

**'Proposed Plan Change xx (Private) – Te Auaunga'
Amending I334 Wairaka Precinct**

Applicant: Minister of Housing and Urban Development

Address: 1-139 Carrington Road, Mt Albert

Proposed activities: PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

Follow Up Question OS(F)1-OS(F)9

Specific request Open space Refer the Council email

Reasons for request Refer the Council email

Applicant response provided by John Duthie of Tattico and Matt Riley and Rachel de Lambert of Boffa Miskell.

Applicant response

This response deals with the Clause 23 follow up open space requests as a whole. The formal response is in Attachment 5 forming part of the application package (link attached.) This is intended as a summary to assist in finding the responses

Attachment 5 is an open space report authored by Tattico and Boffa Miskell. This incorporates all the first clause 23 responses, updated to take account of precise areas for each of the open spaces and any clarifications sought under the follow up questions, together with any new material from the second clause 23 response.

In particular, Section 4 of the open space report describes the integration and connectivity across the open space network, its quality and function.

1. **OS(F)1** relates to the areas of open space.

The areas provided in the attached open space report are drawn from the current subdivision application under the fast-track consenting legislation. These areas have been produced by a surveyor, are accurate and replace the previous calculations. Obviously areas are subject to the Fast Track subdivision application decision and final survey.

The land area tables in the previous document have been updated to incorporate these latest figures.

(Sections 2 and 6 of Attachment 5)

2. **OS(F)2** The open space report outlines the changes in open space areas and location. While it is acknowledged there is a 0.8ha reduction in the gross area of what was previously private open space, there are two significant changes in terms of open space. The first is that there is a substantial increase in the amount of public open space proposed. The second is there is a significant increase in improvement in the quality of the open space proposed.

Both these issues are addressed in the open space report. As noted above, the key new information is in Section 4 of that report.

(Sections 2 and 8 of Attachment 5)

3. **OS(F)3** asks for the methodology, or at least the approach, in calculating the level of open space.

This is set out in the open space report. It addresses issues relating to providing:

- a network of open space which is interconnected,
- usable open space across the precinct that is within 400m of all residents, so that it is readily walkable, and
- a different range of open space activity and function across the proposed network.

Refer the Boffa Miskell plan attached to the Open Space report.

(Section 4 of Attachment 5)

4. **OS(F)4** relates to the Mason Clinic land.

The so-called Mason Clinic land, as identified on the Council's analysis, provides for 9,310m² of open space land.

This has been substituted for by the 9,773m² central park and the 3,246m² Te Auaunga walkway access, which is a total area of 1.3ha. This is set out in more detail within the open space report.

(Section 9 of Attachment 5)

5. **OS(F)5** asks for a plan showing the open space network.

This has been prepared by Boffa Miskell and is attached to the open space report. It provides two plans - shows a locational and a functional plan.

(Sections 2 of Attachment 5 and attachment 5.1)

6. **OS(F)6** relates to the Mason Clinic and asks for a diagram showing the relocation of this land.

HUD has always stated that it would provide an equivalent form of open space to the private open space on the Mason Clinic land.

In fact, the Mason Clinic land of 9,310m² of private open space is being replaced by 9,773m² a central park and the 3,246m² Te Auaunga access walkway.

(Sections 9 of Attachment 5)

7. **OS(F)7** deals with the southern park and the Unitec land.

The open space southern land is bordered by artificial wetlands and the Wairaka Stream. Unitec is retaining open space to the west of the proposed open space, adjoining the southern open space. This land is the foreground to the Unitec amenities and student

building. It creates passive open space areas for students. Undoubtedly these students could also use the southern park within the plan change.

It is intended that the southern open space vest in the Council as open space. It is anticipated that it will be appropriately signed and identified to make it clear it is a public amenity.

(Sections 4 and 6 of Attachment 5)

8. **OS(F)8** relates to private and communal open space.

This is addressed within the Open Space report.

In summary, the same requirements on private and communal open space as apply to new dwellings in the underlying zonings, equally apply within the precinct. There is no reduction in the private open space requirements.

The open space report addresses this.

(Section 4 of Attachment 5)

9. **OS(F)9** relates to sporting facilities.

The precinct does not provide for any formal public sportsfields or other public sporting facilities, as it is a private plan change.

The Boffa Miskell report and the open space report demonstrates there are significant spaces for informal recreation including opportunity for play spaces (e.g. kick-a -ball spaces).

All these aspects are covered in the Boffa/Tattico Open Space report.