

Watercare Services Limited

17 August 2020

Watercare Services Limited
Private Bag 92521
Victoria Street West
Auckland 1142

Sent via email to: ilze.gotelli@water.co.nz

Attention: Ilze Gotelli

Dear Ilze,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Watercare Services Limited has been identified as a potentially affected party due to:

- the agreement made with Hugh Green Limited to provide water network infrastructure within their sites at Park Estate Road, Hingaia, to service urban development in the Hingaia peninsula (including up to 3,000 DUEs in the properties south of Park Estate Road); and
- being the owners of the property at 158 Park Estate Road, which is subject to this plan change.

The proposed change to the AUP of most interest to Watercare Services Limited is considered to be the rezoning of the properties south of Park Estate Road, including 158 Park Estate Road, from Residential – Mixed Housing Suburban to Residential – Mixed Housing Urban. The Business – Neighbourhood Centre zone will also be shifted to now be fully within the property at 180 Park Estate Road and the maximum commercial gross floor area cap of 1,000 m² is to be removed. A plan of the proposed zoning changes are attached.

The plan change will otherwise consist of a variety of amendments that intend to streamline the precinct provisions to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

Tracked changes to the Hingaia 1 precinct provisions have not yet been undertaken, with the intention for these to be prepared with consideration of the feedback received from interested parties.

If Watercare Services Limited is considered to be potentially affected by other changes not listed above, we would endeavour to undertake further consultation prior to notification of the plan change.

Hugh Green Limited welcomes feedback from Watercare Services Limited on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

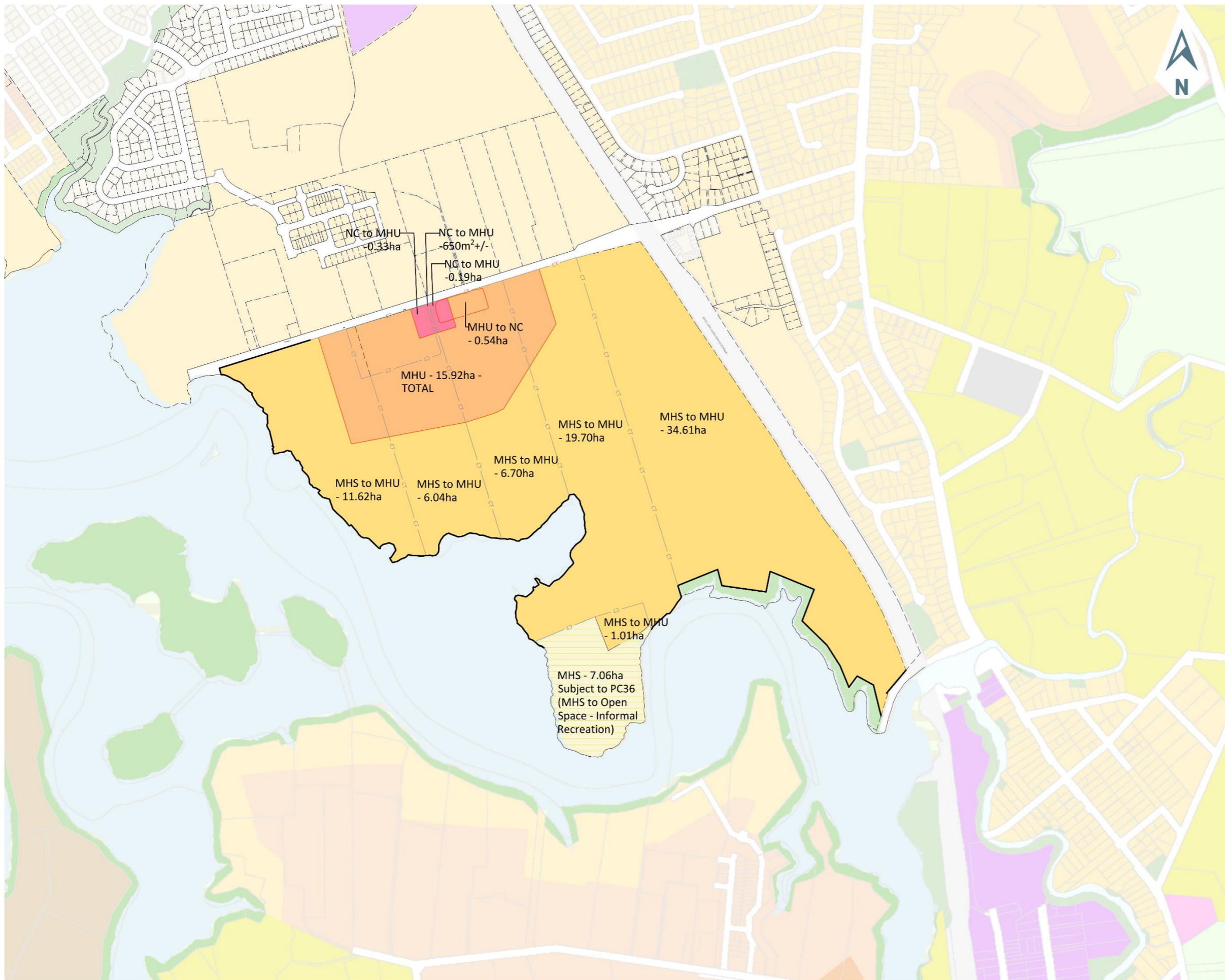
CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - Watercare consultation letter.docx



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
-	-	XXXXXX	-

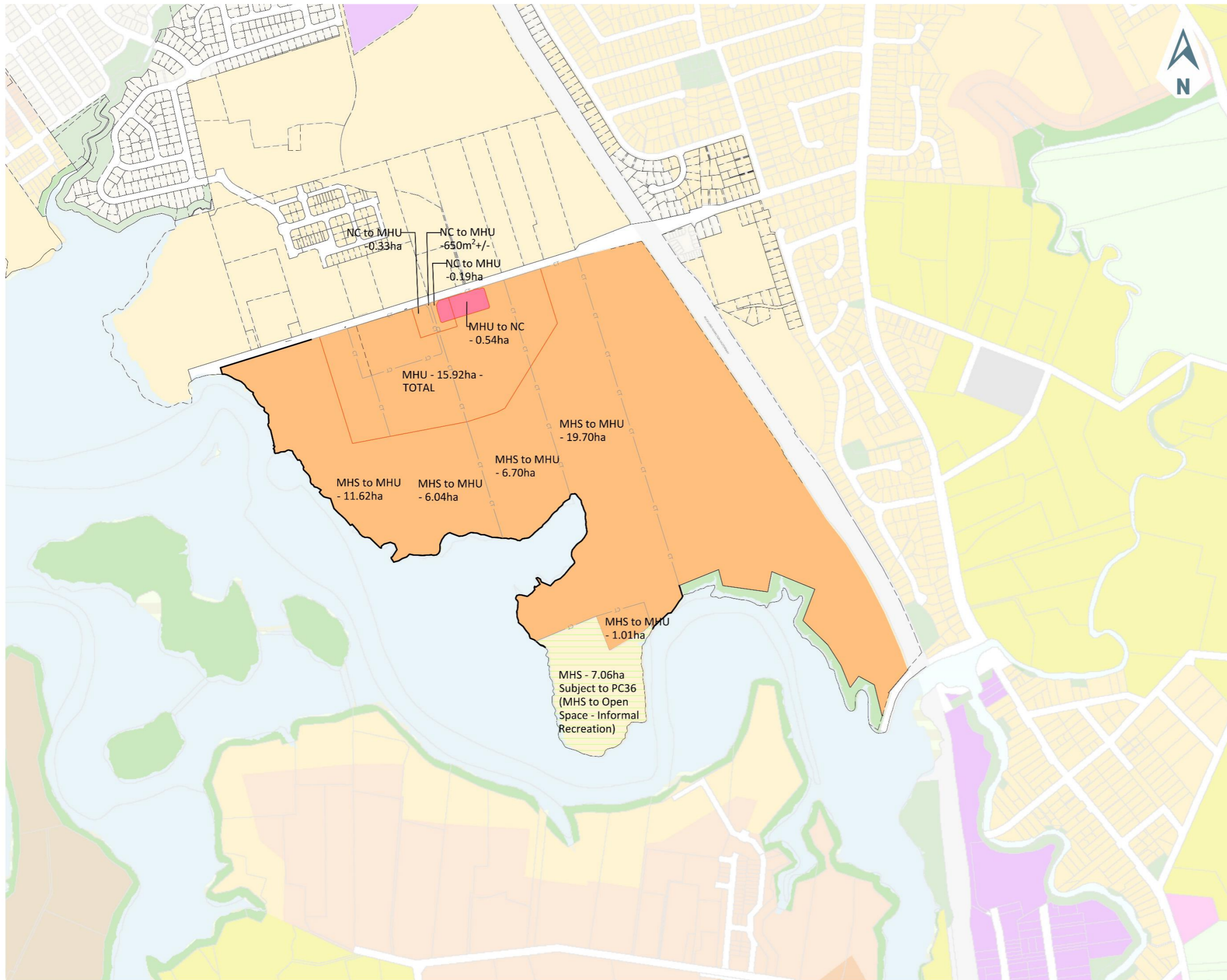
DRAWN: JJZ DATE: 07.2020
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CIVILPLAN CONSULTANTS
 Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

PROJECT TITLE:
HUGH GREEN LTD
PARK ESTATE ROAD, HINGAIA

SHEET TITLE:
AUCKLAND UNITARY PLAN ZONING
EXISTING

ISSUE STATUS: **FOR INFORMATION**
 SCALE: (A1/A3) 1:5000 / 1:10000
 SCALE BAR 0 30 60 90 120 500m
 DRAWING NUMBER: - REV: -
Rev: (NO REV=DRAFT) (D=DESIGN) (C=CONSENT) (B=BUILD) (A=A-BUILT / FINAL ISSUE)



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
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CIVILPLAN
 CONSULTANTS

Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

PROJECT TITLE:
**HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA**

SHEET TITLE:
**AUCKLAND UNITARY PLAN ZONING
 PROPOSED**

ISSUE STATUS: **FOR INFORMATION**

SCALE: (A1/A3) 1:5000 / 1:10000
 SCALE BAR 0 30 60 90 120 500m
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DRAWING NUMBER: - REV: -

Rev: (NO REV=DRAFT) (D=DESIGN) (C=CONSENT) (B=BUILD) (A=AS-BUILT / FINAL ISSUE)

Aaron Grey

From: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Sent: Monday, 17 August 2020 10:35 AM
To: Aaron Grey
Cc: Ryan Pitkethley; Morar, Sanjeev
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 17 Aug 2020 16:26]

Hi Aaron

Thank you for advising us of the proposed plan change. Can I ask that you also keep Sanjeev from Veolia informed (copied).

We will review and come back to you with comments.

Regards
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited
DDI: +64 9 539 7806
Mobile: +64 21 831 470
Customer service line: +64 9 442 2222
Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz



From: Aaron Grey <Aaron@civilplan.co.nz>
Sent: Monday, 17 August 2020 10:28 am
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Cc: Ryan Pitkethley <Ryan@civilplan.co.nz>
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

CAUTION: External Email!

Hi Ilze,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Watercare Services Limited has been identified as a potentially affected party due to the agreement made with Hugh Green Limited to provide water network infrastructure within their sites at Park Estate Road, Hingaia, and being the owners of the property at 158 Park Estate Road, which is subject to this plan change.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Watercare's timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change

request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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Transpower New Zealand Limited

17 August 2020

Transpower New Zealand Limited
PO Box 17215
Greenlane
Auckland 1546

Sent via email to: Jenna.McFarlane@transpower.co.nz

Attention: Jenna McFarlane

Dear Jenna,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Transpower New Zealand Limited has been identified as a potentially affected party due to the location of the Huntly to Otahuhu A and Bombay to Otahuhu A lines, which passes through multiple properties within the Hingaia 1 Precinct as follows:

- 72 Hinau Road (includes towers HLY-OTA-A0164 and BOB-OTA-A0083);
- 115 Park Estate Road (includes tower BOB-OTA-A0082);
- 141 Park Estate Road (includes tower HLY-OTA-A0163);
- 144 Park Estate Road (includes towers HLY-OTA-A0160, HLY-OTA-A0161, BOB-OTA-A0079, BOB-OTA-A0080 and BOB-OTA-A0081); and
- 152 Park Estate Road (includes tower HLY-OTA-A0162).

The proposed changes to the AUP that are considered to be of interest to Transpower New Zealand Limited are as follows:

- The rezoning of 144 and 152 Park Estate Road (alongside other properties south of Park Estate Road) from Residential – Mixed Housing Suburban to Residential – Mixed Housing Urban;

- The removal of a precinct-specific policy requiring consistency with the ‘Electricity Transmission overlay provisions’, given that the referenced policy subsequently became section D26 of the AUP (National Grid Corridor Overlay) – this would be on the basis that rules C1.4 and C1.6 of the AUP still require the provisions of D26 to be applied, and so the policy is redundant; and
- The removal of a notification rule requiring all applications for urban development within 37 m of the centre line of a National Grid transmission line to be notified on a limited basis to Transpower New Zealand Limited (or written approval obtained) on the basis that:
 - rules requiring limited notification are not provided for by the RMA (only rules requiring public notification form part of the RMA’s notification tests);
 - effects on the National Grid transmission lines should be fully managed by the provisions in section D26 of the AUP (which does not include an equivalent provision); and
 - each application will still be subject to the standard notification tests that will determine whether the adverse effects of the urban development on Transpower New Zealand Limited are less than minor or not.

For clarification, no changes are proposed to section D26 of the AUP. All of these overlay provisions will continue to apply to land within Hingaia 1 precinct.

The plan change will otherwise consist of a variety of amendments that primarily intend to streamline the precinct provisions to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

Tracked changes to the Hingaia 1 precinct provisions have not yet been completed, with the intention for these to be further informed by feedback received from interested parties.

If Transpower New Zealand Limited is considered to be potentially affected by other changes not listed above, we would endeavour to undertake further consultation prior to notification of the plan change.

Hugh Green Limited welcomes feedback from Transpower New Zealand Limited on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

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Aaron Grey

From: Aaron Grey
Sent: Thursday, 29 October 2020 12:45 PM
To: Rebecca Eng
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
Attachments: 201028 Hingaia 1 Precinct updated (no tracking).pdf

Hi Rebecca,

I hope you have been well.

A while back, I wrote to Transpower regarding a private plan change request to the provisions of the Hingaia 1 Precinct. We are now nearing lodgement with Council and I have noted your request for a review of the plan change text.

I have attached the replacement Hingaia 1 Precinct text for your consideration (the tracked change version is very messy as it is proposed to reformat the precinct text to match that of the AUP decisions – the Hingaia 1 Precinct was decided under the HASHAA before those decisions). As you can see, there is now no references to Transpower or the National Grid Corridor. No changes to any other part of the AUP (including section D26) are proposed. The overlay provisions in section D26 of the AUP would still apply in full, as there are no exceptions to these stated in the precinct text – specifically, section I444.4 will state “All relevant overlay activity tables apply unless otherwise specified below.”

Please let me know if you have any comments for us to consider further.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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From: Rebecca Eng <Rebecca.Eng@transpower.co.nz>
Sent: Wednesday, 26 August 2020 4:12 PM
To: Aaron Grey <Aaron@civilplan.co.nz>
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 26 Aug 2020 16:31]

Tēnā koe Aaron,

Thank you for your letter dated 17 August 2020, seeking Transpower’s comment on Hugh Green Limited’s proposed private plan change request to the Hingaia 1 Precinct in the Auckland Unitary Plan (operative in part). As you have

correctly noted, two National Grid transmission lines (the Huntly- Ōtāhuhu A 220kV line and the Bombay-Ōtāhuhu 110kV line) cross through the plan change area. We appreciate the opportunity to provide pre-notification input to the plan change.

Based on the information provided which confirms that there are no proposed changes to the National Grid Corridor overlay chapter D26, Transpower does not have any concerns. We would also be grateful to review the private plan change text and documents before they are lodged with Council. Finally, as an affected party Transpower requests notification of the proposed plan change.

Thank you again for the early advice of the plan change. Please feel free to contact me if there are any queries.

Ngā mihi,

Rebecca

REBECCA ENG

Senior Environmental Planner
Environmental Policy and Planning Team

Transpower New Zealand Ltd

Gate 1, Otahuhu Substation - Gridco Road, Otara, Auckland
PO Box 17215, Greenlane, Auckland 1546

P 09 590 7072

M 027 578 5232

www.transpower.co.nz

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From: Jenna McFarlane <Jenna.McFarlane@transpower.co.nz>

Sent: Monday, 17 August 2020 3:11 PM

To: Aaron Grey <Aaron@civilplan.co.nz>

Cc: Rebecca Eng <Rebecca.Eng@transpower.co.nz>

Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Hi Aaron

Thanks for this. I have passed your email onto Rebecca Eng (copied in), who looks after our Policy work.

Kind Regards,
Jenna

JENNA MCFARLANE

Senior Environmental Planner
Environmental Policy and Planning Team

Transpower New Zealand Ltd

Gate 1, Otahuhu Substation - Gridco Road, Otara, Auckland 2023
PO Box 17 215, Greenlane, Auckland 1546

P 09 590 6851 **M** 021 646 772

transpower.co.nz

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Thank you.

From: Aaron Grey <Aaron@civilplan.co.nz>

Sent: Monday, 17 August 2020 10:27 AM

To: Jenna McFarlane <Jenna.McFarlane@transpower.co.nz>

Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Cyber Security Warning – External E-Mail CAUTION: Please ensure you take **EXTRA CARE** when opening any links or attachments.

Hi Jenna,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Transpower New Zealand Limited has been identified as a potentially affected party due to the location of the Huntly to Otahuhu A and Bombay to Otahuhu A lines, which passes through multiple properties within the Hingaia 1 Precinct.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Transpower's timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

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Counties Power

17 August 2020

Counties Power Limited
Private Bag 4
Pukekohe 2340

Sent via email to: tyrone.cowley@countiespower.com

Attention: Tyrone Cowley

Dear Tyrone,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Counties Power Limited has been identified as a potentially affected party as they are the network utility provider for electricity within the Hingaia 1 precinct area and are directly referenced in provisions of the Hingaia 1 precinct related to road-cross sections.

The proposed changes to the AUP that are considered to be of interest to Counties Power Limited are as follows:

- The rezoning of properties on the southern side of Park Estate Road from Residential – Mixed Housing Suburban to Residential – Mixed Housing Urban;
- The removal of a notification rule requiring all applications for urban development over Counties Power electricity lines or that infringe minimum berm widths to be notified on a limited basis to NZTA (or written approval obtained) on the basis that:
 - rules requiring limited notification are not provided for by the RMA (only rules requiring public notification form part of the RMA’s notification tests); and
 - each application will still be subject to the standard notification tests that will determine whether the adverse effects of the urban development on NZTA are less than minor or not;

- The removal of standards specifying road cross-sections and replacement with assessment criteria considering whether road cross-sections to be able to provide for all necessary infrastructure, including network utilities (including whether a 600 mm back berm is to be provided clear of planting, fencing, buildings and structures other than grass and vehicle crossings); and
- The removal of a standard requiring 700 mm wide easements in favour of Counties Power Limited to be provided adjacent to ‘Minor Residential Streets’ and replacement with assessment criteria considering whether such an easement is provided where network utilities are not able to be located within the road corridor and this area be free of planting, fencing, buildings and structures (other than grass and paved access to vehicle crossings).

The plan change will otherwise consist of a variety of amendments that intend to streamline the precinct provisions to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

Tracked changes to the Hingaia 1 precinct provisions have not yet been undertaken, with the intention for these to be prepared with consideration of the feedback received from interested parties.

If Counties Power Limited is considered to be potentially affected by other changes not listed above, we would endeavour to undertake further consultation prior to notification of the plan change.

Hugh Green Limited welcomes feedback from Counties Power Limited on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

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Aaron Grey

From: Aaron Grey
Sent: Monday, 17 August 2020 10:28 AM
To: tyrone.cowley@countiespower.com
Cc: Ryan Pitkethley
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
Attachments: Hingaia Plan Change - Counties Power consultation letter.pdf

Hi Tyrone,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Counties Power Limited has been identified as a potentially affected party as they are the network utility provider for electricity within the Hingaia 1 precinct area and are directly referenced in provisions of the Hingaia 1 precinct related to road-cross sections.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Counties Power's timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

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Waka Kotahi New Zealand Transport Agency

17 August 2020

Waka Kotahi NZ Transport Agency
Private Bag 106602
Auckland City
Auckland 1143

Sent via email to: Prasad.Tala@nzta.govt.nz

Attention: Prasad Tala

Dear Prasad,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Waka Kotahi NZ Transport Agency ('NZTA') has been identified as a potentially affected party due to State Highway 1 (Auckland Southern Motorway) forming the eastern boundary of three sites within the Hingaia 1 Precinct (72 Hinau Road, 115 Park Estate Road and 144 Park Estate Road).

The proposed changes to the AUP that are considered to be of interest to NZTA are as follows:

- The rezoning of 144 Park Estate Road (alongside other properties south of Park Estate Road) from Residential – Mixed Housing Suburban to Residential – Mixed Housing Urban;
- The removal of a precinct-specific policy requiring consistency with the 'High Noise Land Transport overlay provisions', which Council decided to remove from the Auckland Unitary Plan in their decision on the proposed plan (and so the policy serves no purpose); and
- The removal of a notification rule requiring all applications for urban development adjoining the Southern Motorway to be notified on a limited basis to NZTA (or written approval obtained) on the basis that:
 - rules requiring limited notification are not provided for by the RMA (only rules requiring public notification form part of the RMA's notification tests); and

- each application will still be subject to the standard notification tests that will determine whether the adverse effects of the urban development on NZTA are less than minor or not.

The plan change will otherwise consist of a variety of amendments that intend to streamline the precinct provisions to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

Tracked changes to the Hingaia 1 precinct provisions have not yet been undertaken, with the intention for these to be prepared with consideration of the feedback received from interested parties.

If NZTA is considered to be potentially affected by other changes not listed above, we would endeavour to undertake further consultation prior to notification of the plan change.

We note that any notice of requirement by NZTA for the widening of the State Highway 1 corridor would only be considered by the plan change from that time that the notice of requirement is lodged.

Hugh Green Limited welcomes feedback from NZTA on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - NZTA consultation letter.docx

Aaron Grey

From: Aaron Grey
Sent: Monday, 17 August 2020 10:27 AM
To: Prasad.Tala@nzta.govt.nz
Cc: Ryan Pitkethley
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
Attachments: Hingaia Plan Change - NZTA consultation letter.pdf

Hi Prasad,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Waka Kotahi NZ Transport Agency has been identified as a potentially affected party due to State Highway 1 (Auckland Southern Motorway) forming the eastern boundary of three sites within the Hingaia 1 Precinct (72 Hinau Road, 115 Park Estate Road and 144 Park Estate Road).

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request for distribution to the relevant NZTA departments. NZTA's timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

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Ministry of Education

17 August 2020

Ministry of Education
Private Bag 106602
Auckland City
Auckland 1143

Sent via email to: Clive.Huggins@education.govt.nz and alex.strawbridge@beca.com

Attention: Clive Huggins, National Manager
CC: Alex Strawbridge, Beca

Dear Clive,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

The Ministry of Education has been identified as a potentially affected party due to the Crown ownership of the property at 202 Park Estate Road (which is within the Hingaia 1 precinct), with the Minister designating this site for education purposes.

The plan change proposes the following rezonings, which are shown on the attached plan:

- The removal of the Business – Neighbourhood Centre zone from 202 Park Estate Road (future school land), with this site then being fully zoned Residential – Mixed Housing Urban;
- The relocation of the Business – Neighbourhood Centre zone within 180 Park Estate Road, at the corner of Park Estate Road and Park Green Avenue; and
- 144, 152, 158, 180, 200 and 252 Park Estate Road being fully zoned Residential – Mixed Housing Urban (except for the Business – Neighbourhood Centre zone at 180 Park Estate Road), replacing the existing Residential – Mixed Housing Suburban zone.

The plan change will otherwise consist of a variety of amendments that primarily intend to streamline the precinct provisions to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

The proposed changes to the AUP provisions are expected to include:

- The removal of Hingaia 1 precinct maximum commercial gross floor area cap of 1,000 m² applying in the Business – Neighbourhood Centre zone;
- The insertion of a rule enabling cafés to be established along the coastal edge as a restricted discretionary activity (subject to assessment of traffic effects);
- The insertion of a rule enabling show homes in the MHU zone as a permitted activity for up to five years, subject to operating during daytime hours;
- The insertion of a rule that enables use of the alternative height in relation to boundary standard as a permitted activity within the MHU zone;
- The refinement of policies and standards that promote higher densities through increased development opportunities on smaller sites and comprehensive development (by applying the built form standards currently available for multiple dwellings on sites 800 m² or larger to instead apply to any residential density greater than 1 dwelling per 400 m²);
- The alignment of precinct standards with the zone standards as included in the Auckland Unitary Plan Operative in Part (rather than the Proposed Auckland Unitary Plan Notified Version), including the removal of provisions requiring affordable dwellings to be specifically provided.

Tracked changes to the Hingaia 1 precinct provisions have not yet been completed, with the intention for these to be further informed by feedback received from interested parties.

If the Ministry is considered to be potentially affected by other changes not listed above, we would endeavour to undertake further consultation prior to notification of the plan change.

Hugh Green Limited welcomes feedback from the Ministry on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

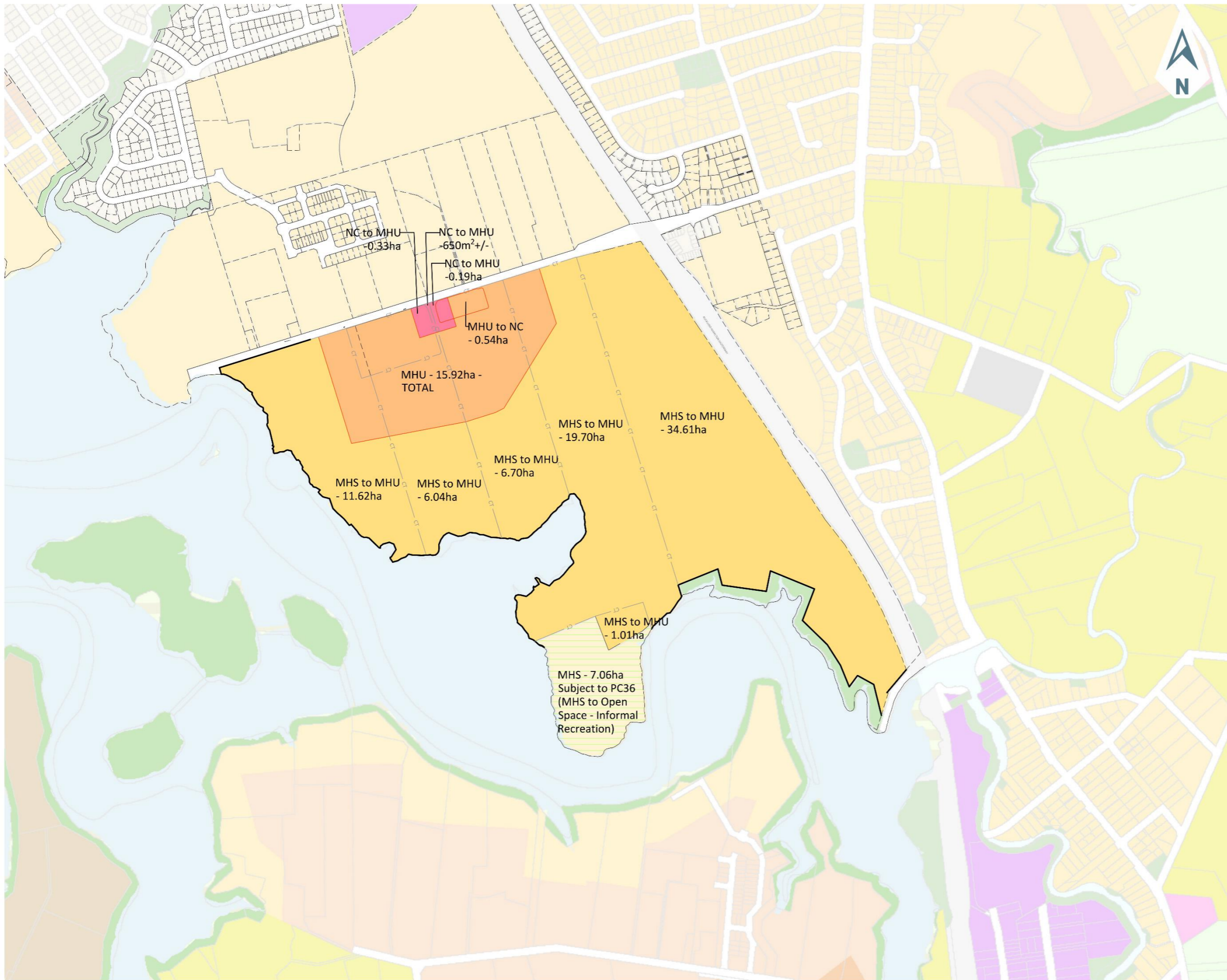
CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - MoE consultation letter.docx



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
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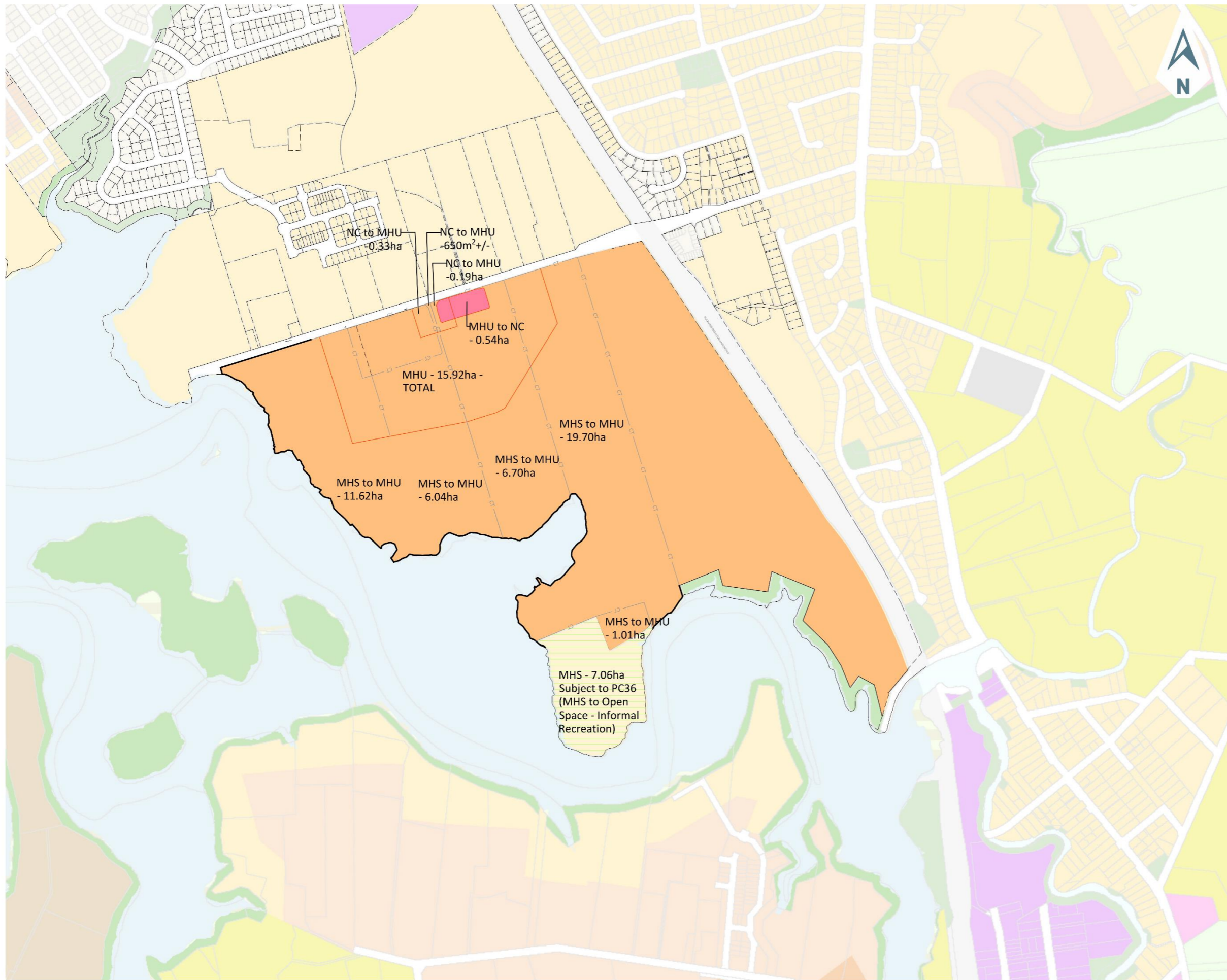
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PROJECT TITLE:
 HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA

SHEET TITLE:
 AUCKLAND UNITARY PLAN ZONING
 EXISTING

ISSUE STATUS: **FOR INFORMATION**
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Aaron Grey

From: Aaron Grey
Sent: Monday, 17 August 2020 10:27 AM
To: Clive.Huggins@education.govt.nz
Cc: Alex Strawbridge
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
Attachments: Hingaia Plan Change - MoE consultation letter.pdf

Hi Clive,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

The Ministry of Education has been identified as a potentially affected party due to the Crown ownership of the property at 202 Park Estate Road (which is within the Hingaia 1 precinct), with the Minister designating this site for education purposes.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. MoE's timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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Grande Meadow Developments Limited

17 August 2020

Grande Meadow Developments Limited
PO Box 82217
Highland Park
Auckland 2014

Sent via email to: nzgmdl@gmail.com

Dear Sir/Madam,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Grande Meadows Developments Limited has been identified as a potentially affected party due to their ownership of land within the Hingaia 1 precinct, 279 Park Estate Road, which is also adjacent to the land owned by Hugh Green Limited on the southern side of Park Estate Road.

The plan change will consist of a variety of amendments that intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

The proposed changes to the AUP provisions are expected to include:

- Amendments that ensure that the wording and formatting of the Hingaia 1 precinct provisions are in line with the approach for the Auckland-wide and zone provisions in the Auckland Unitary Plan Operative in Part;
- Amendments to the Hingaia 1 precinct objectives and policies to remove redundant provisions, ensure objectives are written to specify an anticipated outcome (rather than a method) and ensure that policies specify a general approach to achieving those outcomes (rather than outlining specific rules or requirements);

- The alignment of precinct standards with the zone standards as included in the Auckland Unitary Plan Operative in Part (rather than the Proposed Auckland Unitary Plan Notified Version), including the removal of provisions requiring affordable dwellings to be specifically provided;
- The refinement of policies and standards that promote higher densities through increased development opportunities on smaller sites and comprehensive development (by applying the built form standards currently available for multiple dwellings on sites 800 m² or larger to instead apply to any residential density greater than 1 dwelling per 400 m²);
- The removal of the rules that require allotments and dwellings at the coastal edge to have a minimum area of 600 m²;
- The replacement of the standard related to coastal interface to relate to fencing and buildings as well as retaining walls;
- The insertion of a rule enabling cafés to be established along the coastal edge as a restricted discretionary activity (subject to assessment of traffic effects);
- The insertion of a rule enabling show homes in the MHU zone as a permitted activity for up to five years, subject to operating during daytime hours;
- The insertion of a rule that enables use of the alternative height in relation to boundary standard as a permitted activity within the MHU zone;
- The removal of rules that require resource consent applications to be notified to NZTA, Transpower and/or Counties Power, regardless of whether compliance with relevant standards is achieved;
- The removal of standards that enforce stormwater management requirements that may be inconsistent with the requirements of a Stormwater Management Plan required by Auckland Council;
- The relocation of provisions specifying road cross-sections from the standards to assessment criteria, with a restricted discretionary activity applying to any subdivision that creates a new road;
- The insertion of a subdivision rule exempting allotments greater than 4 ha from complying with the precinct provisions;
- The insertion of suitable matters of discretion for restricted discretionary activities where these currently are not provided;
- Amendments to the precinct plan (primarily within Hugh Green Limited's sites) to align with decisions made with Council during the resource consent process.

Tracked changes to the Hingaia 1 precinct provisions have not yet been completed, with the intention for these to be further informed by feedback received from interested parties.

In addition, Hugh Green Limited intends to undertake rezoning of the land south of Park Estate Road, as shown on the attached plan. This will consist of the rezoning of land currently Residential – Mixed Housing Suburban to be Residential – Mixed Housing Urban and adjusts the position of the Business – Neighbourhood Centre zone to reflect the imposition of the designation by the Minister of Education.

Hugh Green Limited welcomes feedback from Grande Meadows Developments Limited on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours faithfully,

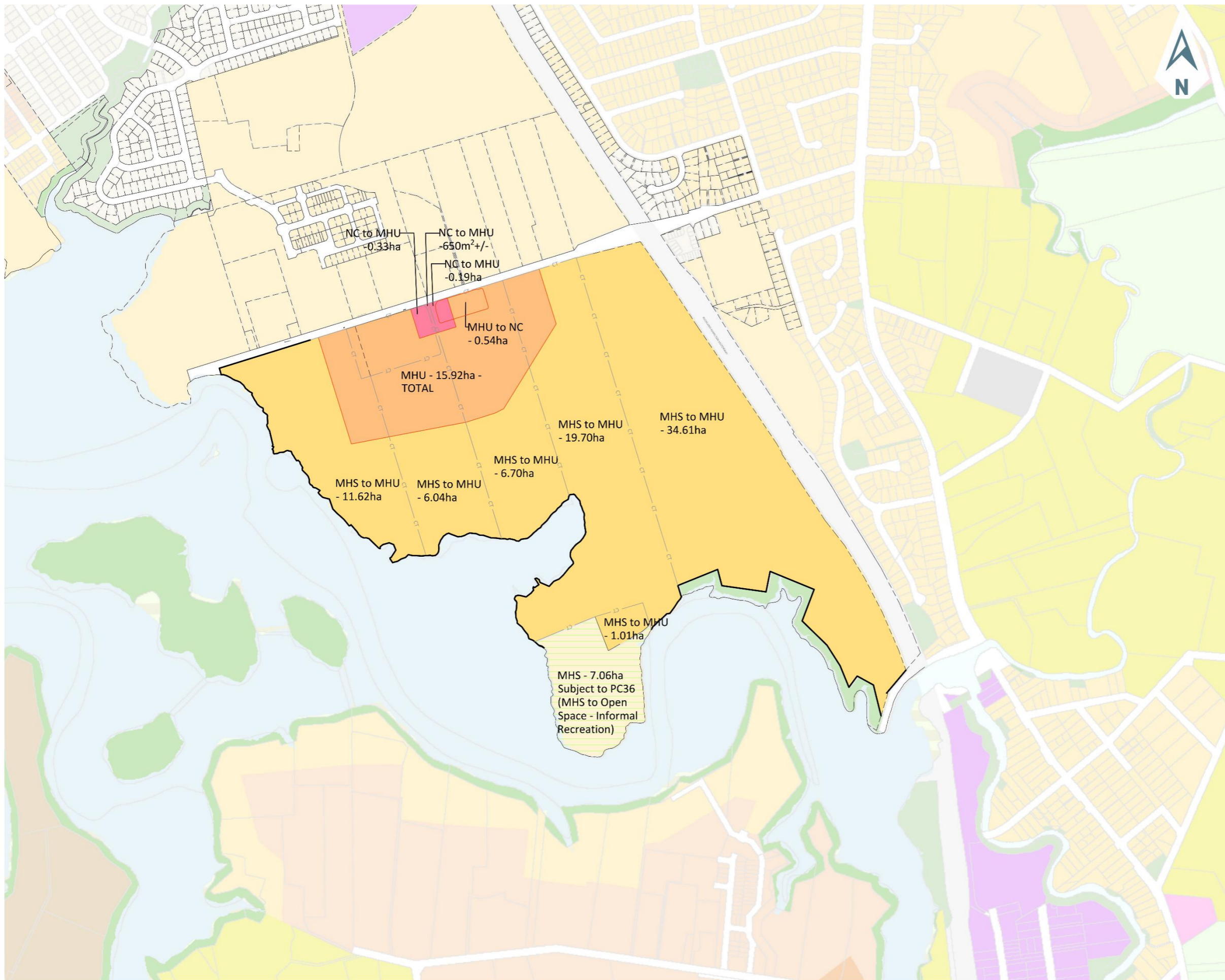
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Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

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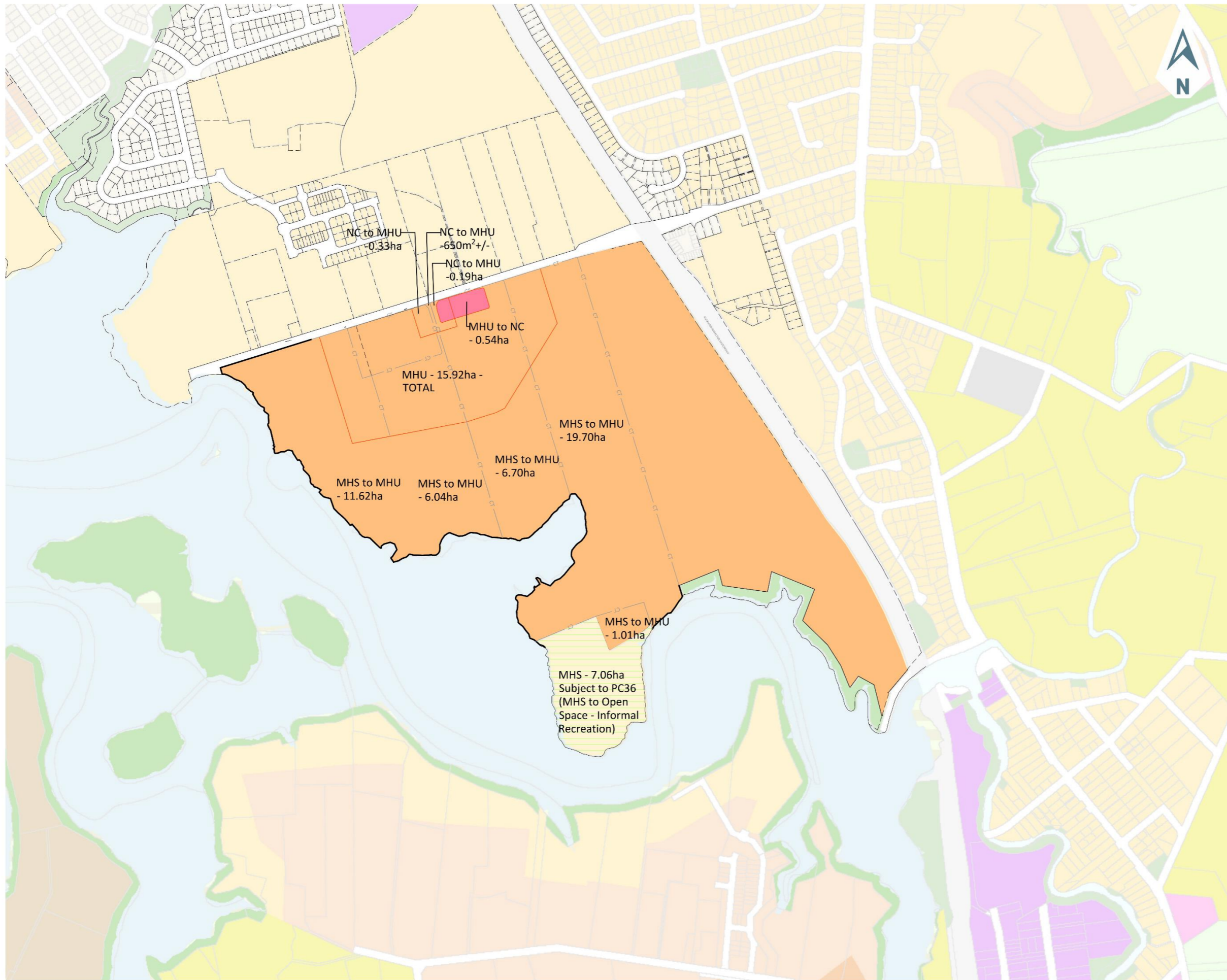
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Aaron Grey

From: Euan Williams <Euan.Williams@woods.co.nz>
Sent: Thursday, 24 September 2020 11:06 AM
To: Aaron Grey
Cc: pat@hgg.co.nz; Joseph Noma; 'Nigel Noma'; Brian Flood; Will Platts
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 24 Sep 2020 11:10]

Thanks Aaron. We'll be in touch with any comments.
Regards,
Euan



Euan Williams

Principal Planner

BA, MSc (Res. Mngt.) (Hons), MNZPI

☎ 09-308-6100 | 📱 021 757 975

✉ Euan.Williams@woods.co.nz

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From: Aaron Grey <Aaron@civilplan.co.nz>
Sent: Thursday, 24 September 2020 9:37 AM
To: Euan Williams <Euan.Williams@woods.co.nz>
Cc: pat@hgg.co.nz; Joseph Noma <joenoma@hpltd.co.nz>; 'Nigel Noma' <nigelnoma@hpltd.co.nz>; Brian Flood <brian.flood@woods.co.nz>; Will Platts <will@hgg.co.nz>
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Hi Euan,

Please find attached for your consideration the following:

- Draft tracked changes to the Hingaia 1 Precinct text, including a list of 'themes' covered by the proposed plan change
- A 'clean' copy of the draft revised Hingaia 1 Precinct text
- Markups to the Hingaia 1 Precinct plan specifying the changes being made
- Plans of zoning changes

Please let me know if you have any further queries.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

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From: Euan Williams <Euan.Williams@woods.co.nz>

Sent: Wednesday, 23 September 2020 10:14 AM

To: Aaron Grey <Aaron@civilplan.co.nz>

Cc: pat@hgg.co.nz; Joseph Noma <joenoma@hpltd.co.nz>; 'Nigel Noma' <nigelnoma@hpltd.co.nz>; Brian Flood <brian.flood@woods.co.nz>

Subject: FW: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Hi Aaron,

We act as consultants for Parklands Properties Limited who requested we contact you following a meeting yesterday with Pat Gavaghan. Parklands are very keen to review and provide any feedback on the draft plan change and precinct plan before it is formally submitted to Council. So we can provide meaningful feedback, Pat was happy to supply the draft track-changed version of the text along with the amended precinct plan. Could you send these documents through to us so we can review the detailed changes.

Thanks and regards,

Euan



Euan Williams

Principal Planner

BA, MSc (Res. Mngt.) (Hons), MNZPI

☎ 09-308-6100 | 📱 021 757 975

✉ Euan.Williams@woods.co.nz

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From: Aaron Grey [<mailto:Aaron@civilplan.co.nz>]

Sent: Monday, 17 August 2020 10:26 AM

To: joenoma@hpltd.co.nz

Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Hi Joe,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Parkland Properties Limited has been identified as a potentially affected party due to their ownership of land within the Hingaia 1 precinct at 72 Hinau Road.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

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Parkland Properties Limited

17 August 2020

Parklands Properties Limited
118 Stancombe Road
Flat Bush
Auckland 2016

Sent via email to: joenoma@hpltd.co.nz

Attention: Joe Noma

Dear Joe,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Parklands Properties Limited has been identified as a potentially affected party due to their ownership of land within the Hingaia 1 precinct at 72 Hinau Road.

The plan change will consist of a variety of amendments that intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

The proposed changes to the AUP provisions are expected to include:

- Amendments that ensure that the wording and formatting of the Hingaia 1 precinct provisions are in line with the approach for the Auckland-wide and zone provisions in the Auckland Unitary Plan Operative in Part;
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- The insertion of suitable matters of discretion for restricted discretionary activities where these currently are not provided;
- Amendments to the precinct plan (primarily within Hugh Green Limited's sites) to align with decisions made with Council during the resource consent process.

Tracked changes to the Hingaia 1 precinct provisions have not yet been undertaken, with the intention for these to be prepared with consideration of the feedback received from interested parties.

In addition, Hugh Green Limited intends to undertake rezoning of the land south of Park Estate Road. This will consist of the rezoning of land currently Residential – Mixed Housing Suburban to be Residential – Mixed Housing Urban and adjusts the position of the Business – Neighbourhood Centre zone to reflect the imposition of the designation by the Minister of Education.

Hugh Green Limited welcomes feedback from Parklands Properties Limited on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

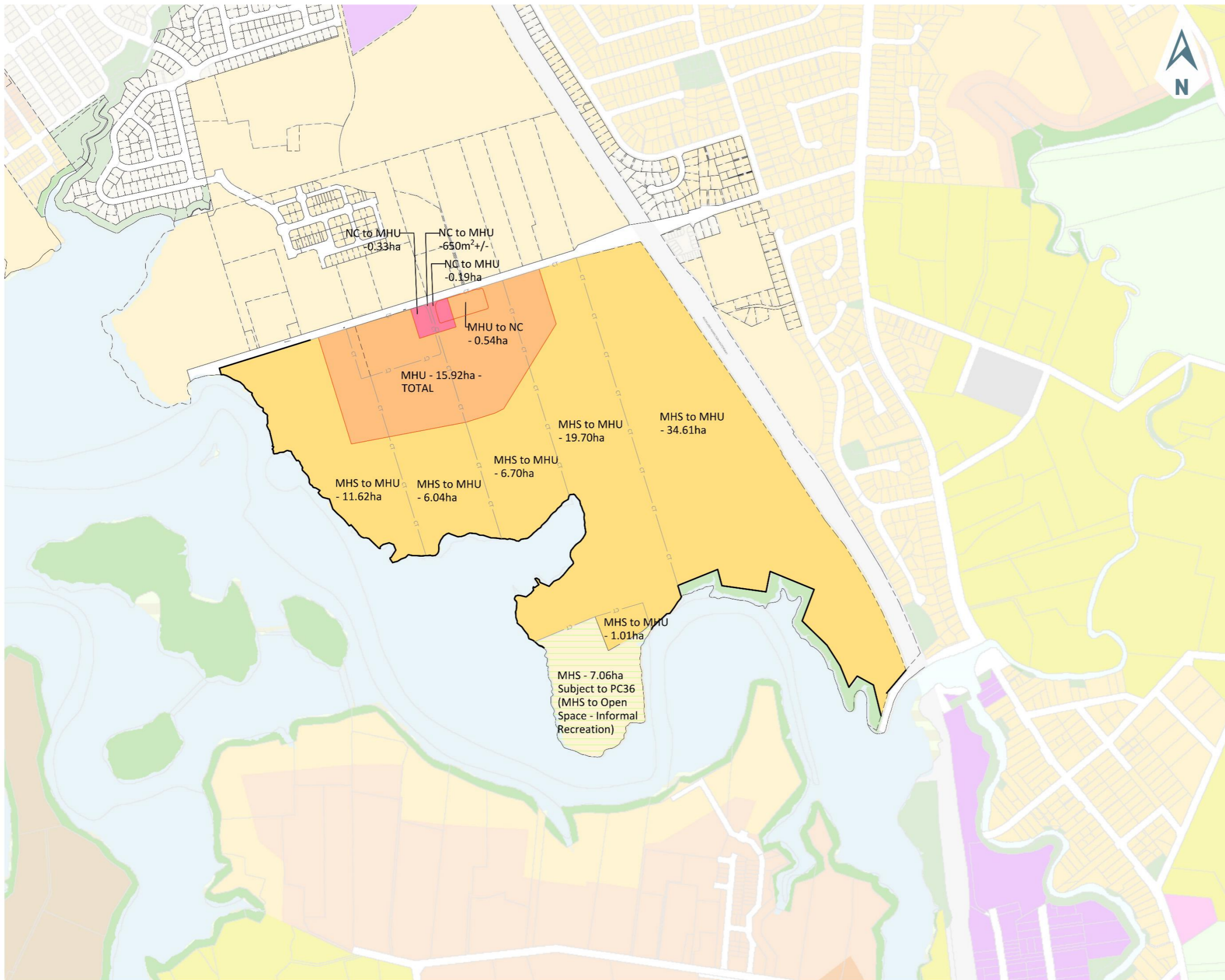
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Aaron Grey
Senior Planner

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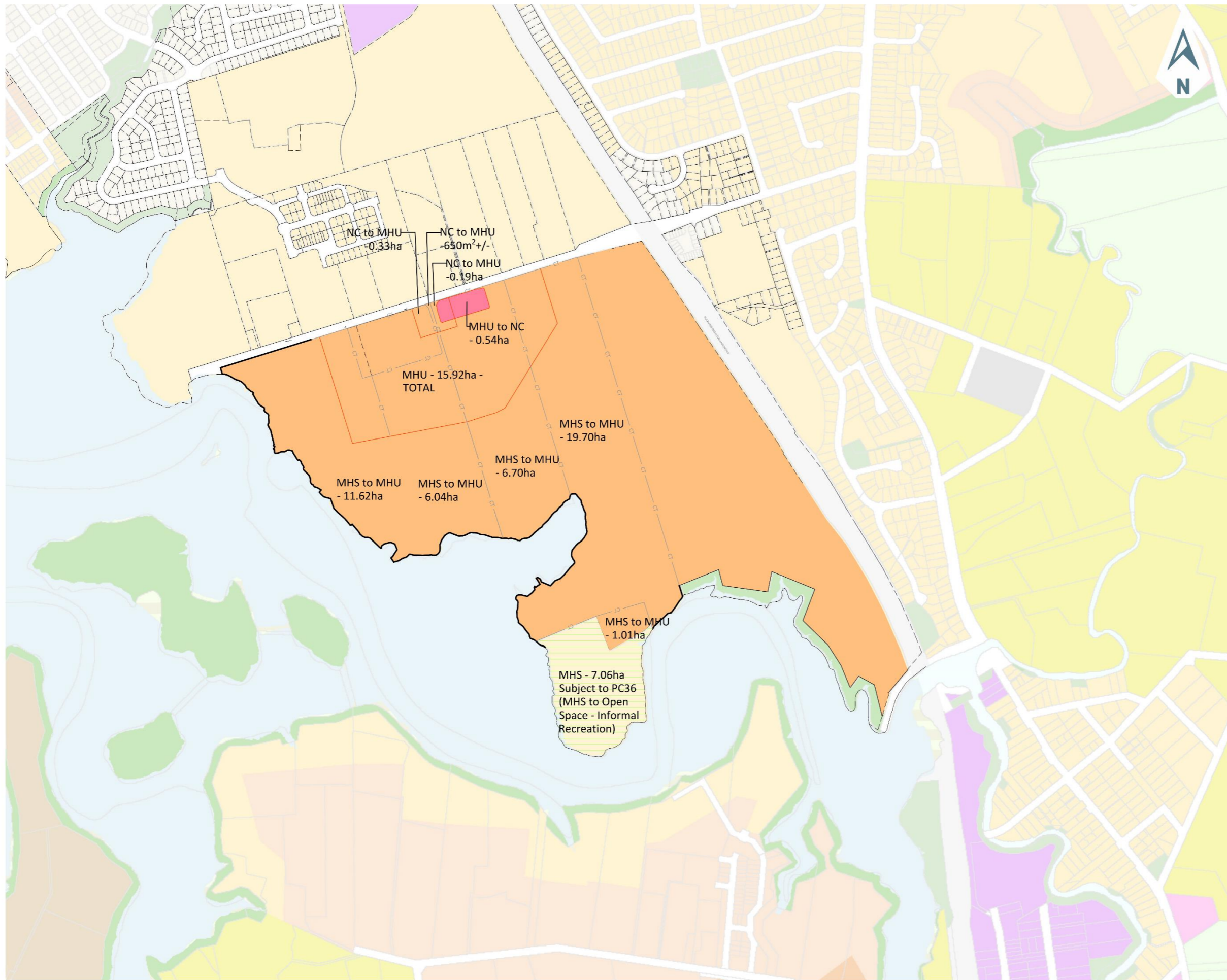
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**HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA**

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PROPOSED

ISSUE STATUS: **FOR INFORMATION**

SCALE: (A1/A3) 1:5000 / 1:10000
 SCALE BAR 0 30 60 90 120 500m
 1:10000@A3

DRAWING NUMBER: - REV: -

Rev: (NO REV=DRAFT) (D=DESIGN) (C=CONSENT) (B=BUILD) (A=AS-BUILT / FINAL ISSUE)

Aaron Grey

From: Mark Tollemache <mark@tollemache.co>
Sent: Thursday, 24 September 2020 9:51 AM
To: Aaron Grey
Cc: pat@hgg.co.nz; Will Platts
Subject: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 24 Sep 2020 09:53]

Thanks Aaron

mark tollemache town planner
[021 1068991](tel:0211068991) mark@tollemache.co

On Thu, 24 Sep 2020 at 09:38, Aaron Grey <Aaron@civilplan.co.nz> wrote:

Hi Mark,

Apologies for the delay in getting back to you, but please find attached for your consideration the following:

- Draft tracked changes to the Hingaia 1 Precinct text, including a list of 'themes' covered by the proposed plan change
- A 'clean' copy of the draft revised Hingaia 1 Precinct text
- Markups to the Hingaia 1 Precinct plan specifying the changes being made
- Plans of zoning changes

Please let me know if you have any further queries.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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From: Mark Tollemache <mark@tollemache.co>

Sent: Friday, 21 August 2020 11:13 AM

To: Aaron Grey <Aaron@civilplan.co.nz>

Subject: Fwd: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
[Filed 25 Aug 2020 09:19]

Hi Aaron

Hope everything is well. I've been assisting Grande Meadow (279 Park Estate Road) for some time with their development and they have forwarded me your e-mail regarding the proposed Hingaia 1 PPC.

Grande Meadow are interested in seeing a copy of the draft PPC text / amendments to the Hingaia 1 rules to understand the nature/effect of the proposed amendments. This is so they can consider the effect on their interests. I understand it's a work in progress, however could you discuss with HGG the option of releasing a draft on a without prejudice basis.

Cheers, Mark

mark tollemache town planner
[021 1068991](tel:0211068991) mark@tollemache.co

----- Forwarded message -----

From: Aaron Grey <Aaron@civilplan.co.nz>

Date: Mon, Aug 17, 2020 at 10:26 AM

Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

To: nzgmdl@gmail.com <nzgmdl@gmail.com>

Good morning,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Grande Meadows Developments Limited has been identified as a potentially affected party due to their ownership of land within the Hingaia 1 precinct, 279 Park Estate Road, which is also adjacent to the land owned by Hugh Green Limited on the southern side of Park Estate Road.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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Karaka Brookview Limited

17 August 2020

Karaka Brookview Limited
996 Linwood Road
RD 1
Papakura 2580

Sent via email to: mark@redmethod.co.nz

Attention: Mark O'Brien

Dear Mark,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Karaka Brookview Limited has been identified as a potentially affected party due to their ownership of land within the Hingaia 1 precinct, including 241 Park Estate Road, which is adjacent to the land owned by Hugh Green Limited on the southern side of Park Estate Road.

The plan change will consist of a variety of amendments that primarily intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

The proposed changes to the AUP provisions are expected to include:

- Amendments that ensure that the wording and formatting of the Hingaia 1 precinct provisions are in line with the approach for the Auckland-wide and zone provisions in the Auckland Unitary Plan Operative in Part;
- Amendments to the Hingaia 1 precinct objectives and policies to remove redundant provisions, ensure objectives are written to specify an anticipated outcome (rather than a method) and ensure that policies specify a general approach to achieving those outcomes (rather than outlining specific rules or requirements);

- The alignment of precinct standards with the zone standards as included in the Auckland Unitary Plan Operative in Part (rather than the Proposed Auckland Unitary Plan Notified Version), including the removal of provisions requiring affordable dwellings to be specifically provided;
- The refinement of policies and standards that promote higher densities through increased development opportunities on smaller sites and comprehensive development (by applying the built form standards currently available for multiple dwellings on sites 800 m² or larger to instead apply to any residential density greater than 1 dwelling per 400 m²);
- The removal of the rules that require allotments and dwellings at the coastal edge to have a minimum area of 600 m²;
- The replacement of the standard related to coastal interface to relate to fencing and buildings as well as retaining walls and apply to all reserve interfaces;
- The insertion of a rule enabling cafés to be established along the coastal edge in the MHU zone as a restricted discretionary activity (subject to assessment of traffic effects etc.);
- The insertion of a rule enabling show homes in the MHU zone as a permitted activity for up to five years, subject to operating during daytime hours;
- The insertion of a rule that enables use of the alternative height in relation to boundary standard as a permitted activity within the MHU zone;
- The removal of rules that require resource consent applications to be notified to NZTA, Transpower and/or Counties Power, regardless of whether compliance with relevant standards is achieved;
- The removal of standards that enforce stormwater management requirements that may be inconsistent with the requirements of a Stormwater Management Plan required by Auckland Council;
- The relocation of provisions specifying road cross-sections from the standards to assessment criteria, with a restricted discretionary activity applying to any subdivision that creates a new road;
- The insertion of a subdivision rule exempting allotments greater than 4 ha from complying with the precinct provisions;
- The insertion of suitable matters of discretion for restricted discretionary activities where these currently are not provided;
- Amendments to the precinct plan (primarily within Hugh Green Limited's sites) to align with decisions made with Council during the resource consent process.

Tracked changes to the Hingaia 1 precinct provisions have not yet been completed, with the intention for these to be further informed by feedback received from interested parties.

In addition, Hugh Green Limited intends to undertake rezoning of the land south of Park Estate Road, as shown on the attached plan. This will consist of the rezoning of land currently Residential – Mixed Housing Suburban to be Residential – Mixed Housing Urban and adjusts the position of the Business – Neighbourhood Centre zone to reflect the imposition of the designation by the Minister of Education.

Hugh Green Limited welcomes feedback from Karaka Brookview on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours sincerely,

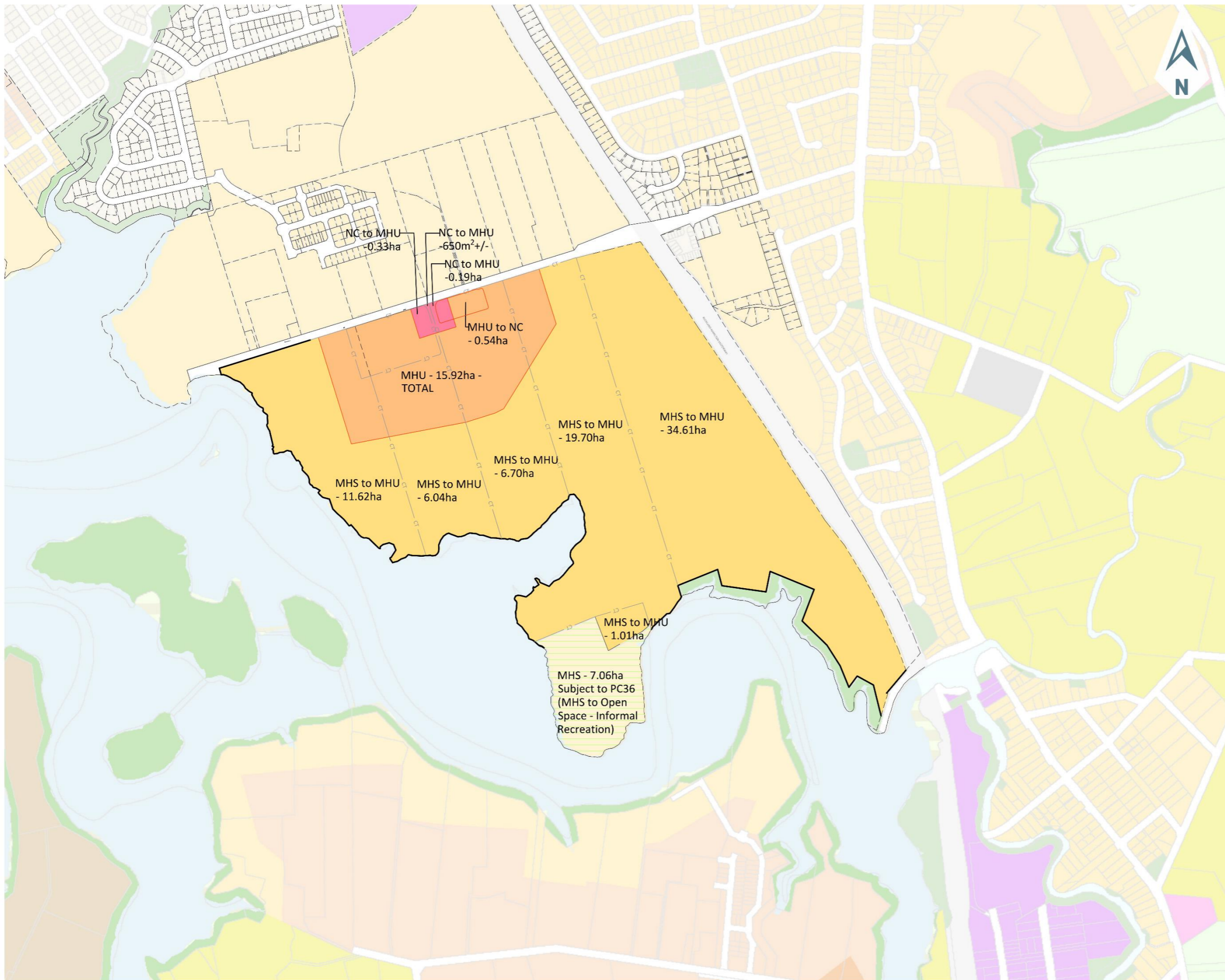
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Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - Karaka Brookview consultation letter.docx



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
-	-	XXXXXX	-

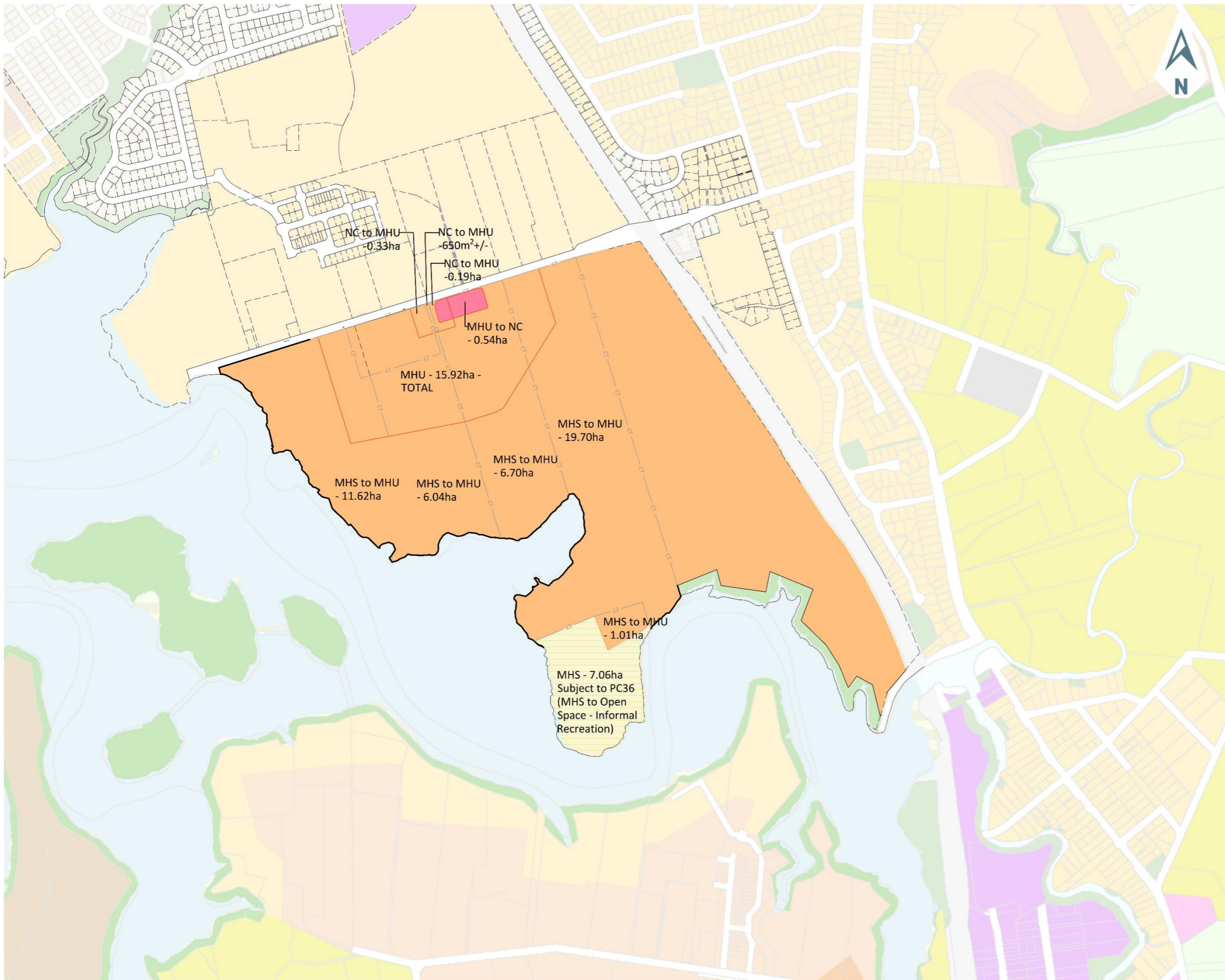
DRAWN: JJZ DATE: 07.2020
 CHECKED: JJZ DATE: 15.07.20
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PROJECT TITLE:
**HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA**

SHEET TITLE:
**AUCKLAND UNITARY PLAN ZONING
 EXISTING**

ISSUE STATUS: **FOR INFORMATION**
 SCALE: (A1/A3) 1:5000 / 1:10000
 SCALE BAR 0 30 60 90 120 500m
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LOT AREA & ZONING		
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**HUGH GREEN LTD
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Aaron Grey

From: Mark O'Brien <mark@redmethod.co.nz>
Sent: Tuesday, 18 August 2020 1:42 PM
To: Aaron Grey
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 18 Aug 2020 14:00]

Hi Aaron
Hope you are well.
Sounds good.
Cheers

From: Aaron Grey <Aaron@civilplan.co.nz>
Sent: Monday, 17 August 2020 10:27 AM
To: Mark O'Brien <mark@redmethod.co.nz>
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Hi Mark,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Karaka Brookview Limited has been identified as a potentially affected party due to their ownership of land within the Hingaia 1 precinct, including 241 Park Estate Road, which is adjacent to the land owned by Hugh Green Limited on the southern side of Park Estate Road.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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Richard and Kirsten Reynolds

17 August 2020

Richard and Kirsten Reynolds
1/7 Cliff Road
St Heliers
Auckland 1071

Sent via email to: richard@reynolds.net.nz

Dear Richard and Kirsten,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

You have been identified as a potentially affected party due to your ownership of land within the Hingaia 1 precinct at 46 and 47 Ngakoro Road.

The plan change will consist of a variety of amendments that intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

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Tracked changes to the Hingaia 1 precinct provisions have not yet been undertaken, with the intention for these to be prepared with consideration of the feedback received from interested parties.

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Hugh Green Limited welcomes feedback on the changes outlined above and we are happy to discuss further the proposed plan change and any concerns you may have.

Yours faithfully,

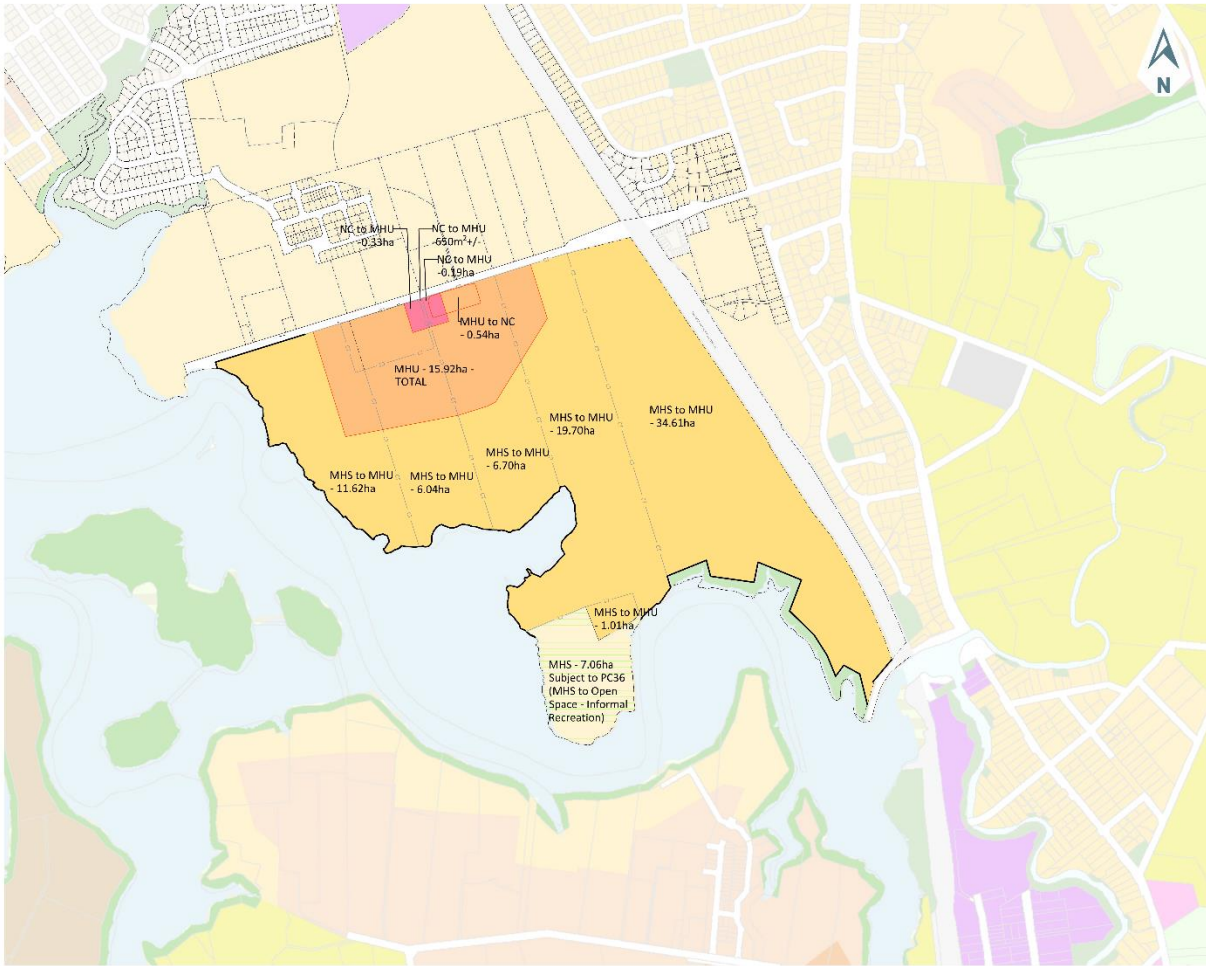
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Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - R&K Reynolds consultation letter.docx



LOT AREA & ZONING		
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Mixed Housing Suburban (MHS)	79.7ha	0
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Neighbourhood Centre (NC)	0.8ha	0.75

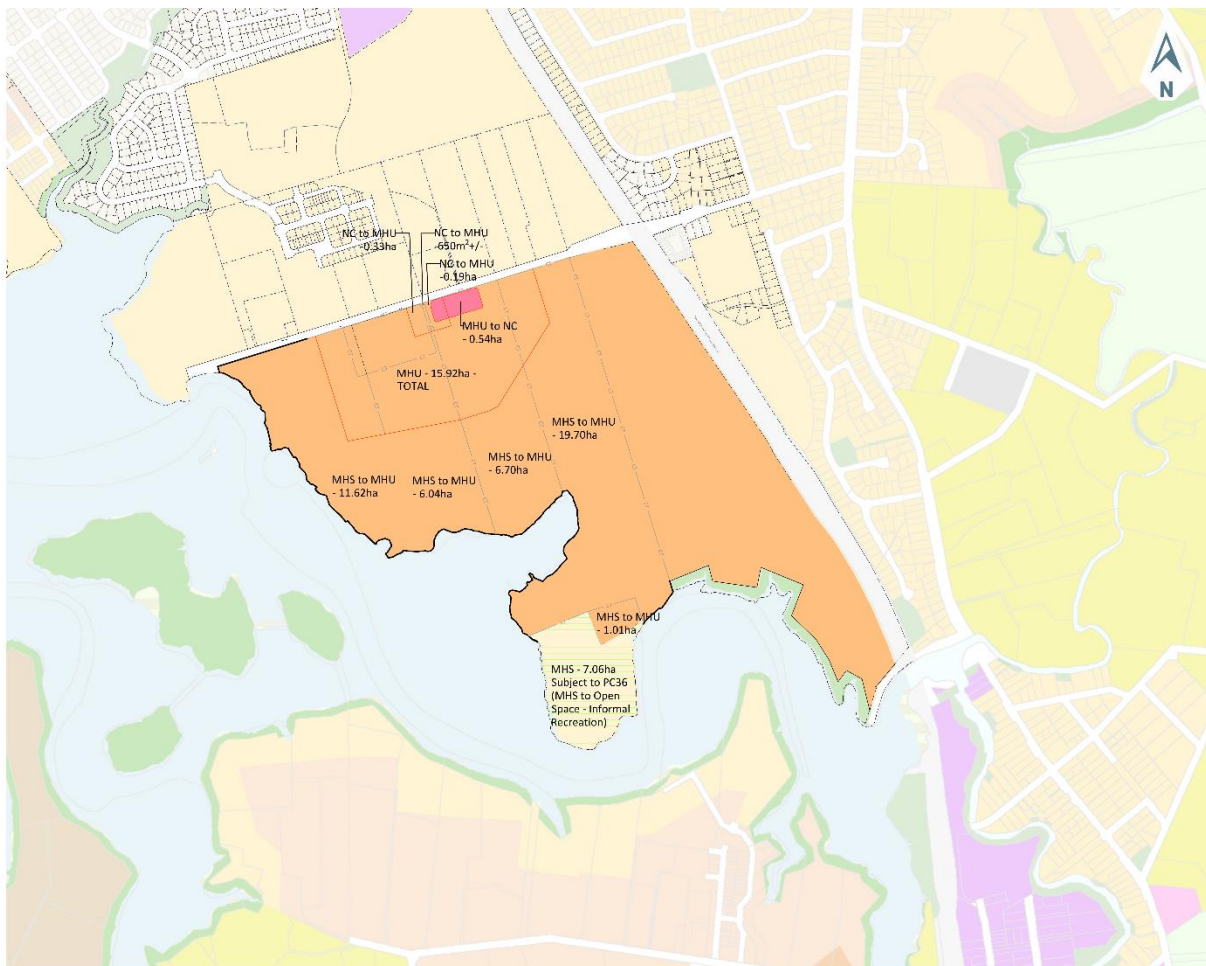
PROJECT NO.	07-2002
DATE	14/07/20
CLIENT	HUGH GREEN LTD
PROJECT	PARK ESTATE ROAD, HINGAIA
SCALE	1:5000

CIVILPLAN CONSULTANTS
 Unit 4, Indus Tower 2, Commerce Place, Manurewa, Auckland, Phone: 09 224 4400

CLIENT: HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA

REF: AUCKLAND UNITARY PLAN ZONING EXISTING

RESULTS FOR INFORMATION
 SCALE: 1:5000 / 1:10000
 0 30 60 90 120 150 300m



LOT AREA & ZONING		
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CLIENT	HUGH GREEN LTD
PROJECT	PARK ESTATE ROAD, HINGAIA
SCALE	1:5000

CIVILPLAN CONSULTANTS
 Unit 4, Indus Tower 2, Commerce Place, Manurewa, Auckland, Phone: 09 224 4400

CLIENT: HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA

REF: AUCKLAND UNITARY PLAN ZONING PROPOSED

RESULTS FOR INFORMATION
 SCALE: 1:5000 / 1:10000
 0 30 60 90 120 150 300m

Aaron Grey

From: Richard Reynolds <richard@reynolds.net.nz>
Sent: Thursday, 20 August 2020 1:30 PM
To: Aaron Grey
Cc: Russell Baikie
Subject: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 20 Aug 2020 13:49]

Hi Aaron

We concur with Mark O'Brien's sentiment and wish you the best with the plan changes.

Regards

Richard Reynolds

Sent from my iPad

On 17/08/2020, at 10:25 AM, Aaron Grey <Aaron@civilplan.co.nz> wrote:

Hi Richard and Kirsten,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

You have been identified as a potentially affected party due to your ownership of land within the Hingaia 1 precinct at 46 and 47 Ngakoro Road.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards

<image001.png>

Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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<Hingaia Plan Change - R&K Reynolds consultation letter.pdf>

Frank and Juliet Reynolds

17 August 2020

Francis and Juliet Reynolds
65 Hinau Road
Karaka
Papakura 2213

Sent via email to: reynoldsfrank88@gmail.com and julietreynolds@xtra.co.nz

Dear Frank and Juliet,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that applying to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

You have been identified as a potentially affected party due to your ownership of land within the Hingaia 1 precinct at 65 Hinau Road.

The plan change will consist of a variety of amendments that intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

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Yours faithfully,

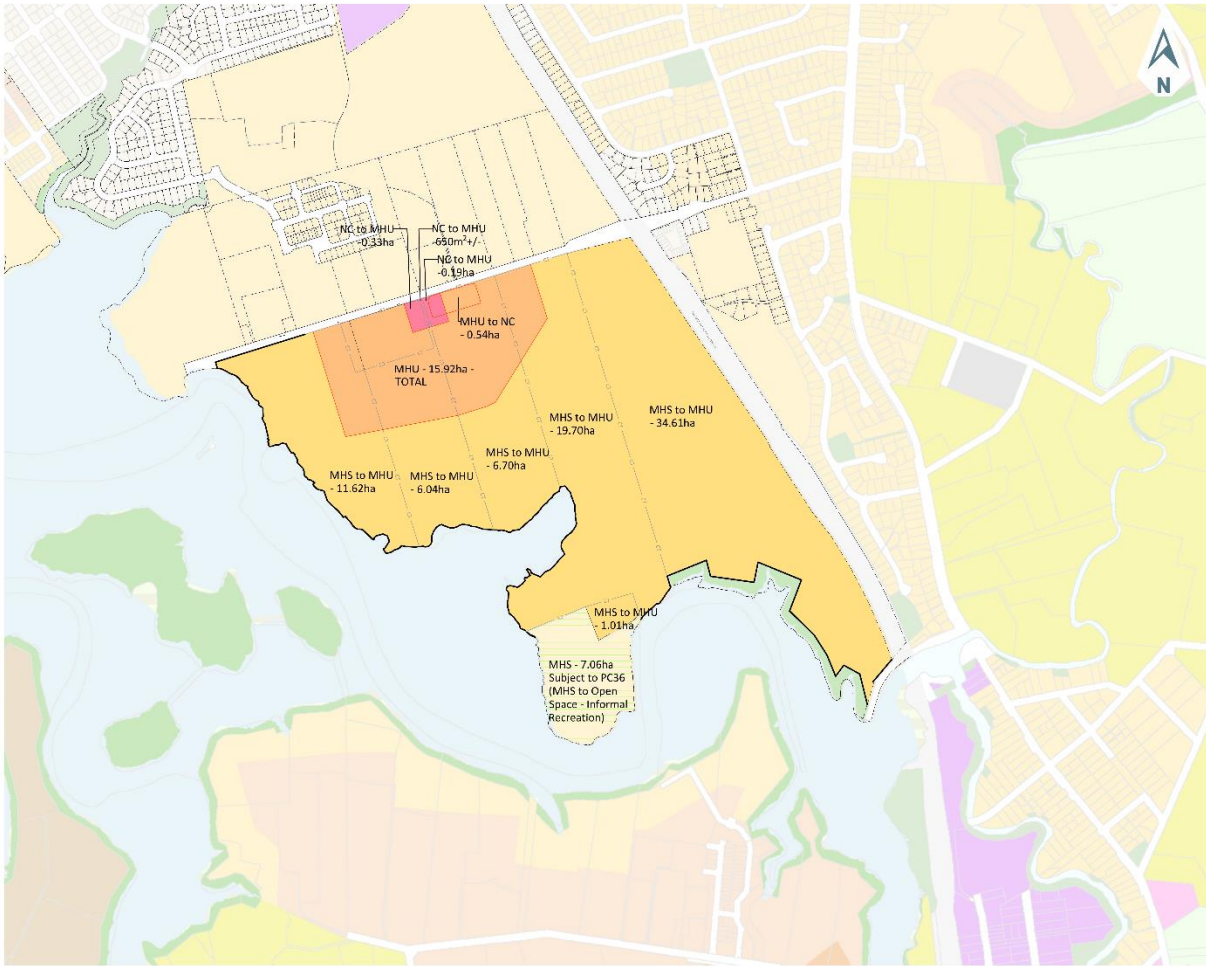
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Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - F&J Reynolds consultation letter.docx



LOT AREA & ZONING		
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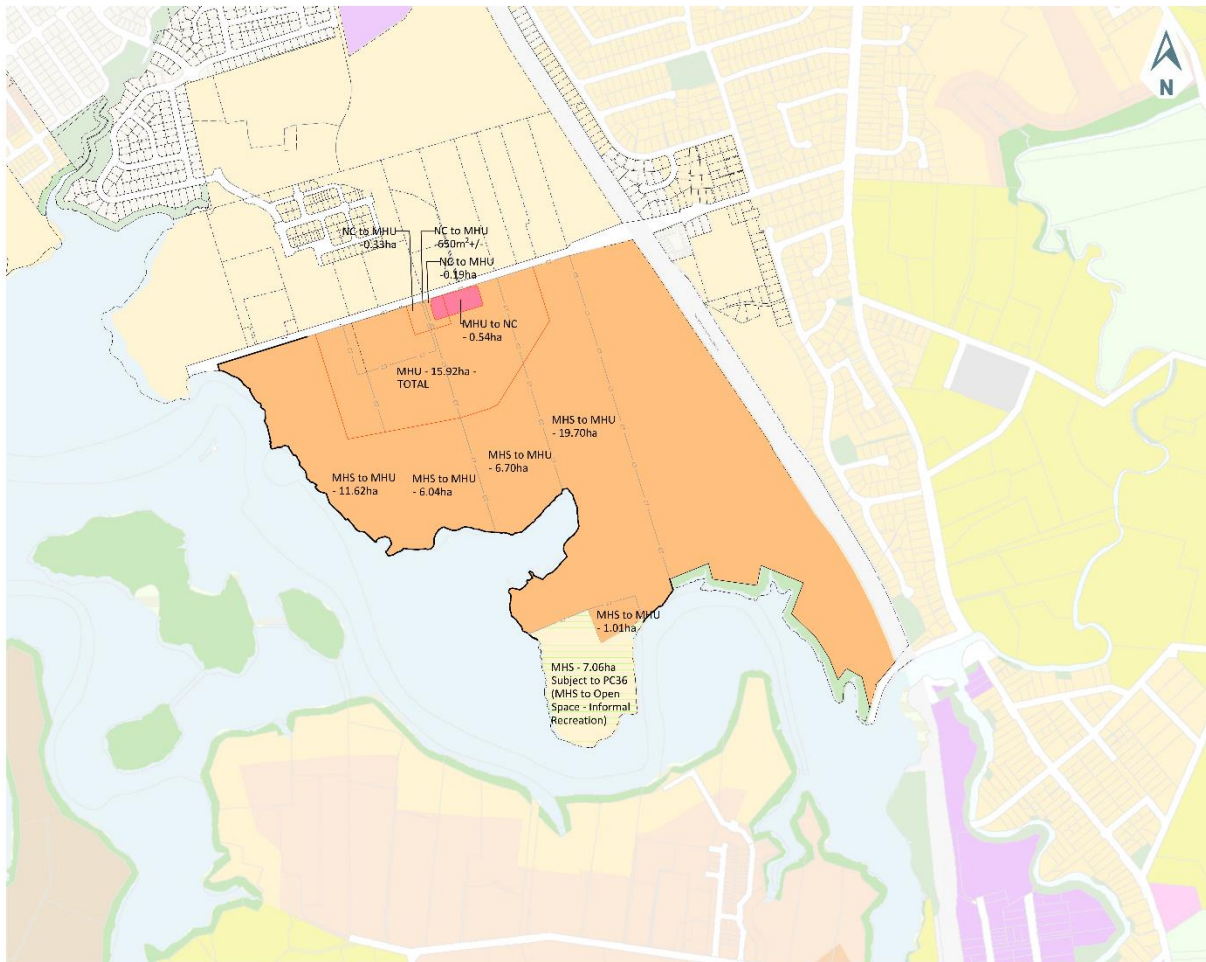
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CLIENT	HUGH GREEN LTD
PROJECT	PARK ESTATE ROAD, HINGAIA
SCALE	1:5000

CIVILPLAN CONSULTANTS

CLIENT: HUGH GREEN LTD
PARK ESTATE ROAD, HINGAIA

PROJECT: AUCKLAND UNITARY PLAN ZONING EXISTING

SCALE	1:5000 / 1:10000
SCALE BAR	0 30 60 90 120 150m
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PROJECT NO.	07-2002
DATE	14/07/20
CLIENT	HUGH GREEN LTD
PROJECT	PARK ESTATE ROAD, HINGAIA
SCALE	1:5000

CIVILPLAN CONSULTANTS

CLIENT: HUGH GREEN LTD
PARK ESTATE ROAD, HINGAIA

PROJECT: AUCKLAND UNITARY PLAN ZONING PROPOSED

SCALE	1:5000 / 1:10000
SCALE BAR	0 30 60 90 120 150m
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Aaron Grey

From: Aaron Grey
Sent: Monday, 17 August 2020 10:25 AM
To: reynolds88@gmail.com; 'Juliet Reynolds'
Cc: Russell Baikie
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 17 Aug 2020 10:29]
Attachments: Hingaia Plan Change - F&J Reynolds consultation letter.pdf

Hi Frank and Juliet,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

You have been identified as a potentially affected party due to your ownership of land within the Hingaia 1 precinct at 65 Hinau Road.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions. Please note that a formal opportunity to submit on the plan change request would be provided for if/once Council accepts the request for notification.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

Level 9, Laidlaw House, 20 Amersham Way, Manukau 2104

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Ngāti Tamaoho

17 August 2020

Ngāti Tamaoho Trust
PO Box 97294
Manukau City
Auckland 2241

Sent via email to: lucierutherford@gmail.com

Attention: Lucie Rutherford

Dear Lucie,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Ngāti Tamaoho has previously identified their interest in this land, including the preparation of a Cultural Values Assessment (for the Plan Variation request to the Proposed Auckland Unitary Plan for the wider Hingaia area) and providing feedback on resource consent applications made by Hugh Green Limited related to earthworks, stream works and subdivision.

The plan change will consist of a variety of amendments that primarily intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

In addition, Hugh Green Limited intends to undertake rezoning of the land south of Park Estate Road, as shown on the attached plan. This will consist of the rezoning of land currently Residential – Mixed Housing Suburban to be Residential – Mixed Housing Urban and adjusts the position of the Business – Neighbourhood Centre zone to reflect the imposition of the designation by the Minister of Education.

No changes are to be made to Auckland-wide rules of the AUP. All provisions related to stormwater, streams, wetlands and earthworks in sections E3, E8, E9, E11 and E12 of the AUP will continue to apply to development of these sites, including conditions of the relevant stormwater network discharge consent and the regulations of the recently gazetted National Environmental Standard for Freshwater.

The proposed changes to the AUP provisions are expected to include:

- Amendments that ensure that the wording and formatting of the Hingaia 1 precinct provisions are in line with the approach for the Auckland-wide and zone provisions in the Auckland Unitary Plan Operative in Part;
- Amendments to the Hingaia 1 precinct objectives and policies to remove redundant provisions, ensure objectives are written to specify an anticipated outcome (rather than a method) and ensure that policies specify a general approach to achieving those outcomes (rather than outlining specific rules or requirements);
- The alignment of precinct standards with the zone standards as included in the Auckland Unitary Plan Operative in Part (rather than the Proposed Auckland Unitary Plan Notified Version), including the removal of provisions requiring affordable dwellings to be specifically provided;
- The refinement of policies and standards that promote higher densities through increased development opportunities on smaller sites and comprehensive development (by applying the built form standards currently available for multiple dwellings on sites 800 m² or larger to instead apply to any residential density greater than 1 dwelling per 400 m²);
- The removal of the rules that require allotments and dwellings at the coastal edge to have a minimum area of 600 m²;
- The replacement of the standard related to coastal interface to relate to fencing and buildings as well as retaining walls and apply to all reserve interfaces;
- The insertion of a rule enabling cafés to be established along the coastal edge in the MHU zone as a restricted discretionary activity (subject to assessment of traffic effects etc.);
- The insertion of a rule enabling show homes in the MHU zone as a permitted activity for up to five years, subject to operating during daytime hours;
- The insertion of a rule that enables use of the alternative height in relation to boundary standard as a permitted activity within the MHU zone;
- The removal of rules that require resource consent applications to be notified to NZTA, Transpower and/or Counties Power, regardless of whether compliance with relevant standards is achieved;
- The removal of standards that enforce stormwater management requirements that may be inconsistent with the requirements of a Stormwater Management Plan required by Auckland Council – alternative standards would assure that adherence with the applicable Stormwater Management Plan is maintained;
- The relocation of provisions specifying road cross-sections from the standards to assessment criteria, with a restricted discretionary activity applying to any subdivision that creates a new road;

- The insertion of a subdivision rule exempting allotments greater than 4 ha from complying with the precinct provisions;
- The insertion of suitable matters of discretion for restricted discretionary activities where these currently are not provided; and
- Amendments to the precinct plan (primarily within Hugh Green Limited’s sites) to align with decisions made with Council during the resource consent process.

Tracked changes to the Hingaia 1 precinct provisions have not yet been completed, with the intention for these to be further informed by feedback received from interested parties. If Ngāti Tamaoho considers that they are not in a position to provide substantial feedback until review of these tracked changes, please advise us but also be aware that there would be a reduced timeframe for providing feedback on these prior to lodgement of the plan change request with Council and the exact wording of provisions are subject to change through responding to Council’s requests for further information and the notification process (which Ngāti Tamaoho are likely to take part of).

Hugh Green Limited welcomes feedback from Ngāti Tamaoho on the changes outlined above. We are happy to discuss further the proposed plan change and any concerns you may have. This would include arranging for an on-site meeting if allowed by the COVID-19 alert levels.

Yours sincerely,

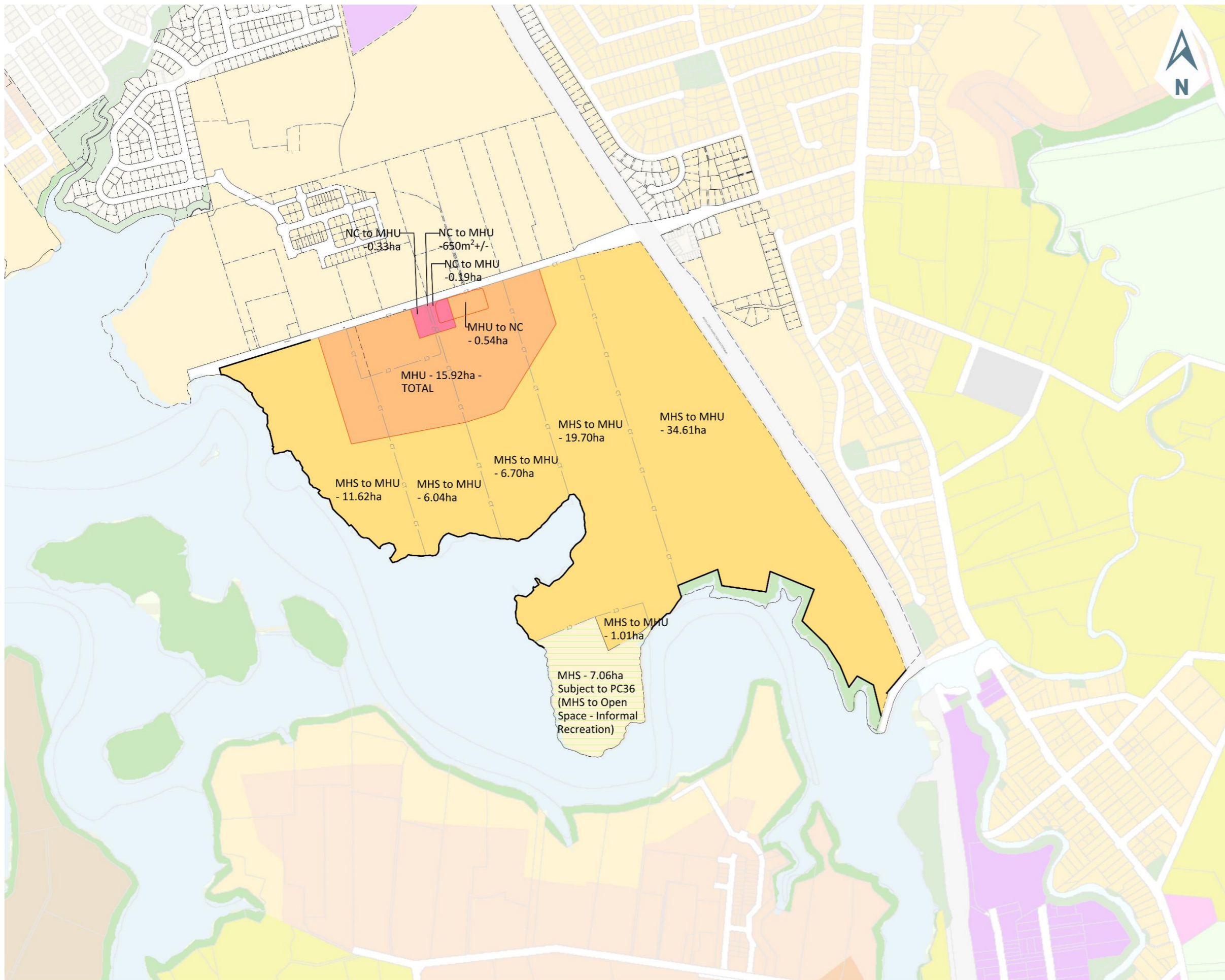
CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - Ngati Tamaoho consultation letter.docx



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
-	-	XXXXXX	-

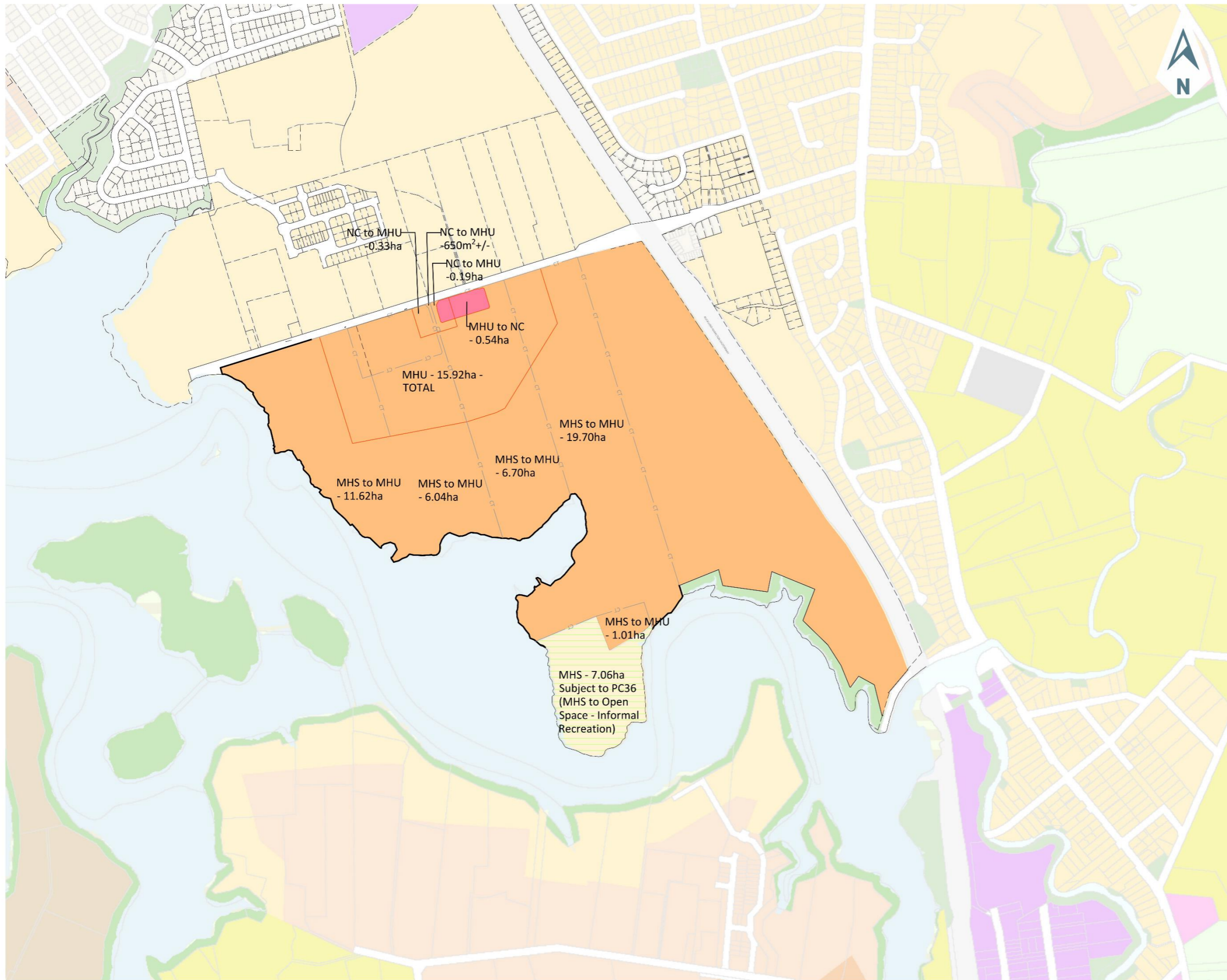
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CONSULTANTS
 Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

PROJECT TITLE:
HUGH GREEN LTD
PARK ESTATE ROAD, HINGAIA

SHEET TITLE:
AUCKLAND UNITARY PLAN ZONING
EXISTING

ISSUE STATUS: **FOR INFORMATION**
 SCALE: (A1/A3) 1:5000 / 1:10000
 SCALE BAR 0 30 60 90 120 500m
 DRAWING NUMBER: - REV: -
Rev: (NO REV=DRAFT) (D=DESIGN) (C=CONSENT) (B=BUILD) (A=A-BUILT / FINAL ISSUE)



LOT AREA & ZONING		
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Rev: (NO REV=DRAFT) (D=DESIGN) (C=CONSENT) (B=BUILD) (A=AS-BUILT / FINAL ISSUE)

Aaron Grey

From: Aaron Grey
Sent: Thursday, 20 August 2020 1:58 PM
To: 'Lucille Rutherford'
Cc: Edith Tuhimata; Zachary Sirett; Russell Baikie
Subject: RE: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited [Filed 20 Aug 2020 13:58]

Hi Lucie,

Can we suggest 2:30 on Monday the 24th?

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

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From: Lucille Rutherford <lucierutherford@gmail.com>
Sent: Thursday, 20 August 2020 10:21 AM
To: Aaron Grey <Aaron@civilplan.co.nz>
Cc: Edith Tuhimata <Edith@tamaoho.maori.nz>; Zachary Sirett <zac@tamaoho.maori.nz>; Russell Baikie <Russell@civilplan.co.nz>
Subject: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Kia ora Aaron

Apologies in my delay in responding, yes a Zoom meeting would be great

I have the afternoon of Monday the 24th free and all day thursday 27th and friday 28th if any of these dates suit you?

Nga mihi
Lucie

On Mon, Aug 17, 2020 at 4:18 PM Aaron Grey <Aaron@civilplan.co.nz> wrote:

Hi Lucie,

Yes, given the current situation I agree that a Zoom call will be a suitable first step to discuss this plan change further. Do you have any preference for time or day?

I have also started discussing the plan change with Karl and can ask if he would also like to join in on a Zoom call.

I will confirm with Hugh Green Limited and get back to you.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

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From: Lucille Rutherford <lucierutherford@gmail.com>

Sent: Monday, 17 August 2020 12:33 PM

To: Aaron Grey <Aaron@civilplan.co.nz>

Cc: Edith Tuhimata <Edith@tamaoho.maori.nz>; Zachary Sirett <zac@tamaoho.maori.nz>

Subject: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Kia ora Aaron

Thank you for sending through your proposed request to council

Ngati Tamaoho are not comfortable with some of the provisions requested and request a meeting to discuss

Considering we are currently in level 3 lockdown, and for time expediency a Zoom meeting would suffice

Nga mihi

Lucie

On Mon, Aug 17, 2020 at 10:28 AM Aaron Grey <Aaron@civilplan.co.nz> wrote:

Kia Ora Lucie,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Please note that we are requesting your input earlier in the plan change process and that further opportunities for input will be available. As specified in this letter, tracked changes to the Hingaia 1 precinct provisions have not yet been completed, as we wish to first receive feedback from interested parties on the general changes to the provisions being proposed. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions.

If you have any questions, please feel free to contact me.

Regards



Aaron Grey

SENIOR PLANNER

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MINUTES OF MEETING

Client Name:	Hugh Green Limited	CivilPlan Project No:	2197
Project:	Park Green Plan Change	Date:	24 August 2020

Attendees

Name	Initial	Company	Name	Initial	Company
Aaron Grey	AG	CivilPlan Consultants	Russell Baikie	RB	CivilPlan Consultants
Pat Gavaghan	PG	Hugh Green Limited	Will Platts	WP	Hugh Green Limited
Lucie Rutherford	LR	Ngāti Tamaoho	Zachary Sirett	ZS	Ngāti Tamaoho

Apologies

Name	Initial	Company	Name	Initial	Company
Edith Tuhimata	ET	Ngāti Tamaoho	Matthew Tuck	MT	Hugh Green Limited

Items

	Description
1.	<p>Introduction</p> <ul style="list-style-type: none"> PG noted the purpose of the plan change is to increase flexibility for development opportunities (i.e. typologies) within HGL’s land that optimises the significant open space and outlook along the coast and around the extensive network of wetlands and streams.
2.	<p>Stormwater management</p> <ul style="list-style-type: none"> LR asked about the stormwater approach at the site. AG specified that a Stormwater Management Plan has been approved by Council, which requires retention and detention where stormwater discharges to a stream or wetland – it is intended that this SMP would continue to be applicable as the stormwater management specified by the SMP would not change as a result of the proposed plan change. AG specified that existing development includes raingardens along roads and a larger communal raingarden at the headwaters of a wetlands. LR asked about recent feedback we have received from Auckland Transport regarding the use of raingardens. AG responded that there has been pushback on the use of concrete raingardens in roads by Auckland Transport on other recent projects, with a move towards wider natural swale devices.

	Description
	<ul style="list-style-type: none">▪ LR specified her preference for raingardens to be completed to a finished standard after house construction has occurred (due to house site sediment and related effects compromising the raingarden), with PG supporting that view, but noted that this would not be accepted by Auckland Council and Auckland Transport.▪ LR acknowledged that AUP provisions do not require treatment of stormwater prior to discharge to coast.▪ AG specified that the current wording of replacement stormwater management provisions in the Hingaia 1 precinct had not been prepared but expected that these would simply require consent notices specifying on-site requirements from the applicable approved Stormwater Management Plan.▪ LR requested that the provisions include requirements for all dwellings to provide an on-site tank for the outdoor reuse of roof water (e.g. watering gardens and washing cars) – commented on recent water shortages in Auckland that are currently preventing outdoor use of reticulated water.▪ LR shared examples of slimline and fence tanks that would provide for this – single fence tanks cost approximately \$879 + GST.▪ PG advised that he will discuss the possibility within HGL.▪ AG supported the idea but considered that it may be more suitable to be introduced on an Auckland-wide basis (rather than limited to the Hingaia 1 Precinct) – PG advised that HGL would have no issue if the rule applied to all new developments.▪ LR also requested the use of Stormwater 360 litter traps for roading but recognised that Auckland Transport does not currently support these and so may not be able to be provided within public roads.▪ LR reiterated Ngāti Tamaoho’s preference for raingardens and wetland forebays are part of the stormwater management approach.
3.	Earthworks <ul style="list-style-type: none">▪ LR reiterated Ngāti Tamaoho’s request for on-going monitoring for earthworks activities.▪ AG confirmed that the plan change will not alter earthworks provisions and that resource consents have already been obtained for the majority of earthworks within HGL’s land.
4.	Coastal interface <ul style="list-style-type: none">▪ LR specified her preference for dwellings along the coastal edge to be limited to a single storey, with graduated height allowances the further setback from the coast.▪ AG advised that (other than the neighbourhood centre) height limits of over three storeys would not be sought by the plan change and it was most likely that one and two storeys would be the predominant building heights within the Hingaia 1 Precinct area.▪ PG stated that he would discuss the imposition of a single storey height along the coastal edge with HGL’s sales team.

	Description
	<ul style="list-style-type: none">PC stated that HGL was preparing design guidelines lots, outside RMA requirements, that purchasers of vacant allotments would be required to adhere to – maximising coastal views is an outcome that HGL would be promoting for development on these allotments.
5.	Other matters <ul style="list-style-type: none">PG identified that he will enter further discussions with LR and other iwi regarding works around sites of value to mana whenua.AG mentioned that additional archaeological assessment had recently been undertaken by Mat Campbell, which included confirming that the ‘knoll’ was not of archaeological value.LR welcomed additional discussions and walkover of the site prior to these works and requested attendance from Dennis Kirkwood.
6.	Next steps <ul style="list-style-type: none">AG to provide LR with specific changes to the Hingaia 1 precinct provisions prior to lodgement of the plan change request to Council.PG to continue discussions with LR regarding further works at HGL’s land.

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\meetings\minutes\200824 Ngāti Tamaoho Zoom discussion.docx

Aaron Grey

From: Aaron Grey
Sent: Wednesday, 30 September 2020 11:24 AM
To: Lucille Rutherford
Cc: Edith Tuhimata; Zachary Sirett; Will Platts; Pat Gavaghan; Matthew Tuck
Subject: Park Estate Plan Change - draft changes [Filed 30 Sep 2020 11:24]
Attachments: zoning_change_20200716.pdf; 200924 Hingaia 1 Precinct updated (no tracking).pdf; Precinct plan mark ups 200923.pdf; 200924 Hingaia 1 Precinct updated (tracked changes).pdf

Good morning Lucie,

Following our earlier discussions on Hugh Green Limited's plan change at Park Estate Road, please find attached for your consideration the following:

- Draft tracked changes to the Hingaia 1 Precinct text, including a list of 'themes' covered by the proposed plan change
- A 'clean' copy of the draft revised Hingaia 1 Precinct text
- Markups to the Hingaia 1 Precinct plan specifying the changes being made
- Plans of zoning changes

In relation to the revised Stormwater Management provision (Standard I444.6.2.5), we have opted to simply require consistency with the Council-approved SMP or with any other resource consent for stormwater diversion and discharge.

Hugh Green Limited have considered the request for a rule requiring rainwater tanks for all new buildings, but considers it more appropriate for specific methods for reuse/retention to instead be required by private covenants. In this regard, I also note that the Plans and Places forward workload (in the latest Planning Committee agenda) includes reporting back to the Planning Committee with options for "mandating the installation of rainwater tanks in certain situations" by April 2021 and it is considered that any Council-mandated requirements should instead be resolved through that process on an Auckland-wide basis to ensure consistency.

We have advised Council of our intention to lodge the plan change request with Council in mid-to-late October. Report writing for the plan change request application is currently being undertaken. Any feedback from Ngāti Tamaoho on the attached material would be appreciated within the next two weeks in order for this to be incorporated as part of the plan change request application.

Let me know of any queries you may have.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

E: aaron@civilplan.co.nz | W: www.civilplan.co.nz

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Ngāti Te Ata

17 August 2020

Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua
PO Box 451
Waiuku 2341

Sent via email to: karl_flavell@hotmail.com

Attention: Karl Flavell

Dear Karl,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Ngāti Te Ata has previously identified their interest in this land, including the preparation of a Cultural Values Assessment (for the Plan Variation request to the Proposed Auckland Unitary Plan for the wider Hingaia area) and providing feedback on resource consent applications made by Hugh Green Limited related to earthworks, stream works and subdivision.

The plan change will consist of a variety of amendments that primarily intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

In addition, Hugh Green Limited intends to undertake rezoning of the land south of Park Estate Road, as shown on the attached plan. This will consist of the rezoning of land currently Residential – Mixed Housing Suburban to be Residential – Mixed Housing Urban and adjusts the position of the Business – Neighbourhood Centre zone to reflect the imposition of the designation by the Minister of Education.

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Hugh Green Limited welcomes feedback from Ngāti Te Ata on the changes outlined above. We are happy to discuss further the proposed plan change and any concerns you may have. This would include arranging for an on-site meeting if allowed by the COVID-19 alert levels.

Yours sincerely,

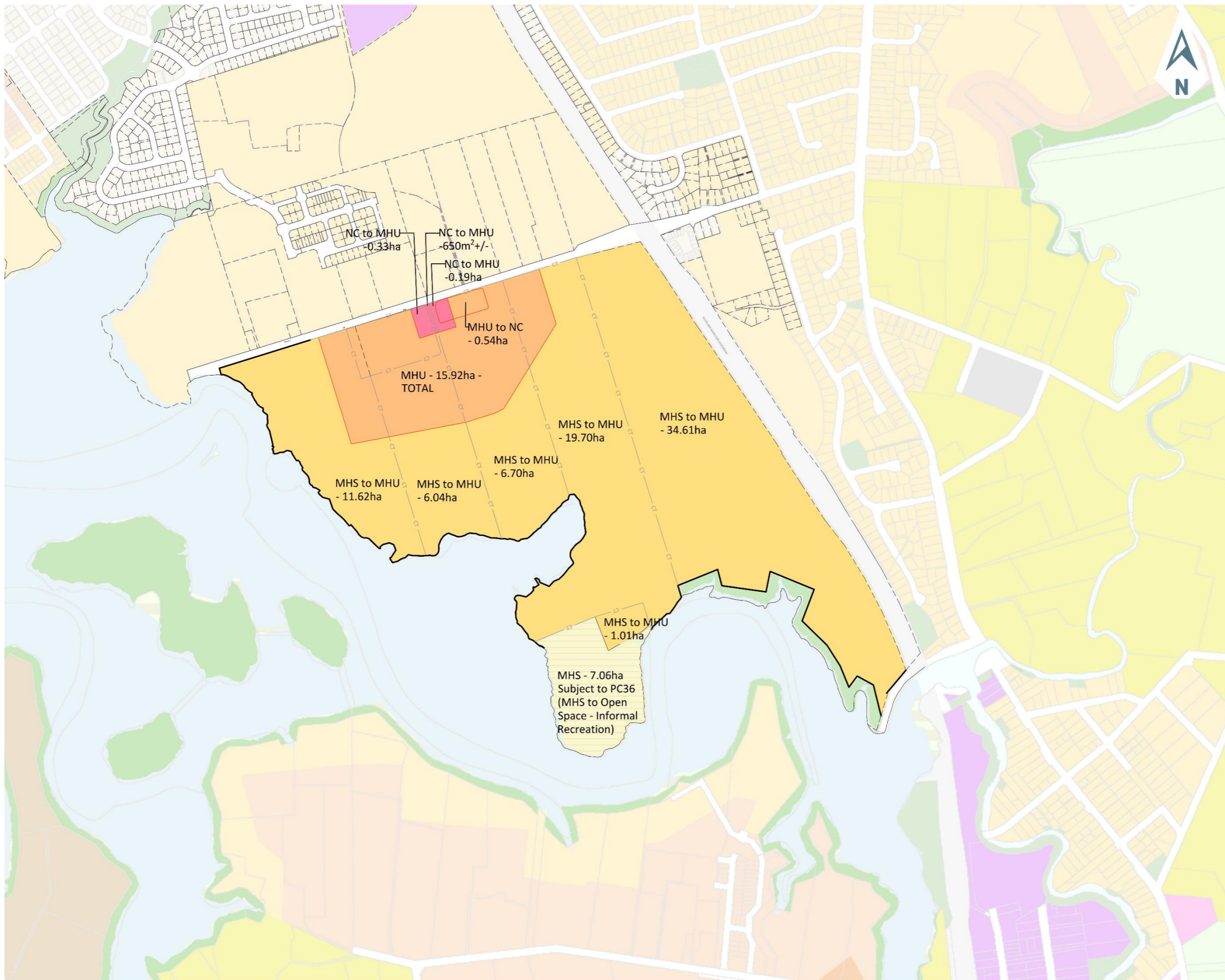
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Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

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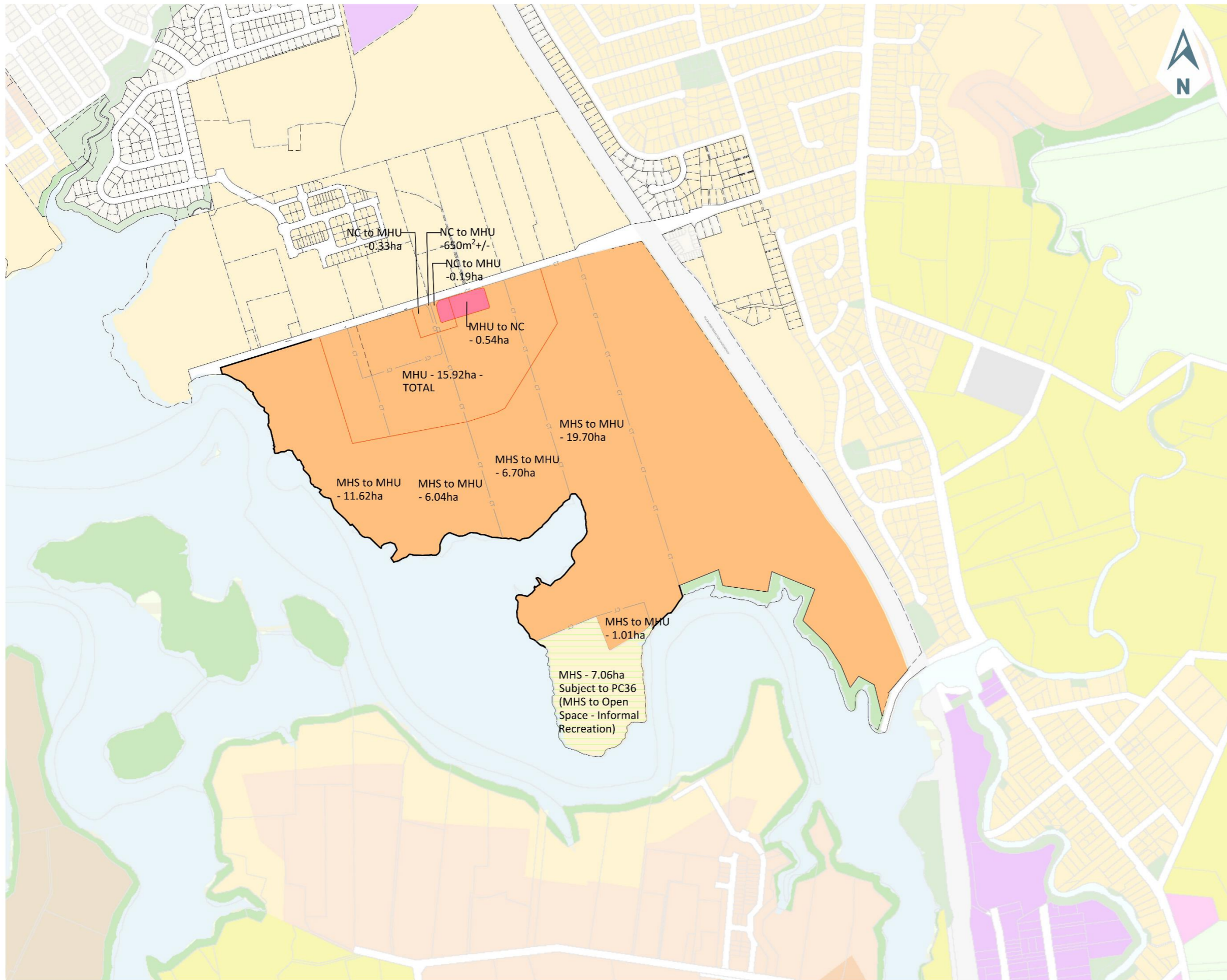
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 Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

PROJECT TITLE:
**HUGH GREEN LTD
 PARK ESTATE ROAD, HINGAIA**

SHEET TITLE:
**AUCKLAND UNITARY PLAN ZONING
 EXISTING**

ISSUE STATUS: **FOR INFORMATION**
 SCALE: (A1/A3) 1:5000 / 1:10000
 SCALE BAR 0 30 60 90 120 500m
 DRAWING NUMBER: - REV: -
Rev: (NO REV=DRAFT) (D=DESIGN) (C=CONSENT) (B=BUILD) (A=A-BUILT / FINAL ISSUE)



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
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 1:10000@A3

DRAWING NUMBER: - REV: -

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Aaron Grey

From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Monday, 17 August 2020 5:02 PM
To: Aaron Grey
Cc: Russell Baikie
Subject: Re: Ngati Te Ata responding: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Not fully completed - whatever plan change documents are available.

No for the zoom hui with Lucie. But thankyou for asking.

I've outlined our terms for progressing this PPC - it's our board policy.

Cheers Aaron.

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From: Aaron Grey
Sent: Monday, 17 August, 4:21 PM
Subject: RE: Ngati Te Ata responding: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
To: Karl Flavell
Cc: Russell Baikie

Hi Karl,

I will forward this on to our client.

Regarding my queries on "the application", I was trying to get a clear idea of how completed you would want the application to be prior to providing comment, noting that the intention of this current consultation phase is to inform the preparation of the application, while comments on the complete application would happen during the notification period.

I also note that Lucie has requested a Zoom call regarding this plan change request. Are you interested in joining in on this?

Regards



CIVILPLAN
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Aaron Grey

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From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Monday, 17 August 2020 2:32 PM
To: Aaron Grey <Aaron@civilplan.co.nz>
Cc: Russell Baikie <Russell@civilplan.co.nz>
Subject: Re: Ngati Te Ata responding: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Hi Aaron

Ok "application" means the Plan Change application.

This would be an Addendum to our original CVA Report - given that current circumstances have changed from when the CVA was originally undertaken.

It's best to front load this early and now rather than wait for it to be notified and we oppose the PC until this is undertaken - we wish to start on the "right foot" together moving forward.

I'm happy to explain this directly with your client if there is an issue. If it is a specific issue regarding cost happy to explain that too, and open to adjusting that amount - when your client contacts me.

Regards

Karl

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From: Aaron Grey
Sent: Monday, 17 August, 11:53 AM
Subject: RE: Ngati Te Ata responding: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
To: Karl Flavell
Cc: Russell Baikie

Hi Karl,

Thanks for your response. I agree with your statement regarding building a positive working relationship moving forward.

For clarity, item 2 relates to assessment and review of “the application”. Can you please clarify the preferred form of “the application” that you wish to review, noting that an application prior to obtaining feedback from iwi groups would be incomplete both in terms of a complete assessment of cultural effects and obligations under section 32 of the RMA (including section 32(4A)) and that there is risk of fait accompli if feedback from Ngāti Te Ata is delayed until the application is otherwise completed. Do note my comments in the letter sent through that we do not wish to finalise any of the specific wording of provisions until feedback from various parties on the general ‘themes’ of the plan change have been received.

Can you also provide comment for me to pass onto HGL as to whether the ‘standard cost’ is suitable in this instance given that Ngāti Te Ata has previously prepared a CVA for the site for the previous plan variation (providing urban zoning) and that this plan change request generally relates to refinement of existing provisions rather than enabling substantially different activities than those provided for by the current rules.

We will be happy to arrange an on-site meeting once we are back in COVID Level 2.

Regards

Aaron Grey

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From: Karl Flavell <karl_flavell@hotmail.com>

Sent: Monday, 17 August 2020 11:21 AM

To: Aaron Grey <Aaron@civilplan.co.nz>

Subject: Ngati Te Ata responding: Re: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Kia ora Aaron

Thank you for your email. This is how we wish to proceed.

Our standard process for iwi CVA/CIA report and iwi engagement is as follows.

1. Onsite
2. Assessment and review of application
3. Discussions among Iwi members
4. Internal reporting back to our Board
5. Drafting and finalising our cultural report - submitting to client

Fees: \$8,500.00K (+ GST) - standard cost - please see invoice attached. As per our policy this must be paid first before we proceed and process this application.

An invoice is attached.

Once paid we will prioritize this application (as you can imagine we have a lot of applications and proposed developments currently before us to assess) our turnaround for report completion in this regard will be well within 2 weeks.

This process for us will satisfy - Auckland Council Unitary iwi requirements and RMA Part 2 Sections 6e, 6f, 6g, 7a, and 8. And the 4th schedule sec 88 (d) which states:

Matters that must be addressed by assessment of environmental effects (1) An assessment of the activity's effects on the environment must address the following matters: (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including any landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

Ultimately, we want to be working alongside Hugh Green Limited moving forward to achieve best environmental and cultural outcomes, and build a positive working relationship moving forward.

We await confirmation of these terms so we can begin.

Regards

Nga Mihi
Karl Flavell
Manager Te Taiao (Environment and Heritage)
Ngati Te Ata

[027 932 8998](tel:0279328998)

From: Aaron Grey <Aaron@civilplan.co.nz>

Sent: Sunday, 16 August 2020 10:28 PM

To: karl_flavell@hotmail.com <karl_flavell@hotmail.com>

Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited

Kia Ora Karl,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

Please find attached a letter outlining the anticipated changes to the AUP as a result of this request. Please note that we are requesting your input earlier in the plan change process and that further opportunities for input will be available. As specified in this letter, tracked changes to the Hingaia 1 precinct provisions have not yet been completed, as we wish to first receive feedback from interested parties on the general changes to the provisions being proposed. Your timely feedback on these potential changes would be appreciated in order for this to influence our reporting for the plan change request, including the proposed wording of specific provisions.

If you have any questions, please feel free to contact me.

Regards



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Aaron Grey

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Te Ākitai Waiohua

17 August 2020

Te Ākitai Waiohua
PO Box 59185
Mangere Bridge
Auckland 2151

Sent via email to: kaitiaki@teakitai.com

Attention: Nigel Denny

Dear Nigel,

Subject: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited
CivilPlan Project No: 2197

On behalf of Hugh Green Limited, we are proceeding with preparing a request to change provisions of the Auckland Unitary Plan Operative in Part that apply to land within the Hingaia 1 Precinct, including changes to the zoning of properties south of Park Estate Road, Hingaia.

Te Ākitai Waiohua has previously identified their interest in this land, including the preparation of a Cultural Values Assessment (for the Plan Variation request to the Proposed Auckland Unitary Plan for the wider Hingaia area).

The plan change will consist of a variety of amendments that primarily intend to streamline the provisions of the Hingaia 1 Precinct to be more user-friendly in the context of the current Auckland Unitary Plan Operative in Part, noting that this precinct was made operative under the Housing Accords and Special Housing Areas Act 2013 prior to decisions being made on the Proposed Auckland Unitary Plan.

In addition, Hugh Green Limited intends to undertake rezoning of the land south of Park Estate Road, as shown on the attached plan. This will consist of the rezoning of land currently Residential – Mixed Housing Suburban to be Residential – Mixed Housing Urban and adjusts the position of the Business – Neighbourhood Centre zone to reflect the imposition of the designation by the Minister of Education.

No changes are to be made to Auckland-wide rules of the AUP. All provisions related to stormwater, streams, wetlands and earthworks in sections E3, E8, E9, E11 and E12 of the AUP will continue to apply to development of these sites, including conditions of the relevant stormwater network discharge consent and the regulations of the recently gazetted National Environmental Standard for Freshwater.

The proposed changes to the AUP provisions are expected to include:

- Amendments that ensure that the wording and formatting of the Hingaia 1 precinct provisions are in line with the approach for the Auckland-wide and zone provisions in the Auckland Unitary Plan Operative in Part;
- Amendments to the Hingaia 1 precinct objectives and policies to remove redundant provisions, ensure objectives are written to specify an anticipated outcome (rather than a method) and ensure that policies specify a general approach to achieving those outcomes (rather than outlining specific rules or requirements);
- The alignment of precinct standards with the zone standards as included in the Auckland Unitary Plan Operative in Part (rather than the Proposed Auckland Unitary Plan Notified Version), including the removal of provisions requiring affordable dwellings to be specifically provided;
- The refinement of policies and standards that promote higher densities through increased development opportunities on smaller sites and comprehensive development (by applying the built form standards currently available for multiple dwellings on sites 800 m² or larger to instead apply to any residential density greater than 1 dwelling per 400 m²);
- The removal of the rules that require allotments and dwellings at the coastal edge to have a minimum area of 600 m²;
- The replacement of the standard related to coastal interface to relate to fencing and buildings as well as retaining walls and apply to all reserve interfaces;
- The insertion of a rule enabling cafés to be established along the coastal edge in the MHU zone as a restricted discretionary activity (subject to assessment of traffic effects etc.);
- The insertion of a rule enabling show homes in the MHU zone as a permitted activity for up to five years, subject to operating during daytime hours;
- The insertion of a rule that enables use of the alternative height in relation to boundary standard as a permitted activity within the MHU zone;
- The removal of rules that require resource consent applications to be notified to NZTA, Transpower and/or Counties Power, regardless of whether compliance with relevant standards is achieved;
- The removal of standards that enforce stormwater management requirements that may be inconsistent with the requirements of a Stormwater Management Plan required by Auckland Council – alternative standards would assure that adherence with the applicable Stormwater Management Plan is maintained;
- The relocation of provisions specifying road cross-sections from the standards to assessment criteria, with a restricted discretionary activity applying to any subdivision that creates a new road;

- The insertion of a subdivision rule exempting allotments greater than 4 ha from complying with the precinct provisions;
- The insertion of suitable matters of discretion for restricted discretionary activities where these currently are not provided; and
- Amendments to the precinct plan (primarily within Hugh Green Limited’s sites) to align with decisions made with Council during the resource consent process.

Tracked changes to the Hingaia 1 precinct provisions have not yet been completed, with the intention for these to be further informed by feedback received from interested parties. If Te Ākitai Waiohū considers that they are not in a position to provide substantial feedback until review of these tracked changes, please advise us but also be aware that there would be a reduced timeframe for providing feedback on these prior to lodgement of the plan change request with Council and the exact wording of provisions are subject to change through responding to Council’s requests for further information and the notification process.

Hugh Green Limited welcomes feedback from Te Ākitai Waiohū on the changes outlined above. We are happy to discuss further the proposed plan change and any concerns you may have. This would include arranging for an on-site meeting if allowed by the COVID-19 alert levels.

Yours sincerely,

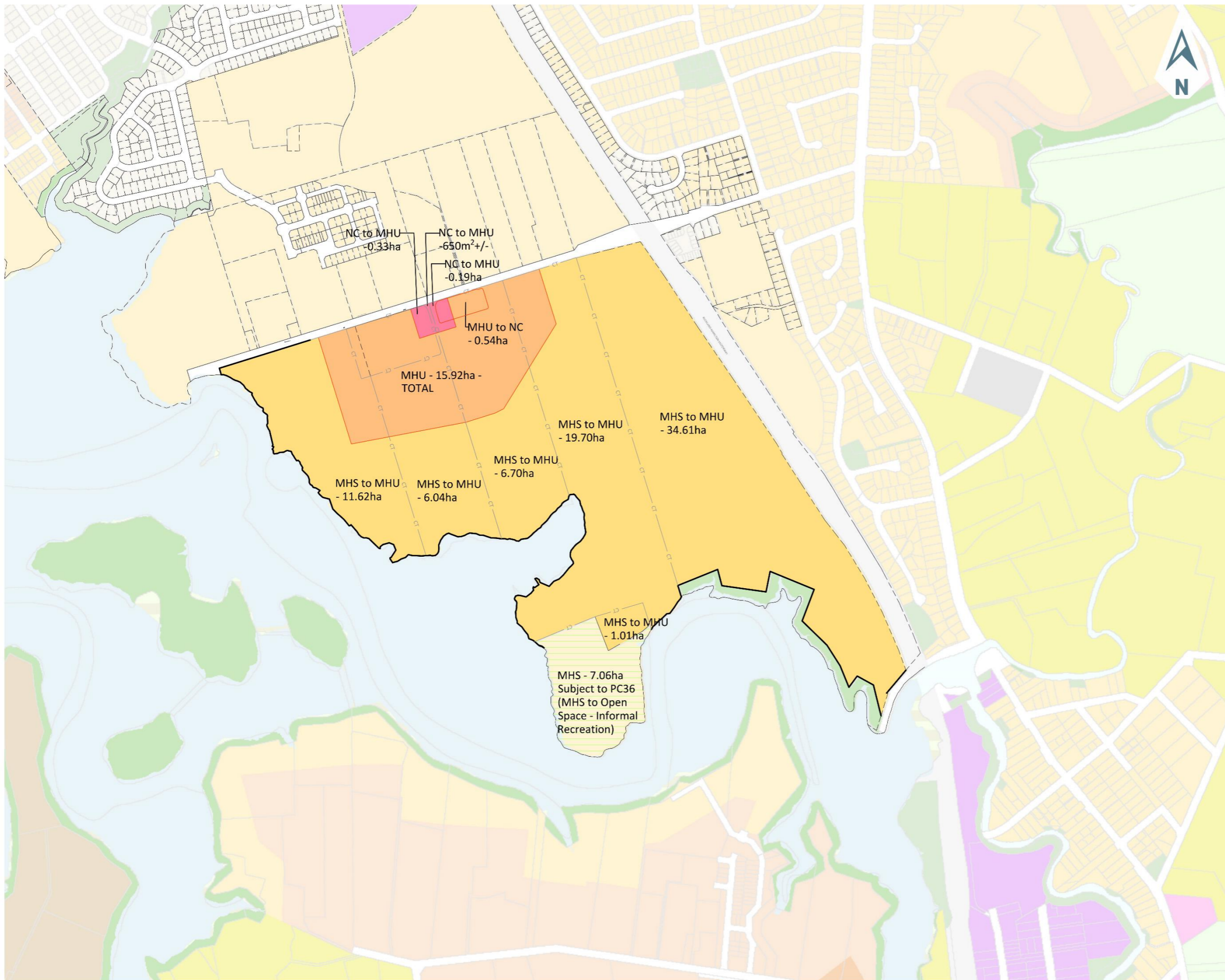
CivilPlan Consultants Ltd



Aaron Grey
Senior Planner

Encl. Existing and Proposed Zoning Plans

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\correspondence\letters\initial consultation\Hingaia Plan Change - Te Akitai Waiohū consultation letter.docx



LOT AREA & ZONING		
-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

REV	REVISION DETAILS	BY	DATE
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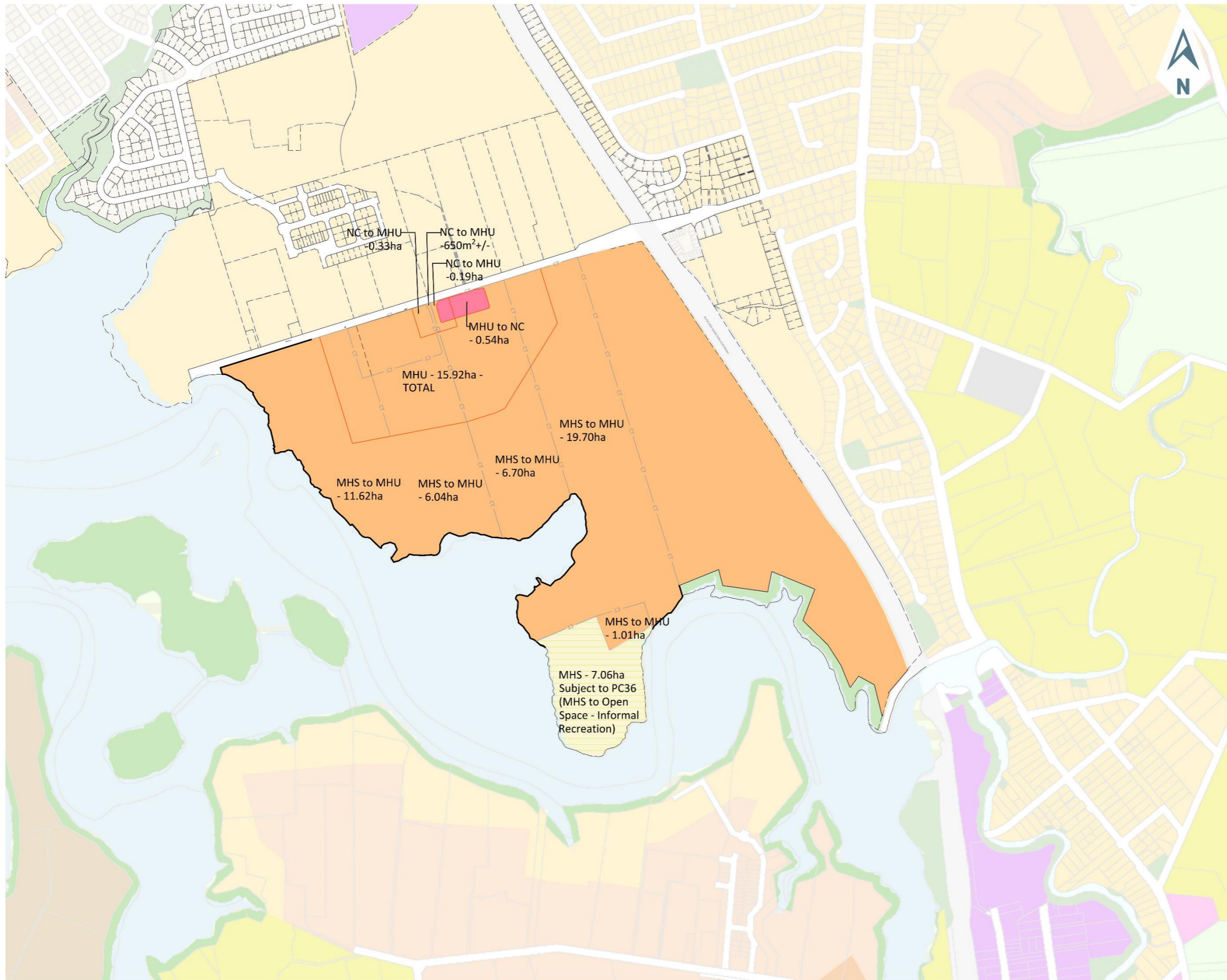
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HUGH GREEN LTD
PARK ESTATE ROAD, HINGAIA

SHEET TITLE:
AUCKLAND UNITARY PLAN ZONING
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NC to MHU
- 0.33ha

NC to MHU
- 650m²+/-

NC to MHU
- 0.19ha

MHU to NC
- 0.54ha

MHU - 15.92ha -
TOTAL

MHS to MHU
- 19.70ha

MHS to MHU
- 6.70ha

MHS to MHU
- 11.62ha

MHS to MHU
- 6.04ha

MHS to MHU
- 1.01ha

MHS - 7.06ha
Subject to PC36
(MHS to Open
Space - Informal
Recreation)

LOT AREA & ZONING

-	Existing	Proposed
Mixed Housing Suburban (MHS)	79.7ha	0
Mixed Housing Urban (MHU)	16.5ha	96.4ha
Neighbourhood Centre (NC)	0.8ha	0.75

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Aaron Grey

From: Aaron Grey
Sent: Monday, 17 August 2020 10:29 AM
To: Kaitiaki@teakitai.com
Subject: Potential Plan Change Request for the Auckland Unitary Plan Hingaia 1 Precinct - Hugh Green Limited
Attachments: Hingaia Plan Change - Te Akitai Waiohua consultation letter.pdf

Kia Ora Nigel,

I am writing on behalf of Hugh Green Limited to advise you of their intentions to request a private plan change to the Auckland Unitary Plan Operative in Part. The plan change request would be in relation to the provisions of the Hingaia 1 Precinct and the zoning of their land holdings on the southern side of Park Estate Road, Hingaia.

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If you have any questions, please feel free to contact me.

Regards



Aaron Grey

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