

# PUKEKOHE AREA PLAN

MAHERE Ā-ROHE O PUKEKOHE  
OCTOBER 2014

# HE MIHI

Tēnā kia hōea e au toku waka mā ngā tai mihi o ata  
e uru ake ai au mā te awa o Tāmaki  
ki te ūnga o Tainui waka i Ōtāhuhu.  
I reira ka toia aku mihi ki te uru ki te Pūkaki-Tapu-a-Poutūkeka,  
i reira ko te Pā i Māngere.  
E hoe aku mihi mā te Mānukanuka a Hoturoa  
ki te kūrae o te Kūiti o Āwhitu.  
I kona ka rere taku hāere mā te ākau ki te puaha o Waikato,  
te awa tukukiri o ngā tūpuna, Waikato Taniwharau, he piko he taniwha.  
Ka hīkoi anō aku mihi mā te taha whakararo  
mā Maioro ki Waiuku ki Mātukutūreia  
kei kona ko ngā Pā ō Tāhuna me Reretewhioi.  
Ka aro whakarunga au kia tau atu ki Pukekohe.  
Ka tahuri te haere a taku reo ki te ao ō te tonga e whāriki atu rā mā runga i ngā hiwi,  
kia taka atu au ki Te Paina, ki te Pou o Mangatāwhiri.  
Mātika tonu aku mihi ki a koe Kaiaua  
te whākana atu rā ō whatu mā Tikapa Moana ki te maunga tapu o Moehau.  
Ka kauhoetia e aku kōrero te moana ki Maraetai  
kia hoki ake au ki uta ki Ōhūiarangi, heteri mō Pakuranga.  
I reira ka hoki whakaroto ake anō au i te awa o Tāmaki  
ma te taha whakarunga ki te Puke o Taramainuku, kei kona kō Ōtara.  
Katahi au ka toro atu ki te Manurewa a Tamapohore,  
kia whakatau aku mihi mutunga ki runga o Pukekiwiriki  
kei raro kō Papakura ki kona au ka whakatau.

Let this vessel that carries my greetings  
travel by way of the Tāmaki River  
to the landing place of Tainui canoe at Ōtāhuhu.  
There, let my salutations be borne across the isthmus to the Pūkaki lagoon  
and the community of Māngere.  
Paddling the Manukau Harbour  
we follow the Āwhitu Peninsula to the headland.  
From there we fly down coast to the Waikato river mouth,  
sacred waters of our forebears.  
Coming ashore on the Northern side  
at Maioro we head inland to Waiuku and Mātukutūreia,  
there too is the Pā at Tāhuna and Reretewhioi.  
Heading southward I come to Pukekohe.  
My words turn to follow the ancient ridgelines along the Southern boundary,  
dropping down into Mercer and Te Pou o Mangatāwhiri.  
My greetings reach you at Kaiaua  
who gaze across Tikapa Moana to the sacred mountain, Moehau.  
Taking to the sea, my remarks travel to Maraetai  
and then to Ōhūiarangi, sentinel to Pakuranga.  
There we follow again the Tāmaki River  
to Te Puke o Taramainuku, Ōtara resides there.  
From here I reach for Manurewa  
until my greetings come to rest on Pukekiwiriki  
below lies Papakura and there I rest.

# FOREWORD

It has been a wonderfully thought provoking and collaborative experience bringing together this plan. I want to acknowledge the effort and input from the wider Pukekohe community, council staff and past and present Local Board members and also the former Franklin District Council who had laid such a great platform with the District Growth Strategy.

Collectively we have considered what we want Pukekohe to look like in the future, mapping out the types of development, zones and infrastructure needed to retain this area as one of the absolute gems in Auckland's crown.

Our thinking was based on a set of principles which meant we could treat ideas and proposals fairly and equally and I sincerely believe we have a plan that clearly reflects what we as a community have said through the many, many hours of meetings, drop in sessions and discussions. The engagement for this plan has been incredibly invigorating and done in a way not normally seen with council plans.

I believe this plan achieves many things including protecting or safeguarding the things that you have told us are special – our rural identity and related industries, our natural and built environments and our wonderful spirit and sense of identity.

Hopefully this plan will be a legacy for all of those who have contributed and a blueprint for Pukekohe so that coming generations will be able to enjoy a well laid out and accessible town, and will think that we didn't do too bad a job.

Andy Baker  
Chair  
Franklin Local Board



Franklin Local Board. Left to right: Jill Naysmith (Deputy Chair), Murray Kay, Sarah Higgins, Brendon Crompton, Andy Baker (Chair), Malcolm Bell, Lyn Murphy, Alan Cole, Angela Fulljames.



# CONTENTS

Tātai kōrero

## Part A: Purpose and context 01

Purpose of the Pukekohe Area Plan 01

Local and strategic context 03

## Part B: Key moves and outcomes 11

Key moves and outcomes of the Pukekohe Area Plan 11

1. Economic and community development outcomes 15

2. Transport and network infrastructure outcomes 19

3. Natural environment, open space, heritage and character outcomes 23

4. Growth outcomes 27

## Part C: Implementation 31

Implementing the area plan 31

Prioritisation schedule 33

Glossary 37

# PART A: PURPOSE AND CONTEXT

# PURPOSE OF THE PUKEKOHE AREA PLAN

TE TAKE MŌ TE MAHERE Ā-ROHE O PUKEKOHE

## A 30-year vision for Pukekohe

The Pukekohe Area Plan outlines how Pukekohe is envisaged to grow and change over the next 30 years. It sets out desired outcomes and the actions that will help to achieve them.

The plan will assist in achieving the outcomes for Auckland and Pukekohe that are set out in the Auckland Plan, the Franklin Local Board Plan and the vision for Pukekohe.

### Auckland Plan Vision

To become the world's most liveable city.

### Pukekohe Vision

Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.

## Why Pukekohe?

While most other area plans cover a full local board area, the area plan for Pukekohe has provided for a detailed response to the growth directions of the Auckland Plan, which identifies Pukekohe as a satellite town.

In addition, development of the area plan allowed the Franklin Local Board to provide direction on the zoning and rural urban boundary that has now been included in the Proposed Auckland Unitary Plan for the Pukekohe area.

The Pukekohe Area Plan covers the existing urban zoned area of Pukekohe, and the area zoned Future Urban Zone in the Proposed Auckland Unitary Plan. This includes Pukekohe, Paerata to the north and Buckland to the south.

## What the area plan will do

Area plans are one tool in Auckland Council's strategic planning framework (Figure 1) that show how the Auckland Plan (its outcomes, proposed changes and strategic directions) can be delivered at a local level (Figure 2).

An area plan provides the next level of detail from the Auckland Plan in identifying the form and function of land uses and supporting infrastructure required over the next 30 years.

Area plans are non-statutory documents, but set out how other tools such as the unitary plan, local board plan, long-term plan and other council strategies can deliver the actions of the area plan. An area plan does not provide a street or site level of detail, but indicates areas where this detail should be investigated.

The outcomes in an area plan include those that the council and its various departments may deliver and those that council-controlled organisations (CCOs) can directly support. They also include outcomes that might be achieved by influencing the activities of or forming close partnerships with other parties such as government agencies, private landowners and community organisations.

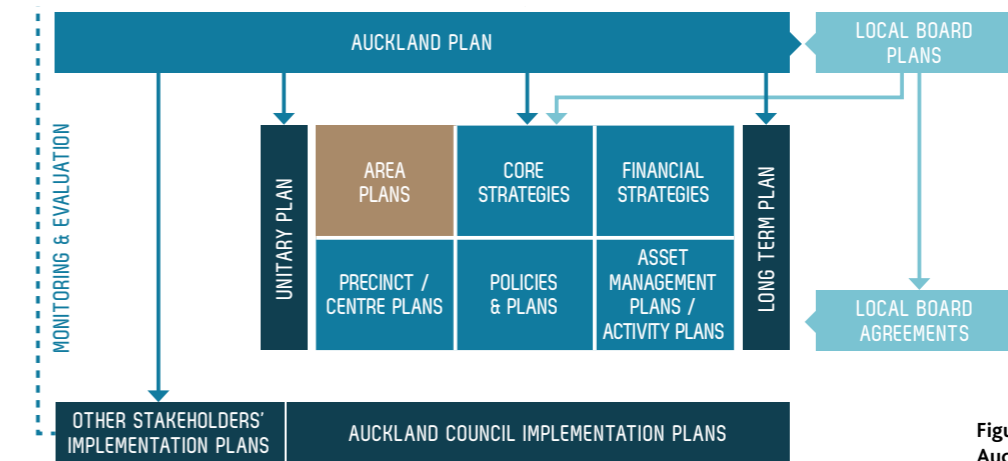


Figure 1: Auckland Council's strategic planning framework

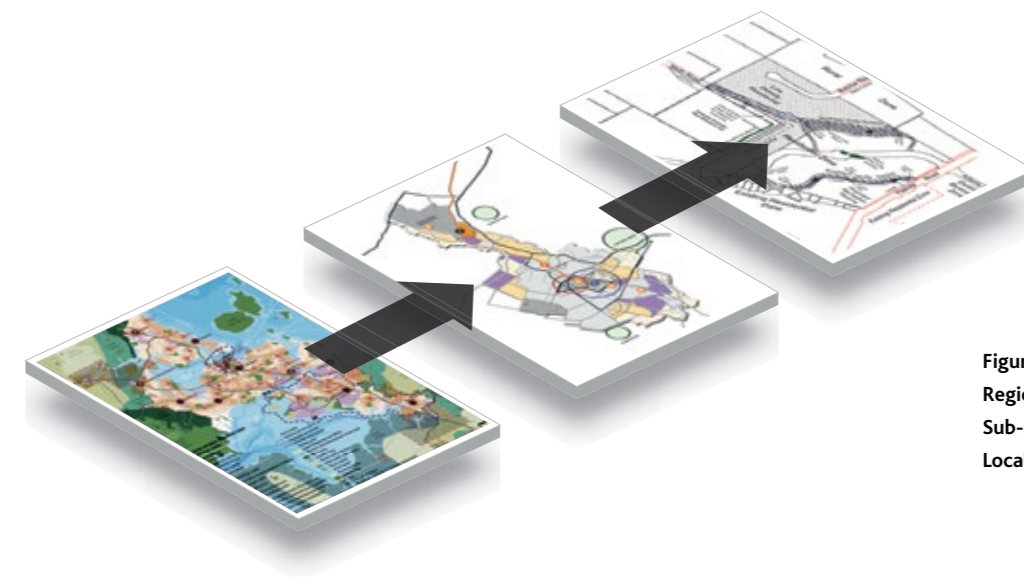


Figure 2: Three levels of planning - Region wide (the Auckland Plan), Sub-regional (area plans), and Local (centre plans and structure plans)



# THE LOCAL & STRATEGIC CONTEXT

## Pukekohe's community, economy and environment

Pukekohe is located approximately 50km south of central Auckland, south of the Manukau Harbour and north of the Waikato River. The name 'Pukekohe' means 'hill of the kohekohe'. Mana whenua iwi with interests in the area include Ngāti Te Ata, Ngāti Tamaoho, Te Akitai Waiohua, Ngāti Paoa and Ngāi Tai ki Tamaki.

### Community

Pukekohe is the largest settlement in the Franklin Local Board Area. In 2013, Pukekohe had approximately 21,000 residents, 32 per cent of the population of the Franklin Local Board Area.

Pukekohe has more people in the youngest and oldest age groups compared with Auckland as a whole.

The ethnic profile of Pukekohe is predominantly New Zealand European (69%), with the next largest ethnic group being Māori (18%), and then Indian (6%). Pukekohe has more European and Māori than the average for Auckland as a whole, and fewer Asian and Pacific peoples.

### Economy

Pukekohe developed as a rural service town and centre of horticultural production being within an area with some of New Zealand's most elite soils and prime agricultural land.

Pukekohe has 7600 jobs, with retail, education, health care, professional services and wholesale trade being the largest employment sectors in Pukekohe.

## TE ARONGA RAUTAKI MŌ TE TAKIWĀ AKE

### Environment

The eastern side of Pukekohe is characterised by rolling country with a number of volcanic features. These include Pukekohe Hill, the Pukekohe East Tuff Ring and Paerata Bluff. The volcanic features are of particular significance to iwi. Pukekohe's west is more gently contoured and contains a significant area of elite soils used for market gardening.

Pukekohe's freshwater environment is characterised by two stream catchments, the Whangapouri Steam from the north and the Tutaenui stream from the south. The tributaries of these streams flow throughout the existing town and the Future Urban Zone areas.

Small areas of native bush are protected within and around Pukekohe on both public and private land as Significant Ecological Areas (SEAs). Public SEAs include Roosevill Park and Paerata Scenic Reserve. Most SEAs are located on private land within the Future Urban Zone.

### Built environment & infrastructure

Pukekohe is located on the North Island Main Trunk railway line and is connected to Auckland by State Highway 22 and Pukekohe East Road, which connect with the Southern Motorway to Auckland.

The Pukekohe town centre is focused around the main shopping street King Street with a number of intersecting shopping streets such as Edinburgh, Hall and Seddon streets.

The historic town centre is bounded by the Pukekohe ring road. A more recently established area of large format retail has developed to the south of the town centre, on Manukau Road. Paerata and Buckland feature local shops and community facilities which service the small local settlements.

The Pukekohe Park raceway, used for motor racing and horse racing, and the Pukekohe Showgrounds, used for the annual A & P show, and other community activities, are located on the outskirts of the Pukekohe urban area. The Ecolight Stadium, Bledisloe Park, Rosa Birch Park and the Franklin Trotting Club are well used local sports and recreation facilities.



The Auckland Plan Development Strategy Map



Proposed Auckland Unitary Plan zoning for Pukekohe

**Strategic context**

The Pukekohe Area Plan is guided by a number of Auckland Council strategic documents and establishes an action plan to implement initiatives.

**The Auckland Plan**

The Auckland Plan is the 30 year strategy to make Auckland the world's most liveable city. Auckland is anticipated to grow by 1 million people over the next 30 years. The Auckland Plan describes the kind of place Aucklanders have said they want, and outlines what is needed to achieve it.

The Auckland Plan sets out six 'transformational shifts' and also a Development Strategy, which sets out how Auckland will accommodate the expected population growth.

**What does this mean for Pukekohe?**

Pukekohe is identified in the Auckland Plan Development Strategy as a priority satellite town, anticipated to grow to a population of 50,000 people by 2040. This will more than double Pukekohe's current population of 21,000 people.

The Area Plan seeks to deliver the Auckland Plan at a local level. It sets out a high level strategy for the staging and zoning of future growth areas around the existing town, what transport and infrastructure is required to enable this growth, how the local economy can be grown, how living standards can be improved for the people of Pukekohe and how the environment and places of significance can be protected.

**Auckland's Economic Development Strategy**

To achieve the Auckland Plan vision of the world's most liveable city, the economic development strategy sets out how the economy will deliver opportunity and prosperity for the region. It sets out priorities and a specific set of actions for the next 10 years, and how these will be measured.

**Other strategic action plans and strategies**

Auckland Council has developed various other strategic action plans and strategies to set out how the Auckland Plan outcomes can be achieved over the next 10 years. These include:

- The Housing Action Plan
- The Franklin Local Economic Development Action Plan
- Sport and Recreation Strategic Action Plan
- Parks and Open Space Strategic Action Plan
- The Auckland Biodiversity Strategy
- The Māori Plan for Tāmaki Makaurau

The Pukekohe Area Plan supports these action plans and strategies by identifying and prioritising outcomes to be achieved at a local level. The Pukekohe Area Plan should be read and implemented in conjunction with these other plans and strategies.

**The Unitary Plan**

The Unitary Plan, developed under the Resource Management Act 1991, replaces the existing Auckland Regional Policy Statement and multiple district and regional plans to create one planning rulebook for all of Auckland. It sets out what people can and cannot do with their land, through zoning rules and requirements.

Early engagement for the Pukekohe Area Plan in 2013 resulted in refinements to the draft Unitary Plan to better reflect how we want Pukekohe to grow. You can read more about this in the 'Engagement and feedback' chapter. The 'Growth outcomes' chapter identifies future growth areas for Pukekohe, and suggests possible future Unitary Plan zones that should apply to these areas.

The Proposed Auckland Unitary Plan zoning for Pukekohe is shown on the map above.

**Previous strategies undertaken by Franklin District Council**

The Pukekohe Area Plan builds on the background research and strategic work done for the 2003 Pukekohe Town Plan, which is an earlier 30-year vision for Pukekohe, and the 2007 Franklin District Growth Strategy.

The Franklin District Growth Strategy was the policy for managing the former Franklin District's growth through to 2051 and identified areas around Pukekohe to cater for future population growth.

These documents have informed the key moves and outcomes in the Pukekohe Area Plan.

**Franklin Local Board Plan**

The Franklin Local Board Plan sets the framework that guides the board's decisions on local activities, and the board's input into the regional activities and decisions of the Auckland Council.

The Area Plan team and the Franklin Local Board team have worked closely together to ensure that the Area Plan and the 2014 Local Board Plan align with each other.

# ENGAGEMENT & FEEDBACK

## TE TŪHONOHO NO ME TE WHAKAHOKI KŌRERO

Engagement with iwi and all stakeholders within the local community is a critical part of the area plan process. Our approach built on that undertaken for the preparation of the Auckland Plan, Unitary Plan and Franklin Local Board Plan.

### Initial engagement

We sought to find out from the community their views on the issues facing Pukekohe. The engagement included evening events for invited stakeholders, public market events and open day events.

Meetings with iwi, government, council controlled organisations, interested individuals, land owner groups and the Franklin Youth Advisory Board were also held. Through these events, approximately 600 people were consulted with over June and July 2013.

### Initial engagement considered the following five key questions:

1. What makes Pukekohe an attractive/desirable place to live?
2. What influencers are there on growth – what areas should be protected from growth, where can growth be accommodated and which areas should be prioritised for growth?
3. Land uses – where should we accommodate new housing and employment areas and new community facilities?
4. How can we make the town centre a great place to live work and visit?
5. What is missing from Pukekohe?

Feedback was generated in a number of ways. Ninety-six questionnaires were completed and returned to the council. Feedback was also provided by way of comments provided at meetings, workshops and through the use of interactive stations at engagement events.

### Outcomes of initial engagement

The initial area plan engagement established the following eight high level principles to guide thinking about Pukekohe's future and also helped to shape the development of the (local) Unitary Plan zones, including the areas to be included in the Rural Urban Boundary (RUB) and Future Urban Zone.

- Pukekohe is not a dormitory suburb of Metropolitan Auckland
- Pukekohe is to remain a separate and satellite town – this is our point of difference
- Future employment focus should relate to new growth areas e.g. south east Pukekohe and Paerata
- Support growth around one town centre and a number of local centres
- Pukekohe's western elite soils should be protected from growth
- Pukekohe needs a self-sustaining employment base to offer its residents job choice
- Respect cultural values and landscapes
- Include Waikato as part of the growth and infrastructure planning

Feedback on all key issues has been used to inform the development of the area plan. It also supported the Local Board feedback/input on the Draft Unitary Plan.



2013 and 2014 public engagement

### Establishing the Key Moves

Feedback from the initial consultation was used to draft the Key Moves, which we then sought community feedback on. Flyers describing the Key Moves were provided to iwi and all stakeholders in March 2014 together with feedback forms. Drop in sessions were held to enable attendees to discuss the Key Moves with the area plan team and to invite feedback.

The team also took the opportunity to re-engage with the youth advisory board – to explain the Key Moves and seek feedback. Thirty-four feedback forms were completed and returned to the council. Feedback was also in provided by way of comments at the drop in sessions.

Engagement with iwi and local stakeholders to discuss the preliminary Key Moves was of real benefit to their refinement and to the development of the area plan as a whole. Feedback was particularly useful for the early consideration of possible urban zones within the Future Urban Zone, which is discussed in the 'Growth outcomes' chapter.

### July finalisation

A final drop in session for local stakeholders was held in Pukekohe in late July 2014. Feedback received from this was used in the finalisation of the area plan.



Engagement day on Pukekohe Hill



March 2014 drop-in session

### Mana whenua engagement

Mana whenua have an ongoing connection with the Pukekohe area and their presence, identity and history is marked in the land, the hills and the waters of the study area. Mana whenua have their own aspirations for the area.

In developing this area plan, the council team engaged with representatives of Ngāti Tamaoho, Ngāti Te Ata, Te Akitai Waiohua, the Huakina Development Trust and representatives from Ngā Hau e Wha Marae at a number of hui. Engagement identified the mana whenua issues, values and aspirations for the Pukekohe area.

A particular focus was that of archaeological items and places of natural heritage significance, mapped and scheduled heritage places within the Unitary Plan as well as areas that could potentially be protected and enhanced.

These include significant ridgelines and streams traditionally used by local iwi for gathering kai and for spiritual purposes. At a hui held at the summit of Pukekohe Hill, local features of significance were identified by kaumatua and mapped by the council team. This information has helped to shape this area plan.

At a workshop held at Ngā Hau e Wha Marae, attendees suggested enhancing and improving key local streams and increasing the local light industrial land supply to provide more jobs for whanau. Additionally, land close to the marae was proposed for a vocational training facility, papakainga housing, a multi-purpose sports park and aged care living.

Part of the intent of this area plan is to build a responsive and mutually supported future for Pukekohe. The linkages and ongoing relationship forged with mana whenua through the area plan process will be to the benefit of Māori, the wider Pukekohe community and the environment as a whole moving forward into implementation.

### The feedback received

Community feedback through the development of the area plan has been wide ranging and includes the following comments.

**People liked Pukekohe's rural outlook and feel, that it is a country town, has a sense of community, has a great residential and rural mix, and that "Everything you need is here".**

**People also said that Pukekohe**  
 "has Lots of Room for development go for it!  
 Go for it!"  
 "is a good place to bring your family up"

**and that they enjoyed the**  
 "Multicultural diversity in our township"

**People were supportive of transport improvements proposed and expanding local tertiary education facilities:**

"Strongly support major transport hub at Pukekohe station"

"We need and support a significant Tertiary Facility, e.g. a university or polytechnic located in close proximity to the Train Station and Pukekohe Town Centre. With only two agricultural colleges in NZ there is significant opportunity to develop a college to support local horticulture in conjunction with say Agriculture NZ"

**People were supportive of structure planning being progressed towards 'live' (or 'urban') zones for new businesses, public open space and residential growth:**

"Council and the Local Board (to) ensure as a priority that adequate funding is available in the Long Term Plan to ensure sufficient resources are provided to carry out the structure planning necessary to facilitate future rezoning and land release including any necessary infrastructure upgrades."

"I really like the suggestions for Pukekohe Hill and Paerata Bluff, can Doctor's Hill be incorporated in some way?"

"there is an urgent need for more business land and Council should implement the zoning as quickly as possible"

"Increase industrial land (x2 or x3) and locate near water source to allow larger industries to relocate to the area. This will provide for additional local jobs and avoid the need for workers to commute via the motorway"



# PART B: KEY MOVES AND OUTCOMES

## KEY MOVES OF THE PUKEKOHE AREA PLAN

NGĀ KOKIRINGA MATUA MŌ PUKEKOHE / KO NGĀ HUA ME NGĀ MEA HEI MAHI

The Pukekohe Area Plan will assist with the delivery of the vision for Auckland through its key moves and outcomes:

**Auckland's vision** in the Auckland Plan is to become the 'World's Most Liveable City' – Te pai me te whai rawa o Tāmaki.

The **six transformational shifts** outlined in the Auckland Plan to achieve Auckland's vision have guided the development of the Pukekohe Area Plan.

The **Pukekohe Area Plan** shows how the Auckland Plan will be put in place, at a local level, over the next 30 years.

**Nine key moves** are identified in the area plan as opportunities to transform Pukekohe.

**Four chapters** 'Economic and community development outcomes', 'Transport and network infrastructure outcomes', 'Natural environment, open space, heritage and character outcomes' and 'Growth outcomes' provide detail on all the key moves, and provide additional outcomes as well as stating the actions that will assist in achieving them.

The actions to achieve this broader list of outcomes, in the form of projects, programmes, studies and further work are listed in the **Prioritisation Schedule**, including whether they are currently funded, or whether they are future projects that are currently unfunded.

THE AUCKLAND PLAN'S VISION – THE WORLD'S MOST LIVEABLE CITY – TE PAI ME TE WHAI RAWA O TAMAKI

SIX TRANSFORMATIONAL SHIFTS TO ACHIEVE THE AUCKLAND PLAN'S VISION

Dramatically accelerate the prospects of Auckland's children and young people	Strongly commit to environmental action and green growth	Move to outstanding public transport within one network	Radically improve the quality of urban living	Substantially raise the living standards for all Aucklanders and focus on those most in need	Significantly lift Māori social and economic wellbeing
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PUKEKOHE AREA PLAN

Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, excellent transport connections and infrastructure, open space and recreation facilities and a thriving local economy.

KEY MOVES

<p style="font-size: 2em; font-weight: bold;">1</p> <p><b>Provide for growth in the Future Urban Zone</b></p> <p>Residential land is required to accommodate the doubling of Pukekohe's population to 50,000 people over the next 30 years.</p>	<p style="font-size: 2em; font-weight: bold;">2</p> <p><b>Enable at least 100ha of new business land</b></p> <p>Business land is required to provide for local employment – providing 9000 new jobs. This includes the identification of light industrial land in the Future Urban Zone, and redevelopment of land around the town centre periphery for commercial/office purposes.</p>	<p style="font-size: 2em; font-weight: bold;">3</p> <p><b>Electrification of the rail line from Papakura to Pukekohe (with potential station at Paerata)</b></p> <p>Faster and more frequent services and a future station at Paerata will encourage greater use of the railway, provide transport choices for people to travel to Papakura and further north, and encourage people to visit Pukekohe.</p>
<p style="font-size: 2em; font-weight: bold;">4</p> <p><b>Improve accessibility and connectivity throughout Pukekohe and Paerata</b></p> <p>Growth provides an opportunity to create connections, such as an east–west connection from Manukau Road to Pukekohe East Road. Walking and cycle routes connecting the town centre, train station and Manukau Road will increase the walkability of Pukekohe and access to public transport.</p>	<p style="font-size: 2em; font-weight: bold;">5</p> <p><b>Support land development around Pukekohe Train Station</b></p> <p>Development of the area surrounding the Pukekohe Train Station provides an opportunity to maximise the site's location and promote transport choices – through more intensive uses such as tertiary education or a mix of commercial and residential.</p>	<p style="font-size: 2em; font-weight: bold;">6</p> <p><b>Investigate tertiary education opportunities</b></p> <p>Expanding the local tertiary education sector will bring benefits by retaining and attracting young people, improving local education and supporting local industries such as motorsport, agriculture, horticulture and the equine industry.</p>
<p style="font-size: 2em; font-weight: bold;">7</p> <p><b>Protect and enjoy Pukekohe Hill, Paerata Bluff and Pukekohe East Tuff Ring</b></p> <p>These unique natural features are important to iwi and the Pukekohe community – there is a need to discuss with the respective owners how best to achieve an increase in protection and/or public access to them, and their enjoyment.</p>	<p style="font-size: 2em; font-weight: bold;">8</p> <p><b>Maintain and improve Pukekohe's environmental quality and special ecological areas, including the Tutaenui and Whangapouri streams</b></p> <p>Development of the Future Urban Zone provides an opportunity to connect existing reserves and create new reserves along the many streams in the Pukekohe area.</p>	<p style="font-size: 2em; font-weight: bold;">9</p> <p><b>Develop Town Centre Character Guidelines</b></p> <p>The Pukekohe town centre – and in particular King Street – benefits from the detailing, scale and form of its heritage buildings. Guidelines on new development and on the maintenance and restoration of existing buildings will assist in retaining this unique identifying character.</p>

FURTHER OUTCOMES, AND THE ACTIONS TO ACHIEVE THEM ARE ADDRESSED IN FOUR CHAPTERS:

Economic and community development	Transport and network infrastructure	Natural environment, heritage and character	Growth
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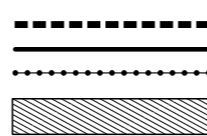
PRIORITISATION SCHEDULE

# KEY MOVES & OUTCOMES

THE 9 KEY MOVES ARE:

- Single Housing
- Mixed Housing Suburban
- Terraced Housing & Apartment Buildings
- Special Housing Area

Light Industrial

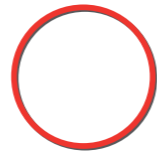
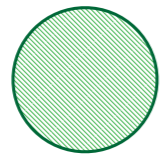


1 Provide for growth in the Future Urban Zone

2 Enable at least 100ha of new business land

3 Electrification of the rail line from Papakura to Pukekohe (with potential station at Paerata)

4 Improve accessibility & connectivity throughout Pukekohe & Paerata



5 Support land development around Pukekohe Train Station

6 Investigate tertiary education opportunities

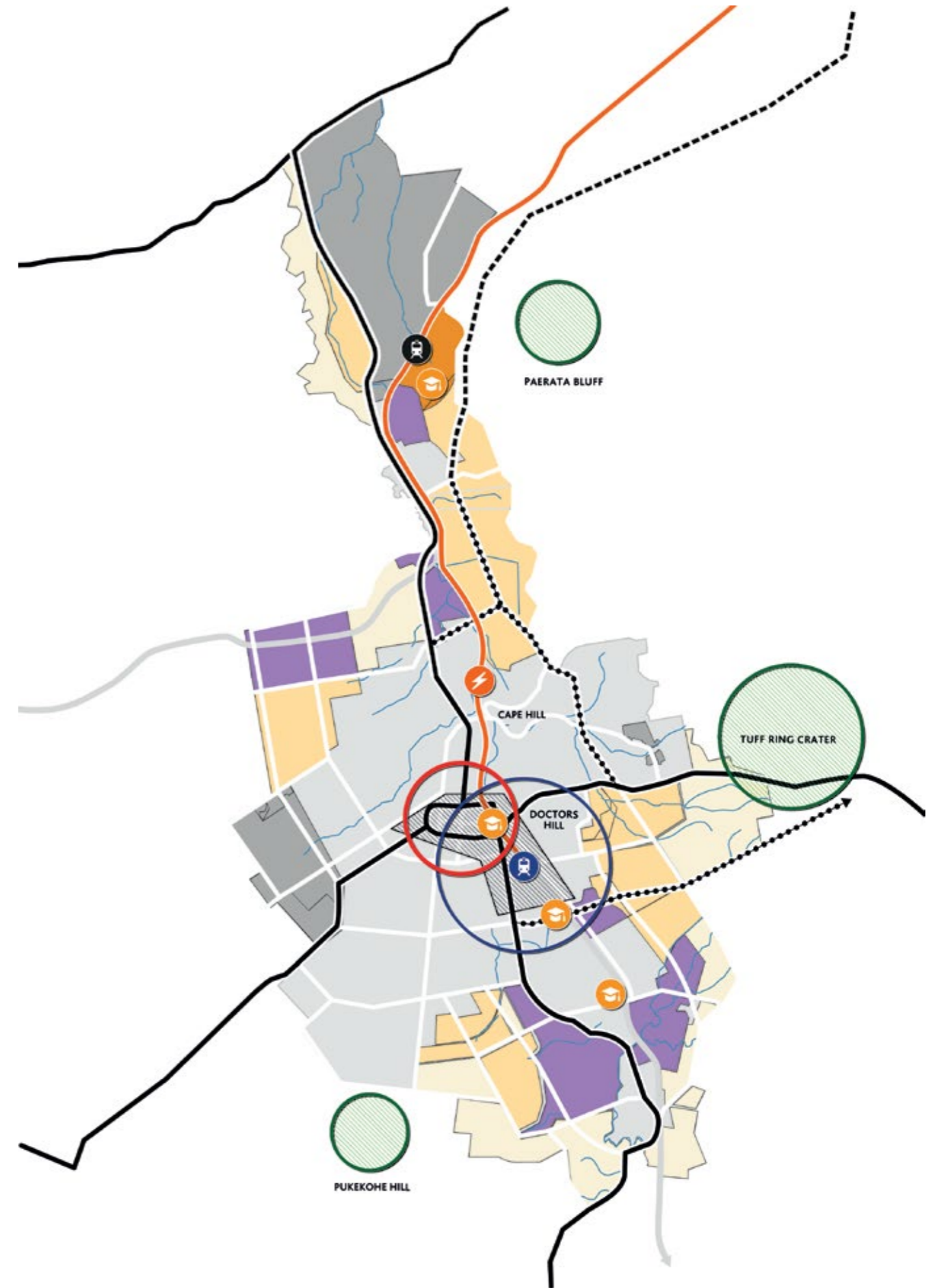
7 Protect and enjoy Pukekohe Hill, Paerata Bluff and Pukekohe East Tuff Ring

8 Maintain and improve Pukekohe's environmental quality and special ecological areas, including the Tutaenui and Whangapouri streams

9 Develop Town Centre Character Guidelines

Further outcomes, and the actions to achieve them are addressed in four chapters:

- Economic and community development
- Transport and network infrastructure
- Natural environment, heritage and character
- Growth



# 1. ECONOMIC & COMMUNITY DEVELOPMENT OUTCOMES

NGĀ HUA O NGĀ WHANAKETANGA MAHI OHAOHA Ā-HAPORI HOKI



## OUTCOME 1.1

Grow Pukekohe's economy and provision of jobs to match the anticipated population growth

### ACTIONS

**1.1.1** Provide for new light industrial and commercial zoned land through structure planning processes (see discussion at Outcome 1.2 below).

**1.1.2** Support innovation that strengthens sectors in which Pukekohe businesses have a competitive advantage such as horticulture, rural supply, food processing, automotive and engineering, motorsport, and the equine industry.

**1.1.3** Leverage the Business Improvement Districts programme to support the diverse economic development potential of the area.

**1.1.4** Work with ATEED to develop pathways for Pukekohe food and beverage processors and niche food producers to access the 'FoodBowl' and the Food Innovation network.

**1.1.5** Promote equestrian and related facilities in Pukekohe to support equestrian-based visitor attraction and industry growth. This includes the potential of Pukekohe becoming a regional training ground for harness racing and associated activities.

## OUTCOME 1.2

Sufficient serviced business land, specifically light industrial and commercial is available to enable the growth of local business and employment in line with Pukekohe's anticipated population growth through to 2044

### ACTIONS

**1.2.1** Enable structure planning and plan changes to facilitate the release of approximately 30–35ha of new light industrial land during the 2015–2025 period. A further 30–35ha is to be released per decade from 2025 through to 2044.

**1.2.2** Enable structure planning and plan changes to facilitate the development of approximately 15ha of new commercial (mixed use zoned) land during the 2015 to 2025 period and 15ha per decade from 2025 through to 2044. Also see discussion within the 'Growth outcomes' chapter.

## OUTCOME 1.3

Tourism within Pukekohe is developed and grown to maximise the area's economic potential

### ACTIONS

**1.3.1** Auckland Council and ATEED to facilitate and support the emerging Franklin Tourism Group to promote Pukekohe tourism.

**1.3.2** The development of a local tourism plan.

**1.3.3** Leverage off V8 events by way of cross promotional activities and local events to capture a greater visitor spend.

**1.3.4** Develop culinary tourism opportunities by leverage of the local horticultural and food producing sectors.

**1.3.5** Investigate the potential for a local horticultural industry 'MOTAT'.

**1.3.6** In collaboration with the Franklin Historical Society develop a Pukekohe heritage trail following completion of the Pukekohe heritage study.

**1.3.7** Advocate for Pukekohe's hosting (or promoting maximised local leverage) of future major sporting events – events such as the 2015 Under 20 FIFA World Cup, 2015 ICC Cricket World Cup matches and 2017 World Masters Games.

## OUTCOME 1.4

Pukekohe's town centre vitality is enhanced

### ACTIONS

**1.4.1** Enhance the amenity and experience of the town centre through the implementation of place making initiatives and streetscape upgrades.

**1.4.2** Identify sites in the Pukekohe town centre that have future development potential over time. Work with landowners and key stakeholders to facilitate the use of this land to provide more retail, office, business and community space for the growing population.

**1.4.3** Continue collaboration between key community and business organisations, schools the Franklin Local Board, Auckland Council and Auckland Transport to deliver town centre initiatives through the forum of the Town Centre Revitalisation Committee.

This section identifies the outcomes needed to support improved employment opportunities, a thriving town centre, social benefits and tertiary education opportunities for Pukekohe residents into the future. The outcomes will also help to improve the wider community wellbeing and attract visitors, investment and expenditure to the area.

The community and economic development map overleaf illustrates how the outcomes fit within the Pukekohe area.



## OUTCOME 1.5

Tertiary education facilities (including trades training) are expanded locally to cater for Pukekohe's anticipated population growth

### ACTIONS

**1.5.1** Undertake a feasibility and site location study for expanded local tertiary education delivery.

**1.5.2** Progress liaison with universities, technical institutes and private providers to expand the provision of tertiary education facilities in Pukekohe.

## OUTCOME 1.6

Māori history, culture and identity is recognised and promoted through improved access to social and cultural infrastructure

### ACTIONS

**1.6.1** Support the development of Māori economic and social development initiatives in Pukekohe consistent with the Māori Plan.

**1.6.2** Investigate a Pukekohe Gateways Celebration partnership project with mana whenua iwi and the Franklin Local Board.

**1.6.3** Investigate the opportunity for a vocational training facility near the Ngā Hau e Wha marae.

## OUTCOME 1.7

Pukekohe offers high quality, affordable social infrastructure and services that meet community needs

### ACTIONS

**1.7.1** Undertake an analysis to determine the community service needs of Pukekohe residents aged 65 and older both now and into the future.

**1.7.2** Undertake analyses of community facilities, where gaps in the provision of these have been identified in the 2014 Community Facilities Network Plan, particularly focusing on youth.

**1.7.3** Determine the future scope and scale of Pukekohe Library, as indicated by the 2014 Libraries Facilities Development Plan.

**1.7.4** Work with the Wesley Special Housing Area applicant team to ensure land for social infrastructure needs is incorporated into structure planning for Wesley.

**1.7.5** Once the new Wesley community is further established, undertake an analysis of community needs and aspirations to refine how the social needs of the community are to be catered for.

## OUTCOME 1.8

Improve the education, health and safety of Pukekohe residents with a focus on those most in need

### ACTIONS

**1.8.1** Work with the Ministry of Education and other parties such as private providers to help ensure the early childhood education needs of the expanding Pukekohe population are met.

**1.8.2** Support key youth and family support organisations to build a collective community response to antisocial behaviour in Pukekohe.

**1.8.3** Liaise with the Pukekohe North Steering team to measure and improve community capacity and social and economic outcomes within the Pukekohe North Area.

**1.8.4** Establish a formal partnership between the Franklin Local Board and the Franklin Locality Leadership Group to monitor and improve health and social wellbeing in Pukekohe.

**1.8.5** Encourage the clustering of health facilities in the Pukekohe town centre and on key public transport routes by working with health providers, landowners and developers.

**1.8.6** Work with the Wesley Special Housing Area applicant team to ensure that adequate space is available for an integrated family health centre in the Wesley Special Housing Area.

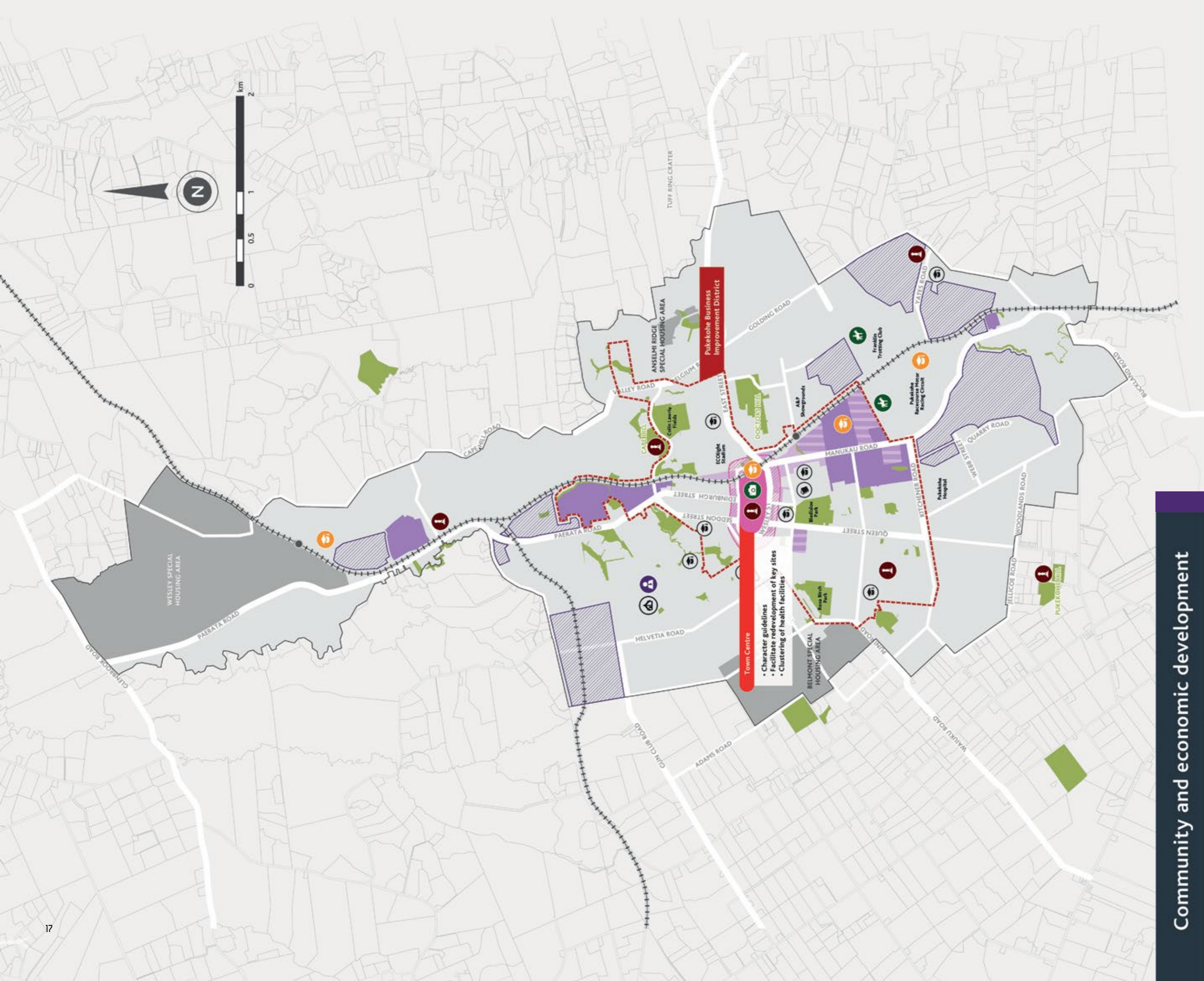
## OUTCOME 1.9

Pukekohe's future sport and recreation needs are provided for within existing open spaces and the Future Urban Zone

### ACTIONS

**1.9.1** Investigate the need for local recreation precincts that provide for multiuse sport and recreation facilities for existing and future communities. Facilities to be well serviced by public transport and routes for active modes of transport.

**1.9.2** Upgrade existing recreation infrastructure in accordance with Sports Code Facility Plans and Park Development Plans.



# Community and economic development

- Light industry
- Mixed use
- General business
- Open space
- Potential location for expanded commercial development
- Potential location for new light industrial land
- Pukekohe Business Improvement District
- Town Centre
- Potential locations for mana whenua gateway markers
- Library
- Schools
- Marae
- Potential locations for future tertiary facility
- Potential heritage trail
- Equine industry
- Potential vocational training

# 2. TRANSPORT & NETWORK INFRASTRUCTURE OUTCOMES

NGĀ HUA O TE TŪHONOHONO I NGĀ KAWENGA TĀNGATA.

This section identifies the outcomes needed to help provide improved transport and infrastructure in Pukekohe. The outcomes will also provide for efficient infrastructure provision as the Future Urban Zone is developed, as well as maximise the opportunities that land use development around public transport facilities can bring.

The transport and network infrastructure map overleaf illustrates how the outcomes fit within the Pukekohe area.



## OUTCOME 2.1

Electrification from Papakura to Pukekohe (with potential station at Paerata)

### ACTIONS

- 2.1.1 Progress investigation towards the electrification of the railway between Papakura and Pukekohe.
- 2.1.2 Advocate to Auckland Transport for the provision of a more frequent train service, including weekend services.
- 2.1.3 Investigate locations for a Paerata train station.
- 2.1.4 Investigate whether there should be further increases in land use density in Paerata to support the investment in a local train station.

## OUTCOME 2.2

Support land development around Pukekohe Train Station

### ACTIONS

- 2.2.1 Upgrade Pukekohe Train Station to include a permanent pedestrian over bridge, bus interchange, park and ride and passenger facilities.
- 2.2.2 Assess the availability of large, undeveloped or partially developed sites near the Pukekohe Train Station, which could be redeveloped with a land use density, mix of uses and layout that is supportive of greater use of the train station.
- 2.2.3 Investigate whether there should be further increases in land use density within the train station catchment to support use of the train station.

## OUTCOME 2.3

Transport and network utility infrastructure services are considered as part of structure planning of new urban development

### ACTIONS

- 2.3.1 Complete the catchment management plan modelling and flood hazard assessment for the two Pukekohe catchments of Whangapouri and Tutaenui, in order to identify solutions to stormwater issues, including current flooding issues, and support variations to discharge consents.
- 2.3.2 Complete the upgrade of the wastewater connection from Tuakau through Buckland to south Pukekohe, enabling the southern area of Pukekohe as a possible area for the first stage of growth.
- 2.3.3 Complete upgrades to the Pukekohe Wastewater Treatment Plant, to provide for the expected population growth.
- 2.3.4 Through structure planning for the Future Urban Zone areas, identify proposed/conceptual primary and secondary arterial roads and protect these corridors for future use.

## OUTCOME 2.4

Improved transport connections to Pukekohe

### ACTIONS

- 2.4.1 Assess demand for bus services from the adjacent settlements of Waiuku, Tuakau and Patumahoe to Pukekohe Train Station, before and after electrification of the railway, in conjunction with the Waikato Regional Council where relevant.
- 2.4.2 Progress investigation for an east-west arterial road connection, from Manukau Road to Pukekohe East Road.
- 2.4.3 Through structure planning for growth areas ensure growth north of Pukekohe and Paerata takes into consideration a potential rerouting of State Highway 22.

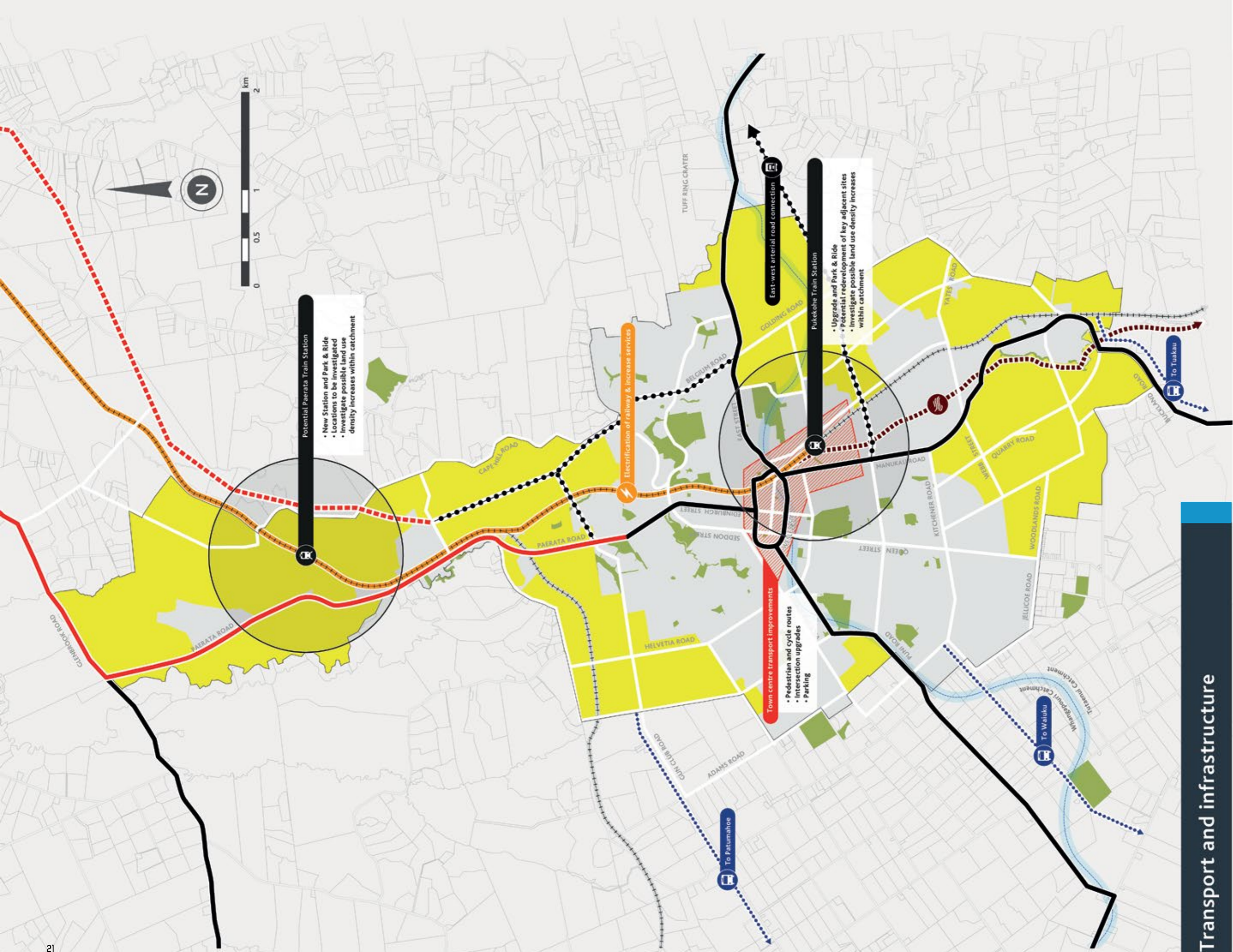
## OUTCOME 2.5

Improved local transport and access to the town centre

### ACTIONS

- 2.5.1 Investigate, through pedestrian counts and pedestrian route analysis, priority locations for new pedestrian crossings on the town centre 'ring road' of Tobin Street, Stadium Drive, Wesley Street and Massey Avenue.
- 2.5.2 Investigate potential local traffic improvements at Manukau Road, Custom Street and Harris Street, to reduce congestion.
- 2.5.3 Identification of and improvements to walking and cycling routes connecting the town centre, train station and Manukau Road shopping area, such as through the provision of street trees, furniture, paving and cycle facilities.

- 2.5.4 Investigate opportunities for a network of cycle routes and facilities in Pukekohe, Paerata, and Buckland.
- 2.5.5 Work with businesses to develop green travel plans for businesses and their employees, encouraging people to travel to work on public transport, by foot or by bike.



**Potential Paerata Train Station**

- New Station and Park & Ride
- Locations to be investigated
- Investigate possible land use density increases within catchment

**Electrification of railway & increase services**

**Town centre transport improvements**

- Pedestrian and cycle routes
- Intersection upgrades
- Parking

**Pukekohe Train Station**

- Upgrade and Park & Ride
- Potential redevelopment of key adjacent sites
- Investigate possible land use density increases within catchment

**East-west arterial road connection**

# Transport and infrastructure

- Town centre transport improvements
- Electrification of railway and increased services
- Wastewater infrastructure upgrades
- Potential bus services
- Indicative east-west arterial road connection
- Train station
- Catchment boundary
- Future urban zone  
Structure planning will be required to determine infrastructure requirements
- Arterials
  - Existing
  - Potential
- State Highway
  - Existing
  - Conceptual rerouting

# 3. NATURAL ENVIRONMENT, OPEN SPACE HERITAGE & CHARACTER OUTCOMES

This section identifies the environmental, heritage, open space and character outcomes needed to better support and improve Pukekohe's environment.

The natural environment, heritage and character map overleaf illustrates how the outcomes fit within the Pukekohe area.

NGĀ HUA O NGĀ TAKE TĀIAO, TAONGA TUKU IHO, ME TE AHURU MOWAI



## OUTCOME 3.1

Protect and enjoy Pukekohe's valued landscapes and natural features especially Pukekohe Hill, Paerata Bluff and the Pukekohe East Tuff Ring

### ACTIONS

- 3.1.1 Investigate a possible future plan change to the Unitary Plan to include Pukekohe Hill, Paerata Bluff and Puni Hill, as Outstanding Natural Features or Landscapes (this also relates to cultural landscapes in Outcome 4).
- 3.1.2 Through future structure planning for Paerata identify view shafts for protection (for example, through height restrictions) to enable better appreciation of the views to Paerata Bluff.
- 3.1.3 Investigate how to enable public viewing or access for greater enjoyment of Pukekohe East Tuff ring in collaboration with landowners and iwi.

- 3.1.4 Prioritise improvements to park infrastructure and the environment at the Pukekohe Hill reserve to enable appropriate recreational use, a diversity of experiences, and appreciation and enjoyment of its open space, views and natural, cultural and geological settings.
- 3.1.5 Through future structure planning identify important ridgelines and landscapes by using setback areas/buffers, building height restrictions, density restrictions and the location of public open space.

## OUTCOME 3.2

Maintain and improve Pukekohe's environmental quality and special ecological areas, including a focus on the Tutaenui and Whangapouri streams

### ACTIONS

- 3.2.1 Identify and prioritise stream sections within the Tutaenui and Whangapouri stream networks that can be improved with riparian planting and daylighting.

- 3.2.2 Recognise and support Mana whenua's customary kaitiaki role by encouraging their leadership of environmental restoration and management programmes for the Whangapouri and Tutaenui streams (for example – integrate this initiative into the structure plan and subsequent subdivision process).

- 3.2.3 Work with Mana whenua and landowners to develop a strategy to provide and enhance access to areas for gathering kai (e.g. eels/tuna) and customary harvesting of flax/harakeke.

- 3.2.4 Continue to support a partnership programme with the community to work collaboratively on stream maintenance and enhancement on both public and private land.

- 3.2.5 Through structure planning, identify and establish wildlife corridors where these provide linkages between streams and native bush areas.

## OUTCOME 3.3

Identify, understand and reveal Pukekohe's built heritage

### ACTIONS

- 3.3.1 Complete Pukekohe Heritage Survey and investigate the implementation of its recommendations.
- 3.3.2 Identify and schedule additional heritage buildings through a possible future plan change to the Unitary Plan where these have been assessed as having significant heritage value.
- 3.3.3 Produce town centre character guidelines which provide design guidance for new development and the maintenance and restoration of its heritage buildings to maintain and improve the town centre's character.
- 3.3.4 Implementation of a Heritage Trail in collaboration with the Franklin Historical Society.

## OUTCOME 3.4

Pukekohe's cultural heritage and culturally significant landscapes are identified, celebrated and protected

### ACTIONS

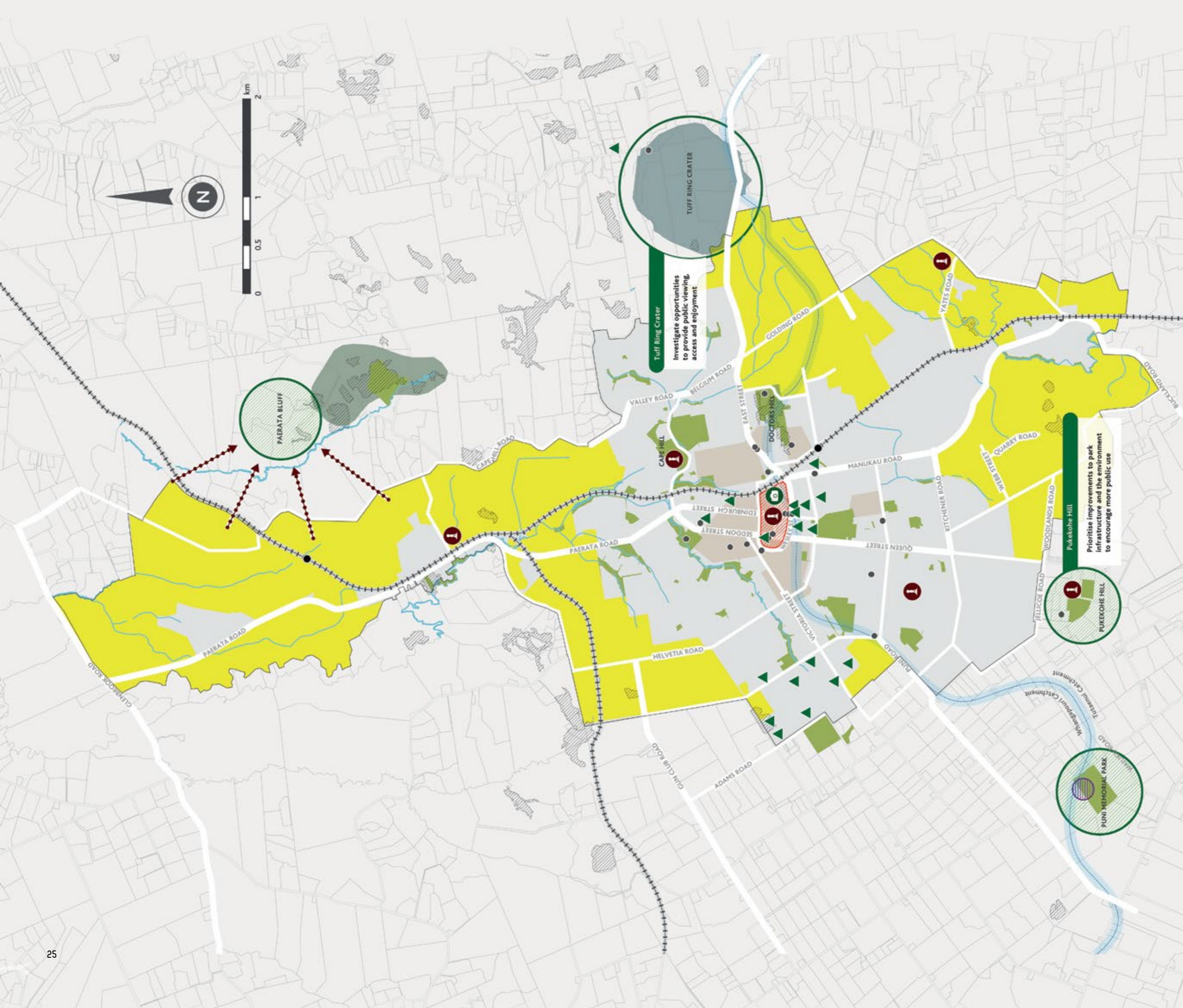
- 3.4.1 Work with Mana whenua to investigate and implement measures that identify, protect and manage wāhi tapu and other sites of significance to Māori.
- 3.4.2 Investigate ways of promoting and recognising local cultural heritage by land marking (e.g. signage or Pou), bringing back historic place names, and incorporating Māori culture, language and art in public buildings and spaces.
- 3.4.3 Prioritise a systematic survey of Pukekohe's archaeological heritage and implement measures to protect and manage important archaeological sites.

## OUTCOME 3.5

A connected network of high quality open spaces and recreation areas within Pukekohe's new growth areas that connects to and builds upon Pukekohe's existing open space network

### ACTIONS

- 3.5.1 Develop an open space network plan for Pukekohe.
- 3.5.2 Ensure that through the structure planning process the delivery of open space in Pukekohe addresses projected open space, sport and recreation needs, staging and sequencing of future growth areas and improvement of the quality and capacity of existing reserves
- 3.5.3 Ensure that through the structure planning process the delivery of open space addresses the utilisation of the Whangapouri and Tutaenui streams, Significant Ecological Areas and underutilised paper roads as corridors to provide walking and cycling connections from existing public open spaces to future areas of public open space and key landscape features (such as Pukekohe Hill and Pukekohe East Tuff Ring).



# Natural Environment, open space, heritage and character

	Potential locations for mana whenua gateway markers		Investigate view shafts to Paerata Bluff		Site and places of value to mana whenua		Outstanding natural features
	Potential heritage trail		Develop character guidelines for town centre		Pre 1944 demolition controls		Open space
	Investigate scheduling as outstanding natural features or landscapes		Notable trees		Outstanding natural landscapes		Streams
			Historic heritage place		Significant ecological areas		Future Urban Zone

Structure planning required to:

- deliver open space that addresses the needs of the community
- identify and consider ridgelines & landscapes



# 4. GROWTH OUTCOMES

## TE KUNENGA KI PUKEKOHE

### OUTCOME 4.1

#### Growth in the Future Urban Zone

This Area Plan guides where new zones could be located and sets out possible sequencing for this future growth.

### ACTION

**4.1.1** Work with landowners and developers to progress structure planning through plan changes to the Unitary Plan for the future growth areas around Pukekohe in general accordance with the Future Urban Zone growth map and schedule. Some of these plan changes may be council led while others will be developer led.

This schedule sets out a high level development strategy for growth in the Future Urban Zone:

A	B	C	D	E	F	G	H	I
<b>Wesley College and Belmont</b>	<b>Northeast Paerata</b>	<b>Northwest Paerata</b>	<b>South Paerata and Adams Drive</b>	<b>Pukekohe northwest</b>	<b>Pukekohe east central</b>	<b>Pukekohe east</b>	<b>Pukekohe south</b>	<b>Buckland/ Pukekohe Hill</b>
Wesley College and Belmont Special Housing Areas	Light industrial, terrace housing and apartments, mixed housing	Mixed housing and single housing	Mixed housing and light industrial	Mixed housing and light industrial	Mixed housing and light industrial	Mixed housing and single house	Light industrial and single house	Mixed housing and single house
These areas are where the fast track development of housing will take place, having been approved by central government as Special Housing Areas. <b>Stage: NA</b>	This area could extend the existing residential and industrial development in Paerata and enable higher density housing and additional employment around a future train station. There are known geotechnical constraints in this area which will require investigation through the structure plan process. <b>Stage: 1</b>	This area could provide for a mix of residential housing that responds to the landscape, rolling topography and streams in this area. <b>Stage: 2</b>	A large area of mixed housing could be developed, with approximately 20ha of light industrial land potentially being developed north of Adams Drive. There are some flooding and geotechnical constraints in this area, as well as sensitive landscape and ecosystems that will need to be considered carefully through the structure planning process. <b>Stage: 2</b>	This area could accommodate mixed housing and approximately 70ha of light industrial development. The mixed housing areas could provide an extension to the existing residential development at Lough Bourne Drive. A light industrial zoning at Heights Road would allow the expansion of existing rural service and industry activities and enable similar activities to locate there. Flooding is a known constraint in this area. <b>Stage: 3</b>	A light industrial zone could complement existing uses at the raceway, and be less sensitive to noise than other urban activities (e.g. housing). Further from the raceway, the closeness of the train station makes this a good location for mixed housing. <b>Stage: 1</b>	This area is anticipated to accommodate a mix of residential densities to respond to the rolling topography, stream network and landscape values. <b>Stage: 2</b>	This area is well connected to existing industrial and business land around Manukau Road, and is close to existing infrastructure connections. A light industrial zone could enable more automotive and equestrian services, complementing existing uses at the raceway. These activities would also be less sensitive to noise than other urban activities (e.g. housing). <b>Stage: 1</b>	New east–west transport linkages may be required to service the area and there are known geotechnical constraints. The area identified for single housing could provide for low density residential similar to the existing housing in Buckland village. <b>Stage: 3</b>

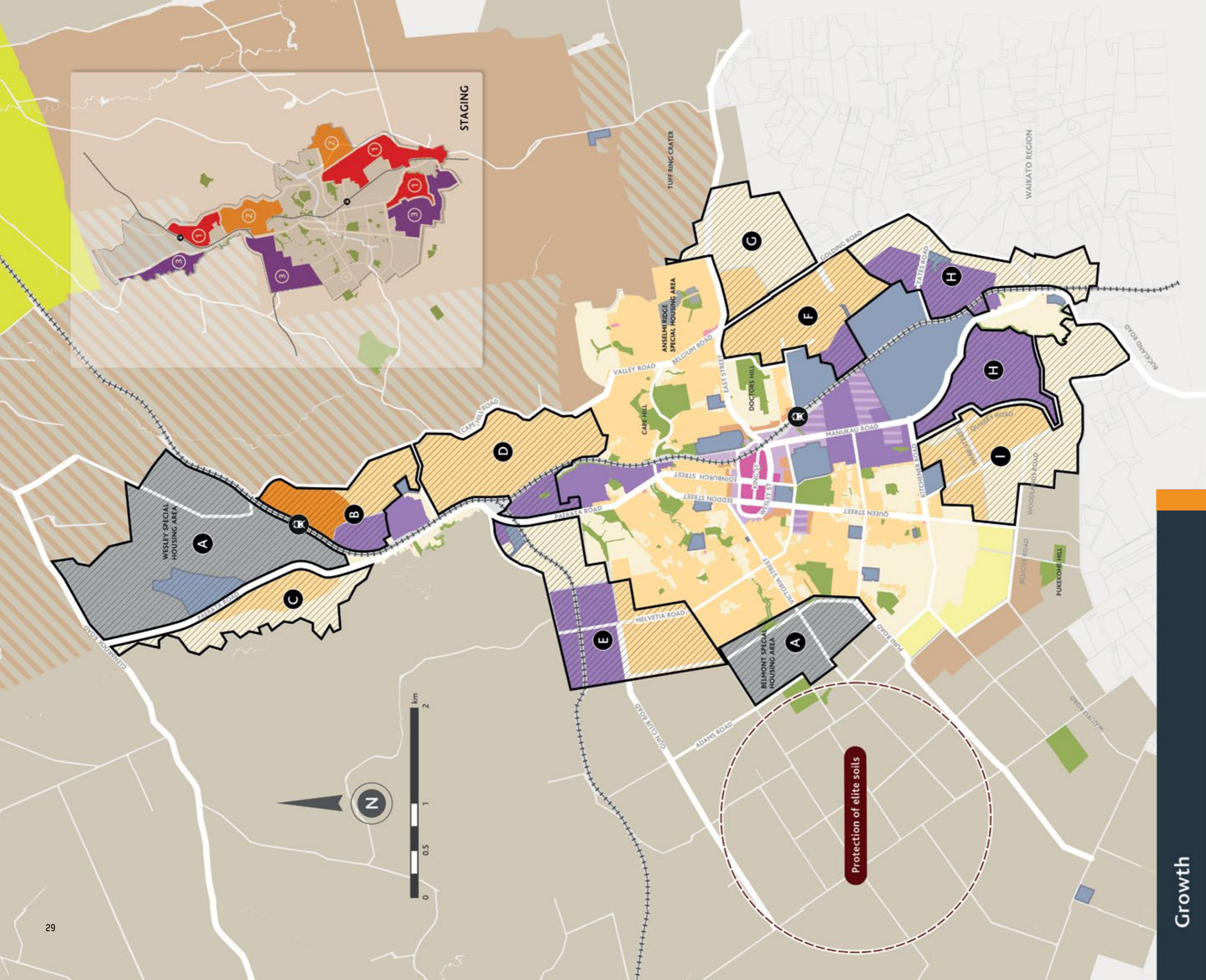
It is important to note that while the Future Urban Zone growth map and schedule set out the council’s high level analysis of where future zones should go – the map and schedule is to be used as a guide only as additional constraints and opportunities may not be known until structure planning for these areas is undertaken. Future structure planning for these areas will involve thorough analysis of issues such as catchment management planning, servicing, transport, infrastructure, natural environment, landscape, recreation needs and economic effects, resulting in refinement of the extent of specific live zones.

It is anticipated that stage 1 areas will be subject to structure planning in the next 1–5 years, stage 2 areas in the next 5–10 years and stage 3 areas in the next 10–30 years.

As Pukekohe is anticipated to have significant population and employment growth over the next 30 years, the area plan needs to consider where new residential, business, local centres and open space could be located. This chapter identifies how to deliver well-coordinated growth that provides housing choices and more employment opportunities.

**The following matters were considered when thinking about what the growth areas could contain:**

- The eight principles to guide Pukekohe’s growth (please see engagement and feedback chapter for discussion on these principles)
- Provide enough residential land to accommodate the doubling of Pukekohe’s population over the next 30 years to 50,000
- Provide options for the needs of the growing population – affordable housing, a mix of housing choices, housing for the elderly, papakāinga housing, housing close to public transport, access to open space, local employment opportunities
- Propose zones which are in line with Council’s direction for a compact city, ensuring urban densities and ensuring infrastructure investment can be optimised
- Provide more light industrial and commercial land to provide 9000 additional local jobs over the next 30 years
- Respond to known constraints and considerations such as heritage, contamination, geotechnical conditions, noise concerns, flooding, steep slopes, significant natural areas, servicing requirements and transport



# Growth

- |  |   |  |                  |  |                    |  |                           |
|--|---|--|------------------|--|--------------------|--|---------------------------|
|  | Single House                            |  | Town Centre      |  | Mixed Rural        |  | Public Open Space         |
|  | Mixed Housing Urban                     |  | Mixed use        |  | Countryside Living |  | Special Housing Area      |
|  | Mixed Housing Suburban                  |  | General Business |  | Future Urban       |  | Location for growth       |
|  | Terrace Housing and Apartment Buildings |  | Light Industry   |  | Large Lot          |  | Protection of elite soils |
|  | Large Lot                               |  | Rural Production |  | Special Purpose    |  |                           |

## PART C: IMPLEMENTATION

# IMPLEMENTING THE AREA PLAN

TE WHAKATINANA I TE MAHERE Ā-ROHE



The Pukekohe Area Plan identifies a number of outcomes as well as associated actions to achieve them. The statutory and non-statutory tools described below will be used to help deliver these outcomes and actions over the next 30 years.



### The Unitary Plan

This area plan offers preliminary suggestions for possible business, residential and public open space zones within the Future Urban Zone. Structure planning and plan changes would be required to change the zoning from the Future Urban Zone to these and other 'urban' zones.

Appendix 1.1 of the Proposed Auckland Unitary Plan identifies the Structure plan requirements for future urban zoned 'greenfield land' and 'brownfield land'. Structure plans establish the spatial development pattern of land use and the transport and services network within a defined area. A detailed examination of the opportunities and constraints relating to the land is required and will ensure the effects of development are addressed in advance of development occurring.

The area plan also contains recommendations for the protection of key landscape features and heritage items through changes to the Unitary Plan.



### Long-term Plan (LTP) & Annual Plan

This area plan will inform the LTP review cycle and includes those projects already funded within the council's current LTP as well as identifying any unfunded projects that should be considered for funding priority in the next LTP (2015–2025), which is anticipated to be adopted by the governing body in June 2015.

If funding for any projects are not allocated through this then funding will need to be reviewed in the next Long-term Plan review process (which occurs every three years).

This area plan will also inform the council's Annual Plan review process.



### Franklin Local Board Plan

The Franklin Local Board Plan has played a key role in helping to define this area plan's priorities, projects and community aspirations. Local board plans are reviewed every three years and future plans will in turn be influenced by this area plan.



### The Auckland Design Manual

This area plan promotes Town Centre Character guidelines as an action.

These would provide design guidance for new development and also the maintenance and restoration of its heritage buildings in order to help protect the town centre's character.

Town Centre Character guidelines for Pukekohe could be undertaken as part of the Auckland Design Manual currently being developed by the council.

The Auckland Design Manual provides practical advice, best practice processes and detailed design guidance inclusive of Te Aranga Māori design principles to enable us to design and build the world's most liveable city. Alternatively, the local board may opt to commission guidelines directly.

# PRIORITISATION SCHEDULE

## TE RĀRANGI MAI

This section identifies when the actions of the area plan should happen, who will primarily be responsible for their delivery, and whether they are funded or not yet funded.

Each action is identified as a 'quick win' (1–3 years), short term (3–6 years), medium term (6–9 years) or long term (9+ years) action.

Table A lists the funded projects and initiatives as identified in the council's Long-term Plan or the budgets of related organisations and partners. New, yet to be funded projects are in Table B.

The timeframes described aim to prioritise actions that will best help achieve the desired outcomes for Pukekohe whilst being mindful of likely resource requirements.

Table A: Funded actions

Action	Target date	Delivery partners	Chapter reference
<b>Quick win actions (1–3 years), 2014/2015–2016/2017</b>			
<b>ECONOMIC AND COMMUNITY DEVELOPMENT</b>			
Feasibility and site location study for expanded tertiary education	2014/2015	Auckland Council Franklin Local Board	1.5.1
Facilitate and support the emerging Franklin Tourism Group to promote Pukekohe tourism	2014/2015	ATEED Auckland Council	1.3.1
The development of a local tourism plan	2014/2015	Auckland Council ATEED Franklin Local Board	1.3.2
Work with the Wesley Special Housing Area applicant team to ensure land for social infrastructure needs is incorporated into structure planning for Wesley	2014/2015	Auckland Council	1.7.4
Develop pathways for Pukekohe food and beverage producers to access the 'FoodBowl' and the Food Innovation network	2014/2015	ATEED Auckland Council	1.1.4
Develop culinary tourism opportunities by leverage of the local horticultural and food producing sectors	2014/2015	ATEED	1.3.4
<b>TRANSPORT AND NETWORK INFRASTRUCTURE</b>			
Upgrade Pukekohe Train Station – Stage 1 (park and ride, bus interchange and pedestrian overbridge)	2014/2015	Auckland Transport	2.2.1
Complete the catchment management plan modelling and flood hazard assessment for the two Pukekohe catchments of Whangapouri and Tutaenui	2015/2016	Auckland Council	2.3.1
<b>NATURAL ENVIRONMENT, OPEN SPACE, HERITAGE AND CHARACTER</b>			
Complete Pukekohe Heritage Survey and investigate the implementation of its recommendations	2014/2015	Auckland Council	3.3.1
Implementation of a Heritage Trail in collaboration with the Franklin Historical Society	2015/2016	Auckland Council	1.3.6, 3.3.4
<b>Short term actions (3–6 years), 2017/2018–2020/2021</b>			
<b>TRANSPORT AND NETWORK INFRASTRUCTURE</b>			
Complete the upgrade of the wastewater connection from Tuakau through Buckland to south Pukekohe	2018/2019	Watercare Services Limited	2.3.2
Complete upgrades to the Pukekohe Wastewater Treatment Plant	2018/2019	Watercare Services Limited	2.3.3

Action	Target date	Delivery partners	Chapter reference
<b>Ongoing actions</b>			
<b>ECONOMIC AND COMMUNITY DEVELOPMENT</b>			
Leverage off V8 events by way of cross promotional activities and local events	Ongoing	ATEED Auckland Council Pukekohe Business Association	1.3.3
Continued collaboration between key community and business organisations to deliver town centre initiatives through the forum of the Town Centre Revitalisation Committee	Ongoing	Auckland Council Auckland Transport Franklin Local Board	1.4.3
Support key youth and family support organisations to build a collective community response to anti-social behaviour	Ongoing	Auckland Council	1.8.2
Establish a formal partnership between the Franklin Local Board and the Franklin Locality Leadership Group to monitor and improve health and social wellbeing in Pukekohe	Ongoing	Franklin Local Board Manukau District Health Board	1.8.4
Liaise with the Pukekohe North Steering team to measure and improve community capacity and social and economic outcomes within the Pukekohe North Area	Ongoing	Auckland Council	1.8.3
Upgrade existing recreation infrastructure in accordance with Sports Code Facility Plans and Park Development Plans	Ongoing	Auckland Council	1.9.2
<b>TRANSPORT AND NETWORK INFRASTRUCTURE</b>			
Assess demand for bus services from the adjacent settlements of Waiuku, Tuakau and Patumahoe to Pukekohe Train Station	Ongoing	Auckland Transport	2.4.1
Develop green travel plans for businesses	Ongoing	Auckland Transport	2.5.5
Investigate priority locations for new pedestrian crossings on the town centre 'ring road'	Ongoing	Auckland Transport	2.5.1
Improvements to walking and cycling routes connecting the town centre, train station and Manukau Road shopping area	Ongoing	Auckland Transport Auckland Council	2.5.3
Investigate locations for a Paerata train station	Ongoing	Auckland Transport	2.1.3
<b>NATURAL ENVIRONMENT, OPEN SPACE, HERITAGE AND CHARACTER</b>			
Continue to support a partnership programme with the community to work collaboratively on stream maintenance and enhancement	Ongoing	Auckland Council	3.2.4

Table B: Funding required actions

Action	Delivery partners	Chapter reference
<b>Structure planning actions – over the next 30 years (see growth schedule in outcome 4.1 for timing)</b>		
<b>GROWTH</b>		
Progress structure planning in accordance with staging in the 'Growth' chapter	Auckland Council	1.1.1, 1.2.1, 1.2.2
<b>ECONOMIC AND COMMUNITY DEVELOPMENT</b>		
Investigate the need for local recreation precincts that provide for multiuse sport and recreation for existing and future communities	Auckland Council	1.9.1
Ensure that adequate space is available for an integrated family health centre in the Wesley Special Housing Area	Auckland Council	1.8.6
<b>TRANSPORT AND NETWORK INFRASTRUCTURE</b>		
Investigate increases in density within the Paerata train station catchment	Auckland Council	2.1.4
Through structure planning for the Future Urban Zone areas, identify and protect corridors for proposed/conceptual primary and secondary arterials including an east–west arterial connection from Manukau Road to Pukekohe East Road	Auckland Council	2.3.4, 2.4.2
Through structure planning for growth areas ensure growth north of Pukekohe and Paerata takes into consideration a potential rerouting of State Highway 22	Auckland Council	2.4.3
<b>NATURAL ENVIRONMENT, OPEN SPACE, HERITAGE AND CHARACTER</b>		
Important ridgelines and landscapes are identified and considered in future structure planning	Auckland Council	3.1.5
View shafts to Paerata Bluff are identified as part of structure planning at Paerata	Auckland Council	3.1.2
Ensure that through the structure planning process, the delivery of open space in Pukekohe addresses the needs of the Pukekohe existing and future community and aligns with the staging and sequencing of future growth areas	Auckland Council	3.5.2, 3.5.3
Identify and establish wildlife corridors where these provide linkages between streams and native bush areas	Auckland Council	3.2.5
<b>Quick win actions (1–3 years), 2014/2015–2016/2017</b>		
<b>ECONOMIC AND COMMUNITY DEVELOPMENT</b>		
Liaise with tertiary education providers to expand the provision of tertiary education facilities in Pukekohe	Auckland Council Franklin Local Board	1.5.2
Advocate for Pukekohe's hosting of future major sporting events	ATEED Auckland Council	1.3.7
Support innovation that strengthens sectors in which Pukekohe businesses have a competitive advantage	ATEED Auckland Council	1.1.2
Leverage the Business Improvement Districts programme to support the diverse economic development potential of the area	Auckland Council	1.1.3
Identify sites in the Pukekohe town centre that have future development potential over time and work with landowners and key stakeholders to facilitate the use of this land	Auckland Council	1.4.2
Undertake analyses of community facilities, where gaps in the provision of these have been identified, particularly focusing on youth	Auckland Council	1.7.2
Work with the Ministry of Education and other parties to help ensure the early childhood education needs of the expanding Pukekohe population are met	Auckland Council	1.8.1
Enhance the amenity and experience of the town centre through the implementation of place making initiatives and streetscape upgrades	Auckland Council	1.4.1
<b>TRANSPORT AND NETWORK INFRASTRUCTURE</b>		
Advocate for the provision of a more frequent train service, including weekend services	Auckland Council Auckland Transport	2.1.2
Assess the redevelopment potential of large, undeveloped or partially developed sites near the Pukekohe Train Station	Auckland Council	2.2.2
Investigate whether there should be increases in density within the Pukekohe train station catchment	Auckland Council Auckland Transport	2.2.3
Investigate opportunities for a network of cycle routes and facilities in Pukekohe, Paerata and Buckland	Auckland Transport	2.5.4
Progress investigation towards the electrification of the railway between Papakura and Pukekohe	Auckland Transport	2.1.1
Investigate potential local traffic improvements at Manukau Road, Custom Street and Harris Street	Auckland Transport	2.5.2

Action	Delivery partners	Chapter reference
<b>NATURAL ENVIRONMENT, OPEN SPACE, HERITAGE AND CHARACTER</b>		
Work with Mana whenua and landowners to develop a strategy to provide and enhance access to areas for gathering kai and customary harvesting	Auckland Council	3.2.3
Identify and prioritise stream sections within the Tutaeuni and Whangapouri stream networks that can be improved with riparian planting and daylighting	Auckland Council	3.2.1
Support Mana whenua's customary kaitiaki role by encouraging their leadership of environmental restoration and management programmes for the Whangapouri and Tutaeuni streams	Auckland Council	3.2.2
Investigate ways of promoting and recognising local cultural heritage by land marking (e.g. signage or Pou), bringing back historic place names, and incorporating Māori culture, language and art in public buildings and spaces	Auckland Council	3.4.2
Develop an open space network plan for Pukekohe	Auckland Council	3.5.1
<b>Short term actions (3–6 years), 2017/2018–2020/2021</b>		
<b>NATURAL ENVIRONMENT, OPEN SPACE, HERITAGE AND CHARACTER</b>		
Investigate how to enable public viewing, access and enjoyment of Pukekohe East Tuff Ring in collaboration with landowners and iwi	Auckland Council	3.1.3
Investigate a change to the Unitary Plan to include Pukekohe Hill, Paerata Bluff and Puni Hill as Outstanding Natural Features or Landscapes	Auckland Council	3.1.1
Undertake a systematic survey of Pukekohe's archaeological heritage and implement measures to protect and manage important archaeological sites	Auckland Council	3.4.3
Work with Mana whenua to investigate and implement measures that identify, protect and manage wāhi tapu and other sites of significance to Māori	Auckland Council	3.4.1
Improvements to park infrastructure and the environment at the Pukekohe Hill reserve	Auckland Council	3.1.4
Schedule additional heritage buildings through a change to the Unitary Plan	Auckland Council	3.3.2
Develop town centre character guidelines	Auckland Council	3.3.3
<b>ECONOMIC AND COMMUNITY DEVELOPMENT</b>		
Upgrade existing recreation infrastructure in accordance with Sports Code facility Plans and park Development Plans	Auckland Council	1.9.3
Promote equestrian and related facilities in Pukekohe to support equestrian-based visitor attraction and industry growth	ATEED Auckland Council	1.1.5
Support the development of Māori economic and social development initiatives	ATEED Auckland Council	1.6.1
Investigate the opportunity for a vocational training facility near the Nga Hau e Wha marae	Franklin Local Board	1.6.3
Investigate a potential Pukekohe Gateways Celebration partnership project with mana whenua iwi and the Franklin Local Board	Auckland Council Franklin Local Board	1.6.2
Determine the future scope and scale of Pukekohe Library	Auckland Council	1.7.3
Undertake an analysis to determine the community service needs of Pukekohe residents aged 65 and older	Auckland Council	1.7.1
Encourage the clustering of health facilities in the Pukekohe town centre and on key public transport routes	Auckland Council	1.8.5
<b>Medium term actions (6–9 years), 2020/2021–2023/2024</b>		
<b>TRANSPORT AND NETWORK INFRASTRUCTURE</b>		
Advocate for the provision of a more frequent train service, including weekend services	Auckland Council Auckland Transport	2.1.2
<b>ECONOMIC AND COMMUNITY DEVELOPMENT</b>		
Undertake an analysis of community needs and aspirations for the Wesley community	Auckland Council	1.7.5
<b>Long term actions (9+ years), 2023/2024 onwards</b>		
Investigate the potential for a local horticultural industry 'MOTAT'	Auckland Transport	1.3.5

# GLOSSARY

## PAPAKUPU

### Auckland Plan

The Auckland Plan is a comprehensive long-term (30-year) spatial strategy that outlines Auckland's future growth and development and includes social, economic, environmental and cultural objectives. (For a detailed explanation, see pages 10–11 of the Auckland Plan 2012.)

### Auckland Transport

A council-controlled organisation of Auckland Council that delivers, controls and manages Auckland's transport infrastructure (except state highways) – from roads and footpaths to bike paths, traffic signals, rail and bus services.

### ATEED

Auckland Tourism, Events and Economic Development (ATEED) – formed in November 2010 – is an Auckland Council controlled organisation. ATEED aims to improve New Zealand's economic prosperity by leading the successful transformation of Auckland's economy, the organisation of regional events and the promotion of Auckland nationally and internationally.

### Business Improvement District (BID)

A body that represents local businesses and manages and co-ordinates programmes to improve local business environment in town centres and/or business precincts.

### Council Controlled Organisation (CCO)

An administration body, accountable to Auckland Council, that focuses on delivering and managing a specific service, activity or area. CCOs are independent of the Council's operations to where they sometimes have their own governance structure. Examples include Auckland Transport, Watercare and ATEED.

### Foodbowl

An open access facility operated by NZ Food Innovation Auckland, part of the NZ Food Innovation Network; a national network of science and technology resources created to support the growth of Food & Beverage businesses, by providing both facilities and expertise. The Foodbowl was designed as a facility where companies can produce commercial runs of new products for trial marketing and hence capitalise on both domestic and export opportunities.

### Food Innovation Network

A national network of science and technology resources created to support the growth of food and beverage businesses by providing both facilities and expertise.

### Future Urban Zone

The Future Urban zone applies to land that will be urbanised within the next 30 years. In the interim, it enables rural uses and activities to continue. It includes land that has been found suitable for future urban development and included inside the Rural Urban Boundary (RUB).

### Greenfield land

Land identified for future urban development that has not been previously developed.

### Heritage

The legacy of tangible physical resources and intangible attributes that are inherited from past generations, to include historic heritage, natural heritage, taonga tuku iho (heirlooms) and other forms of heritage such as works of art, artefacts, beliefs, traditions, language and knowledge.

### Infrastructure

The facilities, services and installations that enable a community to function. Includes activities, structures, facilities and installations for:

- airports
- airport approach surfaces
- water supply and wastewater reticulation (including storage and treatment facilities)
- broadcasting
- defence
- education
- electricity generation, transmission and distribution
- healthcare
- hospitals
- transmission, distribution and storage of gas and liquid fuels
- motorways and roads
- walkways and cycleways
- ports
- public parks
- public institutions
- public transport
- railways
- solid waste disposal
- stormwater
- telecommunication and radio communication
- air quality and meteorological services.

### Kaitiaki

The Māori concept of guardianship for the sky, the sea, and the land. A kaitiaki is a guardian.

### Local Board Plan

A plan that describes the local community's hopes and preferences for an area and the priorities of a local board area for the next three years and beyond. The Plan includes proposed projects, programmes and services.

### Long-term Plan

A 10-year plan prepared under the Local Government Act 2002 that has programmes for Council's priorities, activities, operating and capital expenditure.

### Māori Plan for Tāmaki Makaurau

The Māori plan identifies the priorities and aspirations of Mana Whenua and Mataawaka to ensure that Auckland Council takes into account issues of significance to Māori and that Auckland Council acts in accordance with the Treaty of Waitangi

### Mana whenua

Iwi, the people of the land who have mana or authority – their historical, cultural and genealogical heritage are attached to the land and sea needs assessment

The process of gathering data and information to identify gaps in the provision of infrastructure or other services.

### Open Space Network Plan

Open space network plans are one of the key tools to implement the Parks and Open Spaces Strategic Action Plan. Network plans map the aspirations for our parks and open spaces at a local scale.

### Outstanding Natural Feature

Are as described in the Proposed Auckland Unitary Plan.

### Outstanding Natural Landscape

Are as described in the Proposed Auckland Unitary Plan.

### Papakāinga

A Māori settlement or village that can include activities associated with residential living, such as a marae complex, gardening, social amenities and economic developments.

### Park Development Plan

These plans establish the objectives and actions for the future development and management of parks.

### Pukekohe North Steering Team

A multi-agency social development group that operates for the area. Members include the New Zealand Police, Pukekohe North School, and other local community organisations.

### Rural Urban Boundary

The Rural Urban Boundary (RUB) in the Proposed Auckland Unitary Plan replaces the Metropolitan Urban Limit. It defines the extent of urban development to 2041 and areas to be kept rural. Its purpose is to help achieve well-planned, efficient urban development, conservation of the countryside and its productive rural landscape, and improve certainty about the sequenced provision of infrastructure to support growth and development in existing urban areas and greenfield areas.

### Social infrastructure

A broad term that covers a range of facilities, services and locations delivered by the council, government and community groups to support and sustain the well-being of people and communities. Examples include libraries, schools, parks and community buildings.

### Sports Code Facility Plan

Auckland-wide plans for facility provision at regional and local levels specific to sports codes.

### Significant Ecological Area

An area of significant indigenous vegetation or a significant habitat of indigenous fauna. Local government is required to provide for the protection of these areas under the Resource Management Act 1991.

### Stormwater catchment management plan

A plan that identifies issues and proposes solutions for a stormwater catchment, and provides for managing stormwater in a catchment (including areas that might flood, streams and contaminants).

### Wāhi tapu

A place sacred and important to Māori in the traditional, spiritual, religious, ritual or mythological sense.

