates that the Site will accommodate the following:

- Residential – Mixed Housing Urban zoned land
- 20m Riparian Buffer along each side of Permanent and Intermittent Streams
- Potential New Neighbourhood Park (Size 0.3-0.5ha)
- Flood Plains
- Collector Road upgrade/ connection from Birch Road through to Golding Road

The northern part of Area F is proposed to be zoned Residential – Mixed Housing Urban (medium to high density) in the Structure Plan, to reflect its proximity to the existing Pukekohe Town Centre.

The below summarises key aspects of the Structure Plan as it relates to the Site, and how the PPC aligns or differs from the Structure Plan.

6.1. Issues and Overview

Key issues raised in the 2019 Pukekohe-Paerata Structure Plan consultation were:

- Development timing and staging
- Transport issues
- Zoning
- Productive soils
- Riparian buffer
- Flooding, stormwater and runoff
- Urban/rural interfaces and zone interfaces
- Retention of tuff rings
- Importance of connectivity

6.1.1. Landscape and Natural Environment

While the Structure Plan identifies a degraded stream (Pahurehure Inlet) on site that requires consideration and riparian buffers, and native bush to be protected, the PPC area is not subject to any natural features or landscape value of any significance, as the area is currently in pasture, with no waterways passing through this section of the site or areas of native bush. As such, the proposal aligns with the structure plan.

6.1.2. Open Space

The Structure Plan shows a potential open space network to meet the future community's diverse needs. This includes 26 neighbourhood parks, which are located within walking distance of residential areas. The Site is shown to have a 'Potential New Neighbourhood Park'. The PPC includes a 250m² village green, which will be publicly accessible and may be used by adjacent tenancies for commercial outdoor activities. While this will be privately owned, the precinct provisions provide for it to be vested for public purposes if Council accepts.

It is notable that while the Structure Plan Shows a 'Potential New Neighbourhood Park' within the wider application site, there were no requirements to provide this under the Council's Parks assessments of the PC-76 proposal, likely due to the proximity of the site to Roseville Park to the west.

6.1.3. Mana Whenua

Four iwi with mana whenua customary interests over the structure plan area have actively been engaged with the council. They are Ngāi Tai Ki Tāmaki, Ngāti Tamaoho, Ngāti Te Ata and Te Ākitai Waiohua. Huakina Development Trust has also been involved with this engagement. Feedback from mana whenua with regards to the structure plan includes:

- riparian buffers;
- protecting floodplains from inappropriate urban development;
- recognise values of geological features and indigenous vegetation, and consider these in future planning and development;
- where possible proposes lower density residential zones in areas that have a higher occurrence of streams or steeper terrain;
- encourage use of Te Aranga Māori Design Principles throughout future planning and development; and
- recognises opportunities to integrate future open space, potential greenways/local paths, the proposed riparian buffers along permanent and intermittent streams, and areas subject to floodplains.

The PPC takes into account the above, and iwi groups have also been engaged and invited to provide specific input into the PPC.

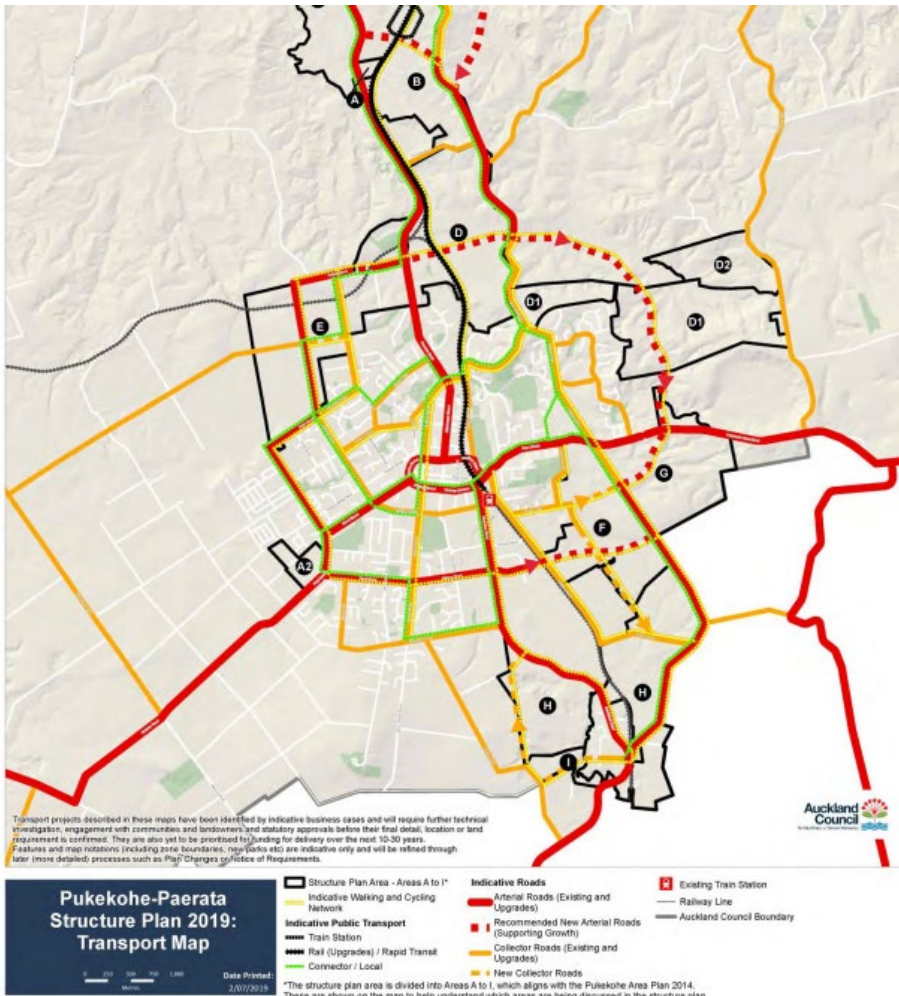
6.1.4. Transport

Public consultation indicated that transport was a significant issue for the Pukekohe-Paerata community. There are significant challenges in provision of transport infrastructure for the south. This includes transport within Pukekohe-Paerata and connections to other parts of Auckland and beyond.

The Structure Plan was supported by an Integrated Transport Assessment (ITA), covering both the Pukekohe-Paerata and Drury-Opāheke Structure Plan areas. The purpose of the ITA was to identify the proposed arterial and collector road network at a high level, along with the public transport network and active mode network to support the future growth in line with the two Structure Plans.

With regard to the Site, 'Map 5: Pukekohe-Paerata Structure Plan 2019: Transport Map' shows:

- Indicative walking and cycling network along the section of Golding Road adjacent to the PPC area.
- A New Collector Road proposed from Birch Road through to Golding Road, to the south of the PPC area.
- Connector/ Local public transport (bus) routes are indicated along Golding Road.



As stated in the PPSP (pg. 63), “The collector roads shown on the draft structure plan are indicative only. The purpose is to provide guidance and show a general ‘intent’ as to where roads could connect through to other strategic links and support future growth ... The exact form and location of the collector roads will be determined through future plan changes and at the time of subdivision of the land for development.”

The proposed Precinct Plan provides for the collector road to the north of the PPC area, rather than to the south, which is consistent with PC76.

6.1.5. Hazards

Flooding, geotechnical and land contamination hazards/ risks are identified in the Structure Plan area, however the PPC area is not subject to any of these hazards.

6.1.6. Stormwater

The Paerata Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan (SMP) provides guidance on how a water sensitive design can inform development location, patterns and form in the Pukekohe-Paerata area. The SMP seeks to achieve the following outcomes:

- Protecting and enhancing permanent and intermittent streams, including (but not limited to) the use of greenways, stream bed and bank shaping and grading, riparian buffers and controls to manage runoff.
- Apply hydrological mitigation to minimise hydrological impacts on streams within and downstream of the Pukekohe-Paerata structure plan area.

- Require on-site or communal treatment train approach to ensure water quality of the sensitive receiving environments is not impacted.
- Apply the flood risk management hierarchy (supported by the Auckland Unitary Plan).
- Avoid locating development in floodplains.
- Where infrastructure has to cross floodplains, ensure that floodwater conveyance is provided for.
- Where required, provide flood risk attenuation.

Opportunities include:

- protecting flood plains and controlling or mitigating the adverse effects of flooding to protect health and safety of the public and ensure future resilience to flooding.
- hydrology mitigation to provide baseflow, reduce potential stream erosion, improve water quality and maintain/enhance stream health
- protect and maintain major overland flow paths as part of flood management
- protect and enhance the stream network through protecting permanent and intermittent streams and wetlands, removal of on-line farm ponds, riparian planting and fish barrier removal
- locating water sensitive infrastructure (such as infrastructure that uses bioremediation) next to streams where possible to improve ecological linkages and public amenity.

As part of PC76 an SMP was prepared, and the PPC aligns with this accepted plan.

6.1.7. Interfaces and Linkages

The Structure Plan states that future plan changes will need to consider how interfaces and linkages between and within the structure plan areas and adjacent land are addressed in certain situations, including the following which are relevant to the PPC:

- between new parks and residential areas
- whether it is appropriate to use public roads as a buffer between residential and rural land uses (encouraged by the Pukekohe Hill Precinct under the Auckland Unitary Plan)
- consideration of controls relating to buffers, screening, landscaping, setback and roading layout
- Whether land use and future street layouts promote healthy lifestyles. That is, a land use mix and street layout that encourages walking, cycling and other forms of active transportation and recreation.

The above have been considered, particularly as part of developing the Proposed Precinct Plan, and also as part of Ian Munro's Urban Design Assessment.

6.2. Alignment between the PPC and the Structure Plan

The PPC aligns with the Structure Plan for the following reasons:

1. The Structure Plan identifies that an additional local centre may be needed somewhere in the vicinity of the PPC, depending on development of other centres and increase in residential zoning in south-eastern Pukekohe. As such, the PPC meets this requirement, and will support the increased residential zoning that has recently been live-zoned;
2. While the PPC does not provide the Collector Road continuing on from Birch Road eastward connecting to Golding Road exactly as shown on the plan, the PPC shows it to the north. This arrangement is consistent with that approved under PC76;

3. The PPC takes into account the opportunities and management approach of the The Paerata Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan, as it aligns with that SMP provided in PC76.

Overall, the PPC is consistent with the vision and outcomes identified in the structure plan. The proposed rezoning and Precinct Plan provisions would provide for local convenience needs to surrounding land in a manner that does not undermine the primary commercial focus of the Pukekohe Town Centre, yet provides the opportunity for small scale employment opportunities, provision of local services, reduced travel demand and provides integration with the emerging residential development in the area.

6.3. Auckland Unitary Plan Appendix 1: Structure Plan Guidelines

Policy B2.2.2(3) of the Regional Policy Statement states, “Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines”. The following assessment demonstrates that the PPC has been prepared following a Structure Plan that accords with the Structure Plan Guidelines at Appendix 1 of the AUP.

As demonstrated above, the PPC has been prepared in accordance with the Pukekohe-Paerata Structure Plan, however this was prior to the National Policy Statement on Urban Development 2020 (NPS-UD) and National Policy Statement for Freshwater Management 2020 (NPS-FM) came into effect.

6.3.1. External documents to be taken into account

Section 1.3 of the Structure Plan Guidelines requires that the listed external documents be taken into account. The Pukekohe-Paerata Structure Plan 2019 was prepared with consideration of the following external documents:

- a. Auckland Plan 2050
- b. Pukekohe Area Plan 2014
- c. National Policy Statement for Freshwater Management 2014
- d. National Policy Statement on Electricity Transmission 2008
- e. National Policy Statement on Urban Development Capacity 2016
- f. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- g. Treaty settlement legislation and Iwi planning documents
- h. AUP(OP) including the regional policy statement
- i. Auckland Council 10-year Budget Long-term Plan 2018-2028
- j. Franklin Local Board Plan 2017
- k. Supporting Growth programme
- l. Regional Land Transport Plan 2018-2028
- m. Regional Public Transport Plan 2018
- n. Watercare Asset Management Plan 2016-2036
- o. Other Auckland Council plans and strategies including Low Carbon, Urban Forest, and Indigenous Biodiversity.

It is clear from this list, that that the Pukekohe-Paerata Structure Plan 2019 appropriately addressed Section 1.3 of the Structure Plan Guidelines.

Some of the above documents have been updated or amended since the Pukekohe-Paerata Structure Plan 2019 was prepared. In this regard it is noted that the National Policy Statement on Urban Development Capacity 2016 is now replaced with the National Policy Statement on Urban Development 2020 (NPS-UD), and the National Policy Statement for Freshwater Management 2014 replaced with the National Policy Statement for Freshwater Management 2020 (NPS-FM). The Structure Plan also recognised that Ministry for the Environment started work on the Proposed National Policy Statement for Versatile and High-Class Soils.

The updated documents are discussed under Section 7.1.1, 7.1.2 and 7.1.4 of this report below. The Structure Plan and PPC are considered to be generally consistent with these documents.

6.3.2. Matters to identify, investigate and address, and external documents to be taken into account

Section 1.4 of the Structure Plan Guidelines requires that a structure plan is to identify, investigate and address the matters set out below:

- a. Urban growth
- b. Natural resources
- c. Natural and built heritage
- d. Use and activity
- e. Urban development
- f. Transport networks
- g. Infrastructure
- h. Feedback from stakeholders

Section 1.5 of the Structure Plan Guidelines requires that the scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. This includes specialist reports addressing:

- a. Land use
- b. Infrastructure
- c. Impact on natural and cultural values
- d. Environmental risk
- e. Implementation

Section 4.2 of the Pukekohe-Paerata Structure Plan 2019 addresses both of these matters and notes that technical reports addressing the following were prepared:

- Business land demand and location (2018).
- Stormwater, flooding and freshwater management (updated 2019).
- Transport (2019).
- Water and wastewater supply (2019).
- Open space and recreation (updated 2019).
- Community facilities (updated 2019).
- Landscape values (2017).
- Heritage and archaeology (2017).

- Ecology (updated 2019).
- Geotechnical hazards (updated 2018).
- Contaminated land (2018).
- Urban design (2018).

It is therefore considered that the Pukekohe-Paerata Structure Plan was prepared with proper consideration of the above matters. Further detailed analysis and consideration of the above matters in relation to the specific Site also demonstrates that the Structure Plan and PPC have both adequately identified, investigated and addressed the above matters.

7. Statutory Planning Framework

7.1. National Policy & Planning Documents

Section 74(1)(ea) states that, “A territorial authority must prepare and change its district plan in accordance with – a national policy statement, a New Zealand coastal policy statement, and a national planning standard and any regulations”.

Section 75(3)(a)-(ba) states that, “A district plan must give effect to any national policy statement, and any New Zealand coastal policy statement, and a national planning standard.”

7.1.1. National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD took effect on 20 July 2020 and replaces the National Policy Statement on Urban Capacity 2016. The NPS-UD sets out the objectives and policies for matters of national significance pertaining to well-functioning urban environments, that are relevant to achieving the purpose of the RMA.

A regional policy statement, regional plan and district plan must give effect to a national policy statement. Auckland Council as a Tier 1 local authority must comply with **Policies 3 and 4** not later than 2 years after the commencement date.

The overall intent of the NPSUD is clear in that where intensification is practical, Councils are required to be responsive to such proposals that would ‘add significantly to the development capacity and contribute to well-functioning urban environments, even if the capacity is out of sequence with planned land release.

The following Objectives and Policies are of relevance to the PPC:

Objective 3 (links to Policies 3, 4 & 5) states:

Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- a. the area is in or near a centre zone or other area with many employment opportunities*
- b. the area is well-serviced by existing or planned public transport*
- c. there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

Comment: The PPC is located within an area that has recently been zoned Mixed Housing Urban, as such will soon be an urban environment, and provides for businesses and community services to be located within this growing residential area to service this community.

Objective 6 (links to Policy 8) states:

Local authority decisions on urban development that affect urban environments are:

- a. integrated with infrastructure planning and funding decisions; and*
- b. strategic over the medium term and long term; and*
- c. responsive, particularly in relation to proposals that would supply significant development capacity.*

Comment: The PPC is able to integrate with the planned infrastructure and funding for the area, by providing for a new collector road within the precinct plan, as identified in PC76, and ensuring this is developed in conjunction with the commercial precinct. The precinct plan also incorporates a setback along Golding Road to provide for future upgrades to this road.

Objective 8 states:

New Zealand's urban environments:

- a. support reductions in greenhouse gas emissions; and*
- b. are resilient to the current and future effects of climate change.*

The PPC will create a Neighbourhood Centre that provides for the day-to-day needs of residents in the area, which will reduce travel required, and in turn reduce greenhouse gas emissions.

Overall, the proposal aligns with the outcomes anticipated under the NPS-UD by enabling a neighbourhood centre that services an area that will have an intensification of residential development in future, and aligns with established future infrastructure upgrades.

7.1.2. National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (NPS-FM) provides local authorities with updated direction on how they should manage freshwater under the RMA.

It sets a national policy framework for managing freshwater quality and quantity and introduces a number of policies that must be given effect to by regional councils.

The PPC area does not have any identified wetlands or watercourses.

7.1.3. New Zealand Coastal Policy Statement 2010 (NZCPS)

The New Zealand Coastal Policy Statement (NZCPS) includes policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

While the PPC land does not have direct frontage to the coastal environment, discharges from the site will occur via tributaries feeding into the Whangapouri Creek, which in turn leads into the Pahurere Inlet which eventually flows into the Manukau Harbour. Therefore, the provisions of the NZCPS have some relevance to the PPC.

In order to address these matters the ecological assessment, stormwater management plan, and the plan change provisions seek to ensure appropriate provisions, such as stormwater management, are incorporated into the PPC to ensure consistency with the NZCPS. This includes the proposed stormwater management control across the precinct to manage sediment and contaminant runoff which could make its way into the coastal receiving environment.

Overall, the PPC gives effect to the relevant objectives and policies of the NZCPS by ensuring that development does not adversely affect the inherent natural qualities of the coastal environment and enhancing the quality of the water discharging into the CMA.

7.1.4. National Policy Statement for Highly Productive Land (NPS-HPL)

The National Policy Statement on Highly Productive Land ("NPS-HPL") became operative in September 2022, and was drafted to change the way highly productive land is managed under the RMA.

The site and adjacent sites have not been identified as Highly Productive Land, as such the PPC is not considered to result in any loss of highly productive land, nor result in reserve sensitivity issues with adjacent land being existing or potential highly productive land.

7.1.5. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.

The Preliminary Site Investigation (PSI) prepared for the application of PC76 confirmed that HAIL activities have occurred on the Site and the NES-CS applies to pieces of land within the Site. Consenting requirements under the NES-CS and potentially Chapter E30 of the AUP (regarding Contaminated Land) would be triggered by any future development undertaken on those affected areas. The methods to be followed to remediate and validate any contaminated soil for residential use will respond to the outcomes anticipated under the NES-CS. This can be addressed as part of any future resource consent applications to develop the site because both earthworks and residential land use permitted by the plan change would trigger the need for resource consent under the NES-CS.

7.1.6. National Environmental Standard for Freshwater 2020 (NES-FW)

The National Environmental Standards for Freshwater (“NES-FW”) regulates and restricts activities affecting the health of freshwater and freshwater ecosystems.

The following Regulations in the NES-FW are of potential relevance to the PPC:

1. Part 3 Subpart 1 – Natural Wetlands: Classifying the following activities as non-complying activities if they do not have another status under the subpart:
 - (a) vegetation clearance within, or within a 10 m setback from, a natural wetland:
 - (b) earthworks within, or within a 10 m setback from, a natural wetland:
 - (c) the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland
2. Part 3 Subpart 3 – Passage of fish affected by structures: Classifying structures affecting passage of fish as various discretionary and non-complying activities.

The *Ecological Memorandum* includes an assessment of streams and/or potential wetlands existing on the site, and has concluded that 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. Further, no areas within the site contained streams that met the Auckland Unitary Plan Operative in Part (AUP-OP) definitions.

The NES-FW therefore has little relevance to the proposal.

7.2. Management Plans and Strategies

Section 74(2)(b)(i) states that, “In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to — any management plans and strategies prepared under other Acts.”

7.2.1. Auckland Plan 2050

The Auckland Plan is a long term (20 to 30 year) strategy for Auckland’s growth and development, which serves as the key strategic document to set the Council’s social, economic, environmental and cultural objectives. The Development Strategy shows how Auckland will physically grow and change over the next 30 years. It provides:

- a pathway for Auckland’s future physical development

- a framework to prioritise and coordinate the required supporting infrastructure

The Auckland Plan states that “Auckland will take a quality compact approach to growth and development”. Pukekohe is identified as a ‘Rural Node’. Significant growth is anticipated in this area over the next 30 years. Upgrades to water, wastewater, stormwater and transport will be required. The structure plan for Pukekohe and Paerata refines the staging and timing of development and will identify the mix and location of housing, employment, retail, commercial and community facilities.

The anticipated timeframes of enabling infrastructure project in Auckland relevant to the Site include:

- **Decade 1 (2018-2028)**
 - Pukekohe rail electrification
 - Paerata – Pukekohe Wastewater Network
 - Pukekohe Treatment Plant capacity
 - Pukekohe reservoir storage
- **Decade 2 (2028-2038):**
 - Drury to Pukekohe corridor
 - Pukekohe Treatment Plant capacity
 - Pukekohe reservoir storage
- **Decade 3 (2038-2048)**
 - Southern motorway upgrade (Drury to Bombay)

The Structure Plan has been developed in accordance with the Auckland Plan and the FULSS 2017. As a result, it is considered that the PPC is complementary to and supported by the Auckland Plan.

7.2.2. Future Urban Land Supply Strategy 2017 (FULSS)

The Future Urban Land Supply Strategy identifies a programme to sequence future urban land over 30 years to assist with the ongoing supply of greenfield land for development. It has been updated in July 2017 to reflect recent changes to the Unitary Plan, new demand for development and further technical work undertaken by Council to gain a greater understanding of the requirements for development.

Other council documents such as the Auckland Plan, the Auckland Unitary Plan, and the 30-year Infrastructure Strategy have close links with this strategy. There are also links with relevant transport documents such as the National Land Transport Programme, Integrated Transport Programme, Regional Land Transport Plan, Auckland Transport Alignment Project and Supporting Growth. This strategy also addresses the council’s obligations under The National Policy Statement on Urban Development Capacity (NPS-UD). The FULSS is likely to be refreshed again to align with the latest NPS-UD.

The FULSS states that “structure planning will generally commence approximately three years prior to the timeframe that has been identified in this strategy.” The Pukekohe-Paerata Structure Plan has been approved by the Council in August 2019, and the structure plan staging follows the staging suggested in the FULSS. The PPC is aligned with PC76, which gave effect to the FULSS and closely aligned with the timing adopted by Council.

7.2.3. Regional Land Transport Plan 2018-2028

The Regional Land Transport Plan sets out the funding programme for Auckland’s transport services and activities over a 10-year period. Planned transport activities for the next three years are provided in detail while proposed activities for the following seven years are outlined.

The key priority areas for the Regional Land Transport Plan, as relevant to the Pukekohe-Paerata Structure Plan 2019, include:

- the State Highway 1 (SH1) Southern Corridor Improvements project between Manukau and Papakura
- the SH1 Papakura-to-Bombay project which builds on the improvements being delivered as part of the Southern Corridor Improvements project and forms an early priority for the Supporting Growth Programme
- the State Highway 22 (SH22) Drury to Paerata short-term improvements project which is being investigated through the Safe Roads Programme. This project aims to prevent crashes on this road, and ensure that if a crash happens, people are less likely to be killed or seriously injured
- the electrification of the rail line to Pukekohe station, additional electric trains and
- rail corridor improvements between Wiri and Quay Park which will collectively enable frequent trains to Pukekohe.

These improvements will further support future development in the Site.

7.2.4. Franklin Local Board Plan 2017

The Site is located within the Franklin Local Board area. The Franklin Local Board Plan 2017 is a three-year strategic document that guides local board activity, funding and investment decisions for the 2017 to 2020 period.

Key initiatives of the Franklin Local Board Plan include:

Outcome 1: A well-cared for natural environment

- *Implement local paths plans to make open space connected, accessible and well used.*
- *Encourage environmental initiatives that improve outdoor areas.*
- *Support projects that improve water quality.*

Outcome 2: A thriving local economy

- *Encourage major employers to locate in Franklin and provide local jobs.*
- *Continue to advocate to Auckland Transport (AT) for improvements to public transport services and infrastructure.*

Outcome 3: An improved transport system

- *Advocate to AT and NZTA for roads that are fit for all types of users, safe, and reflect the rural environment.*
- *Work with AT to improve pedestrian safety and accessibility in urban centres.*

Outcome 4: Growth is dealt with effectively

- *Advocate to the Governing Body and work with the community to ensure areas experiencing growth have appropriate, action-focused plans.*
- *Plan for growth in the right places, centred on local and town centres, to protect productive soils used for local agriculture and horticulture.*
- *Work with key agencies, such as Watercare, Auckland Transport, and central government to ensure services such as water, wastewater and roading are in place for growth areas.*

- *Ensure we are making the best possible use of existing outdoor space and community facilities.*
- *Plan the development of new facilities to support growth, where needed.*
- *Investigate a local targeted rate for improvements or additional facilities if requested by communities.*

It is stated in the Local Board Plan that Local Board will prioritise their budget to focus on the initiatives in the plan. The Pukekohe Structure Plan 2019 was developed to be consistent with the Franklin Local Board Plan, and the implementation of the Franklin Local Board Plan will support the growth enabled by the PPC and enhance existing opportunities of the area to integrate with future development.

7.3. Regional Policy Statement and Plans

Section 75(3)(c) states that, “A district plan must give effect to any regional policy statement” and Section 75(4) 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).”

7.3.1. Auckland Unitary Plan (Operative in Part)

The AUP is the primary statutory planning document for Auckland. It is a combined unitary plan comprising of the Regional Policy Statement (RPS), Regional Coastal Plan, Regional Plan and District Plan. The AUP provides the regulatory framework for managing Auckland’s natural and physical resources while enabling growth and development and protecting matters of national importance. The AUP policy framework in order of hierarchy is for the regional and district plan provisions to give effect to the RPS.

7.3.2. Auckland Regional Policy Statement

The Auckland Regional Policy Statement (RPS) contained within the AUP outlines the resource management issues that are of significance in the Auckland Region and provides policies and methods to achieve integrated management of natural and physical resources across the region.

The RPS is prepared in accordance with Part 2 of the RMA and the completion of an evaluation report under section 32 of the RMA. The AUP overlay, Auckland-wide, zone, precincts, planning maps, schedules and appendices are part of the regulatory methods to implement the objectives and policies in the RPS.

The PPC has been assessed against the relevant objectives and policies of the RPS, which demonstrates that the PPS is consistent with, and will give effect to, the following RPS chapters in particular:

- B2 Urban growth and form;
- B3 Infrastructure, transport and energy;
- B4 Outstanding natural features and landscapes;
- B6 Mana Whenua;
- B7 Natural resources; and
- B10 Environmental risk.

B2 - Urban Growth and Form

B2.2. Urban growth and form

With regard to achieving a quality compact urban form, the PPC has been considered against:

- Potential for economic growth;
- Availability and capacity of existing and new infrastructure

- Proximity to public transport
- Contribution towards social and cultural vitality
- Potential impact on rural character and productivity

While the Site is not currently within an established urban environment, the site and wider area has been live-zoned to Mixed Housing Urban under PC76.

The *Economics Report* prepared by Urban Economics states that:

- The (neighbourhood) center would provide immediate access to day – to – day goods and services for the future residents of the proposed Plan Change 76 (Primary West) and Primary East areas.
- The centre would create additional GDP employment from its initial construction and ongoing operation.
- The location and scale of the proposal would ensure there are no adverse competitive impacts, or low-on economic impacts, on existing centres.

The Urban Design assessment prepared by Ian Munro also considered the PPC against B2 objectives and policies; and it was considered that “overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form.”

The Site is close to the Pukekohe Town Centre and Pukekohe Train Station. The PPC will contribute to commercial and retail local services to support growth in Pukekohe. The PPC can integrate with the provision of infrastructure to the area. Assessment under PC76 demonstrated that that the area can be adequately serviced in terms of water, wastewater, stormwater and transport infrastructure, and remain relevant for this PPC.

B2.3. A quality built environment

With reference to the Urban Design Report prepared by Ian Munro and the concept master plan, the PPC is consistent with the policies under B2.3.2 as:

- *The Precinct Plan proposes a community focal point square adjacent to what would be an ideal café location, and retail along the frontage of the east-west collector road... to form a quality active frontage.*
- *Managed vehicle access and landscaping along Golding Road will ... provide for a visually appropriate edge to that road noting that accommodating active frontage and retailing along this road would be challenging without extensive changes to the road's design (and Auckland Transport's agreement to that).*
- *In terms of built form quality, and in addition to the Precinct Plan requirements, the zone provisions themselves require all new buildings to be considered as a restricted discretionary activity with design quality a key facet of the required assessment. I consider these provisions can be relied on to ensure a good-quality built form outcome is achieved.*
- *The location chosen will also be on an identified cycle route (the PC76 Precinct Plan) and passenger transport (bus) route. It will in my opinion be highly accessible from within its catchment.*

B2.7 Open Space and Recreational Facilities

The PPC provides for a Village Green in the north-eastern corner of the site, at the intersection of Golding Road and the new collector road. As stated in Ian Munro's Urban Design Report, “By being on the most prominent

corner of the highest-order roads in the neighbourhood, the small public space will be highly visible and very accessible. I consider this the most integrated possible location for a public square-type space in the new centre."

In terms of reverse sensitivity effects between open spaces and neighbouring land uses (Objectives B2.7.1(3)) the Site is separated from adjacent residential land to the north the proposed collector road and to the east by Golding Road. The interface between existing and potential open space areas with roads and residential development is not uncommon, and can be designed so that reverse sensitivity effects do not result.

B3 Infrastructure, transport and energy

The objectives under B3.2.1 seek for infrastructure to be resilient, efficient and effects, and for infrastructure planning and land use to be integrated to service growth efficiently. The PPC relates to an area of land already included in PC76, and aligns with the infrastructure and transport upgrades established through this process, including a link road from Birch Road through the Golding Road, facilitating upgrades to Golding Road, wastewater upgrades and stormwater mitigation. It is considered that overall, the PPC is able to be supported by infrastructure, and that infrastructure planning will generally align with the servicing requirements of the Site. A *Stormwater Management Plan Memorandum* has been included in **Appendix 6** to confirm this.

The effects of the Plan Change on the existing and future transport network have been assessed in an *Integrated Transport Assessment* (ITA) prepared by TPC and included within **Appendix 5**. The ITA determines that compared to the residential zone, the net increase of trip generation associated with the plan change and external to the area would be consistent during the peak hour, which as negligible effects. The estimated traffic generated by the proposal can be accommodated on the surrounding network while maintaining acceptable levels of safety and performance. Notwithstanding this, future development and updates both within the Site and surrounds will future mitigate adverse effects and facilitate transport choices.

B4 Outstanding natural features and landscapes;

There are no existing scheduled trees, outstanding natural features or landscapes, areas of high coastal natural character or high natural character located within the Site.

B6 Mana Whenua

The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised as part of the preparation of the PPC, and consultation has been undertaken with iwi groups that may have interest in the PPC in order to ensure that Mana Whenua values are identified, protected and enhanced as part of the PPC.

While feedback has yet to be received, any findings from initial discussions or further Cultural Values/ Impact Assessments prepared by Ngati Tamaoho and Ngati Te Ata will be further addressed and discussed with iwi as necessary.

B7 Natural resources

There are no significant areas of vegetation, nor any identified wetlands or watercourses on the site. The *Stormwater Management Plan Memo* prepared to support the PPC demonstrates that mitigation measures can be put in place to manage any adverse effects of rezoning and developing the Site on freshwater and coastal water within the wider environment.

B10 Environmental risk

The site has been identified as subject to contaminated soils risk. However, environmental risk is already managed through Chapter E38 Subdivision and E36 Environmental Risk of the AUP. Any land contamination will be managed through the resource consent process including consent conditions. These rules are addressed in the NES-CS and Chapter E30 of the AUP. The environmental risks associated with the Site and any future development are not significant or unique such they can be suitably managed by existing tools and methods, or that the proposed residential zoning should be avoided.

Summary

An assessment of the PPC against the sections of the RPS that are of relevance to the PPC has been undertaken. In light of this assessment, it is considered that the PPC will give effect to the RPS, particularly the outcomes sought under Chapter B2 relating to urban growth and form. As supported by the Urban Design and Economic Assessments, the PPC is able to contribute positively towards a quality compact urban form to support residential growth through provision of a well-integrated neighbourhood centre.

7.3.3. Auckland Regional Plan

The Auckland Regional Plan (ARP) provisions control the use of land for the purpose of soil conservation, water quality and managing natural hazards. Development within the Site will be regulated by the Auckland-wide provisions within the AUP, which will ensure the effects of development on the natural environment will be appropriately managed and will achieve the objectives and policies of the ARP.

The provisions of the AUP relevant to the PPC have undergone a full and thorough section 32 evaluation associated with the notification of the PAUP, and the AUPHHP hearings. As such, a full assessment of the existing operative objectives, policies and rules of the AUP that are proposed to be applied to the subject land through this PPC request is not necessary, particularly as the PPC does not seek to change or negate any of the existing regional plan provisions. However, the following assessment considers:

1. whether the PPC is compatible with the existing AUP provisions
2. whether the existing AUP provisions relevant to the PPC are appropriate to manage certain issues that may arise

E1 Water Quality and Integrated Management

The whole of Section E of the AUP already applies to the site as this section of the AUP sets out Auckland-wide provisions.

The E1 objectives and policies are relevant to the following chapters:

- E4 Other discharges of contaminants
- E5 On-site and small scale wastewater treatment and disposal
- E6 Wastewater network management
- E7 Taking, using, damming and diversion of water and drilling
- E8 Stormwater – Discharge and diversion
- E9 Stormwater quality – High contaminant generating car parks and high use roads

The PPC does not anticipate any loss or degradation of existing waterways, as there are no waterways identified within the PC area, and appropriate stormwater management will be provided, per **Appendix 6**, to avoid effects on the wider environment. The precinct plan and associated provisions also ensure that effects on hydrology are minimised.

E3 Lakes, rivers, streams and wetlands

There are no permanent and intermittent streams within the PC area. This has been confirmed by an *Ecology Memo* in **Appendix 9**.

Future development in accordance with the proposed precinct provisions will be able to achieve the objectives and policies under Chapter E3.

E11 Land Disturbance – Regional

Land disturbance is required to prepare the land for urban development. Development of the Site in accordance with its underlying zoning will not present significant difficulties in meeting the standards set out in Chapter E11, which ensures that land disturbance is undertaken in a way that meets the objectives of the Chapter. Of particular relevance will be the implementation of best practice erosion and sediment control measures to ensure there is no discharge of untreated sediment laden water into any water body, or stream bank erosion.

E15 Vegetation Management and Biodiversity

The provisions within this Chapter are only relevant where vegetation alteration or removal is proposed in riparian areas and Significant Ecological Areas (SEA), however as the PC area does not have any of these features, this chapter is not relevant.

E30 Contaminated Land

Preliminary Site Investigation (PSI) reporting was undertaken as part of PC76, and identified that site as subject to contamination.

It is noted that the AUP E30 chapter only comes into play where a discharge of contaminant occurs. The NES:CS will be relevant in terms of also regulating the use of contaminated land to protect human health. As such, appropriate mitigation or remediation can be implemented via future land use consents, noting that per *Geotechnical Memorandum* included in **Appendix 8**, the relevant contamination criteria relating to commercial development is less stringent than for residential development.

Summary

The PPC will not be inconsistent with the regional plan provisions of the AUP(OP). The PPC is overall compatible with the existing AUP provisions whilst enabling the outcomes and objectives sought by the PPC.

7.4. Iwi Planning Documents

Section 74(2A) states that, “A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.”

The site is located within Iwi Statutory Acknowledgement Area for Ngati Tamaoho. This area was identified as part of the Ngāti Tamaoho Deed of Settlement (the “deed”), which recognised the association between Ngāti Tamaoho and the Whangapouri Creek and its tributaries, among other identified areas and natural features. The deed was initialled by Ngāti Tamaoho and the Crown on 9 December 2016. Within this context, Ngati Tamaoho as well as other local iwi groups, were invited to review and provide comment on any relevant features on this specific site, as part of the wider discussions.

There are no other known Treaty Settlements currently associated with the site. It is the intent of the proposed consultation that any legal documentation or agreements be identified and discussed as part of this PPC, and this includes any Iwi Management Plans that may be held by iwi, and/or lodged with Auckland Council.

Ngati Tamaoho and Ngati Te Ata both requested engagement and an opportunity to provide a Cultural Values/ Impact Assessment in regards to PC76, and have been engaged again in relation to this PPC. Engagement with these iwi groups will also inform specific iwi planning documents to be taken into account as part of the PPC. These will be provided when received.

8. Assessment of Environmental Effects

Clause 22(2), Schedule 1 of the RMA states:

Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.

The following assessment of the actual or potential positive and adverse effects includes consideration of the following matters that are relevant to the plan change request:

- Built Environment and Layout (Urban Design)
- Public Amenities and Facilities
- Landscape Visual
- Ecological
- Infrastructure
- Flooding & Stormwater Management
- Transport
- Geotechnical
- Contamination
- Mana Whenua values

8.1. Built Environment and Layout (Urban Design)

Ian Munro provided an assessment on the urban design effects of the PPC, which was based around topics that are relevant to the AUP RPS and Structure Plan (including a Neighbourhood Design Statement) such as quality urban form, residential amenity, local character and integration of open spaces. His conclusions were that:

- The site has been identified as suitable for urban purposes through the recently approved Private Plan Change 76: Kohe (“PC76”) which was, in turn, in accordance with the Council’s Structure Plan for wider Pukekohe). When PC76 was proposed my analysis was that by itself it would not justify or need an additional centre zone. However in addition to PC76, a separate Private Plan Change on the eastern side of Golding Road has since been lodged (“eastern plan change”). I regard it as very likely that the lodged Plan Change will be granted, for the same reasons that PC76 (and also PC74, to the south) were granted. These two areas together merit a re-zoning for a small centre in the vicinity of Golding Road and an east-west collector road crossing that, provided for in PC76 and proposed in the eastern plan change.
- I have been the urban designer on both PC76 and the eastern Plan Change (and PC74 to the south), and have worked to ensure that these will integrate seamlessly across Golding Road. I have considered potential centre locations along both sides of Golding Road and consider the proposed location represents the most appropriate and logical location for a neighbourhood centre in this area. A centre at the cross-roads of Golding Road and the east-west collector (which will link Birch Road through to Pukekohe East Road), is consistent with what I would regard as mainstream approaches to centre-planning.
- The proposed centre would offer residents of PC76 and the eastern plan change key benefits of not having to find a way across Pukekohe East Road to the north (currently a major pedestrian and cyclist barrier, and also noting that the zoned Neighbourhood Centre zone is occupied by farm / light

industrial uses at this time, offering no community retail or services at any rate). In terms of existing services and retail the closest current option is a small strip of shops adjacent to Valley Road, approximately 1km on average from both PC76 and the eastern plan change areas. The proposed centre would be substantially more accessible and likely accommodate a small supermarket, something not otherwise available outside of the Pukekohe Town Centre itself to the west. I note that in urban design terms either a Local Centre zone or a Neighbourhood Centre zone could be appropriate; there are no urban design reasons why the proposed centre could only be a Neighbourhood Centre zone.

- A concept plan for the Site, and which is intended to form a high-level starting-point for subsequent development of the centre, demonstrates that the land is capable of delivering an integrated, well-connected and spatially coherent community focal point in line with the outcomes sought by the AUP: OP.
- The zone provisions require high-quality built form outcomes including that all buildings require land use consent. I see no urban design effects that could not be properly accounted for at that time, but in any event a Precinct Plan has been proposed to help ensure delivery of a small community square / plaza (likely a developer-owned outcome given its small size of the order of 226m²), and a landscaped edge along Golding Road. I consider that these are desirable outcomes.
- The proposal will result in a number of adverse urban design effects, although none are considered to be unusual or severe in the context of urban land re-zoning. Positive urban design effects will also occur or be enabled through future development. Overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form. It is consistent with the Council's Structure Plan (no centre was identified in the area on the Structure Plan map, but the accompanying report explained that one was likely to be needed), and the specific urban design principles that accompany it in a Neighbourhood Design Statement.

In light of the above, the PPC will result in a change to the existing rural character and future urban form approved under PC76, however this will align with the Structure Plan which identified the need for neighbourhood centre. The PPC allows opportunities for a quality commercial built environment that provides well-connected to public amenities and facilities which provides for the needs of future residents. The PPC will therefore not result in unexpected or unacceptable adverse effects on character or amenity and is able to support a quality compact urban form.

8.2. Public Amenities and Facilities

There are existing open space areas within close proximity to the Site, including Roosevelt Park. Additionally, PC76 includes a drainage reserve area comprising streams and riparian areas, which as per the Structure Plan, is appropriate as a Neighbourhood Park which will be developed in tandem with the intensification/ future development of the wider PC 76 area. The existing and proposed open space areas ensures that all future residents can have access to a park within 600m distance, and has access to Roosevelt Park which is at least 10 hectares in area before any development of the potential future neighbourhood park.

Further, the proposed Precinct Plan provides for a minimum 250m² Village Green. This Village Green will be located next to an active commercial/retail frontage, allowing for a future café or similar to be established adjacent to the green, with public seating. The precinct plan provisions ensure that this space is publicly accessible, and can be vested to Council if they accept. This space provides for a high-quality public space in this neighbourhood centre, and is considered an appropriate size noting the areas of reserve proposed and existing to the west.

Overall, the PPC provides area of open spaces, and public amenities and facilities that will serve future residents.

8.3. Landscape and Visual

In light of the site already being live zoned via PC76, the PPC will generate limited additional landscape and visual effects beyond that enabled by PC76. There is an expectation that future development would initially generate landscape and visual effects of some significance due to the degree of change the existing landscape, however the change from residential development enabled under the MHU to commercial and retail development will not have significant landscape or visual impact. The proposed precinct plan provides for a landscaped strip along Golding Road, and a village green at the prominent corner of Golding Road and the proposed new collector road, to ensure high quality amenity is provided. Overall, adverse landscape and visual effects from the PPC will be acceptable.

8.4. Ecological

An *Ecological Memorandum* has been prepared by Viridis, provided in **Appendix 9**. The report concludes the following:

“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 Bioreserches (2021) remains unchanged, and the ecological value of the site remains to be negligible”

Overall, the PPC will not result in adverse effects on ecological and biodiversity values.

8.5. Infrastructure and Stormwater Management

Infrastructure will be provided in accordance with PC76. To support the PC76 application Civix prepared a Stormwater Management Plan which outlines the management strategy that is intended to be adopted for the Site, demonstrating that a suitable SMP can be prepared to accommodate future development that meets the requirements to be included under the Auckland Council Regionwide Stormwater Network Discharge Consent. An Integrated Stormwater Management Approach has been adopted as part of the SMP, which seeks to:

- Minimise the stormwater related effects of development;
- Retain/restore natural hydrology as far as practicable;
- Minimise the generation and discharge of contaminants (including gross Stormwater pollutants) and stormwater flows at source;
- Minimise temperature related effects;
- Enhance freshwater systems including streams and riparian margins;
- Minimise the location of engineered structures in streams; and
- Protect the values of Significant Ecological Areas as identified in the Auckland Unitary Plan.

It has been demonstrated that the SMP can guide future development of the site based on the PPC, in terms of stormwater treatment, conveyance, and hydrology mitigation. The PPC is therefore not considered to result in unacceptable adverse effects in terms of stormwater and be suitably serviced.

8.6. Transport

The effects of the proposed rezoning on the safety and efficiency of the transport network have been considered in detail in the transport assessment prepared by Traffic Planning Consultants (TPC) (refer **Appendix 5**). The key finding of TPC are that:

- The proposed Neighbourhood Centre is anticipated to generate a negligible number of trips external to the precinct.
- Compared to the residential zone, the net increase of trip generation associated with the plan change and external to the area would be consistent during the peak hour, which is negligible.
- The estimated traffic generated by the proposal can be accommodated on the surrounding network while maintaining acceptable levels of safety and performance.
- The site will have a high level of accessibility to public transportation, walking, and cycling and the effects of private car travel from the development area will likely be reduced.
- Any development enabled by the proposed plan change is consistent with and encourages key regional and district transport policies.
- The proposal does not seek to modify any of the transport provisions recently approved within PC76, therefore any detailed assessments related to transport can be taken care of during resource consent.

Overall, the PPC is not expected to impact on the efficient and safe operation of the existing surrounding traffic network, and future development can be adequately serviced. Notwithstanding this, the planned transport network upgrades for the area will assist with future developments in the local area including the subject site. The site's improved connectivity to other modes such as public transport, walking, and cycling will provide a choice of travel modes and a higher level of accessibility to the wider network.

8.7. Geotechnical

A *Geotechnical Report* for the Site has been prepared by Soil & Rock Consultants, in which the following conclusions were made:

"Our Geotechnical reporting concluded that there are no natural geotechnical hazards that are considered an undue impediment to subdivision/construction (respectively) or that cannot be reasonably addressed by typical engineering design and construction. We consider that geotechnical implications relating to commercial development can be addressed during investigations and reporting at Building Consent stage and therefore, we consider the proposed commercial PC does not change the findings and recommendations of our previous Geotechnical Investigation Reports, "Geotechnical Assessment Report to Support a Private Plan Change at 53 Birch & 2, 19, 26 & 52 Golding Road, 212 East Street, Pukekohe. Rev B. Dated 20 October 2021. Job No. 21139' and 'Geotechnical Investigation to Support Resource Consent, 53 Birch Road, 2 & 19 Golding Road & 212 East Street, Pukekohe' dated 08 March 2022' and that commercial development of the south-eastern portion of the site is suitable from a Geotechnical perspective."

Based on Soil & Rock Consultants' findings, the Site is largely favourable or able to be remedied for development.

8.8. Contamination

Based on the Preliminary Site Investigation (PSI) report prepared by Soil & Rock Consultants in support of the PPC, whilst some areas of the site have been subject to HAIL activities, aside from the landfill area, there are no significant contamination issues relating to the Site.

As such, the PSI and DSI informs potential resource consent requirements in terms of when consenting and assessment under the NES:CS and AUP Contaminated Land chapter would be required. The PPC does not pose contamination risks from future development, use, or to adjacent occupants and users provided that site management methods and remediation where required are adhered to, and appropriately managed under the NES:CS and AUP provisions.

8.9. Mana Whenua values

As discussed above, the Site is located within Iwi Statutory Acknowledgement Area for Ngati Tamaoho. This area was identified as part of the Ngāti Tamaoho Deed of Settlement (the “deed”), which recognised the association between Ngāti Tamaoho and the Whangapouri Creek and its tributaries, among other identified areas and natural features. The deed was initialled by Ngāti Tamaoho and the Crown on 9 December 2016. Within this context, Ngati Tamaoho as well as other local iwi groups, were invited to review and provide comment on any relevant features on this specific site. The following iwi groups were sent a PPC summary letter as part of the PC76 application: via email on 24th September 2021:

- Ngāi Tai ki Tāmaki
- Ngāti Maru
- Ngāti Tamaoho
- Ngāti Te Ata
- Te Ākitai Waiohua
- Waikato - Tainui

In response to the initial correspondence sent to iwi groups, Ngati Tamaoho and Ngati Te Ata both requested engagement and an opportunity to provide a Cultural Values/ Impact Assessment in regards to the PPC. No response was received from other iwi groups. It is noted that Ngati Tamaoho and Ngati Te Ata were two of the four iwi with mana whenua customary interests over the structure plan area that actively engaged with the council as part of their preparation of the Structure Plan (see section 6.1.3 of this report).

Ngati Te Ata’s and Ngati Tamaoho’s CVAs identified a number of areas of key concern, broadly categorised (but not limited to) protection of physical landscapes; protection of wahi tapu and other sites of significance; provisions of sufficient erosion and sediment control measures and appropriate riparian planting; preservation of waterways and provision of stormwater mitigation; and protection of biodiversity and indigenous vegetation.

While further engagement is being sought regarding this Commercial PPC, it is noted here that there are no physical landscapes of note within the PPC area, nor any identified sites of significance. Future land use consents will ensure provision of sufficient erosion and sediment control measures and riparian planting. The PPC will align the PC76 integrated stormwater management plan, and there are no waterways or areas of indigenous vegetation within the PPC area.

Subject to receipt of the further feedback / CVAs, the PPC seeks to avoid adverse effects on Mana Whenua values.

8.10. Summary of Effects

In summary, having considered the actual and potential positive and adverse effects on the environment as a result of changes that can be anticipated by the PPC:

- The PPC will not give rise to significant adverse effects on the environment.
- There will be positive effects such as;
 - providing opportunity for provision of smaller scale and appropriate commercial services for the surrounding residential intensification as well as servicing existing residences in the location.
 - Providing additional employment opportunity to the local community.
 - Reducing travel demand to obtain services for the surrounding neighbourhood

- The effects of the PPC will generally be consistent with what the Structure Plan and existing Regional Plan provisions seek to avoid, minimise, remedy, maintain or enhance.
- The proposed precinct plan provisions together with the existing AUP provisions will further manage effects pertaining to protection and management of stormwater, and achieving an integrated movement network.

9. Section 32 Analysis

Clause 22, Schedule 1 of the RMA states that a request for a plan change must contain an evaluation report prepared in accordance with section 32 of the RMA.

Section 32 of the RMA sets out the requirements for an evaluation report as follows:

- 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; and
 - ii. assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - iii. summarising the reasons for deciding on the provisions; and
 - 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.

The following sections address the matters set out under Section 32 of the RMA.

9.1. Objective of the Proposed Plan Change

The general objectives of the PPC are adopted from the following RPS objectives and policies. This ensures that the objective of the PPC is both consistent with the RPS and RMA, noting that the purpose of the RPS is to achieve the purpose of the RMA:

Urban growth and form

- The development of land is integrated with the provision of appropriate infrastructure (B2.2.1(5)).
- Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines (E2.2.1(3)).
- Respond to the intrinsic qualities and physical characteristics of the site and area, including its setting (B2.3.1(1)(a))
- Contribute to a diverse mix of choice and opportunity for people and communities (B2.3.1(1)(c))
- Maximise resource and infrastructure efficiency (B2.3.1(1)(d))

Open Space and Recreational Facilities

- Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced (B2.7.1(2)).
- Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated (B2.7.1(3)).
- Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely (B2.7.2(2)).

Infrastructure

- Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development (B3.2.1(6)).

Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation

- The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga (B6.2.1(1)).

Additionally, a Precinct is proposed (Golding Road Neighbourhood Centre Precinct) to ensure that the development of the land is consistent with the Structure Plan. The objectives of the Precinct are as follows:

- (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.

9.2. Achieving the purpose of the RMA

Section 5 of the RMA identifies the purpose of the Act as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

In achieving the purpose of the Act, all persons shall:

- a. recognise and provide for the matters of national importance under Section 6;
- b. have particular regard to the other matters set out under Section 7; and
- c. take into account the principles of the Treaty of Waitangi.

Given that the general objectives of the PPC are adopted from the RPS objectives and policies which have already been assessed to give effect to the purpose of the RMA, these do not need to be further considered. With respect to the proposed Precinct objectives, these are assessed against Part 2 of the RMA below.

Overall, the PPC will allow the land to be used and developed to create a neighbourhood centre, that will support the new residential capacity that has recently been live zoned, therefore providing for social, economic, and cultural well-being and health and safety of people through the employment it will generate (during the design, consenting and construction of future development, and upon implementation through staffing needs for the activities established), and the quality and variety of local services (such as a supermarket) it will provide within close proximity to the imminent residential intensification in Pukekohe East-Central. This can be enabled while ensuring that future use and development is appropriately managed and controlled by way of existing and proposed provisions within the AUP so that natural and physical resources are sustained to meet potential future generation needs, life-supporting capacities are protected, and adverse effects of activities on the environment are avoided, remedied or mitigated to be acceptable overall.

Section 6 of the RMA sets out a number of matters of national importance which need to be recognised and provided for in achieving the purpose of the RMA. Policy 4 of the proposed Precinct seeks to minimise off-site disposal of stormwater through the use of suitable infrastructure design. This in turn will protect natural watercourses in the wider catchment and recognise the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

Section 7 of the RMA identifies a number of “other matters” to be given particular regard by Council. The proposed zoning and precinct objectives have particular regard to these matters as:

- The plan change will enable the efficient use and development of natural and physical resources through the facilitation of a commercial centre in a location that has already been live-zoned for development, and is integrated with existing planned infrastructure upgrades.
- A concept master plan has been development based on the proposed zoning and precinct plan, which can be given effect to while maintaining and enhancing amenity values and the quality of the environment.
- The PPC has regard to the effects of climate change by providing for services that deliver the day to day needs of residents in close proximity, therefore reducing travel time to these services.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The objectives of the PPC takes into account the principles of the Treaty of Waitangi and has been informed through consultation with iwi groups that have interest in the plan change area and taking into account their feedback with regard to matters of significance to Mana Whenua.

The objectives of the PPC are therefore the most appropriate way to achieve the sustainable management purpose of the RMA. The following options analysis demonstrates that these objectives are given effect to in the most effective and efficient way by the proposed zoning and precinct provisions.

9.3. Options analysis

The following options are identified for the purposes of evaluating other ‘reasonably practicable options for achieving the objectives’ of the PPC, derived from the RPS. Refer to **Appendix 3** for the detailed analysis of each option as they relate to relevant RPS topics and the corresponding objectives.

The options have been considered in terms of:

- i. the efficiency and effectiveness in achieving the objectives of the proposal; and
- ii. the scale and significance of the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

Residential Zoning Options

- Option 1: Status quo – retain Mixed Housing Urban zone for the plan change area
- Option 2: Rezone plan change area from Mixed Housing Urban zone to Local Centre Zone.
- Option 3: Rezone plan change area to Neighbourhood Centre Zone.

Preferred Option and Summary of Reasons for Decision

Option 3 is preferred.

Due to recent live-zoning of residential land via PC 74, PC 76 and the 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, and is supported by the *Economics Report* in **Appendix 7**.

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.

9.4. Evaluation of proposed precinct provisions

The proposed precinct provisions have also been assessed in **Appendix 4** to determine whether they are the most effective and efficient method to achieve the objectives. In summary:

- The provisions require subdivision and development to be undertaken in accordance with the proposed precinct plan and subdivision standards under the Precinct. This is the most efficient and effective 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.
- The precinct will establish a small Village Green on the intersection of Golding Road and the new Collector Road to facilitate a range of future opportunities. 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. As such, the application of the village green standards is effective and efficient in achieving the objective.
- Development will be 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. 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 controls in relation to this under the AUP provisions. Similarly, identification of an active commercial/retail frontage on the precinct plan is the most efficient and effective way to ensure this is provided.
- Access into and out of the site is controlled to avoid unanticipated transport effects on Golding Road and the proposed Collector Road. 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.

9.5. Risk of Acting or Not Acting

Section 32(2)(c) of the RMA requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is considered that there is sufficient information about the subject matter of the provisions of the PPC, and therefore further assessment in under this section of the RMA is not required.

9.6. Advice Received from Iwi Authorities

Section 32(4A) of the RMA states:

If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in [Schedule 1](#), the evaluation report must—

- a. summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and*
- b. summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.*

While feedback has not yet been received from iwi, when this is received, it will be summarised and considered, and an updated assessment of effects of mana whenua values from the PPC will be provided as required.

9.7. Summary of Section 32 Analysis

An analysis has been carried out in accordance with the requirements of section 32 of the RMA, to determine whether the proposed plan change objectives are the most appropriate way to achieve the purpose of the RMA, and whether the proposed methods are the most effective and efficient way to achieve the objectives.

It is considered that the proposed precinct objectives appropriately achieve the sustainable management purpose of the RMA as assessed under Section 9.2 of this report.

It is also considered that the proposed Neighbourhood Centre zoning and precinct provisions best achieve the objectives and the PPC, with the reasons for deciding on each option and its relevant provisions summarised under Section 9.3 of this report.

10. Consultation

Prior to the formal preparation and submission of this private plan change request, a number of interested groups and stakeholders were consulted. The details of the consultation with these groups are provided below.

10.1. Mana Whenua

Cultural Values Assessments were provided by Ngāti Tamaoho; and Ngāti Te Ata Waiohua for PC76, and these iwi have been contacted to engage on the PPC. Both iwi have indicated that they will give further feedback or provide updated CVA's, however these are yet to be received at the time of writing.

10.2. PC76 Submitters

Persons and entities that provided formal submissions on PC76 have been contacted to give feedback on PPC, noting both plan changes relate to Golding Road.

A consultation schedule has been provided in **Appendix 13** and will be updated as feedback is received.

10.3. Franklin Local Board

The Franklin Local Board have been provided with a summary of the PPC and invited to give their comments on the plan change request prior to lodgement. Feedback is yet to be received.

10.4. Council Controlled Organisations (CCOs)

Auckland Transport and Watercare have been provided with a summary of the PPC and invited to give their comments on the plan change request prior to lodgement. Feedback is yet to be received.

10.5. Affected Properties

Affected properties adjacent to the PPC area will be written to prior to the PPC being accepted.

11. Conclusion

The PPC proposes to rezone 8,500m² of land within Golding Road to create a neighbourhood centre. The current Residential - Mixed Housing Urban Zone land will be rezoned to Business – Neighbourhood Centre Zone. A Precinct (Golding Road Neighbourhood Centre Precinct) is also proposed, which in conjunction with the zoning and overlay proposed, and supporting activity rules, standards, matters for discretion and assessment criteria, will achieve the objectives of the PPC.

The request has been made in accordance with the provisions of Schedule 1 and Section 32 of the Resource Management Act 1991. Assessments have been undertaken with reference to specialists reports that have been prepared in support the application. It is concluded that adverse effects on the environment as a result of the plan change will be avoided, remedied or mitigated, and there will be positive effects.

An assessment against the provisions of Section 32 of the RMA includes an analysis with respect to the extent to which the objectives of the plan change are the most appropriate to achieve the purpose of the Act and an examination of whether the provisions of the plan change are the most appropriate way to achieve its objectives, including any alternatives.

Overall, it is considered that the proposed plan change accords with the sustainable management principles outlined in Part 2 of the Act and satisfies Section 32 of the Act, and there is no reason that Council cannot approve the proposed plan change.

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