

I433. Pukekohe Hill Precinct

I433.1. Precinct Description

The Pukekohe Hill Precinct covers approximately 196 hectares of land and is located at the southern urban edge of Pukekohe.

Land use, development and subdivision within the precinct is provided for in a manner which addresses groundwater recharge effects by limiting the amount of impervious surfaces, minimises stormwater runoff and requires specified on-site stormwater detention and soakage systems, and protects the heritage and amenity values of the summit and the amenity values of the upper slopes of Pukekohe Hill; the area bounded by Jellicoe Road, Upper Queen Street, Bayly Road and Hilltop Road (Sub-precincts C and D).

The Pukekohe Hill Precinct contains four sub-precincts:

- Pukekohe Hill Sub-precinct A which is predominantly zoned Residential - Single House Zone;
- Pukekohe Hill Sub-precinct B which is zoned Rural - Countryside Living Zone;
- Pukekohe Hill Sub-precinct C which is zoned Rural - Countryside Living Zone (but has additional activity standards); and
- Pukekohe Hill Sub-precinct D which is predominantly zoned Rural - Rural Production Zone.

The underlying zones are Residential - Single House Zone, Rural - Countryside Living Zone, Rural - Rural Production Zone, Special Purpose – Healthcare Facility and Hospital Zone, Open Space – Information Recreation Zone and Open Space – Conservation Zone.

I433.2. Objective [rp/dp]

- (1) Subdivision and development is designed to avoid adverse effects on the heritage and amenity values of the summit of Pukekohe Hill and protect the amenity values of the upper slopes from inappropriate development.
- (2) Stormwater runoff, flooding, soil erosion and siltation from the Pukekohe Hill Precinct are minimised.
- (3) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on, the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and

- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I433.3. Policies [rp/dp]

- (1) Require subdivision and development to incorporate sustainable stormwater management systems including on-site detention and soakage to ground.
- (4) Enable Council to provide a stormwater system as generally shown on Pukekohe Hill: Precinct plan 1.
- (5) Minimise the effects of development on the heritage and amenity values of the summit and on the amenity values of the upper slopes of Pukekohe Hill.
- (6) Control development in Sub-precincts C and D with respect to:
 - (a) its design and appearance relative to Pukekohe Hill's form and shape, natural vegetation, pattern of rural land uses of that part of the hill and the position and appearance of the structures and roads on it; and
 - (b) the extent to which it would be visually incongruous with Pukekohe Hill or incompatible with other developments in the vicinity
- (7) Protect and, where possible, enhance views from the public reserves at the summit of Pukekohe Hill.
- (8) Design subdivision and development to achieve all of the following:
 - (a) minimise the amount of earthworks;
 - (b) avoid modifying natural watercourses;
 - (c) incorporate sustainable stormwater management design including on-site detention and groundwater recharge; and
 - (d) minimise visual prominence by incorporating building reflectivity controls.
- (9) Encourage the use of public roads as a buffer between residential and rural land uses.
- (10) Require subdivision and/or development within the precinct to provide for a transport network that achieves all of the following:
 - (a) as a minimum, is in accordance with the transport network elements shown on the precinct plan;
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and

(c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I433.4. Activity table

The overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

[new text to be inserted]

Table I433.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe Hill Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

The references to Subdivision in the Rural – Countryside Living Zone in Table I433.4.1 Activity table excludes any types of subdivision listed in [E39 Subdivision – Rural – Table E39.4.1.](#)

A blank in Table I433.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) I433.4.1 to I433.6.6 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

For the purposes of NESPF regulation 13, this precinct is deemed to restrict plantation forestry activities within a visual amenity landscape.

If the NESPF does not regulate an activity then the plan rules apply.

Table I433.4.1 Activity table [rp/dp]

	Activity	Activity status			
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D
	Use				
(A1)	Forestry			D	D
(A2)	Conservation planting			D	D
(A3)	Quarries – farm or forestry			D	D
(A4)	Mineral exploration			D	D
(A5)	Mineral prospecting			D	D
	Development				
(A6)	Construction of new buildings (including dwellings, glasshouses and pack houses)			RD	RD
(A7)	Construction of new buildings (including dwellings, glasshouses and pack houses) which do not meet Standards I433.6.2 to I433.6.6	D	D	D	
	Subdivision				
(A8)	Subdivision in accordance with an approved land use resource consent		NA	NA	NA
(A9)	Subdivision around existing buildings and development		NA	NA	NA
(A10)	Vacant sites subdivision involving parent sites of less than 1ha		NA	NA	NA
(A11)	Subdivision in the Rural – Countryside Living Zone	NA			NA
(A12)	Subdivision listed in (A8) to (A11) complying with Standards I433.6.7 and I433.6.8	RD	NC	NC	NA

I433.5. Notification

- (1) Any application for resource consent for an activity listed in Table I433.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I433.6. Standards

[new text to be inserted]

The standards applicable to the zone and Auckland-wide apply in this precinct, except for the following:

- Standard [H3.6.9](#) Maximum impervious area;
- Standard [H3.6.10](#) Building coverage; and
- Standard [E38.8.2.3](#) Vacant sites subdivisions involving parent sites of less than 1 hectare.

All permitted, controlled or restricted discretionary activities listed in Table I433.4.1 Activity table must comply with the following standards.

I433.6.1. Maximum dwelling density

- (1) The number of dwellings must not exceed one dwelling per site.
- (2) Standard I433.6.1(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.2. Site coverage and impervious surfaces

- (1) The maximum impervious area threshold in Sub-precinct A is 35 per cent.
- (2) Standard I433.6.2(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.3. Stormwater disposal - volume control

- (1) All building roofs must be connected to stormwater detention tanks or ponds having a minimum storage volume of 5m³/per 100m² of contributing impervious surface. All other impervious surfaces must be connected to stormwater detention tanks or ponds with a minimum storage volume of 3m³/100m² of contributing impervious area. The detention tanks or ponds must be capable of draining in no less than 24 hours and the water should not be stored for reuse. An orifice-controlled outflow must be provided such that the minimum storage volume requirements are met at or prior to a 20 per cent AEP storm event. The orifice-controlled outflow must be no less than 10mm nominal bore.

- (2) The peak run off flows from Sub-precinct A should not exceed pre-development peak flows for all storm events up to and including the 1% AEP with allowance for climate change. Peak flow controls can be provided by on site or communal devices or through a combination of both.
- (3) Tanks or ponds for building roofs or other impervious surfaces may be substituted by an equivalent trench or soak hole.
- (4) Stormwater detention tanks for the control of run-off may be above or below ground. The capacity of the soakage trench must be designed to accommodate up to 680mm/annum of runoff from the contributing area.
- (5) Pre-treatment devices for run-off from impervious areas other than roof areas must be designed in accordance with Council approved standards for stormwater management.
- (6) Standard I433.6.3 does not apply to Sub-precinct D.

I433.6.4. Stormwater soakage

- (1) Pre-treated water must be diverted to a soakage system. The soakage system must comprise all of the following:
 - (a) soak holes, drilled to a sufficient depth to encounter permeable rock or soils, constructed with a selected backfill and tested to demonstrate the ability to dispose of the runoff volume;
 - (b) soakage trenches constructed with selected backfill and with sufficient volume to store the designed runoff and trench volume must be calculated at a rate of 6m³/100m² of impervious area based on a sand porosity of 0.3;
 - (c) infiltration ponds constructed with sufficient volume to store the designed runoff and tested to demonstrate the ability to dispose of the runoff volume; and
 - (d) *[deleted]*
- (e) Standard I433.6.4 does not apply to Sub-precinct D.

I433.6.5. Recharge mitigation

- (1) Recharge mitigation must be achieved by diverting runoff from the detention tank orifice discharge to ground soakage.
- (2) Standard I433.6.5 does not apply to Sub-precinct D.

I433.6.6. Building colour

- (1) Building exterior colour must meet the following standards:
 - (a) exterior walls must have a light reflectance value of up to 30 per cent; and
 - (b) building roofs must have a light reflectance value of up to 20 per cent.

- (2) Standard I433.6.6(1) does not apply to Sub-precinct D or sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

Subdivision

I433.6.7. Minimum site size

- (1) Subdivision must comply with the following minimum site sizes:
- (a) within Sub-precinct A there must be an average net site area of 1000m² provided no site is less than 800m² in net site area; and
 - (b) Standard I433.6.7(1)(a) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.8. Precinct plan requirements

- (1) Subdivision design must provide for roads, management of stormwater and stormwater reserves generally in accordance with the Pukekohe Hill: Precinct Plan 1, and in a way that ensures that the standards for stormwater management including for roads can be met through on-site or communal facilities or both as appropriate.

I433.7. Assessment – controlled activities

There are no controlled activities in this precinct

I433.8. Assessment – restricted discretionary activities

I433.8.1. Matters of discretion

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

- (1) the suitability of the design and layout of sites to achieve the purposes of the precinct and to provide safe and convenient access to a legal road;
- (2) effects associated with the management of stormwater;
- (3) visual effects on landscape and on topographical features and vegetation arising from land use, development and subdivision; and
- (4) reverse sensitivity effects likely to arise from land use, development and subdivision.

I433.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) the suitability of the design and layout of sites to achieve the purposes of the precinct and to provide safe and convenient access to a legal road:

- (a) the extent to which proposed boundaries assist or constrain the effective and efficient management and development of sites. Consideration will be given to the likely use of the land when considering the size, shape and location of a site;
 - (b) the extent to which each new boundary and identified building site is located to take advantage of any existing trees, hedges or other natural features;
 - (c) whether amenity planting will assist in integrating development with the landscape;
 - (d) the extent to which each new boundary is designed to take account of responsible water management and the protection of land from soil erosion and inundation;
 - (e) whether subdivision is designed so that road options remain available to adjoining landowners; and
 - (f) whether provision has been made for public reserves and reserve linkages/walkways, having regard to the wider area.
- (2) effects associated with the management of stormwater:
- (a) whether the land use, development or subdivision design provides for the appropriate management of stormwater and stormwater reserves in locations consistent with the Pukekohe Hill: Precinct Plan 1.
- (3) visual effects on landscape and on topographical features and vegetation arising from land use, development and subdivision:
- (a) whether amenity planting will assist in integrating development with the landscape;
 - (b) whether the height, location, design and external appearance and colour of buildings and other structures, including signs, appropriate mitigates any adverse visual effects on the landscape;
 - (c) the extent to which subdivision design in Sub-precincts C and D minimises adverse effects on the natural contours of the landform;
 - (d) the extent to which the design of the subdivision, the size and layout of sites and future building platforms in Sub-precincts C and D:
 - (i) clusters development in locations close to existing residential zones to maximise access to open space;
 - (ii) minimises the visual impact of development in terms of:
 - (i) views of the development site from the summit of Pukekohe Hill;
 - (ii) views towards Pukekohe Hill from the urban areas to the north;
- and

(iii) local views from roads and other public places.

(4) reverse sensitivity effects likely to arise from land use, development and subdivision:

- (a) the extent to which the proposal recognises and provides for probable buildings and developments on the sites and addresses reverse sensitivity issues in respect of the rural area surrounding the precinct; and
- (b) the extent to which the proposal recognises and provides for existing and probable activities on adjoining properties, particularly where land adjoins the Rural - Rural Production Zone.

I433.9. Special information requirements

Any application for a subdivision activity must be accompanied by:

I433.9.1. Monitoring and maintenance plan

- (1) The monitoring and maintenance plan must demonstrate the soakage ability of the site and provide an outline of procedures and maintenance requirements that will apply at the time of development.
- (1) The monitoring and maintenance plan must address all of the following matters:
 - (a) outfall structure maintenance;
 - (b) infiltration device and pre-treatment device maintenance;
 - (c) post-storm maintenance;
 - (d) the frequency of regular maintenance inspections;
 - (e) a general inspection checklist for all aspects of stormwater management systems;
 - (f) details of the person(s), body or bodies that will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure to support this responsibility;
 - (g) the location of soakage systems; and
 - (h) a method of assessing reductions in soakages.

I433.10. Precinct plans

1433.10.1. Pukekohe Hill: Precinct plan 1

