

31 March 2021

Auckland Council  
Private Bag 92300  
Victoria Street West  
**Auckland 1142**

Attention: Todd Elder

Dear Todd,

**Subject: Response to Clause 23 Request – Park Green / Hingaia 1 Precinct Plan Change**  
**CivilPlan Project No: 2197**

We write in response to the request for further information under clause 23 of Schedule 1 to the Resource Management Act 1991, dated 28 January 2021.

A response to each item specified in the request is provided in the table attached as Appendix 1, with supporting information provided in the subsequent appendices.

In addition, we advise that the following changes have been made to plan change request in response to the comments from Council and other parties included in the clause 23 request. Updated tracked changes to the Hingaia 1 Precinct text are attached as Appendix 2, with a 'clean copy' attached as Appendix 4 and an updated replacement precinct plan attached as Appendix 5.

- The changes related to theme 2 (refinement of the operative 'integrated residential development' provisions) have been amended to result in a framework that is more similar to the operative precinct provisions, specifically:
  - In the Residential – Mixed Housing Suburban zone, use of Standards I444.6.1.1, I444.6.1.2 and I444.6.1.3 is a restricted discretionary activity, while up to three dwellings that comply with the underlying zone standards continues to be a permitted activity; and
  - In the Residential – Mixed Housing Urban zone, use of Standards I444.6.1.1, I444.6.1.2 and I444.6.1.3 is a permitted activity for one dwelling per site only and then being a restricted discretionary activity for two or more dwellings, while two or three dwellings that comply with the underlying zone standards continues to be a permitted activity;

- The changes related to theme 3 (alternative height to boundary as a permitted activity) are amended to introduce a precinct standard for height in relation to boundary in the Mixed Housing Urban zone, including additional requirements for development that uses the alternative height in relation to boundary provisions, which are based on the assessment criteria in section H5.8.2(5) of the AUP;
- The changes related to theme 5, which introduced an exemption to Standard H12.6.3 Dwellings at ground floor level are no longer proposed
- The changes related to theme 7 (cafés adjacent to esplanade reserves as a restricted discretionary activity) are no longer proposed;
- In relation to theme 14, exemptions related to balance allotments will now be stated within rules and matters of discretion, rather than in the subdivision activity table;
- Changes related to theme 21 (full subdivision activity table) are no longer proposed, following amendments related to themes 14 and 23 referred to above and below – it is noted that section 5.2.20 of the evaluation report only supported the changes related to theme 21 on the basis of the changes related to themes 14 and 23 being supported and these are no longer proceeding;
- In relation to theme 23, the road cross sections included in the operative precinct provisions are being deleted in full. Consequentially:
  - The precinct rules related to subdivision that vests road in Council are no longer proposed, relying instead on underlying zone provisions; and
  - References to ‘Minor Residential Streets’ and ‘Amenity Connector’ are removed, including from the precinct plan.

We note that the requested changes to zoning are unaltered (with zoning only affecting properties south of Park Estate Road). However, the additional changes to the text of the Hingaia 1 Precinct has now removed all references to sub-precincts and so it is now suitable for, as consequential relief, for the sub-precincts and their boundaries within the Hingaia 1 Precinct to be removed from the AUP planning maps.

To support this response, an updated version of the evaluation report has been provided, both a tracked change version (Appendix 6) and a ‘clean’ copy (Appendix 7).

A list of additional information to support this clause 23 response is provided below.

We trust that the provided information is sufficient to enable the continued processing of the plan change request.

Yours sincerely,  
**CivilPlan Consultants Ltd**



Aaron Grey  
Senior Planner

- Encl.     Appendix 1:    Response to Clause 23 Further Information Request Table
- Appendix 2:    Updated Annotated Tracked Changes to the Hingaia 1 Precinct Text
- Appendix 3:    Tracked Changes to the Operative Hingaia 1 Precinct Text
- Appendix 4:    Updated 'Clean' Copy of the Requested Hingaia 1 Precinct Text
- Appendix 5:    Updated Replacement Hingaia 1 Precinct Plan
- Appendix 6:    Updated Tracked Changes to the Plan Change Request Evaluation Report
- Appendix 7:    'Clean' Copy of the Updated Plan Change Request Evaluation Report
- Appendix 8:    List of AUP provisions applicable to the Hingaia 1 Precinct
- Appendix 9:    Plan Variation 1 Geotechnical Report
- Appendix 10:   Plan Variation 1 Contamination Report
- Appendix 11:   Plan Variation 1 Archaeological Report
- Appendix 12:   Plan Variation 1 Ecological Report
- Appendix 13:   Site Specific Coastal Erosion Assessment Report
- Appendix 14:   Roading within Hingaia 1 Precinct Approved by Resource Consent
- Appendix 15:   Further Iwi Correspondence
- Appendix 16:   TransUrban RFI Response
- Appendix 17:   Correspondence with Council Regarding Applicable Provisions between the  
                                 PAUP NV, AUP OP and the Hingaia 1 Precinct
- Appendix 18:   Ultimate and Interim Bus Routes from AT
- Appendix 19:   Flowchart for Dwellings Under Proposed Activity Table

Appendix 20: Correspondence with FirstGas

Appendix 21: Commute Transportation Consultants RFI Response

Appendix 22: Plan Variation 1 Decision

Appendix 23: Additional Urban Design Drawings

Appendix 24: Wastewater Calculations

Appendix 25: Ecological Reports for Resource Consents BUN60325204 and BUN60339982

Appendix 26: Staging Analysis of Transport Infrastructure Improvements (Opus Report)

Appendix 27: Operative Hingaia 1 Precinct Plan and Related Clause 20A

Appendix 28: 3D Modelling

Appendix 29: Urban Economics RFI Response

DWG Shape Files for Proposed Precinct Plan

S:\Jobs\2197 - Hugh Green - Park Green Plan Change\reports\rfi\Plan change RFI response v2.docx