



**Section 42A Report Part A: Plan Change 30
(and Variation 2 to Plan Change 23, Variation
3 to Plan Change 26 and Variation 3 to Plan
Change 27)**

**Accommodation Special Purpose Zone,
Pūkaki Downs Special Purpose Zone and
Pūkaki Village Special Purpose Zone**

Reply Report

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Date: 19 June 2025

1. Purpose and Scope of Report

1. The purpose of this Reply Report is to outline where my recommendations on PC30 have altered, as a result of the questions arising from the Hearing Panel, submitter evidence or matters traversed at the hearing. As such, other than where stated in this Reply Report, my opinions and recommendations remain as set out in the Section 42A Report¹ and in the Response to Minute 6.²
2. For the avoidance of doubt, where I do not comment further, this is not because I have not carefully considered matters raised in any evidence and in the presentations made by submitters. Rather, I am not persuaded that there is a need to alter my recommendations from that in the Section 42A report, and my reasoning has not changed from what is set out within that report.

2. Format of Report

3. This report covers one topic which was addressed through a response to questions arising from the Hearing Panel. There were no other matters which needed to be addressed.
4. A full set of the changes recommended to provisions are contained in **Appendix 1** to this Report, incorporating recommendations made in the Section 42A Report, the Response to Minute 6 and in this Reply Report. Changes recommended in the Section 42A Report are shown by way of ~~strikeout~~ and underlining. Changes recommended in the Response to Minute 6 and in this Reply Report are shown by way of ~~red-strikeout~~ and red underlining. Footnoted references to the relevant submitter(s), and where applicable, submitter evidence, identify the scope for each recommended change.

3. Earthworks

Earthworks advice note for PDSPZ, PVSPZ and the Earthworks Chapter

5. The Panel asked a question regarding the operation of the earthworks rules within the Special Purpose Zones and were interested to explore whether it would be more appropriate to add compliance with EW-R1 and EW-R2 to PDSPZ-R10, as opposed to inclusion of advice notes. In the response to the panel questions, I noted that PDSPZ-R10 provides an alternative to EW-R3, whereby earthworks can be approved through an outline development plan (ODP) approval process. If earthworks have not been approved via the ODP approval process, then the same thresholds apply as in EW-R3.
6. In my opinion, it is appropriate that earthworks for specific activities permitted by EW-R1 and EW-R2 should remain subject to separate rules, rather than being included in PDSPZ-R10 which provides thresholds for all other earthworks. Adding compliance with these rules into PDSPZ-R10, when there is an advice note in the EW chapter that states these rules do not apply, may

¹ Section 42A Report Part A: Plan Change 30 (and Variation 2 to Plan Change 23, Variation 3 to Plan Change 26 and Variation 3 to Plan Change 27) Accommodation Special Purpose Zone, Pūkaki Downs Special Purpose Zone and Pūkaki Village Special Purpose Zone, 24 April 2025.

² Section 42A Reporting Officers' Response to Hearings Panel Questions 20 May 2025

create additional confusion for plan users. EW-R1 and EW-R2 are also subject to fewer permitted activity standards (EW-S4 and EW-S6 only).

7. I consider that the recommended amended advice note is clear and should be retained. It now aligns with the EW Chapter advice note. However, I do note that the following wording of the PDSPZ and PVSPZ advice notes could be deleted: “and are subject to Standards EW-S1 to EW-S6 contained in the Earthworks Chapter”. Rule PDSPZ-R10 and PVSPZ-R10 already contain reference to these standards so it is not necessary to include them in the advice note.
8. I also recommend that the advice note in the EW chapter be moved down, so it sits under the “Rules” heading and will be more visible to plan users, as a clause 16(2) amendment. This is consistent with the location of other rule advice notes in the plan.
9. The recommended changes are included in **Appendix 1**.

Recommendation

10. I recommend, for the reasons given above, that:
 - The advice note wording regarding Standards EW-S1 to EW-S6 are deleted from the PDSPZ and PVSPZ Chapters; and
 - The existing advice note in the EW Chapter is moved to sit under the “Rules – Notes for Plan Users” heading.
11. The recommended amendments are set out in **Appendix 1**.
12. Further assessment under s32AA is not required due to the minor nature of the changes.