

13 Cresta Ave & 96 Beach Haven Road – planning review of updated documents 2023 (14 November 2023)

| 2023 Document   | Section/Provision              | Comment  | Response |
|---|--------------------------------|--|----------|
| <b>Section 32 and Planning Report FINAL (6.11.23)</b> | General comment                | Confirmation is required as to whether all sections of the updated section 32 have been amended to include the points in the memo (Plan Update Memo – 7 November 2023)   |          |
|   | Cover page                     | Dated April 2021 – doesn't include an amended date to show when it was updated   |          |
|   | Section 4.1, page 6 – Figure 3 | Figure 3 does not show the correct proposed zoning. It is noted that the text does reference the proposed zoning change 'from Residential Single House to the Residential Mixed Housing Urban'   |          |
|   | Section 5.1.1                  | Refers to the 'Proposed NPS UD'  |          |
|   |                                | There is no reference to the Resource Management (Enabling Housing Supply and Other Matters Act). It is acknowledged that there is a reference to this in the memo. Please update the section 32 to include reference to this and that this is now in force in Part 5 Standards, policy statements, and plans, and Schedule 3A of the RMA 1991.  |          |
|   | Section 7.1                    | Paragraph 3 refers to design quality in the Mixed Housing Urban zone, but does not address the design quality achieved by the application of the Medium Density Residential Standards (MDRS), in terms of visual amenity, sunlight access and privacy effects. Section 1.6.3 of the Urban Design Assessment also only refers to the operative Mixed Housing Urban zone as the basis for its assessment, and there does not appear to be an assessment against the MDRS that will be included in the proposed Precinct. |          |
|   | Section 8.3.1.1 and 8.3.1.2    | There is no assessment of, or reference to the Precinct Provisions when summarising the options  |          |
|   |                                |  |          |

**13 Cresta Ave & 96 Beach Haven Road – planning review of updated documents 2023 (14 November 2023)**

|   |  |  |  |
|---|--|--|--|
| <b>Plan Update Memo – 7 November 2023</b> | General  | Neither the section 32 nor the Update Memo refer to the Qualifying Matter – Water and/or Wastewater Constraints Control, and the implication (or otherwise) of this. This is proposed in Plan Change 78.   |  |
|   | Page 2 – RMA Reform: Auckland Council - Plan Change 78, second paragraph | It is stated that the proposal is consistent with the objectives and policies of MDRs as outlined in the Section 32 report – however it appears that the MDRS Objectives and Policies are not included, nor discussed, in the section 32 report.   |  |
| <b>Precinct Provisions/Plan</b>           | General  | There is no precinct plan. While a precinct plan is not required for the provisions, a Precinct Plan is required to show where the Precinct is located on the AUP Geomaps viewer. The zoning map (as provided) is not a proxy for a precinct plan (albeit that the two will be almost identical).              |  |
|   | Format   | Please use the AUP format for all precinct provisions including: <ul style="list-style-type: none"> <li>○ Activity table</li> <li>○ Purpose of each standard – I556.2, I556.3, I556.4, I556.5, I556.6, I556.6.7, I556.6.8</li> </ul>   |  |
|   | I556.2 Objectives  | The objectives should be stated in full rather than a cross-reference to clause 6(1) of schedule 3A of the Resource Management Act 1991  |  |
|   | I556.3 Policies  | The policies should be stated in full rather than a cross-reference to Policies 1-5 of clause 6(2) of schedule 3A of the Resource Management Act 1991  |  |
|   | I556.5.2(3) Height in relation to boundary                               | Spelling mistake ‘alterative’ instead of ‘alternative’   |  |
|   | I556.6.7 Outdoor Living Space  | Wording of ‘for three or more dwellings’ is different to the wording in MDRS (Schedule 3A of the RMA). Please confirm whether this is an error of translation, your applicant’s approach to this matter, or if it is to align with the proposed wording in PC78 for H5 Residential – Mixed Housing Urban Zone. |  |
|   |  |  |  |

**13 Cresta Ave & 96 Beach Haven Road – planning review of updated documents 2023 (14 November 2023)**

|                                 |  |   |  |
|---------------------------------|--|---|--|
| <b>Privacy Act Requirements</b> | Integrated Transport Assessment Appendix 6 | There are discernable vehicle number plates in Photographs 1, 2 and 3 on pages 3 and 4. Please redact these.                        |  |
|                                 |  |   |  |
| <b>Notification</b>             |  | You have recently advised Ms Hart verbally that your client supports public notification. Written confirmation of this is requested |  |