

8 October 2023

Peter Reaburn
Consultant to Plans and Places Department
Auckland Council

cc. Michele Perwick, Senior Policy Planner

Dear Peter

Private Plan Change Request – Te Auaunga Precinct, Carrington Road: Clause 23 Response – Additional request

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

The purpose of this letter is twofold:

- (a) to provide the responses to the follow-up clause 23 requests set out in your email dated 17 August 2023; and
- (b) to provide the final package HUD is requesting be notified. This is in response to your suggestion that, rather than notifying material which is distributed between the original application, the first clause 23 response and the second clause 23 response; it would be more helpful if the documentation was in a single consolidated version, with the plan change and supporting material. I agree with your view.

1. Clause 23 response

I attach the responses to the follow-up (second) clause 23 request.

In the first clause 23 response we set out a simple template based on each of the questions and provided the response through that template. In this response and being mindful of the suggestion of an integrated document set in support of the plan change request

I have set out the response under your 4 key headings;

- **Open space – Attachment 5** in the link. The *quality and connectedness* matters are addressed in section 4 of the Open Space report. The size / physical area of different open spaces is addressed throughout the report. The measurements for the new open space physical areas are taken from the subdivision plan in the current fast track application ‘**Carrington Megalot Subdivision**’. They are accurate but obviously subject to any changes required under the eventual Fast Track decision, and through survey.
- **Transport – Attachment 7.1** (Responses T(F)1 and T(F)2, and the model analysis in **Attachment 7.2**
- **Ecology – Attachment 8.1** under the topic “National Coastal Policy Statement”
- **Planning. – Attachment 1.1** under the topic hearing Typologies and Population

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Attachment 1.1, 7.1, and 8.1 include the cl 23 first set of answers as well as the follow up questions. The “topic” headings make it clear which are the follow up questions.

The same numbering as in the first clause 23 request is used. However, in the site visit on open space you suggested the questions could be grouped with a focus on quality. This response follows that suggestion.

To assist with the open space questions, I also attach a summary, but the information is in attachment 5

2. Consolidated plan change request

I also attach the consolidated plan change request. This is found in the attached link. This link includes all the material, including the various clause 23 responses. Some of the files are large Please let me know if you have trouble opening any of them.

To assist you in understanding what is in the material, the following is noteworthy:

- (a) The plan change itself is the same plan change included with the first clause 23 response. The format shows the current Precinct Plan in black text, with new text in red and deleted text in red strike out. This is based on the Operative Wairaka Precinct, but independent of Plan Change 75 (although I have tried to notate provisions subject to Plan Change 75 by use of blue text)

The plan change also includes an update to Precinct Plan 1. This is primarily with respect to the boundaries of the open space shown within the plan change document (compared to the last version I sent you) . Most of this is imperceptible except for a minor variation on the southern open space boundary which we discussed at the site visit.

- (b) The application consists of a number of attachments. A number of additional attachments are added to that originally placed before the Council. There are two main new attachments. The first is the Adam Wild heritage assessment which came out of the response to the first clause 23 questions. The second is an open space assessment which I explain below. The other appendices are essentially the clause 23 material, consolidated with the original response.

Consequently, the appendices have been re-lettered to create a logical order. Urban design, landscape and open space have been grouped, and the two heritage reports have been grouped. This has led to consequential changes in the lettering of other appendices.

- (c) Across the two clause 23 requests, there are a number of issues raised in the areas of:

- urban design;
- landscape;
- transport;
- planning.

Each of the main reports have either been updated to include the responses to the two clause 23 requests within their content, or the responses included in an appendix to the main report.

- (d) The impact of the updated appendices or extension of the planning report is that now all of the clause 23 matters are within the primary attachments. As you suggested, this means there is one package of documents which cover all aspects of this application. This should assist members of the public, and eventually commissioners,. However obviously the original clause 23 responses will remain as a formal response.

If there are any issues of clarification that you need, please do not hesitate to contact me.

I look forward to receiving the result of the committee meeting on 2 November 2023.

Yours faithfully

A handwritten signature in blue ink that reads "J. Duthie". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

John Duthie

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