

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

2023 Document	Section/Provision	Comment	Response
Section 32 and Planning Report FINAL (6.11.23)	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)	Yes see updates to the section 32 report attached.
	Cover page	Dated April 2021 – doesn't include an amended date to show when it was updated	Section 32 report updated attached.
	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 32 report updated attached.
	Section 5.1.1	Refers to the 'Proposed NPS UD'	Section 32 report updated attached.
		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 32 report updated attached.
	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 32 report updated attached.
	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	Section 32 report updated attached.

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Plan Update Memo – 7 November 2023	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.	Section 32 report updated attached.
	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.	Section 32 report updated attached.
Precinct Provisions/Plan	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).	A precinct plan is not required as no spatial provisions are proposed other than zoning. This is an administrative matter to be resolved following a decision on the Plan Change.
	Format	Please use the AUP format for all precinct provisions including: <ul style="list-style-type: none"> ○ Activity table ○ Purpose of each standard – I556.2, I556.3, I556.4, I556.5, I556.6, I556.6.7, I556.6.8 	See updated precinct provisions.
	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	See updated precinct provisions.
	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	See updated precinct provisions.
	I556.5.2(3) Height in relation to boundary	Spelling mistake ‘alterative’ instead of ‘alternative’	See updated precinct provisions.
	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.	See updated precinct provisions. This condition is intended to reflect the proposed wording in PC 78 for H5 Residential - Mixed Housing Urban Zone.

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Privacy Act Requirements	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.	See updated transport assessment attached.
Notification		You have recently advised Ms Hart verbally that your client supports public notification. Written confirmation of this is requested	Yes we confirm we are happy to proceed with public notification as per Council's advice on the matter and to progress quickly.