

27 July 2023

Peter Reaburn
Planning Consultant
Auckland Council

Dear Peter

Te Auaunga Precinct Private Plan Change Request: Clause 23 replies

Thank you for your help with the Ministry of Housing & Urban Development (HUD) private plan change request for the Te Auaunga Precinct.

I attach the comprehensive response to the clause 23 questions from the Council on the private plan change request. This in is in the link provided.

The link comprises:

- (a) A copy of the clause 23 responses.
- (b) A copy of the updated plan change.
- (c) Copies of additional reports by professional consultants on key topics identified in the clause 23 questions.

A. Clause 23 replies

The clause 23 replies take the form of a separate response for each of the questions. There are a couple of instances where the replies needed to be dealt with as an integrated response across two questions. These are made clear.

In the header portion of each response, is a clear statement is given as to which section (e.g. planning, urban design, parks) and the question number is being addressed. The numbers are referenced from your clause 23 letter.

The heading also identifies who has prepared the response. In a number of questions, the response needed to come from two or more consultants. In that case both / all names are given. The first name is the principal person who has co-ordinated the response. If the respective Council team members have got specific comments or clarifications they want on a particular topic, then they should feel free to either channel them back through yourself and myself or equally to go direct to the person identified as preparing the response.

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B. Plan change

The link also provides a copy of the updated plan change.

This comprises:

- (a) A clean copy of the plan change updated to take account of the clause 23 responses. This is the version that HUD seeks Council approval to commence the public notification and plan change process.
- (b) There is a duplicate version with the modifications that have been made between the plan change as lodged as part of the original application, and as plan change now proposed. This modifications on this version are highlighted in colour. There is a comment number alongside each of these changes.
- (c) A schedule referencing the comment number in the marked-up version, with an explanation of the reason for the change.

Hopefully this gives you a clear indication of the new plan change together with what modifications have been made and the reason for that modification.

C. Additional reports

There are three additional reports included as part of this package:

- (a) Archifact (Adam Wilde) has prepared an independent “second opinion” on the former Oakley Hospital building. The report and the analysis of Mr Wilde is referenced within the responses to the heritage questions in the clause 23 request on the former Oakley Hospital building.
- (b) The landscape and visual assessment analysis by Boffa Miskell has been updated to take account of the extra views requested in the clause 23 response. That report is amended to include this extra material and other responses to clause 23. The landscape and visual assessment is now in substitution to the Boffa Miskell report lodged with the original plan change request.
- (c) An updated shadow study by Boffa Miskell. This is referenced in the. Clause 23 questions.

Obviously, the link being transferred to the Council is quite substantial. So I make sure that either at my end or your end, there is no IT constraint to this package successfully reaching you, could you please confirm you have received it. That would be greatly appreciated.

Obviously I am happy to answer any questions, or to meet with you and go through the material at your convenience.

Thank you once again for your assistance with this matter.

Yours faithfully



John Duthie
Tattico