

Sarah El Karamany

From: Unitary Plan
Sent: Thursday, 25 August 2022 4:15 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Christine Ann and Trevor Ross Johnson
Attachments: Submission to Auckland Council on Rights of Way.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Ann and Trevor Ross Johnson

Organisation name:

Agent's full name:

Email address: catrjohnson@xtra.co.nz

Contact phone number: 0276328861

Postal address:
26A Jutland Street
Mairangi Bay
Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
PC 78 Intensification Qualifying Matters (Part 1) which allow the council to modify or reduce required building density.

Property address: 26A Jutland Street and 26 Jutland Street, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Where a legal right of way is in force granting access to one dwelling, this should not be overridden to allow three dwellings. This situation should be accepted as a "qualifying matter".

100.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Where a legal right of way is in force granting access to one dwelling, this should not be overridden to allow three dwellings.

Submission date: 25 August 2022

Supporting documents

Submission to Auckland Council on Rights of Way.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Submission to Auckland Council

We are making this submission under “qualifying matters” which allow the council to modify or reduce required building density.

We own the front part of a section which has been subdivided for a new dwelling (our house). Due to the regulations at the time of subdivision in 2005, we own the drive to the back section (and pay the rates on it) to meet the minimum area requirements for the newly created section were created.for access to the back section.

A right of way easement was created for access to the back section. Easements were created for electricity, water, gas, stormwater, and communications to the existing building at the back when the new building was built.

At the time of purchase in 2011 we carried out due diligence and were satisfied that we could live with the easements, right of way and services as set out under the Land Transfer Act which we understood to be legally one grantor and one grantee.

The Land Transfer Act 2018 Schedule 5 state that the rights to easements are between one grantor and one grantee unless the grantor has extended these rights. We have not and do not intend to grant extended grantees. Does the council intend to override these regulations and our legal rights and force us to extend grantees?

100.2

If three dwellings were built on the back section, two additional sets of services, gas, electricity, water, stormwater and communications would be required necessitating digging up the whole of our drive and preventing access to our garage for months.

Furthermore, the drive currently is well designed to cope with surface stormwater including a flood path which transverses our section. If the drive was dug up for any length of time to provide additional services, serious problems such as flooding could result. Remediation afterwards is unlikely to return the drive to its present excellent and protective design.

Preventing access is not permitted under the terms of the right of way unless the council intends to override our rights given in the right of way agreement. Is this the intent of council? If so, this is unreasonable and would cause hardship.

We submit that our situation and others like it should be included in qualifying matters so where there is a right of way legally granted, there should be only one dwelling on the rear section and not three.

Sarah El Karamany

From: Unitary Plan
Sent: Thursday, 25 August 2022 6:15 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Donald Huse

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Donald Huse

Organisation name:

Agent's full name:

Email address: don.huse@me.com

Contact phone number: 021 612 465

Postal address:
 8 Stratford Street
 Parnell
 Auckland 1052

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 Plan Change 78 - Special Character Areas

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I strongly support the protection of Auckland city's Special Character Areas set out in Plan Change 78, for the following reasons:

1. It will protect, promote and enrich the "soul" of the city in general and of the various identified character areas in particular. This goes to a sense of place, identity, belonging, civic and personal pride; history; a place to protect; visual amenity; peace and quiet; encouraging of civil behaviour and respect for the law; social support; health and welfare...all things that can/will be lost or greatly diminished if intensification is unfettered and creates living

102.1

environments that are hostile, over crowded and with out a natural human dimension.

2. There is an acknowledged and popular aspiration that Auckland be widely recognised as a "world class city", proud of its past and ambitious for its future. Having the special character areas destroyed and replaced by ever more intensive, nondescript, higher rise residential buildings built to minimum modern standards would be heavily prejudicial and materially compromising of, any "world class city" aspiration. It would contribute to Auckland being a lesser place to live and to visit...by locals and by tourists from elsewhere in New Zealand and from overseas. Certainly this would be prejudicial to the visitor economy in Auckland...and New Zealand.

3. Social history shows that creating inner city ghettos, crowded and over populated, leads inexorably to diminished respect for others, a much diminished sense civic duty and lesser respect for the law and high standards of social and moral norms.

4. Many of these special character areas, like Parnell (where I am fortunate enough to live), have old, stressed, vulnerable, public infrastructure and community services, characterised by sub-standard service quality and inadequate capacity. For example the obsolete, under-engineered public infrastructure in Parnell mixes storm water and sewerage. It consequentially leaks/floods and thereby indiscriminately contaminates private and public property (streams, waterways , beaches, estuaries), and threatens community health and well being. The contamination of Hobson Bay is but one example. This problem would be materially increased through intensification for intensification's sake. The older inner suburbs of Auckland already have a much denser population than newer areas of the city. Another example of inadequate infrastructure by modern day standards are the many narrow streets, often with dead-ends, that would be further compromised in terms of public amenity, health and social well being, if higher rise residential buildings , accommodating ever more intensive populations, were to be constructed. In short, intensification will inevitably bring with it, an even greater level of environmental despoliation.

5. A number of the special character areas, like Parnell, have a hilly, uneven, steep topography that means walking/cycling is not on the flat and therefore distances that look short and easy on a flat map, are in practical terms, far from it. This simple but real dimension needs to be carefully assessed when considering the definition of walkable catchments and the like.

6. I note and commend the Auckland Council for the research and resulting detailed evidence that is included in its Plan Change 78 Intensification, especially with respect to the Special Character Areas. The case made is irrefutable, the Special Character Areas must be respected and preserved.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 25 August 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Friday, 26 August 2022 10:30 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Andrew Kenneth Wilkinson
Attachments: Heritage-Suburbs_20220826101645.160.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Kenneth Wilkinson

Organisation name:

Agent's full name:

Email address: kiwijokers@gmail.com

Contact phone number:

Postal address:
1/128a Vauxhall Road
Narrowneck
Auckland 0624

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
PC78

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The present RMA proposal of a complete removal of heritage status for the whole Auckland isthmus is wrong. This heritage exists not only in museums and galleries or at historic properties and CBD buildings. It also forms part of our everyday urban experiences: located in suburbs and neighbourhoods, along and between streets, among current and former factories, stores, pubs and homes. Once it's gone, it's gone forever. Witness some fine old buildings that have disappeared from the CBD over the last thirty years.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

110.1

Details of amendments: The council must ensure that the heritage values are accepted by Government as a Qualifying Matter. And that arguments are sufficiently robust in support.

110.2

Submission date: 26 August 2022

Supporting documents

Heritage-Suburbs_20220826101645.160.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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ENGLISH HERITAGE

The Heritage of Historic Suburbs

More than 8 out of 10 people in England live in suburban areas ¹. Many of these areas are currently undergoing significant change; in some areas by infilling and intensification of uses, in others through a struggle to regain their former vibrancy. This document, which should be read in conjunction with the English Heritage policy statement *Suburbs and the Historic Environment*, sets out the history and evolution of the English suburb and outlines the context for the issues currently facing local planning authorities in relation to suburban areas.

In *Suburbs and the Historic Environment*, English Heritage sets out how it sees their future planning and how local authorities can best respond to the challenges they face. These documents are the first step in our work with partners engaged with suburban planning, and are designed to help all those involved achieve the best and most sustainable solutions.

The planning system is currently undergoing far-reaching modernisation. This, together with other factors such as the Sustainable Communities agenda, is influencing decisions being taken that have significant implications for historic suburbs. Changes in central planning policy in recent years to achieve higher density in development and contribute to sustainability objectives have shifted the perception of suburbia by local planning authorities and private developers. This has led to an increasing number of problems specific to suburbia, a fuller discussion of which can be found in *Suburbs and the Historic Environment*.

English Heritage believes that the most successful approach to planning, executing and managing change in our suburbs is one based on a sound understanding of local character, including its integral landscape. We are continuing to develop our understanding of the issues facing local planning authorities, and further research to this end is underway. Collaboration with partner organisations to analyse suburban issues and possible solutions forms part of our strategy.

WHAT DO WE MEAN BY SUBURB?

The English suburb has been the subject of much analysis and many publications, yet a consensus about a precise definition has never emerged. Recent research projects have produced several differing typologies of suburban areas

In general terms, suburbs can perhaps be best described as outgrowths or dependencies of larger settlements — somewhere with a clear relationship with a city or town but with its own distinct character. Most places we think of as urban today were suburban once. Southwark was a Roman and mediaeval suburb of London; Edinburgh's

New Town was a Georgian suburb of the neighbouring Old Town. But over time they have been overtaken by the outward expansion of the original settlement so that they are now suburbs only in a historical sense.

THE SUBURBS TAKE SHAPE

Before about 1800, English suburbs possessed no uniform character or special building-types. Some were densely settled, unsafe and poorly managed, while others were looser and enjoyed better amenities. One common physical pattern on the edge of cities was ribbon development, which could take place along rivers as well as roads.

The definition of suburban character took place in the nineteenth century. Wealthy urban residents had long lived at least partly outside polluted and sometimes dangerous city centres. But now rapid changes in transport meant that a growing proportion of people were able for the first time to live at some distance from their work. This gave popularity and momentum to the English suburb. To many planners and reformers, suburbs seemed not only healthier and happier places to live, but morally preferable as well. The more people who could be persuaded out of the city to live a safe, orderly and restful family life in the suburbs, so much the better; or so the thinking went. That ideal was common ground for about a century between 1840 and 1939.

The character of the location and its layout largely depended on the purpose of the suburb — factors such as who it had been built to house, its relationship and transport links with the original settlement and its topography all played a part in its development.

Nevertheless, the basic conditions sought in the new suburbs were space and the self-contained family home.

This was planned and achieved in different forms. For example, the ideal vision was one of detached villas in naturalistic parkland setting with winding, tree-lined roads and large gardens, although such an arrangement could only be afforded by the prosperous. New developments such as the Bedford Park estate in London and Curzon Park in Chester were promoted as exclusive enclaves and aimed at the upper classes.

Much commoner in Victorian times, even for the middle classes, was development set out in a hierarchical fashion off straight streets, on plots with some space between houses or groups, and ample gardens. Though some houses were independent villas, even before the Victorian period the semi-detached type had become common. Houses in rows or terraces were also standard and lower middle-class or working-class suburbs, located closer to urban jobs, might not differ much from their inner-city equivalents. But in almost all cases there would be some attempt to give even small houses functional gardens and a measure of landscaping and planting along the public facade and in the street. Public space would be reserved for a few building-types like churches, and in good districts a park. Shops would be few and places of entertainment, including pubs, minimal.

Although there were general trends, no hard-and-fast architectural style exists for the suburbs, although an attempt at English character of a kind was usually made. Before about 1875 that meant a faintly picturesque mixture of materials, styles and planting. Houses and front garden boundaries tend to have Italian touches and to be stuccoed or in brick, while the churches are in Gothic and stone. Even in stone-building districts a hierarchy between public buildings, larger houses and smaller houses is almost always identifiable.

SHAFTESBURY PARK ESTATE, BATTERSEA

The expansion of the railway system (and subsequent introduction of reduced fares) often led to rapid population growth as employees were able to travel further to their places of work. The Shaftesbury Park Estate (built between 1872-77) was the first estate of cottages designed and built for working class families. The company architect, Robert Austin, planned over one thousand cottages with gardens laid out in tree-lined streets, for better paid workers who could afford the rent of between seven and thirteen shillings a week.

A Beckenham, London
Borough of Bromley

B+C Shaftesbury Park Estate,
London Borough of
Wandsworth

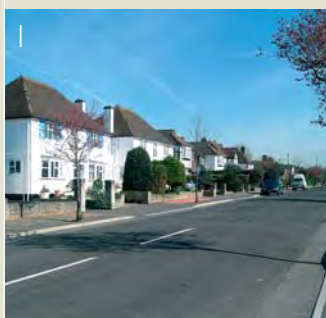


D+E Hermitage & Houghton
Road Conservation Area,
Manchester
F Beckenham, London
Borough of Bromley

G+H Penkhull, Stoke on Trent
I Beckenham, London
Borough of Bromley

J New Earswick, York
K Penkhull, Stoke on Trent
L Swanpool, Lincoln

M Gidea Park, London
Borough of Havering
N Penkhull, Stoke on Trent



O+P Birkenhead Park,
Wirral

Q+R Letchworth,
Hertfordshire



BIRKENHEAD PARK

Birkenhead Park, opened in 1847, was the first public park to be established at public expense in the United Kingdom. Designed by Sir Joseph Paxton, the park formed the centrepiece for the surrounding residential development which recouped much of the associated costs. Its design later influenced the layout of Central Park in New York, and remains largely intact today. It was designated a conservation area in 1977 and a Grade I registered park in 1995.

SUBURBAN EVOLUTION

After 1875 suburbs evolved. The houses themselves, the building blocks of the suburb, underwent serious architectural study and reform. Basements disappeared, internal plans improved, houses were designed in the round, and their architecture took on a consciously vernacular character. The visual model for this was the traditional English cottage, modernised almost out of recognition, a trend exemplified by the emergence of the garden city or suburb development.

The culmination of this movement was the inter-war semi (often not a semi at all) — the twentieth-century's equivalent of the urban terraced house. The two-storey dwelling of this type is the norm in the inter-war suburb but by no means exclusive. Blocks of walk-up flats can often be found.

The context in which these dwellings sit also changed. Suburbs became larger and more common as a result of the growing suburban railway network and a reduction in commuting costs. Most suburbs of the first half of the twentieth century are essentially railway suburbs. Though they have adapted themselves quite well to cars (through, for instance, the building of side-garages), they were not built with cars in mind. Few suburbs of this date had enough public facilities for their size or for the growing demands of their residents, though the growth of the shopping parade and the appearance of the occasional cinema, often in a moderne style at variance with the houses, did mitigate this. On the other hand the layouts of housing and their landscaping, especially among authorities and developers influenced by the garden-city movement, were often thoughtful and sophisticated. Varying road patterns, cul-de-sacs of different types, flexible building lines, houses angled at road junctions, grass strips between

LETCHWORTH GARDEN CITY

Letchworth Garden City was established in 1903, and today the 5,500 acre estate is today owned and managed by the Letchworth Garden City Heritage Foundation. The Foundation is responsible for overseeing change in the majority of residential areas under the terms of ground leases, or schemes of management for freehold properties.

pavement and roadway, hedges rather than garden walls, pathway systems, tree lined streets, generous public parks, playing fields and open space — these are typical features of the best inter-war suburbs.

Part of the ideal of the suburb between 1840 and 1939 was that it was for family life, not work. That was never entirely the case. There were obvious advantages for workplaces and homes to be fairly close to one another. Indeed one important model for the twentieth-century suburb was the factory village, such as Saltaire, Bournville or Port Sunlight. Such places were originally self-sufficient communities and so should not really be classified as suburbs. Yet all three are located today in the outskirts of larger metropolitan areas. In practice it is hard to distinguish the suburb completely from the work environment. Some suburbs grew up around mills and factories that were outside cities already, while in other places employers found sites close to existing or intended suburbs.

SUBURBS SINCE 1945

These complicating factors have increased over time. The nearer we get to the present day, the harder it is to define suburbs precisely. The increasing mobility after the Second World War and the collapse of distinctions between classes, jobs and styles of life make it increasingly hard to generalise accurately about suburbs. So we are left with vaguer concepts such as suburbia, subtopia and now also exurbia. These phrases are useful, but they do not have the same precise connotation as the English suburb of the 1840-1939 period. Broad though that typology is, it has a coherence and identity worth respect and enlightened protection.

The widespread prevalence of suburbia and the number of people that live (or have lived) there demonstrate the importance it holds in terms of planning for the future. It is an important element of the historic environment, and often comprises the setting for much of our everyday

lives and helps to define the character of the places where we live. There is strong evidence that people develop a pride in and attachment to this special local identity. Understanding how these suburbs work and the role they play in relation to their adjacent urban areas is an important aspect in determining how they should be managed.

Many historic suburbs have over time proved themselves to be sustainable, with little sign of their longevity fading. Well over a century after they were first built, the most successful of them remain pleasant and sought after places to live, with a thriving mix of residential, retail and commercial elements all contributing to a strong sense of community identity. This success has in itself attracted development pressures, and illustrated the suburban capacity to accommodate change.

SUBURBS IN THE 21ST CENTURY

A number of demographic trends, changes to national planning policies and housing market conditions have combined to mean that relatively spacious, low density suburban areas (the archetypal leafy suburbs as discussed above) are coming under increasing development pressure. As a result, successive waves of new development, together with small-scale incremental change is in places gradually putting local character and distinctiveness at risk. Failure to address specific suburban issues on the part of local planning authorities could mean that many suburbs soon reach a tipping point beyond which it will be extremely difficult to bring about a renaissance.

These trends, and English Heritage's position on future approaches and planning, are discussed in more detail in *Suburbs and the Historic Environment*. This document includes an analysis of the trends affecting suburbia and their implications, sets out English Heritage's approach to historic suburbs and our views on how local planning authorities can address them. It also brings together a series of case studies looking at current best practice.

For further details, please see www.helm.org.uk/suburbs.
' English Heritage — March 2007

Sarah El Karamany

From: Unitary Plan
Sent: Sunday, 28 August 2022 7:15 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Diana Bassick

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Diana Bassick

Organisation name:

Agent's full name:

Email address: dianaandmike@icloud.com

Contact phone number:

Postal address:
 9 Siesta Terrace
 Army Bay Whangaparaoa
 Auckland 0930

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 Housing intensification on the Whangaparaoa Peninsula

Property address: 9 Siesta Terrace Army Bay (Gulf Harbour) on some maps.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

- 1.The impact of coastal erosion along our seashore is already of huge concern. Just walk the beach from Fisherman's Cove and see the fencing and large trees lying in the sand below, where the cliffs have crumbled and taken part of front lawns. Climate change will exacerbate this and increased housing will add to the run off across this fragile part of the coast. We are extremely concerned about the fragility of our coastline and existing housing already.
2. The infrastructure for water and wastewater is not capable of supporting intensification to this degree.
- 3.The majority of our streets were not

112.1

112.2

designed to accommodate increased parking. The cars parked outside houses already impede access at times, intensive housing will create an awful situation impacting the lives of all residents daily.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 August 2022

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Friday, 26 August 2022 4:00 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Iain Butler
Attachments: Vauxhall Rd.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Iain Butler

Organisation name:

Agent's full name: Iain Butler

Email address: iaintbutler@gmail.com

Contact phone number:

Postal address:
3 Fraser Rd
Narrow Neck
Auckland 0624

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
The use of special character exclusions, and
Walkable catchments and public transport

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Plan change 78 should be amended in two key ways. Firstly, the Special Character provisions should be removed entirely. Unlike Heritage status, which protects exemplars of specific buildings styles and qualities for the benefit of a whole community, Special Character is a deliberately nebulous concept that is used to protect existing homeowners from intensification in their immediate neighbourhood, while leaving them free to build or remodel homes to any style they choose. This results in perverse outcomes such as homes which in bulk and visual form are as imposing as low-

113.1

rise apartment or terraced homes, but which do not provide any of the housing supply benefits, as they serve a single set of occupants. Even if the Special Character provisions remain, Auckland council needs to do much more work justifying the 'character' being preserved. As an example, Vauxhall Rd in Devonport has been given Special Character status. Vauxhall Rd consists of large numbers of the single-storey bungalows common across large parts of Auckland, but also:

- a military barracks which presents a largely blank, two-storey concrete wall to the street
- a number of low-rise housing complexes built in the second half of the 20th century
- clusters of infill housing of a variety of ages in styles (see attached images)

113.2

In other words, Vauxhall Rd has a fairly mixed, thoroughly common character, yet has been included in the exclusion area. This means homes situated on a main road, served by numerous buses and handy to the Ferry Terminal, will never be subject to intensification, for no discernable benefit save for those property owners currently looking to prevent development.

There are countless examples of this type of decision, mostly in areas where intensification would most benefit Auckland's transition to a low carbon future. Excluding these areas not only creates a missed opportunity to speed up necessary change in Auckland, it also pushes intensified housing further from the central city, increasing the costs and emissions associated with moving people to and from these areas, as serving them with infrastructure. The Special Character designation should be scrapped entirely.

On walkable catchments; 1200m is too small. The Council should amend this to 1500m at a minimum. A larger walkable catchment will encourage intensification of a sort that creates a critical mass of local residents which will encourage small businesses to serve them. This in turn will reduce the appeal of travelling (typically by car) to malls and supermarkets, thereby reducing car trips, reducing emissions and increasing the vibrancy of these catchments.

113.3

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Remove the Special Character exemption to the Medium Density Residential Standards; Increase walkable catchments to 1500m or more.

Submission date: 26 August 2022

Supporting documents
Vauxhall Rd.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Saturday, 27 August 2022 1:15 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Jack Ding

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jack Ding

Organisation name: DD Family Trust

Agent's full name:

Email address: ding.jack@outlook.com

Contact phone number: 021688920

Postal address:
PO Box 56252 Dominion Rd
Mt Eden
Auckland 1446

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
Plan Changes, Plan Change 78 - Intensification, Multiple Layers

Property address: 36 Balboa Drive Hobbs Bay 0930

Map or maps: Lot 7 DP 205511

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
We believe this proposed plan change 78 will address the identified coastal hazards.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 27 August 2022

115.1
115.2

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Saturday, 27 August 2022 5:01 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - thomas dodd

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: thomas dodd

Organisation name:

Agent's full name: Tom Dodd

Email address: tompipdodd@gmail.com

Contact phone number: 0274364392

Postal address:
 tompipdodd@gmail.com
 Auckland
 Auckland 1060

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:

Oppose the general principle of protecting more affluent areas from intensification (under the guise of historical significance / special character) leaving the less affluent suburbs to do the heavy lifting. All suburbs should share the load. Secondly, there appears to be no planning coordination / control between roading / transport and building more homes. The roads of our suburb of Te Atatu Peninsula (1 road in and 1 out) are overloaded and developers continue to build more 3 storey homes without parking. There needs to be consideration given to the actual volume of traffic that such a suburb with limited access can sustain - ie there needs to be some cap. The changes to buses and cycleways will not solve this issue. I supported the intensification plan, and still do (I,m not a NIMBY), but there does need to be more balance, considered whole-of-system planning and equity in terms of which Aucklanders are carrying the load and the consequences of clogging a peninsula suburb. It is simply unjust to protect the quality of life (and values) in the "leafy suburbs" and put the load onto the less affluent suburbs such as Te Atatu Peninsula which also has history and character but this is being eroded significantly while suburbs such as Epsom and Remuera are being protected. We all need to share the load and there needs to be more thought - as the developers don't care.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It is inequitable for the suburbs which are more affluent to be exempt from 3 storey intensification. Secondly, there needs to be some sort of cap and urgent investment in light rail to transport the volume of people. Buildings with no carparking is great in principle but people still use cars and park on the narrow roads make it very difficult to access our home now and get out of the suburb due to the volume of people.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: See above

Submission date: 27 August 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Sunday, 28 August 2022 11:30 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Mich Lynda Kora
Attachments: As a resident and homeowner of 12 River Road Orewa.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mich Lynda Kora

Organisation name:

Agent's full name:

Email address: mich@riverrd.nz

Contact phone number: 021723724

Postal address:
12 River Road
Orewa
Auckland 0932

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
Resource Management Act
Section 12(1)c
disturb any foreshore or seabed (including by excavating, drilling, or tunnelling) in a manner that has or is likely to have an adverse effect on the foreshore or seabed (other than for the purpose of lawfully harvesting any plant or animal);

and

Section 15(1)a and S15(1)b
Discharge of contaminants into environment

(1)
No person may discharge any—
(a)
contaminant or water into water; or
(b)
contaminant onto or into land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water

Property address: 12 River Road, Orewa, Auckland 0932

Map or maps: Council Change Plan 78

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As a resident and homeowner of 12 River Road Orewa (Red Beach according to NZ Post and Orewa according to then Rodney Council, now Auckland Council), I strongly oppose the planned high-density housing submission by Auckland Council.

We have lived here for 18 years, I am an accountant (completing CA) and have been a Volunteer Fire Fighter for Silverdale and in the past, treasurer for Forest and Bird.

This application is nothing short of astonishing as it is well known that we have a severe wastewater problem in this area. My property's wastewater manhole leaks sewage on average of 6 times per year, due to overflow. Waste Management and before that, Auckland Council, have attended on multiple occasions to flush out and clear blocked lines at my property and all manholes on this sewage line. Other addresses may also show to prove this to be factual, call-outs from neighbours instead of just my address to spread the workload in calling in these dangerous unsanitary problems.

Lime is constantly poured down the West Face of my property to protect my children, however, we have been instructed not to let the kids down that side if we smell anything pertaining to sewage, which we do constantly. Being restricted on my own property to live and use our land is something we have worked with the council, being good homeowners and supportive community-minded people, however, to hear that council plans to increase from medium density to mixed or high density would endanger the health of residents and our marine ecosystem. There is no infrastructure or at best inadequate infrastructure to support this plan.

6 months ago I was walking down by the water opposite No 32 Pohutukawa Ave where the suction vacuum waste outlet vent is located, I spoke to a senior South African council management employee, who said (which I have written down and recorded on my phone) that he has never seen anything so patched and hybrid for the number of houses currently built in regards to wastewater. He also said that it is obvious that it was adequate years ago, however since the subdivision of lots in this area (Pohutukawa, River Rd, Moffatt, Moari Hutt etc, the infrastructure is struggling to support the houses built.

This is 100% in line with what I and my family have experienced, and has dramatically escalated over the past 5 years.

Other issues

Parking is now at high capacity with some residents having to park their cars either illegally on the yellow lines or up at the Hilltop shops and walk down to their homes. The roads require cars to wait and let oncoming cars pass as there is only single lanes when cars are parked legally outside homes.

Our power is cut off throughout the year due to a problem with the line and infrastructure surrounding the exchange according to TrustPower.

Our drinking water has been brown on two occasions this year with no notification that there is a problem with it. We were drinking it and I got a skin infection in my left thigh from a bath two days after this occurred. Bath bubbles disguised the contaminated water, I have medical records at Hibiscus Coast Medical Centre to support this.

According to council, back in 2007 when we proposed to renovate our existing home, we were advised that we are on "moving sand" and needed to dig 6 metres down to support a renovated balcony that we indeed completed. Andy Jack and Mike Frost, senior inspection managers, carefully explained the "moving sand" situation and why the council could never increase this area to high density or any increase in the two-level housing plan.

Auckland Council cannot, and should not even propose this plan - our natural environment hasn't changed therefore either:

- a) these two well-respected, trusted and trained council experts were not truthful; or
- b) Council are blatantly disregarding their own advice.

Please consider this to be extremely strong opposition to the proposed Change 78.

M Kora

I or we seek the following decision by council: Decline the plan change

Submission date: 28 August 2022

Supporting documents

As a resident and homeowner of 12 River Road Orewa.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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As a resident and homeowner of 12 River Road Orewa (Red Beach according to NZ Post and Orewa according to then Rodney Council, now Auckland Council), I strongly oppose the planned high-density housing submission by Auckland Council.

We have lived here for 18 years, I am an accountant (completing CA) and have been a Volunteer Fire Fighter for Silverdale and in the past, treasurer for Forest and Bird.

This application is nothing short of astonishing as it is well known that we have a severe wastewater problem in this area. My property's wastewater manhole leaks sewage on average of 6 times per year, due to overflow. Waste Management and before that, Auckland Council, have attended on multiple occasions to flush out and clear blocked lines at my property and all manholes on this sewage line. Other addresses may also show to prove this to be factual, call-outs from neighbours instead of just my address to spread the workload in calling in these dangerous unsanitary problems.

Lime is constantly poured down the West Face of my property to protect my children, however, we have been instructed not to let the kids down that side if we smell anything pertaining to sewage, which we do constantly.

Being restricted on my own property to live and use our land is something we have worked with the council, being good homeowners and supportive community-minded people, however, to hear that council plans to increase from medium density to mixed or high density would endanger the health of residents and our marine ecosystem. There is no infrastructure or at best inadequate infrastructure to support this plan.

6 months ago I was walking down by the water opposite No 32 Pohutukawa Ave where the suction vacuum waste outlet vent is located, I spoke to a senior South African council management employee, who said (which I have written down and recorded on my phone) that he has never seen anything so patched and hybrid for the number of houses currently built in regards to wastewater. He also said that it is obvious that it was adequate years ago, however since the subdivision of lots in this area (Pohutukawa, River Rd, Moffatt, Moari Hutt etc, the infrastructure is struggling to support the houses built.

This is 100% in line with what I and my family have experienced and has dramatically escalated over the past 5 years.

Other issues

Parking is now at high capacity with some residents having to park their cars either illegally on the yellow lines or up at the Hilltop shops and walk down to their homes. The roads require cars to wait and let oncoming cars pass as there are only single lanes when cars are parked legally outside homes.

Our drinking water has been brown on two occasions this year with no notification that there is a problem with it. We are now filtering or boiling water.

According to the council, back in 2007 when we proposed to renovate our existing home, we were advised that we are on "moving sand" and needed to dig 6 metres down to support a renovated balcony that we indeed completed. Andy Jack and Mike Frost, senior inspection managers, carefully explained the "moving sand" situation and why the council could never increase this area to high density or any increase in the two-level housing plan.

Auckland Council cannot, and should not even propose this plan - our natural environment hasn't changed therefore either:

- a) these two well-respected, trusted and trained council experts were not truthful; or
- b) Council are blatantly disregarding their own advice.

Please consider this to be extremely strong opposition to the proposed Change 78.

M Kora

Sarah El Karamany

From: Unitary Plan
Sent: Friday, 26 August 2022 6:30 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Parash Sarma
Attachments: AEE_20161_13-15 Sidey Ave_11 Lots_16112020.pdf; Infrastructure Report and Civil Design.pdf; Urban Design Assessment.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Parash Sarma

Organisation name: Madue Properties Limited

Agent's full name:

Email address: parash@asapfinance.co.nz

Contact phone number: 021864730

Postal address:
40 Helianthus Avenue
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
MANA overlay

Property address: 13 Sidey Avenue

Map or maps:

Other provisions:
Auckland Airport requiring a minimum net site area of 400sqm for infill subdivision

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The MANA overlay is an artificial and crude method of determining housing density and amenity. Auckland Airport's influence on density should be limited to acoustic and ventilation standards. By setting an arbitrary limit of 400sqm per site for subdivision, Auckland Airport is stopping the redevelopment of large swathes of infill land which are very well located in terms of amenities (public transport, major town centres, parks, employment centres). These areas are

characterized by dated and poor quality of housing which is providing a very low quality of living standards to the occupants. Redevelopment of these areas into medium density housing will rejuvenate the area and replace the poor quality housing stock with new and healthier housing. In addition, these areas are still reasonably affordable - redevelopment of these areas would provide excellent new housing stock for first home buyers.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Auckland Council to treat applications for properties under MANA overlay on a case by case basis under the provisions of the Unitary Plan and not apply the blanket density rule imposed by Auckland Airport 126.1

Submission date: 26 August 2022

Supporting documents

AEE_20161_13-15 Sidey Ave_11 Lots_16112020.pdf

Infrastructure Report and Civil Design.pdf

Urban Design Assessment.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

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RESOURCE CONSENT APPLICATION

Proposed 11-Lot Residential
Development and Subdivision

13 & 15 Sidey Avenue, Flat Bush

DOCUMENT CONTROL RECORD

Client Design Arcade Limited

Job Number 20161

Project Proposed 11-Lot Residential Development and Subdivision

Document Resource Consent Application

Version A

Date 16/11/2020

Status Resource Consent Issue



Author **Chris Walsh** **Chris Walsh**
Director | Principal Planning
Director | Principal Planning Consultant Consultant



Reviewed **John Rowe**
Director | Licensed Cadastral Surveyor



Approved **Ann-Maree Gladding**
Director | Licensed Cadastral Surveyor

Revision History

Version	Date	Status	Author	Reviewed	Approved
A	16/11/2020	Resource Consent Issue	CW	JR	AG

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1. Appendices

Appendix	Document	Author	Date
1	Records of Title	LINZ	04/11/2020
2	Existing Site Plan	Frear Surveyors	25/06/2020
3	Architectural Documentation	Design Arcade	October 2020
4	Scheme and Subdivision Plans	Tripp Andrews	13/11/2020
5	Infrastructure Report and Civil Design	Tripp Andrews	16/11/2020
6	Urban Design Assessment	Ian Munro	November 2020
7	Architectural Acoustic Statement	Design Arcade	November 2020
8	Legal Opinion – Notification	Berry Simons	19/11/2020
9	Pre-Application Meeting Memo	Auckland Council	26/11/2019

2. The Subject Site

2.1. Site Details and AUP Notations

Address	13 Sidey Avenue Flat Bush Auckland 2023
Legal Description	LOT 161 DP 84381
Property Area	907m ²
Zones	H5 Residential - Mixed Housing Urban Zone
Precincts	N/A
Overlays	D24 Aircraft Noise Overlay - Moderate aircraft noise area (MANA), Auckland Airport - moderate aircraft noise area
Controls	Macroinvertebrate Community Index - Urban
Designations	Airspace Restriction Designations - Auckland International Airport Ltd, Protection of aeronautical functions - obstacle limitation surfaces, Schedule ID 1102

Address	15 Sidey Avenue Flat Bush Auckland 2023
Legal Description	LOT 160 DP 84381
Property Area	969m ²
Zones	H5 Residential - Mixed Housing Urban Zone
Precincts	N/A
Overlays	D24 Aircraft Noise Overlay - Moderate aircraft noise area (MANA), Auckland Airport - moderate aircraft noise area
Controls	Macroinvertebrate Community Index - Urban
Designations	Airspace Restriction Designations - Auckland International Airport Ltd, Protection of aeronautical functions - obstacle limitation surfaces, Schedule ID 1102

2.2. Locality Image



Aerial image of locality. Source: GIS

2.3. Site and Surrounding Environment Description

Subject Sites and Surrounding Environment Descriptions

The subject site comprises two rear properties located on the northern side of Sidey Avenue, Flatbush. The titles have a combined area of 1,876m² with each occupied by a single storey dwelling, detached garages and grass lawn with some adolescent vegetation dispersed across the site.

An existing site plan is attached as **Appendix 2** and a comprehensive description of the subject sites and surrounding environment is contained within the urban design assessment in **Appendix 6** prepared by Ian Munro. Having visited the subject sites and surrounding environment on 17 August 2020, I have no further comments to make and rely on Mr Munro's descriptions to satisfy the requirements of Schedule 4 of the RMA.

2.4. Site Checklist

A list of checks has been conducted to identify considerations relating to the site and provide context to the application. These have been presented in the table below.

Flooding



Image generated from GeoMaps with the following layers applied: River Names, Overland Flow Paths (all sublayers) and Flood Plains.

Question	Answer
Is the site within a flood plain?	Yes
Does the site contain an overland flow path with an upstream contributing catchment exceeding 4,000m ² ?	Yes

Contamination

Question	Answer
Is it likely that either the site, or a neighbouring site has been used for an activity on the Hazardous Activities and Industries List (HAIL)?	No

Natural Features

Question	Answer
Does the site contain a coastal protection yard?	No
Does the site contain a riparian yard?	No
Does the site contain a lakeside yard?	No
Does the site contain, or is it adjacent to, a wetland?	No

Trees



Image generated from GeoMaps with the following layers applied: Notable Trees, Zones.

Question	Answer
Are there any notable trees on neighbouring sites?	No
Are there any neighbouring Open Space zones containing trees?	No
Are there any street trees present in a road reserve near the site?	No

Heritage and Archaeological

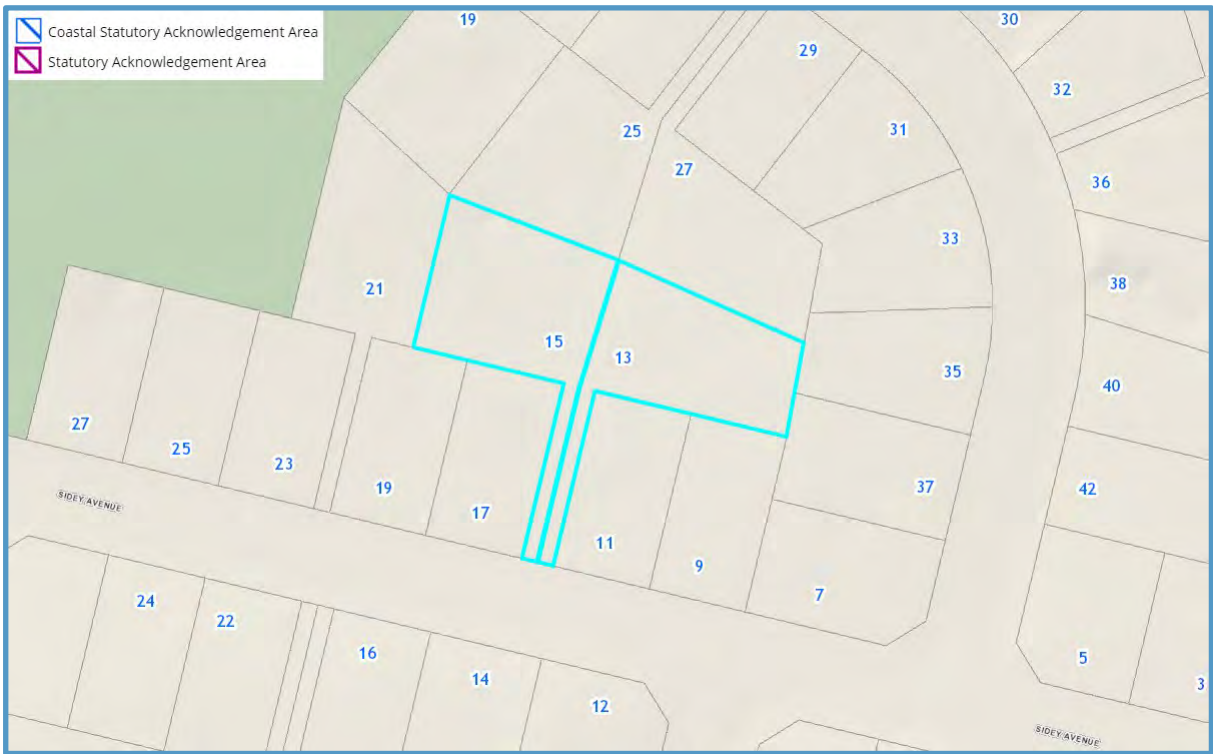
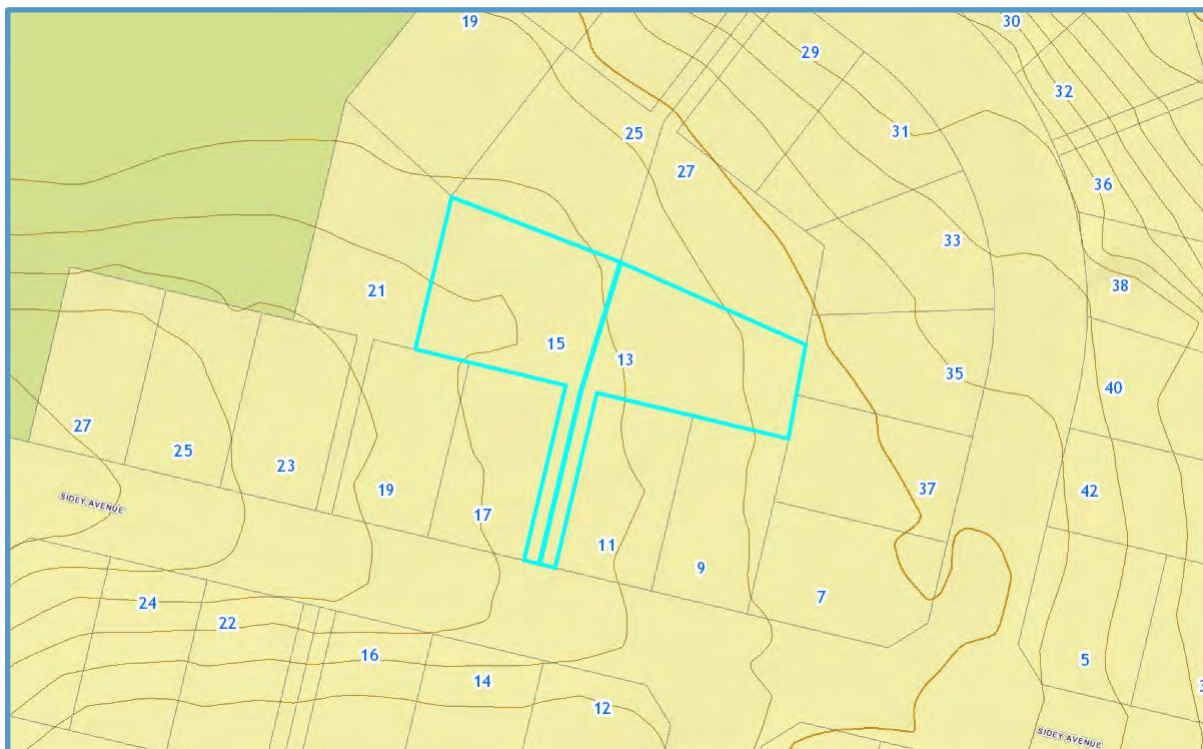


Image generated from GeoMaps with the following layers applied: Statutory Acknowledgements.

Question	Answer
Is the site subject to a statutory acknowledgement?	No

Earth and Geotech



Aerial image showing geological units and contours. Sources: GNS, GIS. The site has been detected to be in the Early Quaternary alluvium and colluvium - Description: Alluvial and colluvial gravel, sand and mud, commonly pumice-rich in central areas, with intercalated lignite or peat; locally includes non-welded ignimbrite and tephra, and, in the south and east, loess.

Simple name: Zealandia Megasequence Terrestrial and Shallow Marine Sedimentary Rocks (Neogene). See https://data.gns.cri.nz/rmad/datadict/GMNZ1M/2014/NZL_GNS_1M_geological_units.jpg for a full legend. This information is indicative only and further confirmation by a specialist may be required.

Question	Answer
Does the site contain land which may be subject to land instability as per the AUP Definition (in Chapter J)?	No
Is the site in an area known to contain rock?	No
Does the site contain land in a coastal erosion hazard area?	No

Land Records

Question	Answer
Does the Record of Title (Certificate of Title) contain any specific restrictions applying to the site?	No

3. The Proposal

3.1. Project Background

Consultation

Section 36A of the RMA states that there is no duty to consult any parties with respect to a resource consent application, however an applicant may undertake consultation if they deem it to be necessary. In this case, no consultation has been undertaken or is deemed necessary.

PRR00033011

A pre-application meeting was held with Auckland Council staff on 26 November 2019. A copy of the minutes is attached as **Appendix 9**. The items discussed at the meeting and confirmed in the minutes are considered to be standard matters associated with multi unit residential developments (apart from the MANA Overlay comments), which have been addressed throughout the application material. It is noted that a traffic report was stated as being a requirement; however, following a thorough assessment of the proposal against the relevant provisions of Chapter E27, we can confirm compliance in all respects apart from the existing vehicle crossing arrangements. As such, a traffic report has not been deemed as a necessary requirement for resource consent. In respect of the MANA Overlay, consultation with Auckland International Airport was identified as a requirement by Auckland Council planning staff. As demonstrated in the application material, it is our opinion that this is not required.

3.2. Description of the Proposal

Overview

The Applicant seeks consent to undertake a comprehensive residential development of the subject site including all dwelling construction, earthworks, infrastructure provision, access installation, landscaping and subdivision. The development will ultimately deliver 11 new residential dwellings resulting in an average density across the development site of 1 dwelling per 170.5m².

Proposed Residential Dwellings

The proposed development involves the construction of 11 new two storey residential dwellings spread over three blocks. The proposed dwellings are detailed in the architectural documentation attached as **Appendix 3**. Units 1-5, 7 and 9-11 are two bedroom typologies and units 6 and 8 are three bedroom typologies. In general, the ground floors will comprises an open plan kitchen, dining and living areas with the upper floors comprising bedrooms; bathrooms; and storage. The principal living areas at the ground floors will open out onto landscaped outdoor living spaces.

The design response has drawn on the guidelines provided in the Auckland Design Manual with the total living area GFA's being commensurate to the proposed number of bedrooms with more than sufficient circulation space available around the likely furniture positions. Sufficient internal storage areas are provided in dwelling and all sites are of sufficient area to accommodate clothes drying areas.

All sites are of sufficient area to accommodate onsite outdoor bin storage (general waste, recycling and green waste bins). Bins will be placed out for kerbside collection, with sufficient space available at the site's road

frontage. The onsite storage locations are identified on the architectural documentation in **Appendix 2** and landscape proposal in **Appendix 7**.

The letterboxes will be near the street frontage, so they can be easily accessed by New Zealand Post staff. This location is identified on the architectural documentation in **Appendix 2** and landscape proposal in **Appendix 7**.

Earthworks

Overview

The proposed development requires modification of the existing site contours to form the necessary building platforms, install retaining walls, construct the site access and install all services. Earthworks will be undertaken over an area of 1876m² with the proposed cut consisting of 631m³ and proposed fill consisting of 29m³ resulting in a total of 660m³ (balance of 601m³ cut)

Erosion and Sediment Control Strategy

Erosion and sediment control measures are proposed as an integral component of the earthworks and civil construction works. Measures have been designed to minimise the potential for sediment discharge into the receiving environment. As such, it is envisaged that the proposed strategy will avoid adverse effects from the development on the receiving environment.

A three-step erosion and sediment control methodology is proposed to ensure that any potential effects resulting from land disturbance are appropriately avoided, remedied and/or mitigated. Both structural (physical measures) and non-structural (methodologies and strategies) control measures are proposed, comprising of:

- Team Approach
- Erosion and Sediment Control Devices and Measures
- Monitoring

The proposed erosion and sediment control measures have been designed to and will be implemented to meet or exceed the guideline standards of Auckland Council Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999 (TP90).

Team Approach

The Team Approach ensures that adequate resources, commitment and expertise are provided to support the erosion and sediment control strategy from start to finish. Importantly this team undertakes pre and post storm surveys and at all times a significant resource and “expertise base” is utilized to ensure appropriate and technologically sound decisions are made. Stakeholders involved in the project will include:

- Principal - Design Arcade
- Engineering - Tripp Andrews
- Planning - Tripp Andrews
- Contractor - TBC
- Statutory Authority - Auckland Council

Erosion and Sediment Control Measures

Onsite erosion and sediment control devices and measures make up the ‘structural’ aspects of the erosion and sediment control methodology and are identified in the infrastructure report attached as **Appendix 5**. These devices and measures are designed to minimise the extent of erosion (sediment generation) and discharge of sediment (sediment yields) to the freshwater and marine receiving environments.

The proposed erosion and sediment control measures have been designed to meet or exceed the guideline standards of TP90. Key erosion and sediment control devices and measures are as follows:

- Silt fences along the downstream boundaries;
- Stabilised site entrance with wheel wash facilities;

- Stabilisation of disturbed areas on completion as soon as practicable;
- Appropriate dust control measures to be implemented as required; and
- Carry out regular maintenance of the sediment control devices at least once a month and after every significant rainfall event and during prolonged rainfall events. Checks will be made for scour and possible breaching of devices and any failed areas repaired immediately. This would continue until the construction area is secure and stabilised to the Auckland Council's requirements.

The erosion and sediment control measures reflect and support the expected construction methodology. All erosion and sediment control measures will be installed and as-builts provided before earthworks commence. Any modifications to the consented erosion and sediment control plan will need to be approved by the AC representative prior to implementation.

Monitoring

Monitoring will be completed in accordance with the contractor's methodology and the requirements of TP90. Implementation of monitoring will result in the following benefits:

- Improved response times for rectifying any failures in erosion and sediment control devices with a focused response;
- Weather responsive monitoring/ storm preparedness;
- Compliance with resource consent conditions; and
- The minimisation of potential for adverse effects in the receiving environment.

Transportation

Vehicle Access and Car Parking

Vehicle access to the proposed development will be via the existing vehicle crossing and a new formed driveway located within the access leg. The driveway will have a formed and legal width of 6m, which also incorporates a 1m wide pedestrian pathway. The driveway will provide access to an external car parking area containing nine spaces, one for each dwelling. All proposed parking spaces measure a minimum of 5m long by 3m wide. All proposed car parking spaces will have 6m of manoeuvring space.

Pedestrian Access and Movement

It is proposed to accommodate pedestrian movements within the main vehicle access via a dedicated pedestrian pathway, so the carriageway becomes a shared space. The location of the pedestrian access will be delineated with a different paving material. The location and material are identified on the architectural documentation in **Appendix 3**.

Infrastructure

All infrastructure analysis for the proposed development has been undertaken by Tripp Andrews and we confirm the development can be adequately serviced. The results of our analysis, supporting calculations and subsequent civil design proposals are contained in the infrastructure report attached as **Appendix 5**.

Proposed Subdivision

The Applicant proposes to undertake freehold subdivision in accordance with the proposed development as depicted on the scheme and subdivision plans attached as **Appendix 4** and the coverage calculations attached as part of **Appendix 3**. At the completion of the development a total of 12 lots will have been created comprising 11 residential lots and one JOAL.

The proposal includes various easements to facilitate the approved development. Easements are proposed for right of way; parking; right to convey telecommunications, electricity, gas and water; and for party walls. A full memorandum of the proposed easements is provided in **Appendix 4**

3.3. Proposal Checklist

A list of checks has been conducted to identify considerations relating to the proposal and provide context to the application. These have been presented in the table below.

Services

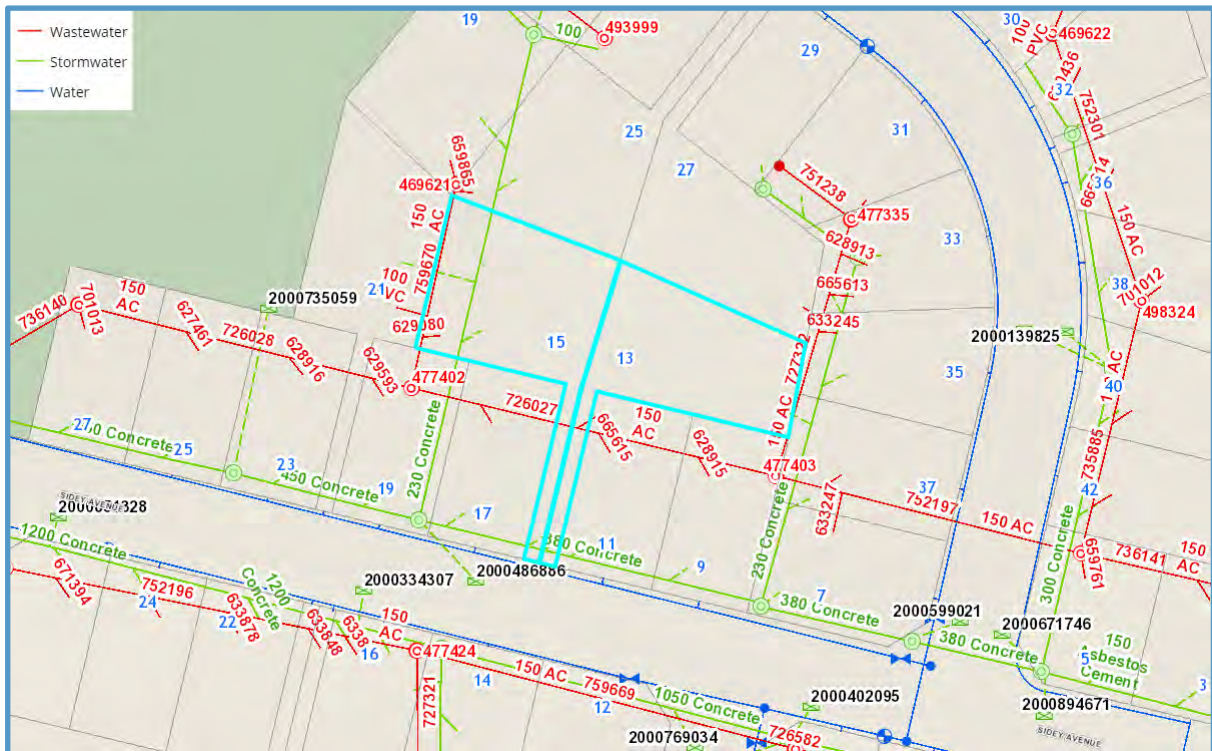


Image generated from GeoMaps with the following layers applied: Wastewater (all sublayers), Stormwater (all sublayers), Water (all sublayers).

Question	Answer
Does the proposal involve changing or establishing new connections to underground services?	Yes
Is there on site/small scale wastewater treatment and disposal?	No
Does the proposal involve soakage?	No
Will the proposal be connecting to a combined line?	No
Does the proposal involve building or earthworks within 2m of any non-critical (diameter <300mm) stormwater, wastewater or water lines?	No
Are there any works within 10m of a trunk/critical (diameter >300mm) wastewater sewer or	No

trunk watermain?	
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Contamination

Question

Answer

Does the proposal involve the storage of hazardous substances?	No
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Transport



Image generated from GeoMaps with the following layers applied: Arterial Roads.

Question

Answer

Does the proposal involve any parking, loading or access?	Yes
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Does the proposal involve access onto an arterial road?	No
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Does the proposal involve access onto a state highway?	N/A
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Is access located within 10m of an intersection?	No
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Does the proposal involve a driveway that crosses the frontage of any other property?	No
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Does the proposal exceed trip generation thresholds?	No
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Does the proposal involve a surface car park larger than 1,000m ² ?	No
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Earth and Geotech

Question	Answer
Does the proposal involve earthworks?	Yes
Will earthworks greater than 2,500m ² occur within 50m of stream or 100m of coast?	No
Will earthworks greater than 2,500m ² occur where slope of the site exceeds 10 degrees?	No
Does the proposal involve earthworks greater than 10,000m ² ?	No
Does the proposal involve earthworks around network utilities/electricity transmission structures?	No
Is it possible that works below ground level will be affected by groundwater?	No

Infrastructure

Question	Answer
Does the proposal involve moving/replacing power poles or other infrastructure?	No
Does the proposal involve any new network utilities/electricity generation assets or alterations to existing?	No

General

Question	Answer
Does the proposal involve works that are anticipated to exceed permitted thresholds for construction noise and vibration?	No
Does the proposal include any signs or billboards?	No
Does the proposal involve lighting which may infringe lighting controls?	No
Does the proposal involve works on land outside of the proposed site(s)?	No
Does the proposal involve a change or intensification of use/activities that is likely to result in a significant increase in noise levels being emitted from the site?	No

Subdivision

Question	Answer
Does the proposal involve an application for subdivision consent?	Yes

Is the proposal for a cross lease or unit title development?
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No

4. Reasons for Application and Overall Activity Status

4.1. Reasons for Consent

The application seeks resource consent for the following non-permitted activities:

Activity	Status	Description
H5 Residential - Mixed Housing Urban Zone		
H5.4.1(A4) - Four or more dwellings per site	RD	It is proposed to construct 11 residential dwellings on the subject site.
D24 Aircraft Noise Overlay		
D24.4.3(A38) - New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density exceeds one dwelling per 400m ² ; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are exceeded	RD	The proposal is for the construction and use of 11 residential dwellings on a 1876m ² development site. This results in an average density of 1 site / 170.55m ² .
E12 Land disturbance - District		
E12.4.1(A5) - Greater than 1000m ² up to 2500m ²	RD	Total area of earthworks proposed is equivalent to the gross area of the subject site, being 1876m ² .
E12.4.1(A9) - Greater than 1000m ³ up to 2500m ³	RD	Total cut volume of 1109.54m ³ proposed.
E27 Transport		
E27.4.1(A2) - Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access	RD	The proposal does not comply with the standards identified below.
E36 Natural hazards and flooding		
E36.4.1(A37) - All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain	RD	Construction of new dwellings in 1% AEP flood plain.
E36.4.1(A38) - Use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the	RD	Use of new dwellings in 1% AEP flood plain.

1 per cent annual exceedance probability (AEP) floodplain		
E36.4.1(A42) - Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path	RD	New dwellings within OLFP
E38 Subdivision - Urban		
E38.4.1(A11) - Subdivision of land within any of the following natural hazard areas: ☐ 1 per cent annual exceedance probability floodplain; ☐ coastal storm inundation 1 per cent annual exceedance probability (AEP) area; ☐ coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area; ☐ coastal erosion hazard area; or ☐ land which may be subject to land instability.	RD	It is proposed to subdivide land subject to the 1% AEP flood plain.
E38.4.2(A14) - Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	RD	It is proposed to subdivide around the 11 dwelling development approved under the preceding land use consent application to create 11 residential lots.

4.2. Permitted Activities

The application involves the following permitted activities. These may be used to establish a permitted baseline (given weight under s95D(b), s95E(2)(a) and s104(2) of the RMA) where a consent authority may disregard an adverse effect of an activity if a rule or national environmental standard permits an activity with that effect.

Activity	Status	Description
H5 Residential - Mixed Housing Urban Zone		
H5.4.1(A3) - Up to three dwellings per site	P	It is proposed to relocate an existing dwelling onto the subject site and retain the existing dwelling resulting in a total of two dwellings on the site.

4.3. Overall Status

The overall status of this application is **Restricted discretionary activity**.

5. Permitted Baseline

This section contains any assessment with respect to adverse effects that may be disregarded where a national environmental standard or plan permits an activity with the same effect.

The permitted baseline may be taken into account and the council has the discretion to disregard those effects. In this case there is no permitted baseline for the reasons outlined below:

- In terms of land use, it is a permitted activity to have up to four dwellings per site provided that the permitted development control standards are complied with. In this case, 11 dwellings are proposed involving infringements to standards.
- It is a permitted activity to have four dwellings on the site under the Chapter D24 provisions as a density of 1/400m² can be achieved on the net site area of 1673m². This is a critical point to make in this instance as this density has been proven to result in the same occupancy level as the proposal (i.e. 24 bedrooms or 36 persons). In respect of the Chapter D24 provisions, the reverse sensitivity effects of the proposal are similar to that of a permitted activity.
- All subdivision requires consent, and therefore there is no permitted baseline pertaining to the subdivision. There is however an anticipation in the AUP, that subdivisions can occur around approved land use developments provided all relevant subdivision standards are adhered to.

6. AUP Document Assessment

This section details an assessment of environmental effects related to matters in the AUP (required under s104(1)(a) and s104(1)(ab), respectively) and consideration given to the relevant provisions of the AUP (required under s104(1)(b)(vi)).

6.1. H5 Residential - Mixed Housing Urban Zone

Activities

Activity	Status	Description
H5.4.1(A3) - Up to three dwellings per site	P	It is proposed to relocate an existing dwelling onto the subject site and retain the existing dwelling resulting in a total of two dwellings on the site.
H5.4.1(A4) - Four or more dwellings per site	RD	It is proposed to construct 11 residential dwellings on the subject site.

Compliance with Standards

Standard	Assessment	Comment
H5.6.1 Activities listed in Table H5.4.1 Activity table	Infringes	The proposal is for the construction and use of nine residential dwellings that fails to meet the MHU zone standards identified below.
H5.6.4 Building height	Complies	Complies as depicted on the architectural documentation in Appendix 3 .
H5.6.5 Height in relation to boundary	Infringes	Complies as depicted on the architectural documentation in Appendix 3 .
H5.6.8 Yards	Complies	Complies as depicted on the architectural documentation in Appendix 3 . It is noted that the maximum proposed retaining wall height located on the boundary is 1m. As such, no proposed retaining walls meet the AUP definition of "building" and are not subject to the yard standard.
H5.6.9 Maximum impervious area	Infringes	1139.90m ² or 60.76% proposed resulting in a 14.30m ² or 0.76 infringement.
H5.6.10 Building coverage	Complies	505.50m ² or 30.25% proposed.
H5.6.11 Landscaped area	Complies	664.60m ² or 39.77% proposed.
H5.6.12 Outlook space	Complies	Complies as depicted on pages 18 and 19 of the

		architectural documentation in Appendix 3 .
H5.6.13 Daylight	Complies	All dwellings comply with the daylight requirements as the largest windows of the principal living areas and all bedrooms are well clear of proposed buildings on the site and existing buildings on adjoining sites.
H5.6.14 Outdoor living space	Complies	Complies as depicted on page 17 of the architectural documentation in Appendix 3 .
H5.6.15 Front, side and rear fences and walls	Complies	As discussed under the H5.6.8 assessment, the maximum height of any proposed boundary retaining wall will be 1m. All proposed retaining walls are cut retaining walls; therefore, below existing ground level. As depicted on page 22 of the architectural documentation in Appendix 3 , external rear boundary fencing will be 1.8m high timber fencing and internal fencing will be either 1.2m or 1.8m high. As such, the combination of fences and retaining walls when measured relative to the existing ground level will not exceed 2m.
H5.6.16 Minimum dwelling size	Complies	All proposed dwellings exceed the minimum 45m ² requirement. Refer to pages 6-11 for the proposed net internal floor areas for each unit.

Restricted Discretionary Matters and Assessment Criteria

H5.8 Assessment – restricted discretionary activities	
H5.8.1 Matters of discretion	
(2) for four or more dwellings per site: (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following: (i) building intensity, scale, location, form and appearance; (ii) traffic; and (iii) location and design of parking and access. (b) all of the following standards: (i) Standard H5.6.9 Maximum impervious areas; (ii) Standard H5.6.10 Building coverage; (iii) Standard H5.6.11 Landscaped area;	Refer to the assessment below.

(iv) <i>Standard H5.6.12 Outlook space;</i> (v) <i>Standard H5.6.13 Daylight;</i> (vi) <i>Standard H5.6.14 Outdoor living space;</i> (vii) <i>Standard H5.6.15 Front, side and rear fences and walls; and</i> (viii) <i>Standard H5.6.16 Minimum dwelling size</i> (c) <i>Infrastructure and servicing</i>	
(4) <i>for buildings that do not comply with Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size:</i> (a) <i>any policy which is relevant to the standard;</i> (b) <i>the purpose of the standard;</i> (c) <i>the effects of the infringement of the standard;</i> (d) <i>the effects on the urban built character of the zone;</i> (e) <i>the effects on the amenity of neighbouring sites;</i> (f) <i>the effects of any special or unusual characteristic of the site which is relevant to the standard;</i> (g) <i>the characteristics of the development;</i> (h) <i>any other matters specifically listed for the standard; and</i> (i) <i>where more than one standard will be infringed, the effects of all infringements.</i>	Refer to the assessment below.

H5.8 Assessment – restricted discretionary activities

H5.8.2 Assessment criteria

(2) <i>for four or more dwellings on a site:</i> (a) <i>the extent to which or whether the</i>	The proposal is consistent with the above policies and assessment criteria in that the proposal will provide
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development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H5.6.9 Maximum impervious areas;*
- (ii) Standard H5.6.10 Building coverage;*
- (iii) Standard H5.6.11 Landscaped area;*
- (iv) Standard H5.6.12 Outlook space;*
- (v) Standard H5.6.13 Daylight;*
- (vi) Standard H5.6.14 Outdoor living space;*
- (vii) Standard H5.6.15 Front, side and rear fences and walls; and*
- (viii) Standard H5.6.16 Minimum dwelling size.*
- (b) The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.*
- (c) The extent to which development achieves attractive and safe streets and public open space by:*
 - (i) providing doors, windows and/or balconies facing the street and public open spaces*
 - (ii) minimising tall, visually impermeable fences*
 - (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.*
 - (iv) optimising front yard landscaping*
 - (v) providing safe pedestrian access to buildings from the street*
 - (vi) minimising the visual dominance of garage doors, walkways or staircases to*

for increased density on the site, with 11 dwellings proposed that are consistent with the anticipated urban character of the zone along with suitable infrastructure, access and car parking to service the development.

The proposal provides for a well-designed development that is sympathetic to the underlying lot size and dimensions, and while it could potentially be more intensive and contain buildings with a heights of up to 11m, the applicant has opted for a design that provides for an appropriate level of increased residential intensity, but contemporaneously has considered the environment in which it is located. Furthermore, effects relating to the proposal's bulk, form, location, on-site residential amenity for future residents and residential amenity for adjoining sites and the street have been assessed in this report and concluded to be acceptable.

The proposal includes and appropriate access and car parking arrangement and includes adequate infrastructure provision for the development including stormwater, wastewater, water supply and utilities.

The proposal will achieve the purpose of the MHU zone standards. In particular, the proposal:

- Achieves two-storey built forms, which is consistent with the planned urban character of the MHU zone in a variety of forms;
- Does not create a built form that will be dominant when considered in the context of the anticipated built form of the MHU zone. The development will be sufficiently setback from adjoining properties and almost entirely contained within the anticipated building envelope of the zone;
- Avoids opportunities for future occupants to overlook the indoor and outdoor living spaces located within adjoining properties by achieving the required outlook spaces entirely within the site boundaries;
- Provides appropriately sized and positioned ground floor outdoor living areas for future residents;
- Does not reduce access to sunlight for any

<i>upper level dwellings, and carparking within buildings a viewed from streets or public open spaces</i> (d) <i>The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites;</i> (e) <i>The extent to which dwellings:</i> (i) <i>Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling</i> (ii) <i>Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space</i> (iii) <i>Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.</i> (iv) <i>Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.</i> (f) <i>The extent to which outdoor living space:</i> (i) <i>Provides for access to sunlight</i> (ii) <i>Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.</i> (iii) <i>When provided at ground level, is located on generally flat land or otherwise functional</i> (g) <i>refer to Policy H5.3(7); and</i> (h) <i>infrastructure and servicing:</i> (i) <i>Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.</i> (ii) <i>Where adequate network capacity is not available, whether adequate mitigation is proposed.</i>	owners and occupiers of adjoining properties beyond what is anticipated by the AUP as the proposed built form is located within the bulk and location standards of the AUP; • Includes fencing that accords with the maximum fencing heights of the MHU zone including landscaping and 1.5m fences at the front boundary; and • Includes adequate infrastructure provision for the development including stormwater, wastewater, water supply and utilities. Further assessment of the proposal's merits has been provided by Mr Ian Munro in his urban design assessment attached as Appendix 6. In summary, Mr Munro is of the opinion that consent could be granted on urban design grounds. In addition to the above assessment, I also rely on Mr Munros assessment and conclude that the proposal will result in an appropriate level of effects and will achieve the purpose of and be consistent with the intent and outcomes of the MHU zone.
(10) <i>for maximum impervious areas:</i>	

(a) refer to Policy H5.3(7);

The proposal includes new stormwater infrastructure including an extension to the public line and private detention tanks for all proposed lots. Supporting engineering analysis and plans to confirm this are provided in the Infrastructure Report, attached as **Appendix 5**.

6.2. D24 Aircraft Noise Overlay

Activities

Activity	Status	Description
D24.4.3(A38) - New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density exceeds one dwelling per 400m ² ; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are exceeded	RD	The proposal is for the construction and use of 11 residential dwellings on a 1876m ² development site. This results in an average density of 1 site / 170.55m ² .

Compliance with Standards

Standard	Assessment	Comment
D24.6.3 Auckland International Airport	Complies	1. A statement from the architect has been provided to confirm that all residential dwellings will be designed in accordance with the required mechanical ventilation and air conditioning requirements to achieve an internal environment of 40dB Ldn. This is attached as Appendix 7. 2. N/A 3. N/A 4. The statement provided has been made using the Future Airport Noise Contours contained in Appendix 19 of the AUP and specifically Map 8 (62-64dB Ldn contours applicable). 5. The required certification will be provided upon completion of the acoustic mitigation measures and provided to Auckland Council prior to either the issue of 224(c) certification or occupation of the dwellings, whichever is the earlier.

Environmental Effects Assessment

No further assessment deemed necessary.

Restricted Discretionary Matters and Assessment Criteria

D24.8 Assessment – restricted discretionary activities

D24.8.1 Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

Refer to the assessment below.

D24.8.3 Assessment criteria

D24.8.3.2 Auckland International Airport

(1) *All restricted discretionary activities in Table D24.4.3.*

(a) *The proposal should be consistent with the objectives and policies relating to the economic importance of the Auckland International Airport and the need to protect it from the reverse sensitivity effects associated with activities sensitive to aircraft noise.*

The proposal is consistent with these objectives and policies as specific measures have been proposed by the Applicant to address reverse sensitivity effects. These include no complaints covenants, acoustic insulation and mechanical ventilation. These measures are consistent with the standards in and outcomes envisaged by Chapter D24.

(b) *The nature, size and scale of the proposed development should not be likely to lead to reverse sensitivity effects on the Auckland International Airport. In considering this, the Council will consider whether:*

- (i) *the numbers of people to be exposed to aircraft noise in the external environment as a result of the proposal and the amount of aircraft noise received at the site now and in the future will be adversely affected by that noise;*
- (ii) *the development includes amenity areas or other features that raise expectations of high levels of outdoor amenity;*
- (iii) *the nature of the development recognises the likelihood of an external environment heavily dominated by aircraft noise; and*
- (iv) *there will be frequent use of the building or the external environment for sleeping, convalescing, relaxing or learning purposes where quiet environments and*

The development site has a total net area 1673m²; therefore, a permitted density of 400m² per site, 4 units could be established as of right on the development site pursuant to Rule D24.4.3(A37a). Sizes of housing on 400m² sites in the wider suburb of Flat Bush could realistically yield 6-bedroom dwellings (including if some had an accessory minor dwelling unit attached). That suggests a site capacity of 24 bedrooms could be reasonably expected. If an average bedroom occupancy of 1.5 persons (max) was assumed, then up to 36 site occupants could be expected.

The proposal is for 9 x 2-bedroom units and 3 x 3-bedroom units, or 24 bedrooms in total. As such, the occupancy of the development is consistent with what the overlay seeks to limit occupancy to by way of permitted activity status. As such, the proposal will not result in any additional adverse reverse sensitivity effects over and above what the AUP anticipates.

<i>the ability to leave windows and doors open are valued.</i>	
(c) <i>Mechanisms should be put in place to ensure there is an on-going obligation on owners to ensure that required acoustic treatment measures are not removed without the Council's prior consent.</i>	Conditions of consent are accepted by the Applicant to ensure these measures are maintained in perpetuity.
(d) <i>The development should achieve an acceptable internal noise environment for habitable rooms and sleeping areas and rooms for convalescing or learning having regard to:</i> <i>(i) the extent of any standard infringements and whether the non-compliance is insignificant;</i> <i>(ii) where alternative measures are proposed, the design, construction and materials of any structure to be used would achieve an acceptable internal noise environment for habitable rooms and sleeping areas and rooms for convalescing or learning with all external doors and windows of the building/s closed;</i> <i>(iii) whether alternative measures are proposed to ensure adequate ventilation and the removal of cooking smells; and</i> <i>(iv) whether it is reasonable to require acoustic treatment measures (including measures for internal air quality purposes) in existing rooms, or whether such measures should be limited to the addition.</i>	The proposal includes acoustic insulation and mechanical ventilation in accordance with the AUP standards.

Objectives and Policies

The following objectives and policies have been included for reference:

D24.2 Objectives
(1) <i>Airports and airfields are protected from reverse sensitivity effects.</i>
(2) <i>The adverse effects of aircraft noise on residential and other activities sensitive to aircraft noise are avoided, remedied or mitigated.</i>

D24.3 Policies

- (1) *Avoid the establishment of new activities sensitive to aircraft noise (except tertiary education facilities) within the 65dB Ldn noise contour in the Aircraft Noise Overlay.*
- (2) *Avoid the establishment of new tertiary education facilities and additions or alterations to existing activities sensitive to aircraft noise (other than existing dwellings) within the 65dB Ldn noise contour in the Aircraft Noise Overlay unless all habitable rooms and all learning, amenity and recreation spaces on site are located inside buildings and achieve an internal noise environment of 40dB Ldn.*
- (3) *Avoid establishing residential and other activities sensitive to aircraft noise at:*
 - (a) *airports/airfields except for Auckland International Airport: within the area between the 55dB Ldn and 65dB Ldn noise contours, unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people to be accommodated through zoning and density mechanisms and the acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise excluding land designated for defence purposes;*
 - (b) *Auckland International Airport: within the area between the 60dB Ldn and 65dB Ldn contours, unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people exposed to aircraft noise in the external environment through zoning and density controls and through providing acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise; and*
 - (c) *Auckland International Airport: within the area subject to more than 57dB Ldn of aircraft engine testing noise (which when added to aircraft operations noise would give a cumulative total noise level over 60dB Ldn), unless the effects can be adequately remedied or mitigated through restrictions on the numbers of people exposed to aircraft noise in the external environment through zoning and density controls and the acoustic treatment (including mechanical ventilation) of buildings containing activities sensitive to aircraft noise.*
- (4) *In relation to Auckland International Airport, avoid establishing new residential areas (except within the area included within I412 Flat Bush Precinct) or other areas that would contain activities sensitive to aircraft noise by rezoning land within the area between the 60dB Ldn and 65dB Ldn noise contours.*
- (5) *Manage residential intensification and activities sensitive to aircraft noise within areas identified for accommodating urban growth in a way that avoids reverse sensitivity effects as far as practicable, including reverse sensitivity effects between those land uses and such effects on Auckland International Airport, Ardmore Airport, Whenuapai Airbase and North Shore Airport, and that avoids, remedies or mitigates adverse aircraft noise effects on people and communities.*

The proposal is consistent with the objectives and policies for the following reasons:

- Consistency with those provisions relating to reverse sensitivity effects is achieved as specific measures, including no complaints covenants, acoustic insulation and mechanical ventilation have been proposed by the Applicant.
- Conditions of consent are accepted by the Applicant to ensure the acoustic insulation and mechanical ventilation measures are maintained in perpetuity.
- The occupancy of the development is consistent with what the overlay seeks to limit occupancy to.

Further assessment of the proposal's merits has been provided by Berry Simons in their legal opinion attached as **Appendix 8**. Whilst this opinion focusses on notification matters, it also robustly assesses the proposal in respect of the objectives and policies. In summary, Berry Simons is of the opinion that the proposal is consistent with the relevant provisions of Chapter D24. In addition to the above assessment, I also rely on Berry Simon's assessment and conclude that the proposal will result in an appropriate level of effects and will achieve the purpose of and be consistent with the intent and outcomes of the Aircraft Noise overlay.

6.3. E12 Land disturbance - District

Activities

Activity	Status	Description
E12.4.1(A5) - Greater than 1000m ² up to 2500m ²	RD	Total area of earthworks proposed is equivalent to the gross area of the subject site, being 1876m ² .
E12.4.1(A9) - Greater than 1000m ³ up to 2500m ³	RD	Total cut volume of 1109.54m ³ proposed.

Compliance with Standards

Standard	Assessment	Comment
E12.6.1 Accidental discovery rule	Complies	ADP will be implemented.
E12.6.2 General standards	Complies	1. The site is not subject to any riparian or coastal protection yards. 2. Stability of neighbouring sites will be maintained at all times. 3. The earthworks will not cause the malfunctioning of any existing network utility services. 4. No such obstructions will occur apart from when the proposed vehicle crossing is constructed. This is necessary and appropriate management procedures will be put in place for pedestrians. 5. Appropriate dust suppression measures will be implements as part of the ESCP. 6. The proposal does not involve any such burials. 7. There are no transmission lines on or in close proximity to the subject site. 8. There are no transmission lines on or in close proximity to the subject site. 9. There are no transmission lines on or in close proximity to the subject site. 10. No fill will be imported to the site.

		11. The proposal does not result in any filling within the 1% AEP flood plains traversing the site. 12. The proposal does not involve diverting the entry or exit points of any OLFPs traversing the site. 13. The proposed excavations are predicted to be completed within 21 working days with all excess material removed off site in that time. 14. The site is not subject to any sites or places of Significance to Mana Whenua. 15. The site is not subject to the Historic Heritage Overlay. 16. The site is not subject to any sites or places of Significance to Mana Whenua. 17. The site is not subject to the Historic Heritage Overlay.
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Restricted Discretionary Matters and Assessment Criteria

E12.8 Assessment – restricted discretionary activities	
E12.8.1 Matters of discretion	
(1) <i>all restricted discretionary activities:</i> (a) <i>compliance with the standards;</i> (b) <i>effects of noise, vibration, odour, dust, lighting and traffic on the surrounding environment;</i> (c) <i>effects on the stability and safety of surrounding land, buildings and structures;</i> (d) <i>effects on overland flow paths and flooding;</i> (e) <i>protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;</i> (f) <i>the treatment of stockpiled materials on the site including requirements to remove material if it is not to be reused on the site;</i> (g) <i>staging of works and progressive stabilisation;</i> (h) <i>information and monitoring requirements;</i> (i) <i>timing and duration of works;</i> (j) <i>term of consent;</i> (k) <i>potential effects on significant ecological and indigenous biodiversity values;</i> (l) <i>risk that may occur as a result of natural hazards;</i> (m) <i>protection of or provision of network utilities and road networks.</i>	Refer to the assessment below.

(n) potential effects on the natural character and values of the coastal environment, lakes, rivers and their margins, where works encroach into riparian or coastal yards; and (o) positive effects enabled through the land disturbance.	
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E12.8 Assessment – restricted discretionary activities

E12.8.2 Assessment criteria

(1) all restricted discretionary activities:

(a) whether applicable standards are complied with;	All standards are complied with as assessed in this AEE.
(b) the extent to which the earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures;	The level of earthworks proposed can be appropriately managed and mitigated through compliance with the AUP noise and vibration standards; and suitable consent conditions to ensure that the proposed earthworks are acceptable.
(c) whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures;	The proposed earthworks will be undertaken in accordance with current industry best practice to ensure that stability of the subject and adjacent sites is maintained and adverse effects are appropriately managed.
(d) whether the earthworks and final ground levels will adversely affect overland flow paths or increase potential volume or frequency of flooding within the site or surrounding sites;	The proposed development appropriately manages the existing flood hazards within the site boundaries.
(e) whether a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made;	The Applicant proposes to implement a suitable ADP as part of the earthwork operations in the event that unknown cultural heritage items are discovered.
(f) whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the duration, season or staging of such works;	The timing and duration scale of the proposed earthworks will be commensurate with the proposed residential development and will be undertaken in a single stage.

(g) the extent to which the area of the land disturbance is minimised, consistent with the scale of development being undertaken;	The scale of the proposed earthworks will be commensurate with the proposed residential development and will be limited to the subject site.
(h) the extent to which the land disturbance is necessary to provide for the functional or operational requirements of the network utility installation, repair or maintenance;	In addition to the creation of building platforms and access, earthworks are also required for stormwater, wastewater, water supply and utilities.
(i) the extent of risks associated with natural hazards and whether the risks can be reduced or not increased;	The proposed earthworks will be undertaken in accordance with current industry best practice to ensure that stability of the subject and adjacent sites is maintained and adverse effects are appropriately managed.
(j) whether the land disturbance and final ground levels will adversely affect existing utility services;	The proposed earthworks design has considered existing infrastructure within the site and will not affect current operation.
(k) the extent to which the land disturbance is necessary to accommodate development otherwise provided for by the Plan, or to facilitate the appropriate use of land in the open space environment, including development proposed in a relevant operative reserve management plan or parks management plan;	The earthworks are required to facilitate a residential development involving the construction of nine residential dwellings. In the MHU zone, 11 dwellings on a site is a restricted discretionary activity and as such, is anticipated to occur. In addition, 24 bedrooms and occupancy of 36 persons is a permitted activity under Chapter D24.
(l) for land disturbance near Transpower New Zealand Limited transmission towers: (i) the outcome of any consultation with Transpower New Zealand Limited; and (ii) the risk to the structural integrity of transmission lines.	N/A
(m) the extent to which earthworks avoid, minimise, or mitigate adverse effects on any archaeological sites that have been identified in the assessment of effects.	N/A

Objectives and Policies

E12.2 Objectives	
(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids,	The proposed earthworks will be undertaken in accordance with current industry best practice to

<i>remedies or mitigates adverse effects on the environment.</i>	ensure that stability of the subject and adjacent sites is maintained and adverse effects are appropriately managed.
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E12.3 Policies	
(2) <i>Manage the amount of land being disturbed at any one time, to:</i> (a) <i>avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects;</i> (b) <i>avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and</i> (c) <i>maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.</i>	The level of earthworks proposed can be appropriately managed and mitigated through compliance with the AUP noise and vibration standards; and suitable consent conditions to ensure that the proposed earthworks are acceptable. In addition, the Applicant proposes to implement a suitable ADP as part of the earthwork operations in the event that unknown cultural heritage items are discovered.
(3) <i>Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.</i>	The timing, duration and scale of the proposed earthworks will be commensurate with the proposed residential development and specifically to facilitate a development on the site that meets the objectives of the Applicant.
(4) <i>Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:</i> (a) <i>requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;</i> (b) <i>undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</i> (c) <i>undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.</i>	The Applicant proposes to implement a suitable ADP as part of the earthwork operations in the event that unknown cultural heritage items are discovered.
(5) <i>Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.</i>	The site is not subject to any environmental constraints and is located within an existing and established suburban environment that is anticipated to change to an urban environment. The proposed earthworks design and stormwater management regime are consistent with the scale of the proposal

	and statutory requirements applying to the site.
(6) <i>Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.</i>	The proposed earthworks will be undertaken in accordance with current industry best practice to ensure that stability of the subject and adjacent sites is maintained and adverse effects are appropriately managed.

6.4. E27 Transport

Activities

Activity	Status	Description
E27.4.1(A2) - Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access	RD	The proposal does not comply with the standards identified below.

Compliance with Standards

Standard	Assessment	Comment
E27.6.1 Trip generation	Complies	Eleven dwellings proposed so within threshold specified under Table 27.6.1.1 (T1).
E27.6.2 Number of parking and loading spaces	Complies	One space for each dwelling is proposed in accordance with Table E27.6.2.4 (T39).
E27.6.3.1 Size and location of parking spaces	Complies	Units 1-5 and 9-11 will each be provided with one outdoor space each that measures 3.2m wide and 5m long. Units 6-8 will each be provided with one internal access single garages measuring 3.0m wide and 5.4m accessed via 2.7m wide garage doors. All spaces will have 6m of manoeuvring space. As such, the requirements of Table E27.6.3.1.1 (T120) will be achieved. All parking spaces will be for the sole use of the occupants of the relevant dwelling.
E27.6.3.3 Access and manoeuvring	Complies	The vehicle tracking analysis provided on the architectural documentation in Appendix 3 utilises the 85% tracking curves and confirms manoeuvring for each space is compliant.
E27.6.3.4 Reverse manoeuvring	Complies	No reverse manoeuvring off the site is proposed or required as sufficient onsite manoeuvring space is provided.
E27.6.3.5 Vertical clearance	Complies	There are no restrictions to the vertical clearance requirements for the proposed access or car parking

		spaces.
E27.6.3.6 Formation and gradient	Complies	The proposed car parking spaces will be at grade so compliant with the required 1:20 gradient. The development will be served by a formed driveway in accordance with Auckland Council standards and the long section in Appendix 4 confirms compliance with the required 1:8 manoeuvring gradient.
E27.6.3.7 Lighting	Complies	11 car parking spaces are proposed and lighting is proposed in the form of bollard lighting as identified in the architectural documentation attached as Appendix 3 to ensure compliance with Chapter E24.
E27.6.4.2 Width and number of vehicle crossings	Infringes	The proposal involves utilising the existing double width vehicle crossing serving the subject sites. This crossing is also combined with the existing crossing serving 11 Sidey Avenue and therefore, has an existing combined width of 8.2m with no separation. As the existing width of the combined crossing at the boundary exceeds 6m as specified in Table E27.6.4.2.1 (T146) and the use is being intensified, the proposal does not comply with standard E27.6.4.2(1).
E27.6.4.3 Width of vehicle access and queuing requirements	Complies	The proposed vehicle crossing will serve a maximum of 11 spaces. The proposed access is in accordance with Table E27.6.4.3.2 (T151) at 6m wide.
E27.6.4.4 Gradient of vehicle access	Complies	The proposed development will be served by a formed driveway in accordance with Auckland Council standards. The long section in Appendix 4 confirms compliance with the required 1:5 gradient under Table E27.6.4.4.1 (T157).

Restricted Discretionary Matters and Assessment Criteria

E27.8 Assessment – restricted discretionary activities	
E27.8.1 Matters of discretion	
(9) <i>any activity or development which infringes the standards for design of parking and loading areas or access under Standards E27.6.3, E27.6.4.2, E27.6.4.3 and E27.6.4.4:</i> (a) <i>adequacy for the site and the proposal;</i> (b) <i>design of parking, loading and access;</i> (c) <i>effects on pedestrian and streetscape</i>	Refer to the assessment below.

amenity; and
(d) effects on the transport network.

E27.8 Assessment – restricted discretionary activities

E27.8.2 Assessment criteria

(8) any activity or development which infringes the standards for design of parking and loading areas or access under Standard E27.6.3, E27.6.4.2, E27.6.4.3 and E26.6.4.4:

(a) effects on the safe and efficient operation of the adjacent transport network having regard to:

- (i) the effect of the modification on visibility and safe sight distances;
- (ii) existing and future traffic conditions including speed, volume, type, current accident rate and the need for safe manoeuvring;
- (iii) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; or
- (iv) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes, footpaths and cycleways.

(b) effects on pedestrian amenity or the amenity of the streetscape, having regard to:

- (i) the effect of additional crossings or crossings which exceed the maximum width; or
- (ii) effects on pedestrian amenity and the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.

(c) the practicality and adequacy of parking, loading and access arrangements having regard to:

- (i) site limitations, configuration of buildings

This framework seeks to provide for the safe, efficient operation of roads; avoid adverse effects on pedestrian and streetscape amenity; and ensure that parking and access arrangements are adequate and practical. The proposal is appropriate within the context of the urban residential environment and is established in a way that ensures it remains consistent with the relevant assessment framework.

The access provisions of the proposal are considered appropriate, acceptable and meet the relevant provisions of Chapter E27 in all facets except for the existing vehicle crossing arrangement outlined above. I conclude that there are no transport engineering reasons to preclude the approval of the development as intended for the following reasons:

- No pedestrians, cyclists or other vehicles will be affected as the proposed access will achieve compliant gradients and vehicles will have sufficient space on site to manoeuvre and exit in a forward manner.
- The vehicle crossing width is existing and as such, any effects resulting from its increased use will not be discernable from a visual perspective and will be acceptable in this instance as the necessary width is achieved to allow for two-way movement and to accommodate a dedicated pedestrian path.
- This combined with the existing clear sightlines in both directions along the internal access and Sidey Avenue ensures that the proposed access arrangement will operate in a safe manner. Overall, the access arrangement is appropriate in the context of the proposal and existing site conditions.

and activities, user requirements and operational requirements;

(ii) the ability of the access to accommodate the nature and volume of traffic and vehicle types expected to use the access. This may include considering whether a wider vehicle crossing is required to:

- comply with the tracking curve applicable to the largest vehicle anticipated to use the site regularly;
- accommodate the traffic volumes anticipated to use the crossing, especially where it is desirable to separate left and right turn exit lanes;
 - the desirability of separating truck movements accessing a site from customer vehicle movements;
 - the extent to which reduced manoeuvring and parking space dimensions can be accommodated because the parking will be used by regular users familiar with the layout, rather than by casual users, including the number of manoeuvres required to enter and exit parking spaces;

Note: Parking spaces for regular users can be designed to undertake more than one manoeuvre to enter and exit parking spaces in accordance with AS/NZS 2890.1: 2004 Off-Street Parking.

(iii) any use of mechanical parking installation such as car stackers or turntables does not result in queuing beyond the site boundary; or

(iv) any stacked parking is allocated and managed in such a way that it does not compromise the operation and use of the parking area.

6.5. E36 Natural hazards and flooding

Activities

Activity	Status	Description
E36.4.1(A37) - All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain	RD	Construction of new dwellings in 1% AEP flood plain.
E36.4.1(A38) - Use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain	RD	Use of new dwellings in 1% AEP flood plain.
E36.4.1(A42) - Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path	RD	New dwellings within OLFP

Restricted Discretionary Matters and Assessment Criteria

E36.8 Assessment – restricted discretionary activities	
E36.8.1 Matters of discretion	
(9) <i>for new structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9; and all other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain:</i> (a) <i>the effects of the location of the structures and building platforms;</i> (b) <i>the effects of flood hazards on the structural integrity of a building or structure;</i> (c) <i>the effects of storage of outdoor goods and materials;</i> (d) <i>the effects of the location and design of roads, accessways and parking areas;</i>	Refer to the assessment below.

(e) the extent of any associated earthworks; (f) the effects of potential changes in flood depth, velocity and frequency on adjoining sites, including upstream and downstream from buildings and structures; (g) the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided; (h) the effects of the use of spaces under buildings; and (i) the effects on the operational or functional needs of network utilities, marine and port activities and electricity generation activities.	
(10) for use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability(AEP) floodplain: (a) the type of activity being undertaken and its vulnerability to flood events; (b) the likelihood and consequences of a flood event in relation to more vulnerable activities; (c) the possible effects on public safety and other property resulting from the proposed development or activity; (d) the effects on landscape values, associated earthworks and land form modifications; (e) the effects on public access; (f) the methods provided to manage activities and uses within the site, including safe egress from buildings and structures or the site and the management of people and property during a flood event; (g) any exacerbation of an existing flood hazard or creation of a new flood hazard as a result of the proposed activity or development and possible effects on public safety and other property; (h) the proposed use of, necessity for and design of hard engineering solutions to mitigate the hazard; (i) the ability to relocate buildings or structures, including the proposed duration of occupation	Refer to the assessment below.

<i>of the buildings or structures, taking into account the long term likely effects of climate change; and</i> <i>(j) the ability to design, construct and maintain buildings or structures so that they are resilient to the effects of the hazard.</i>	
<i>(13) for any buildings or structures including retaining walls (but excluding permitted fences and walls) located within an overland flow path:</i> <i>(a) the effects of flooding on the activity proposed, including whether it is a more or less vulnerable activity;</i> <i>(b) the effects on the location of habitable rooms;</i> <i>(c) the design of the building and how it provides for safe access and the potential effects of flood hazards on chosen access routes; and</i> <i>(d) the effects on people during a flood event and the ability to avoid, remedy or mitigate these.</i>	Refer to the assessment below.

E36.8 Assessment – restricted discretionary activities

E36.8.2 Assessment criteria

<i>(9) for new structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m2 within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9; and all other new structures and buildings and (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain:</i> <i>(a) whether the building platform can be located outside of the 1 per cent AEP floodplain so as not to block or impede the flood waters;</i> <i>(b) where the building cannot be practically located outside or above the flood plain, how the building can be designed and managed to minimise increase in flood related risks experienced by other properties, including those upstream or downstream such as, maintaining a clear undercroft, allowing for the passage of flood waters;</i>	The proposed development is supported by a flood risk assessment attached as part of Appendix 5. The analysis in the report confirms that the sites can be developed in the manner proposed without being susceptible to or increasing effects beyond the subject site in relation to the flooding hazards. In this instance, I have relied on the technical analysis contained in Appendix 5 report and conclude that the proposal is acceptable in this regard.
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(c) <i>whether buildings likely to be affected by flood waters should be wet proofed or dry proofed to minimise damage to the building and its contents; and</i> (d) <i>site layout and management to avoid hazardous and floatable materials including cars and other stored items being carried off site.</i>	
(10) <i>for new buildings designed to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain:</i> (a) <i>the likelihood of a flood hazard event occurring and its magnitude and duration, and the consequences of the event, its possible effects on public health, safety, property and the environment;</i> (b) <i>the extent to which a flood hazard assessment or mitigation plan addresses methods provided to manage activities or uses within the site;</i> (c) <i>whether sufficient actions can be undertaken to ensure that people will not be placed in danger during a flood event;</i> (d) <i>the extent to which the proposal and any subsequent land use is likely to exacerbate the flood hazard or create a new flood on the subject land and/ or on any adjacent land; and</i> (e) <i>whether the building or structure maintains structural integrity during as flood event.</i>	The proposed development is supported by a flood risk assessment attached as part of Appendix 5. The analysis in the report confirms that the sites can be developed in the manner proposed without being susceptible to or increasing effects beyond the subject site in relation to the flooding hazards. In this instance, I have relied on the technical analysis contained in Appendix 5 report and conclude that the proposal is acceptable in this regard.
(12A) <i>for any buildings or structures including retaining walls (but excluding permitted fences and walls) located within an overland flow path:</i> (a) <i>the extent to which the overland flow path is maintained to convey stormwater runoff safely from a site to the receiving environment;</i> (b) <i>the location of habitable rooms area in relation to the overland flow path;</i> (c) <i>the extent to which the design of the building provides for safe access and the potential effects of flood hazards on chosen access</i>	The proposed development is supported by a flood risk assessment attached as part of Appendix 5. The analysis in the report confirms that the sites can be developed in the manner proposed without being susceptible to or increasing effects beyond the subject site in relation to the flooding hazards. In this instance, I have relied on the technical analysis contained in Appendix 5 report and conclude that the proposal is acceptable in this regard.

routes; and
 (d) the extent to which people are affected during flood events and the extent to which effects are avoided, remedied or mitigated.

6.6. E38 Subdivision - Urban

Activities

Activity	Status	Description
E38.4.1(A11) - Subdivision of land within any of the following natural hazard areas: ☐ 1 per cent annual exceedance probability floodplain; ☐ coastal storm inundation 1 per cent annual exceedance probability (AEP) area; ☐ coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area; ☐ coastal erosion hazard area; or ☐ land which may be subject to land instability.	RD	It is proposed to subdivide land subject to the 1% AEP flood plain.
E38.4.2(A14) - Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	RD	It is proposed to subdivide around the 11 dwelling development approved under the preceding land use consent application to create 11 residential lots.

Compliance with Standards

Standard	Assessment	Comment
E38.6.1 Site size and shape	Complies	The proposed lots will be in accordance with the preceding land use consent sought for 11 residential dwellings.
E38.6.2 Access and entrance strips	Complies	Legal and physical access is proposed as depicted on the scheme and subdivision plans.
E38.6.3 Services	Complies	All required infrastructure to service the development is proposed as per the infrastructure report in Appendix 5 .
E38.6.5 Overland flow paths	Complies	The proposal has been designed to ensure that the flood hazards are appropriately accounted for as assessed in Appendix 5 and the Chapter E36 assessment.
E38.8.1.1 Site shape factor in residential zones	Complies	1. The proposal complies with Chapter E27. 2. N/A – the proposal is not for vacant sites subdivision.

E38.8.1.2 Access to rear sites	Complies	Compliance achieved via Chapter E27.
E38.8.2.1 Subdivision in accordance with an approved land use resource consent	Complies	The proposed subdivision is in accordance with the the preceding land use consent for 11 residential dwellings.

Restricted Discretionary Matters and Assessment Criteria

E38.12 Assessment – restricted discretionary activities	
E38.12.1 Matters of discretion	
(1) <i>subdivision of a site within the 1 per cent annual exceedance probability floodplain:</i> (a) <i>the effects of the hazard on the intended use of the site or sites created by the subdivision and the vulnerability of the uses to flood hazard events.</i>	Refer to the assessment below.
(6) <i>subdivision around existing buildings and development; and subdivision in accordance with an approved land use resource consent:</i> (a) <i>the effect of the design and layout of the proposed sites created.</i>	Refer to the assessment below.

E38.12 Assessment – restricted discretionary activities	
E38.12.2 Assessment Criteria	
(1) <i>subdivision of a site within the one per cent annual exceedance probability floodplain:</i> (a) <i>the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to flood hazard events:</i> (i) <i>whether measures are proposed to ensure the long term protection of flood plain conveyance functions;</i> (ii) <i>whether the location and design of development including building platforms and access ways are located to avoid the hazard;</i> (iii) <i>the extent to which changes to the landform and the design of mitigation structures/features are necessary for the</i>	The proposed development is supported by a flood risk assessment attached as part of Appendix 5 . The analysis in the report confirms that the sites can be developed in the manner proposed without being susceptible to or increasing effects beyond the subject site in relation to the flooding hazards. In this instance, I have relied on the technical analysis contained in Appendix 5 report and conclude that the proposal is acceptable in this regard.

subdivision; and (iv) refer to Policy E38.3(2).	
(6) subdivision around existing buildings and development, and subdivision in accordance with an approved land use resource consent: (a) the effect of the design and layout of the proposed sites created: (i) whether the design and layout of the proposed sites create result in new or increased non-compliance with Auckland-wide and zone rules; (ii) whether there is appropriate provision made for infrastructure; (iii) whether there is appropriate creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and (iv) refer to Policies E38.3(1) and (6).	The proposed subdivision results in several infringements to the impervious area, building coverage and landscaped area standards in respect of the proposed lots noting that the proposal on a parent site basis complies with the building coverage and landscaped area standards and involves an indiscernible impervious area infringement. No further infringements are generated by the subdivision. Consent notices are anticipated to be imposed as a condition of consent to ensure that the built character and form assessed by this land use consent is established through the construction of the dwellings. As such, any adverse effects upon the urban character and amenity of the area are acceptable. The proposal includes additional stormwater, wastewater, water supply and utilities to service the proposed development. The proposed development accords favourably with the assessment criteria of the underlying MHU zone. The proposed lots are of a size and design which can appropriately accommodate residential development as well as on-site amenities without compromising the residential amenities of the surrounding area.

Objectives and Policies

E38.2 Objectives	
(1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.	The proposed development accords favourably with the assessment criteria of the underlying MHS zone. The proposed lots are of a size and design which can appropriately accommodate residential development as well as on-site amenities without compromising the residential amenities of the surrounding area.
(2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.	As the development is not a vacant-lot subdivision, plans have been provided showing the future built form on the sites. As previously assessed, the development is consistent the expected built outcomes of the MHS zone and will provide for

	appropriate land tenure around the additional housing capacity realised by the development.
(4) <i>Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner and provided for to be in place at the time of the subdivision or development.</i>	The proposal includes additional stormwater, wastewater, water supply and utilities to service the proposed development.
(6) <i>Subdivision has a layout which is safe, efficient, convenient and accessible.</i>	The proposal achieves an optimal and logical layout for the site. Adequate on-site amenities as well as safe and practical access to the legal road along with on-site manoeuvring is also achieved.
(10) <i>Subdivision:</i> (a) <i>within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards;</i> (b) <i>avoids, where possible, and otherwise mitigates, adverse effects associated with subdivision for infrastructure or existing urban land uses; and</i> (c) <i>maintains the function of flood plains and overland flow paths to safely convey flood waters, while taking into account the likely long term effects of climate change.</i>	The proposed earthworks required to facilitate the development will be undertaken in accordance with current industry best practice to ensure that stability of the subject and adjacent sites is maintained and adverse effects are appropriately managed. The proposal includes additional stormwater, wastewater, water supply and utilities to service the proposed development. The sites OLFP and flood plain will be adequately managed as part of the subdivision.

E38.3 Policies

(1) <i>Provide for subdivision which supports the policies of the Plan for residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.</i>	The proposed development accords favourably with the assessment criteria of the underlying MHS zone. The proposed lots are of a size and design which can appropriately accommodate residential development as well as on-site amenities without compromising the residential amenities of the surrounding area.
(2) <i>Require subdivision to manage the risk of adverse effects resulting from natural hazards in accordance with the objectives and policies in E36 Natural hazards and flooding, and to provide safe and stable building platforms and vehicle access.</i>	The sites OLFP and flood plain will be adequately managed as part of the subdivision.
(6) <i>Provide for subdivision around existing</i>	The proposal is for subdivision around proposed

development, and where it enables creation of sites for uses that are in accordance with an approved land use resource consent and where there is compliance with Auckland-wide and zone rules.	dwellings. Consent notices are anticipated to be imposed as a condition of consent to ensure that the built character and form assessed by this land use consent is established through the construction of the dwellings. As such, any adverse effects upon the urban character and amenity of the area are acceptable.
(15) Encourage shared vehicle access by way of rear lanes where appropriate to avoid the proliferation of vehicle crossings that: (a) creates adverse effects on the safety of the road and footpath; (b) limits opportunities to plant street trees; or (c) creates inefficiencies in the provision of on-street car parking or areas for bus stops.	The proposal achieves an optimal and logical layout for the site and utilises the existing access.
(16) Require shared vehicle access to be of a width, length and form that: (a) encourages low vehicle speed environments; and (b) provides for the safety of users of the access and the adjoining road network.	The proposed access accords with the relevant requirements of the AUP(OP) in respect of formed and legal widths .
(19) Require subdivision to provide servicing: (a) to be coordinated, integrated and compatible with the existing infrastructure network; (b) to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development; and (c) to enable electricity and telecommunications services to be reticulated underground to each site wherever practicable.	The proposal includes additional stormwater, wastewater, water supply and utilities to service the proposed development.
(20) Require sites capable of containing a building, in areas where service connections are available to a public reticulated network, to connect to the following networks: (a) wastewater; (b) stormwater; and (c) potable water.	The proposal includes additional stormwater, wastewater, water supply and utilities to service the proposed development.
(21) Require sites capable of containing a building, in areas with no reticulated water supply, stormwater or wastewater network, to be of a size	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXX

and shape that provides for:

- (a) the treatment and disposal of stormwater in a way that does not lead to significant adverse off-site effects including degraded water quality, erosion, land instability, creation or exacerbation of flooding;*
- (b) management of wastewater via:*
 - (i) an on-site wastewater treatment system, or*
 - (ii) approval to connect to a private wastewater network; and*
- (c) potable water.*

7. Notification Assessment (s95A & s95B)

This section contains the assessment made with respect to the Public and Limited Notification determinations (under s95A and s95B of the RMA) to be made for the application.

7.1. Background

This section outlines the notification requirements for each reason for consent in the application.

Activity	Status	Type	AUP Rule Public	AUP Rule Limited	Public Outcome	Limited Outcome
H5.4.1(A4) - Four or more dwellings per site	RD	Residential	Precluded	Precluded	Precluded	Precluded
D24.4.3(A38) - New dwellings (or any subdivision for new dwellings) in a residential zone where: (a) average density exceeds one dwelling per 400m ² ; or (b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are exceeded	RD	Residential	No rule	No rule	To be assessed	To be assessed
E12.4.1(A5) - Greater than 1000m ² up to 2500m ²	RD	Residential	No rule	No rule	To be assessed	To be assessed
E12.4.1(A9) - Greater than 1000m ³ up to 2500m ³	RD	Residential	No rule	No rule	To be assessed	To be assessed
E27.4.1(A2) - Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access	RD	Residential	No rule	No rule	To be assessed	To be assessed
E36.4.1(A37) - All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain	RD	Residential	No rule	No rule	To be assessed	To be assessed

E36.4.1(A38) - Use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain	RD	Residential	No rule	No rule	To be assessed	To be assessed
E36.4.1(A42) - Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path	RD	Residential	No rule	No rule	To be assessed	To be assessed
E38.4.1(A11) - Subdivision of land within any of the following natural hazard areas: ☐ 1 per cent annual exceedance probability floodplain; ☐ coastal storm inundation 1 per cent annual exceedance probability (AEP) area; ☐ coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area; ☐ coastal erosion hazard area; or ☐ land which may be subject to land instability.	RD	Residential	No rule	No rule	To be assessed	To be assessed
E38.4.2(A14) - Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	RD	Residential	No rule	No rule	To be assessed	To be assessed
Overall					To be assessed	To be assessed

7.2. Effects on the Wider Environment (s95A)

This section contains any further assessment provided with respect to Public Notification (s95A).

Adjacent Land

The land adjacent to the subject site is

- 19 Dillon Crescent
- 1/25 and 2/25 Dillon Crescent
- 1/27 and 2/27 Dillon Crescent
- 35 Dillon Crescent
- 1/37 and 2/37 Dillon Crescent
- 9 Sidey Avenue
- 11 Sidey Avenue
- 12 Sidey Avenue
- 14 Sidey Avenue
- 17 Sidey Avenue
- 19 Sidey Avenue
- 21 Sidey Avenue

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

In this case, the receiving environment is as described in Section 2 of this report. In addition to the description already provided the following matters are relevant in respect of the receiving environment:

- The adjacent and surrounding residential properties are zoned MHU.
- The MHU zone enables housing capacity, residential intensity and housing choices to increase in the near future.
- Development in line with the MHU provisions will lead to the appearance of the surrounding area changing over time with residential development of predominantly three storey buildings and in a variety of forms surrounded by open space.
- The receiving environment is at the beginning of a period of change in respect of the surrounding urban form and built environment. The proposed subdivision will result in lot sizes that are aligned with the anticipated levels of development for the receiving environment.

Plan Context

Notwithstanding the absence of a permitted baseline to rely on, the development standards of the MHU zone, provide a useful guide as to the built form that can be expected within this zone. These include standards controlling height, height in relation to boundary flexibility, landscape area, impervious area and building coverage. These are a useful comparison for adverse effects generated by the proposed development.

Character, Visual and Amenity

The proposal aligns with the general direction of the MHU zone in that it increases housing capacity and choice through new dwellings, which are largely compliant with the relevant AUP standards.

The increased impervious area and building coverage and decreased landscaped area on site will not contribute to any adverse effects on the environment that are greater in magnitude than minor. The proposal will achieve a generally spacious setting and will not present as overbearing or an over development of the site in the context of what is envisaged for the MHU zone. As such, the proposal will result in adverse character, visual and amenity effects which are no more than minor and entirely anticipated by the AUP.

Infrastructure and Servicing

Suitable infrastructure in terms of stormwater, wastewater, water supply, telecommunications and power will be provided as part of the proposal to ensure any adverse effects on the environment are no more than minor.

Traffic, Access, and Car Parking

The existing road network will adequately cater for the additional traffic generated by the proposed development. As such, the traffic generation associated with the proposal will not result in any discernible adverse effects on the local or regional roading networks.

Practical and legal access is provided for the development and appropriately sized car parking spaces for all car parking spaces.

Overall, any adverse effects on vehicle and pedestrian safety and streetscape amenity relating to the access and car parking components of the proposal will be no more than minor.

Design and Layout of Subdivision

The subdivision itself will not give rise to any additional adverse effects beyond that assessed under the land use component of this application. In particular, the proposal includes adequate infrastructure to service the development, an access arrangement that is safe and practical and will not cause or generate any adverse instability effects. As such, any adverse effects on the environment arising from the design and layout of the subdivision will be no more than minor.

7.3. Affected Parties/Persons (s95B)

This section contains any further assessment provided with respect to Limited Notification (s95B).

No persons are considered adversely affected by the proposal for the reasons set out in the wider environment assessment of this report and below:

- The proposal aligns with the general direction of the MHU zone in that it increases housing capacity and choice through new dwellings on the site, which are compliant with the relevant AUP standards for bulk and location.
- The proposed building typologies are compatible with the outcomes sought in this location. The proposed buildings have been well articulated through variations in the elevations, roof form, materials and the overall massing. This creates an appropriate level of visual interest whilst ensuring that adverse visual dominance effects on adjacent sites are appropriately mitigated.
- The density, scale and form of the development will be compatible in the context of the anticipated development in this established medium density residential zone. The two storey building heights are compatible with the outcomes of the MHU zone which seek up to three storeys.
- The overall height, bulk and scale of the buildings will be compatible with the future planned buildings in the surrounding area and the overall bulk and height of buildings that are anticipated in this location. I

consider that the design and massing of the buildings will ensure that the overall development of the site remains compatible with the overall level and scale of buildings that are anticipated in this location and the corresponding level of adverse amenity effects on adjacent sites that can reasonably be anticipated for development in this location.

- The proposed dwellings provide suitable setback distances from the site boundaries with adjacent residential sites. The buildings have been designed to comply with the yard setback, height in relation to boundary and maximum height standards and in this regard the proposed level of effects will be comparable to those that are anticipated in this location.
- All proposed units are of a compliant scale and built form and the adverse visual dominance and privacy effects will be aligned with what is anticipated by the AUP.
- The proposed units comply with the outlook space standard, which provides an appropriate level of on-site amenity that is commensurate with the location. The outlooks are at ground level and therefore will be screened by fencing. This will maintain an appropriate sense of space within the site with the buildings appropriately separated from the other proposed dwellings and dwellings on adjacent sites. Any adverse associated effects on the wider environment including neighbourhood character and amenity will be less than minor.
- The fencing, landscaping and lighting have been designed in an integrated manner which will ensure the landscaping and fencing has an appropriate relationship with the adjacent properties including those located opposite and that this maintains an appropriate level of amenity for neighbouring properties. The landscape plans provides a comprehensive approach to the landscaping across the site, which will provide some softening of the proposed development and appropriately mitigate any perceived excess impervious areas. This is demonstrated by the landscape proposal in **Appendix 3**. The combined fence and retaining wall heights along the side and rear boundaries will not exceed the maximum allowed.
- The timing, duration and scale of the proposed earthworks will be commensurate with the proposed residential subdivision. The level of earthworks proposed can be appropriately managed and mitigated through compliance with the AUP noise and vibration standards; and suitable consent conditions to avoid any adverse dust or other nuisance effects for the owners and occupiers of the adjacent land and any other specific persons in the surrounding environment.
- The sites flood hazards will be adequately managed as demonstrated in the attached flood assessment.
- Suitable infrastructure in terms of stormwater, wastewater, water supply, telecommunications and power will be provided as part of the proposal to ensure any adverse effects on persons in this regard are less than minor.
- Any adverse effects on persons in respect of vehicle and pedestrian safety and streetscape amenity relating to the access and car parking components of the proposal will be less than minor as all transportation requirements are achieved with the only deficiency relating to the existing vehicle crossing arrangement.

7.4. Special Circumstances

This section contains any further assessment provided in relation to special circumstances existing under Step 4 of Public and Limited Notification Assessments (s95A and s95B, respectively).

In this instance, the proposal is for the establishment of residential activities and on land zoned for that intended purpose. There is nothing unusual or out of the ordinary in this regard to warrant consideration of special circumstances that falls outside the realms of the existing AUP planning framework.

8. Further Section 104 Assessment

8.1. Other Relevant Statutory Documents (s104(1)(b))

This section contains any assessment of further provisions of a statutory document considered relevant to the application under Section 104(1)(b) of the RMA.

National Environmental Standard – Section 104(1)(b)(i)

There are no NES relevant to this application.

Other Regulations – Section 104(1)(b)(ii)

There are no other regulations relevant to this application.

National Policy Statement – Section 104(1)(b)(iii)

There are no National Policy Statements relevant to this application.

New Zealand Coastal Policy Statement – Section 104(1)(b)(iv)

The New Zealand Coastal Policy Statement (NZCPS) is not relevant to this application.

Regional or Proposed Regional Policy Statement – Section 104(1)(b)(v)

Through Chapter B, the AUP(OP) sets out nine issues of regional significance for resource management in Auckland. The most relevant issue for this proposal is Issue 1 – Enabling Quality Urban Growth.

Chapter B1 of the AUP sets out relevant regional policies that provides for urban growth to occur in a compact and quality manner with the provision of affordable housing and offering the opportunity for establishing social infrastructure, public open space and recreation facilities. Emphasis is placed on creating a quality built environment while recognising environmental constraints.

It is considered that the proposal is consistent with the AUP RPS as the development includes a total of 11 residential dwellings on two residential sites (that currently contain one residential dwelling each), which meets the intent of the MHU zone.

8.2. Other Matters (s104(1)(c))

This section contains any assessment of other matters considered relevant and reasonably necessary to determine the application under Section 104(1)(c) of the RMA.

There are no other matters in addition to those already discussed considered relevant or reasonably necessary to determine this application.

8.3. Section 104 Conclusion

In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential adverse effects from the proposal will be acceptable for the reasons set out in this AEE and below:

- The proposal provides for terrace house typologies of two storeys in height and achieves an overall built form and scale and set-back from adjacent site boundaries and the street that will provide appropriate

relationships and ensure adverse visual effects on adjacent properties are commensurate with the planned outcomes for this location.

- The density, scale and form of the development will be compatible in the context of the existing and anticipated development in this established medium density residential area. The two storey building heights are compatible with the outcomes of the MHU zone, which provides for medium density housing in a range of house typologies up to three storeys in height.
- The proposed design approach of splitting the development into a three terrace blocks and an appropriate external material strategy will provide an appropriate design response to the site in a manner that is compatible with this location. This will reduce adverse visual dominance effects and ensure that the proposal reads as a series of buildings rather than one continuous building when viewed from adjacent sites and the wider environment as well as achieving an appropriate relationship with the streetscape.
- The fencing and landscaping has been designed in an integrated manner which will ensure the fencing has an appropriate relationship with the adjacent properties and that this maintains an appropriate level of amenity for neighbouring properties. The proposal has included a landscape proposal that provides a coordinated landscaping, fencing and lighting strategy across the site, as well as along the side and rear boundaries which will provide some softening and visual screening of the proposed development. Furthermore, the height of the retaining walls and fences along the site boundaries will be appropriate to the scale/ height of fencing/ boundary treatment that is anticipated in this location.
- The proposed houses have been well articulated through the building footprints, variations in the elevations and roof form, materials and the overall massing. This creates an appropriate level of visual interest whilst also ensuring the overall mass and bulk of each terrace blocks is modulated to appropriately reduce any adverse visual dominance ensuring that they respond to the emerging built form and residential character of this part of Flat Bush.
- The overall height, bulk and scale of the dwellings will be compatible with other existing or future planned buildings in the surrounding area and the overall bulk and height of buildings that are anticipated in this location. The design and massing of the buildings will ensure that the overall development of the site remains compatible with the overall level and scale of buildings that are anticipated in this location.
- The proposal has been designed to comply with the building and landscape standards for the overall site with an indiscernible impervious area infringement. In this regard, the proposal will provide an appropriate level of amenity in a manner that is anticipated in this location.
- No persons are adversely affected to a minor or more than minor degree. Adverse visual dominance, overlooking and sunlight access effects of the proposed building on persons on adjacent sites are within the realms of what the AUP anticipates. The proposed set-backs from the site boundaries will not result in adverse visual dominance effects on the adjacent sites that are of a minor or more than minor nature.
- The proposed development will provide appropriate areas of outdoor space for residential units and this will contribute to a good living environment and standard of amenity. These areas will be accessible from the indoor living areas and in all outdoor areas will be orientated to the north, east or west of dwellings to receive good levels of daylight access and contribute towards an appropriate overall living environment and level of onsite amenity that is commensurate with the outcomes sought in this location.
- The earthworks will alter the existing landform to a less than minor degree. Whilst the proposed earthworks will result in some short term adverse visual effects, these will be appropriately mitigated in the long term by the proposed buildings, vehicle access and parking and landscaping of the site.

- The proposal includes adequate infrastructure to service the development including, stormwater, wastewater, water supply and utilities. The design of the proposed infrastructure is appropriate and is in accordance with Auckland Council's Engineering Standards and will not cause risk to human health or the environment. Standard conditions are anticipated to be imposed to ensure the proposed engineering works will be constructed and maintained in accordance with the Auckland Council's Engineering Standards. Individual detention and retention tanks are proposed to reduce the flows from the site. Overall, any adverse infrastructure related effects are assessed to be negligible.
- The level of traffic generation from the residential development is insignificant in the context of the surrounding roading environment and can be accommodated with little or no effect on the function, capacity or safety of the road network. It is not anticipated that the proposed residential development will result in discernible effects on adjacent traffic and pedestrian movements.
- The proposal will provide a total of 11 on-site parking spaces. Pursuant to Table E27.6.2.3 parking rates - area 2 this will comply with the minimum parking space requirements in the MHU zone. The proposed car parking has been designed to comply with the AUP provisions which seek to ensure that an appropriate and sustainable level of parking is provided in this location.
- The proposal can provide an appropriate level of car parking in a manner that does not adversely affect the safe and efficient operation of the road network or result in adverse traffic generation. The traffic and transportation effects have been reviewed and found to be acceptable with Stantec's assessment adopted.
- Earthworks are required for infrastructure, access and the construction of building platforms; therefore, are of a scale that is commensurate with the proposed residential development. As the earthworks are of a residential nature and intensity and the effects relating to the earthworks will be temporary, a reasonable standard of on-site amenity and effects for any specific person can be achieved during the construction phase of the development. Furthermore, no rock breaking or objectionable noise construction methods are proposed as part of the application. Standard conditions are anticipated to be imposed by Auckland Council to ensure the effects are appropriate.
- The proposal will result in a subdivision layout of 11 new residential lots and one JOAL being created around an approved land use development for 11 new dwellings. The effects of the built form resulting from this development have been assessed under the land use component of the application and the necessary right of way easement will be created to facilitate the proposed subdivision. The AUP provides for the intensification of sites provided they retain a urban residential built character. The proposed subdivision will not be incongruous with the planned character of the area.
- The reverse sensitivity effects of the proposal have been demonstrated to be the same as a permitted development at a 400m² density and all necessary mitigation measures have been proposed by the Applicant to ensure future residents are protected from adverse noise effects generated by aircrafts passing overhead.
- There are no affected persons, nor are there adverse effects on any statutory acknowledgement areas under schedule 11 of the RMA.
- The proposal results in the creation of 11 new residential dwellings and 11 residential lots, which creates additional supply for the housing market across the Auckland Region.
- With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

9. Relevant RMA Sections

Further sections of the RMA considered relevant to the assessment of this application have been assessed below.

9.1. Subdivision (s106)

This section contains any assessment provided with respect to the considerations laid out in Section 106 of the RMA.

Natural Hazards

The subject site does not display any obvious signs of instability and does not meet the definition of “land which may be subject to land instability” in Chapter J1 of the AUP. The building consent for the proposed dwelling will need to be supported by geotechnical analysis, where any site-specific stability and foundation design can be addressed.

In addition to the above, the flooding hazards have been adequately addressed in the attached flood assessment as part of **Appendix 5**.

Access to Lots

Provision has been made for legal and physical vehicular access to the development as shown on the subdivision plans in **Appendix 4**.

9.2. Part 2

This section contains any assessment with respect to relevant matters under Part 2 of the RMA.

Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:
- (g) the protection of protected customary rights:
- (h) the management of significant risks from natural hazards.

Other Matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:
 - (e) [Repealed]
 - (f) maintenance and enhancement of the quality of the environment:
 - (g) any finite characteristics of natural and physical resources:
 - (h) the protection of the habitat of trout and salmon:
 - (i) the effects of climate change:
 - (j) the benefits to be derived from the use and development of renewable energy.

Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Despite all section 104 considerations being “subject to part 2”, the High Court in *RJ Davidson Family Trust v Marlborough District Council* [2017] NZHC 52 has held that recourse to Part 2 is only required, or relevant, where certain circumstances exist. Those circumstances include where there is “conflict between provisions” or where there is “invalidity, incomplete coverage, or uncertainty of meaning” in the relevant planning documents, which requires that Part 2 is considered to resolve the matter. Where there is an absence of those circumstances, there should be no need for the consent authority to have recourse to Part 2.

In the context of this restricted discretionary activity, where the matters of discretion capture all relevant planning considerations and enable the assessment of the relevant potential effects, there is no need to go beyond the relevant provisions of the planning documents and look to Part 2.

9.3. Consent Conditions

This section contains any commentary relating to the conditions imposed on the consent for this application under Section 108 of the RMA, should it be granted.

Section 108 of the RMA enables Council to impose conditions of consent on any granted resource consent. In this case, the proposal triggers restricted discretionary consenting requirements. Therefore pursuant to Section 104C(3) of the RMA, conditions can only be imposed for those matters over which Auckland Council has restricted the exercise of its discretion, particular in respect of reverse sensitivity effects. It is requested that draft conditions of consent are provided to the Applicant for review prior to the release of the Resource Consent (if granted).

10. Conclusion

The proposal involves a comprehensive residential development of the development site involving the construction 11 new residential dwellings including all associated earthworks, infrastructure, access, landscaping and subdivision. The preceding report assesses the environmental effects of the proposal against the relevant provisions of the RMA and AUP.

Overall, it is considered that the proposal represents an efficient use of land whilst respecting the character of the site and surrounds in the context of Auckland Council's future vision of the area. The density, scale and intensity of the proposed development is consistent with the MHU zone objectives and an appropriate design response that recognises the site-specific constraints of site shape and the Aircraft Noise Overlay. The proposed architectural design response in combination with the landscaping proposal will also achieve an appropriate level of private access attractiveness and activation.

The proposed residential buildings have been designed to ensure an appropriate level of residential amenity is maintained for adjacent owners and occupiers and for the future occupiers of the proposed development. Additional infrastructure is proposed to ensure that the development is adequately serviced and site stability will be maintained.

Measures are in place to avoid and mitigate the potential adverse effects of the proposal on the environment, so they are less than minor, in particular during the construction phase of the proposal and upon completion through no complaints covenants, acoustic insulation and mechanical ventilation.

This report has demonstrated that the proposed subdivision is in accordance with the relevant provisions of the RMA and AUP. As such, it is considered appropriate that Council grant subdivision consent on a non-notified basis, subject to suitable conditions of consent imposed in accordance with Sections 104C and 108 of the RMA.

INFRASTRUCTURE REPORT

Proposed 11-Lot Residential Development and Subdivision

13 & 15 Sidey Avenue, Flat Bush

DOCUMENT CONTROL RECORD

Client Design Arcade Ltd

Job Number 20161

Project Proposed 11-Lot Residential Development and Subdivision

Document Infrastructure Report and Civil Design

Version A

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Status Resource Consent Issue



Author **Justin Kang** justin.kang@trippandrews.co.nz
Civil Engineer| BE(Hons) 0210 820 4684



Reviewed **Jack Macdonald**
Director | Civil Engineer



Approved **Chris Walsh**
Director | Principal Planning Consultant

Revision History

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APPENDICES

Appendix A Engineering Drawings

- 20161 – GEN001 – Contour Plan
- 20161 – GEN002 – Cut and Fill Plan
- 20161 – GEN003 – Service Layout Plan
- 20161 – SW001 – Stormwater Drainage Plan
- 20161 – SW002 – Stormwater Long Section
- 20161 – WW001 – Wastewater Drainage Plan
- 20161 – WW002 – Wastewater Long section
- 20161 – CAW001 – Driveway Plan
- 20161 – CAW002 – Driveway LongSection Sheet 1
- 20161 – CAW003 – Driveway LongSection Sheet 2

Appendix B Servicing Analysis

- Stormwater Catchment Map
- Downstream Pipe Capacity Calculations
- Planning Assessment Calculations
- Tank Sizing Calculations
- Stormwater Catchment Flow Calculations
- Water Supply and Wastewater Development Assessment Form

Appendix C Flood Risk Assessment

- 13-15 Sidey Avenue, Flat Bush

1. Introduction

Tripp Andrews Ltd have been engaged to prepare an Infrastructure Report in support of an integrated land use and subdivision resource consent application at 13-15 Sidey Avenue, Flat bush (LOT 161 DP 84381). This report has been prepared to detail the provisions for the different infrastructure and service connections to service the proposed development.

This report covers the proposed methods for site access, stormwater, and sanitary sewer disposal, along with the future connections and provisions for water supply, power, and telecommunications. Calculations have been undertaken to demonstrate that the proposed Lots can adequately be serviced by all the above mentioned for completing the subdivision development of the site.

The development has a combined area of 1876m² (907 m²+969 m²) within the Mixed Housing Urban Zone as per Auckland Unitary Plan. The Contour slope gently down from East to West.

Figure 1.1: Locality Diagram



Source: Auckland Council GeoMaps

2. Stormwater

The Auckland Council Stormwater Code of Practice sets out design and construction standards for stormwater and requires all land development projects to be provided with a means of stormwater disposal.

2.1 Existing Stormwater Network

Review of the Auckland Council GIS indicates there is an existing 230mm concrete public stormwater line located on the western side of the site, it is proposed to install new manhole on the existing line and extend it with three new stormwater lines to service the proposed 11 Lots. It is proposed to use 225mm and 150mm uPVC pipe

for the three stormwater extensions with 100mm uPVC individual connection for each Lot.

The layout for the proposed new stormwater network has been enclosed in the plans in Appendix A.

2.2 **Stormwater Capacity**

In order to connect to the existing infrastructure a catchment analysis is required to ensure capacity is available in the current network. The proposed network for the connection is within the site which connects to a 230 mm line. The analysis will be done on the downstream 450 mm line GIS ID (find the Catchment map in **Appendix B**).

<u>Stormwater Catchment Area</u>	2.37 Ha
<u>Stormwater Catchment Flow</u>	0.56 m³/s
<u>450mm Pipe Capacity</u>	0.39 m³/s

As the new development does not currently discharge to the network the Flows from the property will need to be included in the capacity Calculations, it is clearly that the catchment flow is already higher than the downstream network capacity therefore detention tanks are required.

Find the associated calculations in **Appendix B**.

2.3 **Stormwater Management**

As mentioned above, stormwater mitigation is likely required on site due to significant capacity issues with the downstream public system. Due to the mitigation requirements being related to public stormwater capacity, any proposed mitigation will need to be designed for a 1 in 10 year storm event, which is the design criteria for public drainage.

Stormwater calculations were undertaken via the Rational Equation and were carried out for the whole site combined to confirm the total mitigation requirements. These results were then divided equally between each proposed lot in order to determine preliminary stormwater mitigation requirements. However, it is noted that at detailed design stage each Lot/mitigation device will need to be designed independently at building consent stage.

These results showed that there is a required total detention volume of 17.96 m³ in order to reduce the entire site runoff to Pre- development levels, which would be a minimum of approximately 1.63m³ for each Lot. It is proposed to install APD Ltd Detention Tank for each dwelling. For further details and tank parameters/ manufacturer see the calculations in **Appendix B**.

3. Wastewater

3.1 Existing Wastewater infrastructure and new connection

Using the available information provided by Auckland Council's GeoMaps system, it is noted that there are three public wastewater lines within the site. Two lines near each end of the site (Eastern and Western boundary) and one line running horizontally across the site through the existing driveway. It is proposed to extend the wastewater line at the existing driveway and branch out to service Lot 6 to Lot 11. For Lot 1 to Lot 5, the wastewater connection will be directly connected to the wastewater line at Western boundary. It is proposed to install the extension lines using 150mm dia uPVC line and 100mm uPVC connection for each Lot.

As per Table 5.6 in *Water and Wastewater Code of Practice for Land Development and Subdivision Chapter 5: Wastewater*. It is noted the vertical clearance between proposed stormwater and wastewater should be a minimum of 500mm. However, due to the site constraints, the vertical clearance is now proposed to have a 260mm clearance between the proposed stormwater and wastewater network.

The relevant drawings are in **Appendix A**.

3.2 Wastewater Capacity Assessment

Watercare capacity assessment form and calculations are attached in **Appendix B**. Our initial assessment confirms that there is less than 1.0l/s and therefore no requirement for a level 1 assessment.

4. Potable Water supply and Fire Fighting

4.1 Existing Potable Water Supply

The Auckland Council Geomaps shows an existing 50mm PVC water Main in the Sidey Avenue berm. The existing 20 PE Line will be the main connection point for the proposed development. It is proposed to install two new water meter bank, one services Lot 1-6 and the other one services Lot 7-11. These banks will be installed on both side of the vehicle crossing.

Relevant drawing and the Water Supply Development Assessment form are enclosed in Appendix A and B respectively.

4.2 Fire Fighting Supply

The minimum firefighting water supply classification for single family dwellings and multi-unit dwellings in the suburban areas is FW2. Therefore, any future residential development must meet the following water supply requirements:

- A primary water flow of 12.5 L/s within a distance of 135m
- An additional secondary flow of 12.5 L/s within a distance of 270m
- The required flow must be achieved from a maximum two hydrants operating simultaneously

- A minimum running pressure of 100kPa

There is an existing hydrant located outside 12 Sidey Avenue, therefore the hydrant is within the required 135m as specified in the New Zealand Fire Fighting Standards. As a secondary source to comply with the Fire Fighting Standards, there is a hydrant within the required 270m, in the berm outside 7 Sidey Avenue.

5. Road, JOAL & Vehicle Crossing

The site will be accessed by a new vehicle crossing on Sidey Avenue, it is proposed that the existing vehicle crossing will be relocated and reinstated to allow new pedestrian path to be constructed. Shared driveway and vehicle crossing will be inspected and constructed to align with current Auckland Council and Auckland Transport standards and the required approvals will be obtained if an upgrade is required.

It is proposed that the joint owned access lot will have a constructed formation with minimum of 5.5m and a legal width of 6.5m as per the standards set out in 'Table E38.8.1.2.1 – Access to rear sites' in the Auckland Unitary Plan.

6. Earthworks & Sediment Control

6.1 Erosion and Sediment Control Plan

The earthworks planned for the proposed development is limited to foundation levels area, driveways and service installation as identified in the Earthworks drawings in **Appendix A**:

- Stripping and removal of topsoil
- Trenching for services
- Cutting for new vehicle accessway formations
- Cutting to form foundations, car parking and landscaped areas
- Top soiling or stabilisation of exposed earthworks

The amount that need to be a cut and filled are.

VOLUME

Total Cut: 630.58m³

Total Fill: 28.93m³

Total: 659.51m³

AREA

Total Area of Earthworks 1876m²

While undertaking the required earthworks, it is proposed that the following mitigation measures be implemented to adhere to Auckland Council standards.

- Silt fences will be constructed in the areas specified in the plans to treat Runoff. Silt fences are the practical choice for service installation due to the length of area disturbed but minimal surface area to collect sediment.
- Runoff Diversion bunds will be installed to ensure any clean runoff will bypass the exposed surfaces and therefore reducing the loading on the silt fence.
- Stabilise completed Earthworks areas as soon as they are complete by top soiling and grass seeding, for the steeper sections used mulch/straw to help promote growth. Bidim cloth can be used if the cut surface only temporarily needs to be covered.
- Site entrance to be stabilised and wheel washing equipment installed (if required) to prevent sediment deposition outside of the site. The entrance will consist of 5-75mm Washed aggregate place 150mm thick (minimum) and will be 4m wide by 10m long.
- Carry out all earthworks in dry weather.
- Carry out regular maintenance of the sediment control devices (at least once a month or after any significant rainfall event)
- The final step in the earthworks is to remove all remaining sediment control devices, these should be kept in place until all surface is sufficiently covered to ensure sediment laden runoff will leave the site.

During earthworks, any fill that is required to be placed shall be observed by a suitably qualified geotechnical engineer and upon completion of the earthworks an Earthworks Completion Report will be prepared by the said geotechnical engineer.

6.2 **Erosion and Sediment Control Plan implementation and monitoring**

Erosion and sediment control monitoring will be undertaken jointly by the contractors Environmental Representative and the consulting Engineer's Environmental Representative.

Erosion and sediment control monitoring will include: -

- Inspection of Stabilised Construction Entrance
- Inspection on Silt Fencing

Monitoring should be undertaken on a weekly basis and any time after a heavy rain event. Visual checks will be taken to ensure the quality of the catchment runoff in downstream environments is not compromised

7. Utilities

Both power and telecommunication services are available in the Sidey Avenue Berm and will need to be brought to the site frontage. As part of the proposed

development, applications will be made to network utility providers to provide required new service connections. All utility services reticulation will be in accordance with the New Zealand Building Code and network supplier's requirements.

8. Flooding

The site is subject to several flooding hazards mapped on Auckland Council's GeoMaps. Please refer to the report attached as **Appendix C** for a full assessment of the proposal in relation to these hazards.

9. Conclusion

It is proposed that the development will be serviced by connecting to the existing public infrastructure. The extension of the wastewater network will occur from the existing line into the public system via two network extensions. The stormwater network will require three network extensions from the existing stormwater line within the site with three new manholes installed. There is an existing water main located in the Sidey Avenue berm can accommodate the required new development and there is a hydrant within the 135m and 270m distance requirements. Power and telecommunication services are also located in the Sidey Avenue Berm.

We believe that infrastructure networks servicing the site, subject to the extensions discussed above, are is more than capable of accommodating the proposed development.

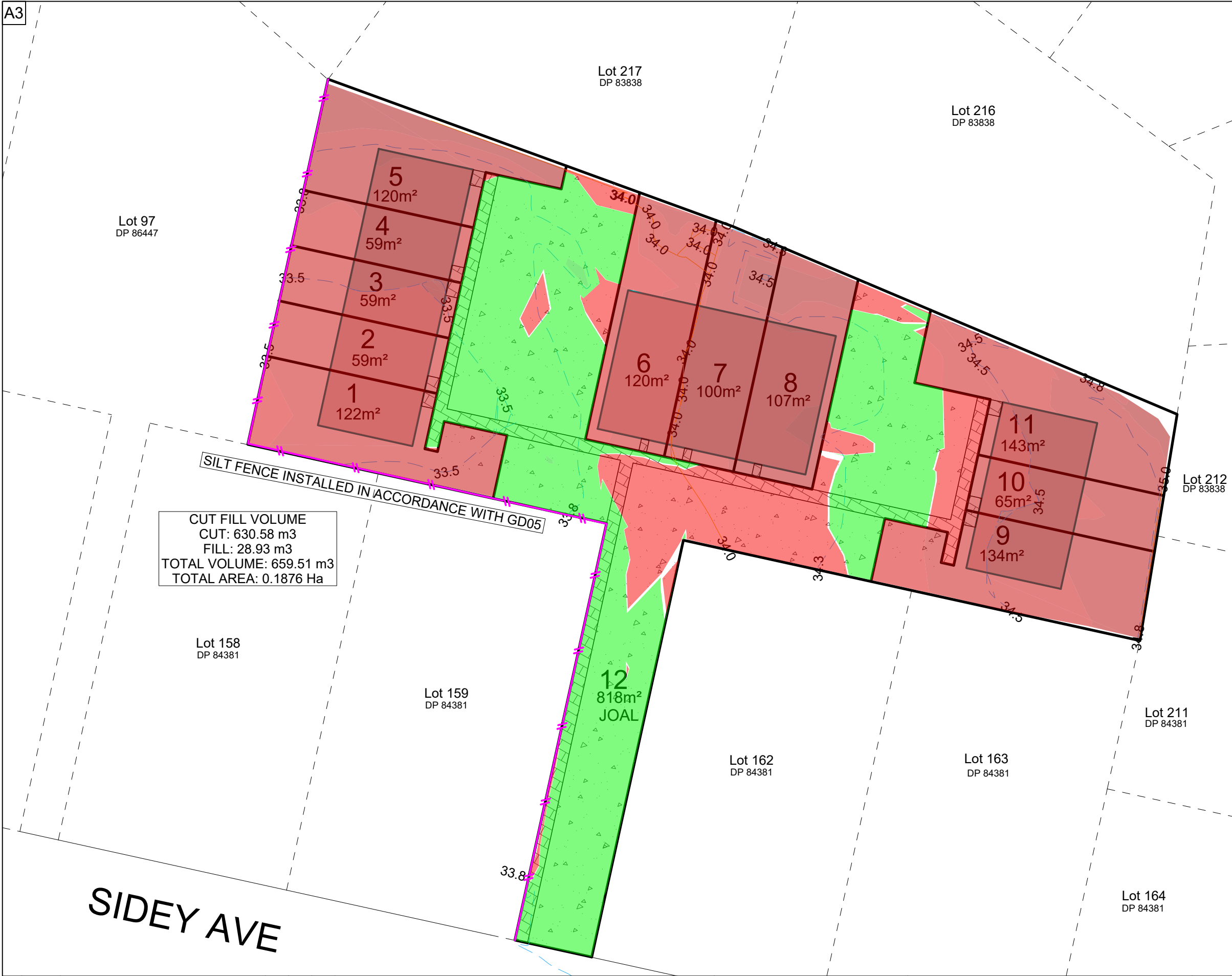
APPENDIX A

Engineering Drawings

- 20161 – GEN001 – Contour Plan
- 20161 – GEN002 – Cut and Fill Plan
- 20161 – GEN003 – Service Layout Plan
- 20161 – SW001 – Stormwater Drainage Plan
- 20161 – SW002 – Stormwater Long Section
- 20161 – WW001 – Wastewater Drainage Plan
- 20161 – WW002 – Wastewater Long section
- 20161 – CAW001 – Driveway Plan
- 20161 – CAW002 – Driveway LongSection Sheet 1
- 20161 – CAW003 – Driveway LongSection Sheet 2



						 TRIPP ANDREWS SINCE 1921 SURVEYORS ▪ PLANNERS ▪ ENGINEERS	Client: Design Arcade Limited	Project: 13,15 Sidey Avenue Flat Bush	Drawn JK	Drawing Title: Contour Plan Infrastrutture Report	Project No. 20161						
											Scale 1:300	Drawing No. GEN001					
											Rev.						
A	JK	Initial Civil Design	JK	JM	JM						Page 74 of 133						
Rev.	Date	Revision Details	By	Ver.	App.	Ph: 09 589 1962	info@TrippAndrews.co.nz		Date 19/11/2020			A					



Depth Range Table				
Lower_value	Upper_value	Colour		
-2.2	to -2.0	meters		
-2.0	to -1.8	meters		
-1.8	to -1.6	meters		
-1.6	to -1.4	meters		
-1.4	to -1.2	meters		
-1.2	to -1.0	meters		
-1.0	to -0.8	meters		
-0.8	to -0.6	meters		
-0.6	to -0.4	meters		
-0.4	to -0.2	meters		
-0.2	to -0.001	meters		
0.001	to 0.2	meters		
0.2	to 0.4	meters		
0.4	to 0.6	meters		
0.6	to 0.8	meters		
0.8	to 1.0	meters		
1.0	to 1.2	meters		
1.2	to 1.4	meters		
1.4	to 1.6	meters		
1.6	to 1.8	meters		
1.8	to 2.0	meters		
2.0	to 2.2	meters		

A	JK	Initial Civil Design	JK	JM	JM
Rev.	Date	Revision Details	By	Ver.	App.



Ph: 09 589 1962 info@TrippAndrews.co.nz

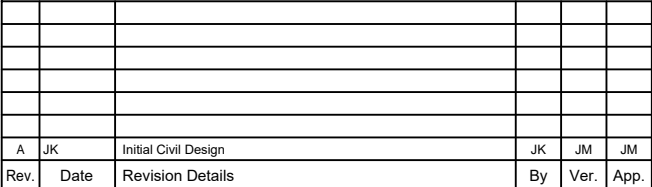
Client: Design Arcade Limited

Project: 13,15 Sidey Avenue
Flat Bush

Drawn JK
Signed JK
Date 19/11/2020

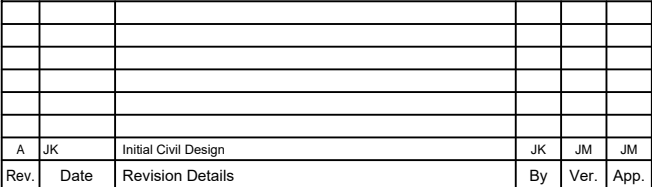
Drawing Title: Cut and Fill Plan
Infrastrutture Report

Project No. 20161
Scale 1:300
Drawing No. GEN002
Rev. A



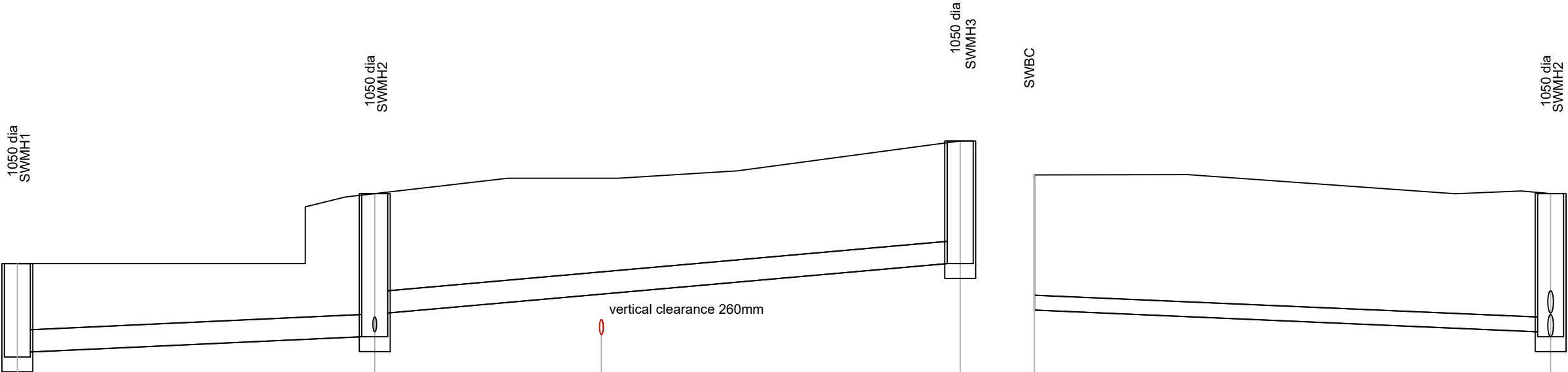
info@TrippAndrews.co.nz

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info@TrippAndrews.co.nz

F:\Jobs\2016\12\Engineering\Sidley Scheme Plan Mon Nov 23 08:45:15 2020

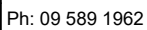
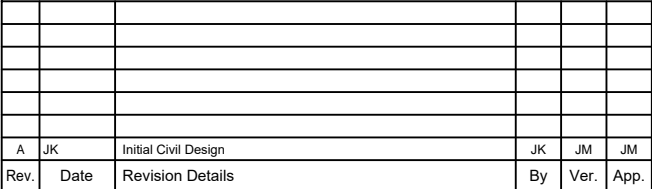


	DATUM= 28.00			
FINISHED LEVEL	33.00		33.71	34.24
DEPTH TO INVERT	0.95		1.45	1.24
INVERT LEVEL	32.05		32.26	33.00
PIPE GRADIENT	1.07% 225ø uPVC SN16		2.11% 225ø uPVC SN16	
CHAINAGE	0.00	(14.5)	14.46	23.68

SWMH3 TO SWMH1

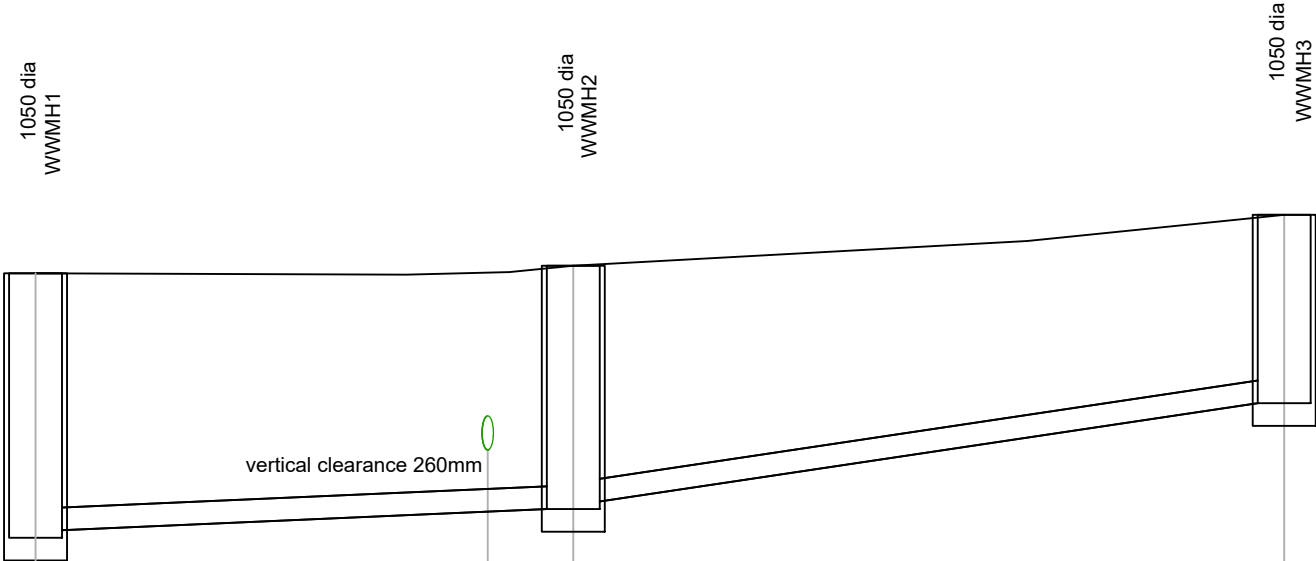
	28.00		33.71	
	1.37		1.45	1.40
	32.53		32.26	32.31
	1.05% 150ø uPVC SN16			
	0.00	(20.9)	20.88	20.88

SWBC TO SWMH2



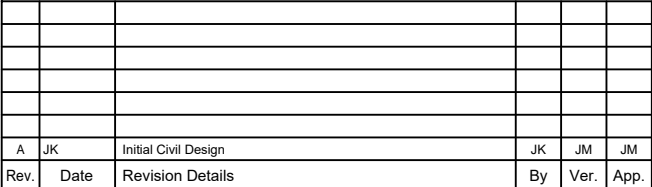
info@TrippAndrews.co.nz

Project No.	20161
Scale	1:300
Drawing No.	Rev.
WW001	A



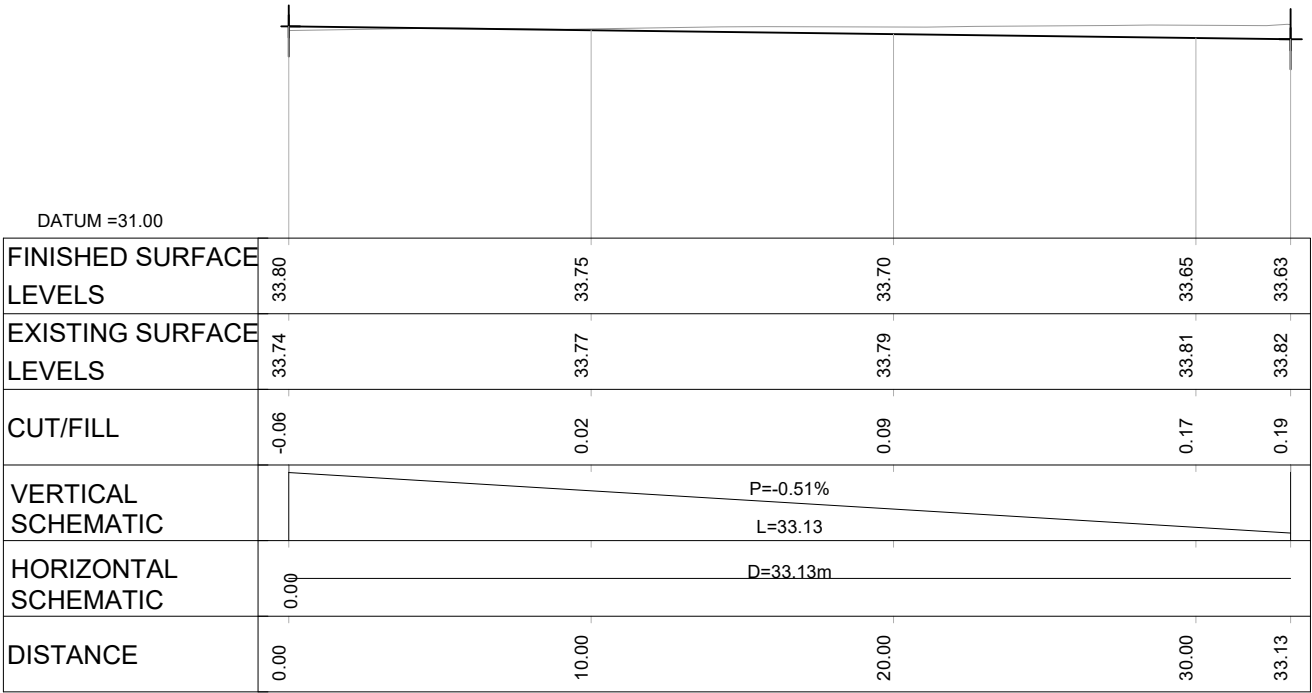
DATUM=	28.00			
FINISHED LEVEL	33.86		33.91	34.25
DEPTH TO INVERT	1.75	1.70	1.61	1.25
INVERT LEVEL	32.11	32.16	32.30	33.00
PIPE GRADIENT	1.31% 150ø uPVC SN16		4.61% 150ø uPVC SN16	
CHAINAGE	0.00	(10.7)	10.67 10.67	(14.1) 14.11 24.78

WWMH3 TO WWMH1

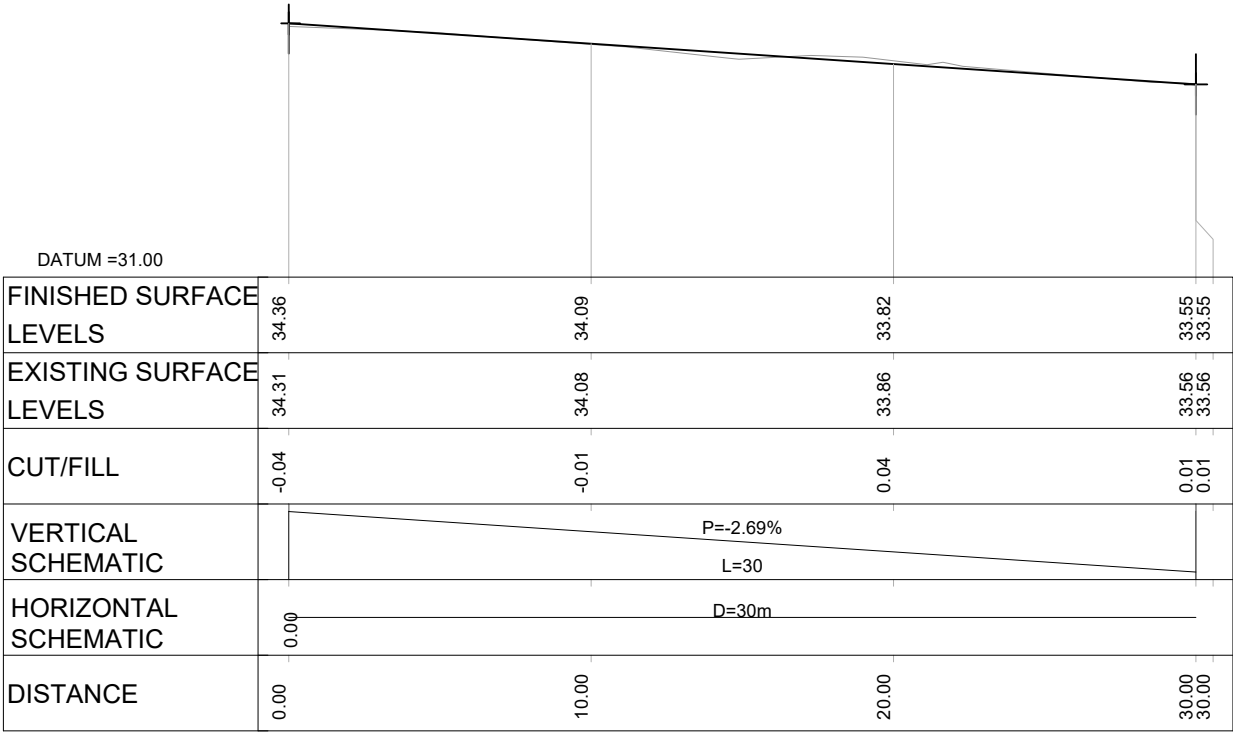


info@TrippAndrews.co.nz

A



LONGITUDINAL SECTION DWAY
SCALE HORIZ=1:250 VERT=1:100



LONGITUDINAL SECTION DWAY2
SCALE HORIZ=1:250 VERT=1:100

APPENDIX B

Servicing Analysis

- Stormwater Catchment Map
- Downstream Pipe Capacity Calculations
- Planning Assessment Calculations
- Tank Sizing Calculations
- Stormwater Catchment Flow Calculations
- Water Supply and Wastewater Development Assessment Form



Scale @ A3
= 1:1,000

Date Printed:
16/11/2020

Client Design Arcade Limited
Address 13, 15 Sidey Ave
Flat Bush

Job No: 20161
Date: 16-Nov-20



Pipe Size Calculation Worksheet - Based on Mannings

	Input
	Calculation

Channel dimensions		
Bw	Pipe Diameter	0.45 m
n	Mannings roughness	0.011
S	Slope	0.01 as per GIS
A	Flow Area	0.1589625 m ²
	Wetted Perimeter	1.413 m
R	Hydraulic Radius	0.1125 m
Q	Flowrate	Q = (A*(R^{.67})*(S^{.5}))/n 0.39 m ³ /s
v	Velocity	V=Q/A 2.43 m/s



Project	Description	Page	File
13.15 Siden Ave Flat Bush	Water/Wastewater Planning assessment		Date 16 Nov 2020
		Of	Designer JK
			Checked JM

Wastewater (Water and Wastewater CoP Chapter 5)
11 New dwelling

$$\text{Design population} = 11 \text{ dwelling} \times 3 \text{ people} = 33 \text{ people}$$

$$\begin{aligned}\text{Design ADWF } \left(\frac{4}{5}\right) &= 33 \text{ people} \times 180 \left(\frac{4}{5}\right) = 237600 \text{ (Seconds/day)} \\ &= 0.06875 \frac{4}{5}\end{aligned}$$

$$\begin{aligned}\text{Self-cleansing design flow} &= \text{ADWF} \times \text{PF}_{\text{self-cleansing}} = 0.06875 \times 3 \\ &= 0.20625 \frac{4}{5}\end{aligned}$$

$$\text{Peak design flow} = 0.06875 \times 6.7 = 0.460625 \frac{4}{5}$$

Water (Water and Wastewater CoP Chapter 6)
11 New dwelling

$$\text{Design population} = 11 \text{ dwelling} \times 3 \text{ people} = 33 \text{ people}$$

$$\text{Average daily demand} = 33 \times 220 = 7260 \frac{4}{5} = 0.084 \frac{4}{5}$$

$$\text{Peak day demand} = 7260 \times 2 = 14520 \frac{4}{5} = 0.168 \frac{4}{5}$$



Job No: 20161
Address: 13,15 Sidey Avenue
Date: 20/11/2020

TOTAL Site

Data:

Underlying Site Area	1876	m ²
Return Period	10	Year
Time of Concentration	10	Min

Existing Site:

	Area m ²	C	CA (m ²)
Existing Roof	354.011	0.9	318.6099
Existing Paved	549.499	0.85	467.07415
Existing Garden	972.49	0.3	291.747
Total Existing	1876		1077.4

Proposed Development:

	Area m ²	C	CA (m ²)
Building Coverage	505.5	0.9	455.0
Impervious Area	1139.9	0.85	968.9
Pervious	736.1	0.25	184.0
Proposed Total	1876		1607.9

Undrained Area

	Area m ²	C	CA (m ²)
Undrained Roof	0	0.9	0
Undrained Paved	0	0.85	0.0
Undrained Garden	736.1	0.25	184.0
Undrained Total			184.0

Intensity	Min	mm/h	2.1°
10		95.6	121.9
20		67.6	86.2
30		54.6	69.6
60		37.1	47.3
120		24.6	31.4
360		12.1	15.4

Depth	Min	mm	2.1°
10		15.9	20.3
20		22.5	28.7
30		27.3	34.8
60		37.1	47.3
120		49.7	63.4
360		72.9	92.9

TOTAL Site

Total Site Area (m²):

1876

Existing Site:

	Area m²	C	CA (m²)
Existing Roof	354.011	0.9	318.6099
Existing Paved	549.499	0.85	467.07415
Existing Garden	972.49	0.3	291.747
Total Existing	1876		1077.4

Proposed Development:

	Area m²	C	CA (m²)
Building Area	505.5	0.95	480.2
Impervious Area	1139.9	0.85	968.9
Pervious	736.1	0.25	184.0
Proposed Total	1876		1633.2

Undrained Area

	Area m²	C	CA (m²)
Undrained Roof	0	0.95	0
Undrained Paved	0	0.85	0
Undrained Garden	736.1	0.25	184.0
Undrained Total	736.1		184.0

Control Data:

Pre Development CA

1077.4

0.3 x Total Site Area

Post Development CA

1633.2

Post Development CA (Undrained)

184.0

Post Development CA (Tank)

1449.1

Run-off Data:

Intensity	121.89	mm/h		
Pre Developemnt Qmax	36.51	L/s		
Proposed Qmax Lot 1	55.34	L/s		
Lost Flow	6.24	L/s	Not To Tanks	
Allowable Qmax	30.27	L/s		
Allowable Qave	19.68	L/S		(0.65 x Qmax)

Storage:	Time (min)	Depth (mm)	Inflow (L)	Outflow (L)	Difference (L)
	10	20.2725	29378	11807	17571
	20	28.6875	41572	23613	17959
	30	34.8075	50441	35420	15021
	60	47.3025	68548	70840	-2292
	120	63.3675	91828	141680	-49851
	360	92.9	134694	425039	-290345

Summary

Tank Volume Required:	17.96	m ³	Volume per lot	
	17959	L	1633	L

Tank Dimensions

Tank Height	1	
Tank Diameter:	0.80	m
Tank Length:	3.30	m
Orifice Type	Square Edged C = 0.61	0.98
Volume:	1659	L
Additional Capacity	26	L

Maximum Discharge:	2.75	L/s	TOTALS
Orifice Diameter:	38.0	mm	

Lot	Volume	Max Flow	Orifice
1	1.63	2.75	38 mm
2	1.63	2.75	38 mm
3	1.63	2.75	38 mm
4	1.63	2.75	38 mm
5	1.63	2.75	38 mm
6	1.63	2.75	38 mm
7	1.63	2.75	38 mm
8	1.63	2.75	38 mm
9	1.63	2.75	38 mm

Client Design Arcade Limited
Address 13,15 Sidey Avenue
 Flat Bush

Job No: 20161
Date: 16-Nov-20



SW Catchment Stormwater Runoff Calculation Worksheet - Based on ARC TP 108

Gross Site Area (Ha):

2.3737

Input

Calculation

Development Site Areas (Ha):

Impervious

1.4242

Assumed 60.40 split for MPD

Pervious

0.9495

Channelisation factor - from table 4.2

C =

0.6

Catchment length (km)

L =

0.2227

Catchment slope

S_c =

0.02918

(Fall in metres/length in metres)

Development

Sheet 1:

1 Runoff Curve Number (CN) and Initial Abstraction (Ia)

Pervious/Impervious	Curve No. (CN)	Area (Ha)	Product of CN x Area
Pervious	74	0.949	70.261
Impervious	98	1.424	139.573
Total		2.3737	

Totals 2.3737 209.83

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = 88.4

Ia (weighted) = $\frac{5 \times \text{pervious area}}{\text{total area}}$ = 2.0

2 Time of Concentration

Channelisation factor - from table 4.2 C = 0.6

Catchment length (km) L = 0.2227

Catchment slope (Fall in metres/length in metres) S_c = 0.02918

Runoff factor $\frac{CN}{200-CN}$ = 0.79

Time of Concentration
 $T_c = 0.14 C L^{0.66} (CN/200-CN)^{-0.55} S_c^{-0.3}$ T_c = 0.102 hrs

Graphical Peak Flow Rate

1 Data

Catchment Area (km²) A = 0.0237
 Runoff curve number CN = 88
 Initial abstraction Ia = 2.0
 Time of concentration T_c = 0.17 min 0.17hrs

2 Calculation of Storage $S = ((1000/CN)-10) 25.4$

S = 33.33

3	Average recurrence interval (ARI)	1 in 10		
4	24hr rainfall depth, P ₂₄ (mm) (from TP 108)	158.48	(mm)	Interperlated from TP108 Map + 13.2% for CC
5	Compute c* = P ₂₄ ·(2 x Ia)/(P ₂₄ - 2 x Ia) +2 x S	0.70		
6	Specific peak flow rate q* (from figure 6.1)	0.150		
7	Peak flow rate, q _p = q* x A x P ₂₄	0.562	(m ³ /s)	
8	Runoff Depth, Q ₂₄ = (P ₂₄ - Ia) ² /((P ₂₄ -Ia) + S)	129.00	(mm)	
9	Runoff volume, V ₂₄ = 1000 x Q ₂₄ A	3062.12	(m ³)	

562.47 l/s

112.493773

Development Application Form – Water Supply/Wastewater Planning Assessment		
Date of Application	16/11/2020	
Address of Development	13,15 Sidey Avenue, Flat Bush	
Layout Plan of Proposed Development clearly showing: • Aerial photograph • Road names • Boundary of development • Preferred point of connection to existing water supply and wastewater asset		
	Description	Comment
Current Land Use	Residential (Single family dwellings)	Residential (Single family dwellings) / Residential (Multi-unit dwellings) / Residential (Multi-storey apartment blocks) / Commercial / Industrial / Other (Please Specify)
Proposed Land Use	Residential (Multi-unit dwellings)	
Total Development Area (Ha.)	1876m ²	
Number of Residential Households (Consent & Ultimate)	11 Terrace houses	E.g. 12- storey apartment building with 4 units per storey is 48 residential households.

Refer to Water and Wastewater Code of Practice for Land Development and Subdivision Section 6 Water Supply

Water Supply Development Assessment		
Average and Peak Residential Demand (L/s)	AVE: 0.084 l/s PEAK: 0.168 l/s	Show calculations based on Watercare CoP
Average and Peak Non-Residential Demand (L/s)	NA	Show calculations based on Watercare CoP
Non Residential Demand Typical Daily Consumption Profile / Trend	NA	E.g. 24 hr operation / 10 hr (9am – 5pm) / Filling on-site storage at certain frequency)
Fire- fighting Classification required by the proposed site	FW2	Refer to New Zealand Standard SNZ PAS 4509:2008
Hydrant Flow Test Results	☐ Yes ☒ No	Attach hydrant flow test layout plan and results showing test date & time; location of hydrants tested and pressure logged; static pressure; flow; residual pressure
Sprinkler System in building?	☐ Yes ☒ No	Sprinkler design should consider Watercare Level of Service: minimum pressure at 200kPa and minimum flow at 25 l/min. The building owner shall conduct periodic review of sprinkler design.

Further Water Supply comments

Refer to Water and Wastewater Code of Practice for Land Development and Subdivision Section 5 Wastewater

Wastewater Development Assessment		
Peak DWF and WWF Residential Design Flows (L/s)	Self-Cleansing Design Flow=0.21L/s Peak Design flow =0.46L/s	Show calculations based on Watercare CoP. If relevant for ultimate development scenario include No. of Potential Units/ lots for calculations.
Peak DWF and WWF Non-Residential Design Flows (L/s)	NA	Show calculations based on Watercare CoP.
Non-Residential Discharge Profile / Trend (i.e. Operations)	NA	E.g. 24 hr operation / 10 hr (9am – 5pm) / Other
New Assets Required for Development	As per the Infrastructure Design Attached	If applicable please provide supporting calculations and indicative design parameters (ie. Pump Station and rising main or storage)
Sewer Capacity Check	NA as net change in Peak Design Flow is under 1.0 L/sec.	Capacity assessment at proposed connection point and impact on network
Further Wastewater comments		

For internal Watercare use only

Date Application Received	
Application Ref No.	
Assigned Connections Engineer	
Prior Developer Correspondence with Watercare	
Neighbouring developments to consider in capacity assessment	

APPENDIX C

Flood Risk Assessment

- 13-15 Sidey Avenue, Flat Bush

Flood Risk Assessment

13, 15 Sidey Avenue, Flat Bush

Client Name: Design Arcade Limited

Job Number: 20161

Issue Date: 23th November 2020

Revision: A

Contents:

1. Introduction
2. Site Description
3. OLFP analysis
 - a. Auckland Council GIS Review
4. Detailed Analysis of the Flood Plain
5. Recommendations
6. New Zealand Building Act Interpretation
7. Unitary Plan assessment
8. Conclusions

Disclaimer

Appendices:

Appendix A: Drawings

- 20161 – FRA001 – Flood Section Plan
- 20161 – FRA002 – Site Cross Section

Appendix B: Flood Calculations

1.0 Introduction:

The Client wishes to Develop the Site at 13 & 15 Sidey Avenue, Flat Bush. This site is subject to an Overland Flow Path (OLFP) and Flood plain as identified in the Auckland Council GeoMaps. Due to the OLFP an assessment of the flood risk needs to be undertaken. Part of this Assessment will involve analysing the council Data available and conducting a site investigation to confirm or re-assess the data available from the Council. Once the information has been analysed a recommendation to mitigate adverse flooding effects will be provided.

2.0 Site Description

The development has a combined area of 1876m² (907 m²+969 m²) within the Mixed Housing Urban Zone as per Auckland Unitary Plan. The Contour slope gently down from East to West.

Review of Auckland Council GIS indicates that there is an Overland Flow Path across the Western side of the boundary, with a flood plain covering the entire driveway of the Site. An extract is shown in Figure 1 Below.



Figure 1. Location of Flood Plain in relation to 13,15 Sidey Avenue, Flat Bush

3.0 OLFP Analysis

As mentioned above, The Auckland Council GIS Mapping system shows an Overland Flow Path Traversing through the Western boundary of the site.

The OLFP within the site is mostly categorise in the catchment area group of 2000m² to 4000m². The catchment is developed with driveways, dwelling, multiple fenced aarea. In addition, it is noted that the site is not subject to any significant OLFP as the site is flat and with no obvious flow depressions based on the boundary cross section plan (Appendix A). This means the stormwater runoff will be difficult to channelize and is not conveyed in a defined conduit and no specific exit point on the site boundary

From the natural flat topography and the assumption road reserve can convey a 1 in 100 year flow, the major flow path in Sidey Road will be conveyed in the road. The Longsection of the Access shows the site falling away from the road with no clear depression and therefore the flooding risk is less then minor.

4.0 Detailed Analysis of Flood plain

4.1 TP108 Modelling

Using the TP108 analysis an accurate picture of the flood report can be ascertained. Based on the data available on the Auckland Council GIS, A summary of the calculations can be found below.

Impervious Area:	0.4392 Ha
Pervious Are:	0.2928 Ha
Total Area:	0.7320 Ha
Rainfall Depth:	256.96 mm
Peak Flow Rate:	0.3 m ³ /s

As per *Auckland Council stormwater code of practice 3.4.5.7 Freeboard*, minimum freeboard for overland flow path is required. However, the peak flow rate from the TP108 calculation is relatively low, and it is noted that only the driveway of the development is covered by the flood plain and the existing driveway levels are to be retained. This indicates that the development in the 1% AEP floodplain does not increase adverse effects from flood hazards or increase flood depth and velocities to other properties upstream or downstream of the site. As such, it is proposed that the freeboard requirements for the 1% AEP can be neglected and any freeboard requirement will be met via the requirement of E1 of the building code.

5.0 Recommendations

5.1 Minimum Habitable Floor levels

The Recommendation is that the lower floor level shall be 150mm from the finished ground level, and flows through the site will be conveyed via sheet flow and this will be covered under E1 of the building code.

5.2 Works Within Flood Extent

In this case, Due to the nature of the potential hazard; It is our opinion that the effect of any works will have a less than minor effect on any upstream or downstream flooding risks. As the Flood plain is only shown in the driveway area the Driveway will be built as close to natural ground level as practically possible.

5.3 Safe Access

As the dwellings are well away from the flood level they all have safe areas to access during and flood event. The flood depth Of the Drive should be less then 200mm according to the cross section of the driveway

6.0 New Zealand Building Act interpretation

We have carried out an assessment in accordance with The New Zealand Building Act, Sections 71 – 74 as we consider the site to be affected by a Natural Hazard.

We expect that any future building consent will be assessed under Section 71 & 72 of the New Zealand Building Act 2004.

The site is subject to a natural hazard; in this instance inundation (from flooding); Section 71(1) advises that the building consent authority must refuse consent; however subsection 71(2) states that 71(1) does not apply if the building consent authority is satisfied that adequate provision has been made to protect land, building work, or other property from the hazard.

Despite Section 71, a building consent authority must grant building consent under Section 72 if they consider the building will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and the land is subject to one or more natural hazards, and it is reasonable to grant a waiver or modification of the building code.

7.0 Unitary Plan Assessment E36

The Development is considered to be Restricted Discretionary Activity; we have assessed the activity in accordance with the Auckland unitary plan section E36.8.2 items 4 to 10.

The council will consider the relevant assessment criteria below for restricted discretionary activities;

7.1 Assessment of Unitary Plan E36.8.1

E36.8.1.(9)(f) the effects of potential changes in flood depth, velocity, and frequency on adjoining sites, including upstream and downstream from buildings and structures.

Based on the boundary cross section, there is no obvious flow depressions. It is likely to be a sheet flow as the flow is difficult to channelize. As such, flood depth, velocity, and frequency of the any flood risk will be less than minor for this development.

7.2 Assessment of Unitary Plan E36.8.1

Item 4 for fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard E36.6.1.5

Fences to comply with Standard E36.6.1.5

Item 5 for below ground parking or parking areas in the 1 per cent annual exceedance probability (AEP) floodplain

No Below Ground Parking Areas for this development

Item 6 for the storage of hazardous substances in the 1 per cent annual exceedance probability (AEP) floodplain:

No Hazardous Substances to be Stored Onsite

Item 7 for on-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) flood plain:

No Onsite Wastewater Disposal for this Development

Item 8 for the construction of other land drainage works, stormwater management devices and flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain

A) whether the design of and works or devices impede flood flows or otherwise increases flood risk upstream or downstream of the site and how such effects can be avoided or mitigated.

All Stormwater and wastewater management devices to be designed and constructed using Auckland Council and WSL Code Of Practice. Devices to be installed underground to ensure no impedance of flow. The Access to the site will maintain the current levels in order to reduce and upstream or downstream effect.

B) whether the design of the works or any device is resilient to damage from a range of flood events; and

All Stormwater and wastewater management devices to be designed and constructed using Auckland Council and WSL Code Of Practice. Devices to be installed underground to ensure no impedance of flow

C) whether access to the works or device for maintenance and maintenance plans are provided and the potential effects that may result from the proposed access route.

No access to be compromised for maintenance of management devices

Item 9 for new structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9; and all other new structures and buildings and (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain

The Access to the site will maintain the current levels in order to reduce and upstream or downstream effect.

Item 10 for new buildings designed to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain:

A) the likelihood of a flood hazard event occurring and its magnitude and (a) duration, and the consequences of the event, its possible effects on public health, safety, property, and the environment.

As long as the new development is built to the New Zealand Building Code, it is assumed that the flood risks or hazards will be reduced.

B) the extent to which a flood hazard assessment or mitigation plan addresses methods provided to manage activities or uses within the site.

Access is Proposed in the Flood plain to provide access and egress from the site and the flood depth is less the 200mm

C) whether sufficient actions can be undertaken to ensure that people will not be placed in danger during a flood event

As described in this report, Access will be available to ensure people can exit dwellings away from the road and the larger flow and depth.

D) the extent to which the proposal and any subsequent land use is likely to exacerbate the flood hazard or create a new flood on the subject land and/ or on any adjacent land; and

The Access to the site will maintain the current levels in order to reduce and upstream or downstream effect.

E) whether the building or structure maintains structural integrity during as flood event.

Building to be assessed as per section '6 – New Zealand Building Act Interpretation' of this report and in accordance with the New Zealand building Code.

8.0 Conclusion

Based on the use of the aerial photography in the Auckland council GIS model, First Principal Analysis, TP108 Analysis it is our opinion that the development site is suitable for subdivision as its effects on flooding will be minor. This opinion is provided the subdivision complies with the following;

- The recommendations set out in section 5
- The building consent authority is willing to issue a building consent under section 72 of the new Zealand building act 2004
- The building owner accepts the nature of the scale of the identified hazards and is fully aware of the risk associated to both people and property.

Should you have any questions regarding any points addressed in this report or require any further information, please do not hesitate to contact me.

Report prepared by



Jack MacDonald

Civil Engineer

Tripp Andrews Surveyors Ltd

Disclaimer

The professional opinion expressed herein has been prepared exclusively for our client, on the express condition that it will only be used for the purpose for which it is intended. No liability is accepted by Tripp Andrews, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at its own risk. This disclaimer shall apply notwithstanding that this report may be made available to any person by any person regarding any application for permission or approval, or pursuant to any requirement of law.

We do not assume any liability for misrepresentation or items not visible, accessible or present at the subject site during the time of the site inspection; or for the validity or accuracy of any information provided by our client or third parties that have been utilised in the preparation of this report.

The conclusions and recommendations expressed herein should be read in conjunction with the remainder of this report and should not be referred to out of context with what is written in this report

On this basis it is considered that the proposal is acceptable from an engineering perspective.

Appendix A

- **20161 – FRA001 – Site Cross Section Plan**
- **20161 – FRA002 – Boundary Cross Section**



SIDEY AVE

A	JK	Initial Civil Design	JK	JM	JM
Rev.	Date	Revision Details	By	Ver.	App.



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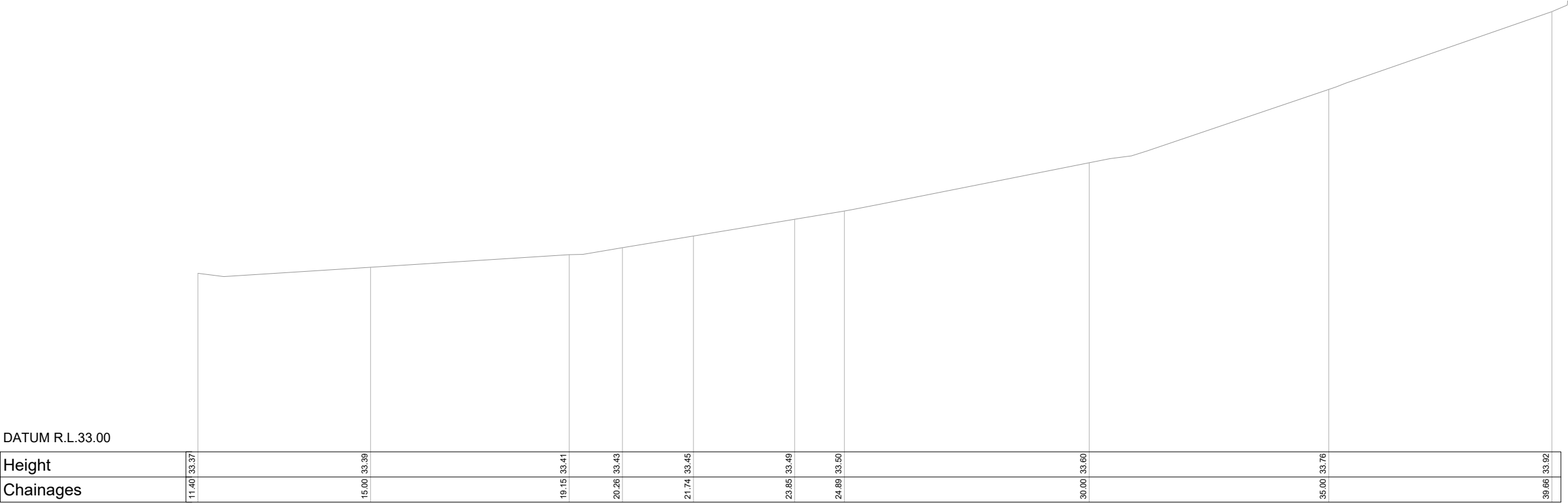
Client: Design Arcade Limited

Project: 13,15 Sidey Avenue
Flat Bush

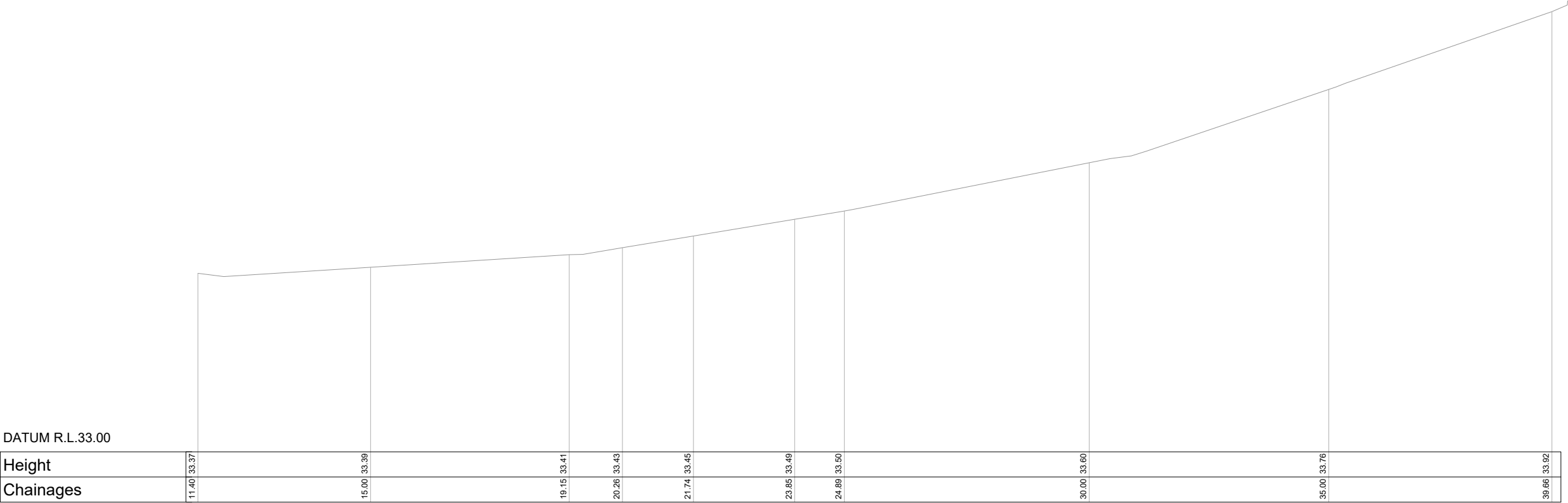
Drawn
JK
Signed
JK
Date
19/11/2020

Drawing Title:
OLFP PLAN
Infrastrutture Report

Project No.	20161
Scale	1:300
Drawing No.	FRA001
Rev.	A



LONGITUDINAL SECTION
Horizontal Scale 1 : 100
Vertical Scale 1 : 10



LONGITUDINAL SECTION

Horizontal Scale 1 : 100
Vertical Scale 1 : 10

Appendix B

- TP108 calculations

Client Design Arcade Limited
Address 13, 15 Sidey Avenue
 Flat Bush

Job No: 20161
Date: 23-Nov-20



SW Catchment Stormwater Runoff Calculation Worksheet - Based on ARC TP 108

Gross Site Area (Ha):

0.7320

Input

Calculation

Development Site Areas (Ha):

Impervious

0.4392

Pervious

0.2928

Channelisation factor - from table 4.2

C =

0.6

Catchment length (km)

L =

0.2227

Catchment slope

S_c =

0.02918

(Fall in metres/length in metres)

Development

Sheet 1:

1 Runoff Curve Number (CN) and Initial Abstraction (Ia)

Pervious/Impervious	Curve No. (CN)	Area (Ha)	Product of CN x Area
Pervious	74	0.293	21.667
Impervious	98	0.439	43.042
Total		0.7320	

Totals

0.7320

64.71

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$

=

88.4

Ia (weighted) = $\frac{5 \times \text{pervious area}}{\text{total area}}$

=

2.0

2 Time of Concentration

Channelisation factor - from table 4.2

C =

0.6

Catchment length (km)

L =

0.2227

Catchment slope

S_c =

0.02918

(Fall in metres/length in metres)

Runoff factor $\frac{CN}{200-CN}$

=

0.79

Time of Concentration

$T_c = 0.14 C L^{0.66} (CN/200-CN)^{-0.55} S_c^{-0.3}$

T_c

0.102

hrs

Graphical Peak Flow Rate

1 Data

Catchment Area (km²)

A =

0.0073

Runoff curve number

CN =

88

Initial abstraction

Ia =

2.0

Time of concentration

T_c =

0.17

min 0.17hrs

2 Calculation of Storage

$S = ((1000/CN)-10) 25.4$

S =

33.33

3	Average recurrence interval (ARI)	1 in 100		
4	24hr rainfall depth, P_{24} (mm) (from TP 108)	256.96	(mm)	Interperlated from TP108 Map + 16.8% for CC
5	Compute $c^* = P_{24} \cdot (2 \times I_a) / (P_{24} - 2 \times I_a) + 2 \times S$	0.79		
6	Specific peak flow rate q^* (from figure 6.1)	0.159		
7	Peak flow rate, $q_p = q^* \times A \times P_{24}$	0.300	(m ³ /s)	
8	Runoff Depth, $Q_{24} = (P_{24} - I_a)^2 / ((P_{24} - I_a) + S)$	225.48	(mm)	
9	Runoff volume, $V_{24} = 1000 \times Q_{24} \times A$	1650.54	(m ³)	

299.52 l/s

urban design assessment
13-15 SIDEY AVENUE, FLAT BUSH

for

DESIGN ARCADE LTD

by

IAN MUNRO

november 2020

executive summary

This report documents an independent analysis of an application for an integrated residential development for 11 x 2-storey residential units prepared for Design Arcade Ltd on an area of Mixed Housing Urban-zoned land at 13-15 Sidey Avenue, Flat Bush. The application has been made to Auckland Council under the Resource Management Act 1991 ("RMA") in terms of the Auckland Unitary Plan (Operative in Part) "AUP: OP". The key conclusions of this report are that:

- a. The proposal responds acceptably to the site's context. It will positively contribute to the urban built form character sought within the zone. Being a rear site and with minimal visual presence from the street, the proposal will be neutral as it relates to the street-based outcomes sought by the AUP: OP.
- b. The Units will have a demarcated footpath connection to the street although this will be subject to reverse manoeuvres from vehicles associated with Units 1, and 6-9. This is not a preferred solution but will be acceptable on the basis that provision has been made for pedestrian safety, and that it is for only 4 cars. All other vehicles will cross the pedestrian footpaths in a forwards-facing direction.
- c. The proposed buildings have been acceptably articulated so as to mitigate potential urban design effects related to their bulk, mass and scale (including visual privacy). The visual appearance of the buildings is adequately varied and includes a mixture of material, colours, and window sizes. The quality of the buildings is in my opinion commensurate to their prominence.
- d. The design and layout of the units will provide for adequate internal functionality. Potential privacy effects have been mitigated through the use of setbacks, offsets, and screening devices including fencing and landscaping at the ground level boundaries. Outdoor living spaces will be privately located at the rear of the dwellings and this also helps set the buildings away from adjacent sites. I consider that this outcome is acceptable and fairly 'textbook' in terms of urban design principles.
- e. The proposal exceeds the maximum 1:400m² density control that applies in the Moderate Aircraft Noise Area overlay although my analysis is that 400m²+ sites are likely to be developed for large family homes, possibly including multi-generational homes (i.e. similar to the concept of minor dwelling units on the same title, and which would not infringe the density rule). Boarding houses would also be permitted of up to 10 persons per site. The total Site occupancy possible between the proposal and what could eventuate via large family homes (of 5-6 bedrooms each) or boarding houses on 4 x 400m²+ sites is negligible in urban design terms.
- f. Overall, the proposal will result in a number of positive and adverse urban design effects on the environment. Adverse effects will in my opinion be less than minor on the environment or any person. In consideration of the scale and characteristics of development possible via the zone development controls, adverse effects will in my view be appropriate.
- g. In reaching the above conclusions I have considered each of the restricted discretionary activity consents required in terms of the restrictions of discretion that apply to each one, and the overall cumulative effects that could result from all of the consents required together.

Consent could be granted on urban design grounds subject to the recommendations outlined in this report.

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3.	Urban design framework	4
4.	Site analysis	6
5.	Design response	9
6.	Assessment of subdivision	10
7.	Conclusions	23

contact

ianmunro

B.Plan (Hons); M.Plan (Hons); M.Arch (Hons); M.EnvLS (Hons); M.EngSt (Hons); MNZPI

(e) ian@ianmunro.nz

(m) 021 900 993

1. introduction

- 1.1 This report documents an independent analysis of an application for an integrated residential development for 11 x 2-storey residential units prepared for Design Arcade Ltd on an area of Mixed Housing Urban-zoned land at 13-15 Sidey Avenue, Flat Bush. The application has been made to Auckland Council under the Resource Management Act 1991 ("RMA") in terms of the Auckland Unitary Plan (Operative in Part) "AUP: OP".
- 1.2 For full details of the proposal, the Assessment of Environmental Effects ("AEE") is referred to.

2. scope and involvement

- 2.1 I have been engaged by Design Arcade Ltd to provide an urban design review of its proposal.
- 2.2 The process followed to undertake this urban design assessment is as follows:
 - a. A site visit was undertaken.
 - b. Briefing meetings with Tripp Andrews Ltd were held.
 - c. Design suggestions were provided for the client to consider.
 - d. Final plans were received and assessed.
 - e. This report has been prepared and then finalised.
- 2.4 The drawings relied on for the assessment were:
 - a. Architectural (and landscape) plans prepared by Design Arcade Ltd, "13-15 Sidey Road Flat Bush, Auckland", 19 October 2020.

3. urban design framework

- 3.1 Although historically focused on the way in which private space and development impacted on public space, 'urban design' now encompasses a wide range of potential considerations. This is best evidenced by the breadth of matters included in MfE's 2005 New Zealand Urban Design Protocol. As a result of this breadth urban design analyses, when based only on preferred or

'ideal' urban design prerogatives, do not always match well with the specific matters relevant to Resource Management Act proceedings. Practical challenges faced by urban designers working under the RMA, and which have been factored into this assessment, include that:

- a. urban design outcomes only apply to the extent that they are relevant to the specific resource management issues relevant to each specific application;
- b. RMA plans need to be interpreted in light of what the specific objectives and policies mean and with reference to the methods used by each Plan to implement those provisions – not against what outcomes an urban designer might consider to be preferred or ideal in pure urban design terms;
- c. the RMA provides for positive environmental effects but does not require them (unless a NPS or Plan requires them);
- d. the RMA does not seek or require that a resource consent proposal has to be the 'best' possible outcome for the land or what an urban designer might prefer - merely that a landowner promoting their own preference must demonstrate that it achieves whatever applicable RMA and RMA Plan outcomes apply; and
- e. a failure to achieve an ideal or preferred urban design outcome as a potential 'missed opportunity' is not the same as the creation of an adverse environmental effect, and is often irrelevant to whether or not what is proposed merits the granting of consent.

3.2 In this instance, the proposal is for a type of land use and development that is broadly in line with the purpose of the Mixed Housing Urban zone ("MHU") although exceeds the density control set out for sites within the Moderate Aircraft Noise Area overlay ("MANA") within chapter D24 of the Unitary Plan. Overall, for this assessment it is not considered necessary to identify urban design outcomes or precedents beyond the provisions of the AUP: OP.

3.3 It is understood that in the MHU zone, for 4 or more dwellings, zone standards H5.6.4 (height); H5.6.5 (standard height in relation to boundary), H5.6.6 (alternative height in relation to boundary), and H5.6.7 (height in relation to boundary for lower intensity zones); and H5.6.8 (yards), apply.

3.4 Standards H5.6.9 (impervious area); H5.6.10 (building coverage); H5.6.11 (landscaped area); H5.6.12 (outlook space); H5.6.13 (daylight); H5.6.14 (outdoor living space); H5.6.15 (fences and walls); and H5.6.16 (dwelling size), do not apply as rules for which resource consent is required but as matters to be considered.

3.5 I am advised that consent is required as a restricted discretionary activity. The following consents and restrictions of discretion are relevant to the proposal's urban design effects and I have disregarded all urban design effects that do not relate to these:

- a. Density greater than 1:400m² (Rule D24.4.3(A38)).
 - b. 4 or more dwellings (Rule H5.4.1(A4)).
 - c. The proposal does not comply with the MHU impervious surface area standard (H5.6.9), although this is not a reason for consent. The proposal is for 60.76% impervious surface whereas the maximum of the standard is 60% (this amounts to 14.3m² impervious surface).
- 3.5 There is no relevant permitted baseline in urban design terms relevant to my assessment as it relates to the whole development.
- 3.6 Having considered the relevant provisions of AUP: OP chapter H5 (MHU), the planning outcomes and environmental effects to be addressed can be synthesised (for simplicity) into the following topic headings:
- a. the layout should respond to the site's opportunities and constraints;
 - b. the development should achieve the planned urban built character of predominantly three storey buildings surrounded by open space and be of an appropriate density for the MANA;
 - c. the development should achieve an attractive and safe outcome for Sidey Avenue;
 - d. the development should maintain reasonable sunlight access and privacy and minimise visual dominance effects on adjoining sites;
 - e. the development should meet the day-to-day needs of residents including usable and accessible outdoor living space;
 - f. multi-unit buildings should be designed in a manner that manages the effects of building design and appearance; and
 - g. overall urban design merit.

4. site and context analysis

site analysis

- 4.1 The following are the Site's key urban design characteristics:
- a. The Site is comprised of two rear lots, 13 (907m²) and 15 (969m²) Sidey Avenue. In total the Site is 1,876m². It has the shape of an east-west trapezoid. The Site's access strip from Sidey Avenue is 6m wide and 33m long.

- b. The Site has a slight east-to-west slope, but is basically flat.
- c. Each of the subject allotments has been occupied by simple, single-storey detached dwellings. There are limited trees on each of these allotments.
- d. Each allotment is served by a single-width driveway.
- e. The Site is surrounded by allotments and established dwellings:
 - i. To the immediate north are 1/25 and 2/25, and 1/27 and 2/27 Dillon Crescent. These sites have been cross leased and each accommodate a detached dwelling (i.e. 4 in total). These are 1-storey dwellings. For 1/27 and 2/27 Dillon Crescent, the design of parking and access on the north-side means that open space south of the dwellings is likely to act as outdoor living space. For 1/25 and 2/25 Dillon Crescent outdoor living space is on the western side of each unit.
 - ii. To the immediate west is 21 Sidey Crescent. This is a rear lot occupied by a single-storey detached dwelling and surrounded by garden on all sides.
 - iii. To the immediate south are 9, 11, 17 and 19 Sidey Avenue. These are all front sites that are occupied by single-storey detached dwellings. The dwellings are massed close to the street boundary and all have large rear yard gardens except for 19 Sidey Avenue, which has a garage and parking area at the rear adjacent to the Site.
 - iv. To the immediate east are 35 and 1/37 and 2/37 Dillon Crescent. 37 Dillon Crescent is a two-storey duplex development. 35 Dillon Crescent is a single-storey detached dwelling with a garage to the rear adjacent to the Site.
- f. The neighbourhood is overall characterised by detached single-storey houses from the 1970s – 1990s era. Wide weatherboards (cement fibre boards) is a common cladding material. Given the development enablements made through the Unitary Plan zones and FBSP-C, it is likely that it will change in the coming years.
- g. Sidey Avenue is approximately 17m wide and is a characteristically residential street. It has an approximately 8m-wide carriageway (generally unmarked), and 4m-wide berms that are predominantly in grass, and 1m – 1.2m wide footpaths on each side.
- h. The nearest bus stops are north at Dawson Road, an approximately 400m walk from the Site. Dissmeyer Park (1.4ha) is an approximately 75m walk. This park includes large lawn areas and a playground. A

pathway through it also connects to the Dissmeyer Drive neighbourhood centre (an approximately 200m walk from the Site).

site opportunities

- 4.2 On the basis of the above analysis, the following are the Site's key urban design opportunities:
- a. The Site is effectively flat and readily developable.
 - b. The Site's vehicle access is quite central and desirably comes from the southern side. This will make opening up the site quite efficient and in a way that is unlikely to conflict with solar access considerations.
 - c. The Site is close to a large park and neighbourhood shopping opportunity.

site constraints

- 4.3 On the basis of the above analysis, the following are the Site's key urban design constraints:
- a. The MANA overlay density rule is the key design constraint.
 - b. Rear sites inherently have less opportunity for the spaciousness, outlook or visual amenity of a street.

5. design response

- 5.1 The proposal is for 11 2-storey units. All but 2 of the units (6 and 8) have 2-bedrooms. Units 6 and 8 each have 3 bedrooms.
- 5.2 A 2-way driveway and footpath are proposed along the access strip, with the path then crossing the driveway to serve Units 6-8, and splitting west (serving Units 1-5) and east (serving Units 9-11).
- 5.3 Units 6-8 each have a single garage whereas the other units have an at-grade parking space in front of the unit.
- 5.4 The driveway has been treated as the public 'front' for the units, and each one has its own private outdoor living space to the rear. This is of itself an unremarkable way of laying out a site.

- 5.5 The units are to be clad in weatherboards (both horizontal and vertical), with iron roofing. No colours have been specified.
- 5.6 In terms of the zone and precinct controls, the buildings comply with all relevant standards (noting that impervious surface area is not a standard that has to be complied with).
- 5.7 The proposal is a non complying activity because it does not achieve a minimum density of 1:400m². The density proposed is 1:170.5m².

6. assessment

the layout should respond to the site's opportunities and constraints

- 6.1 At the fundamental design and layout level, the way in which a proposal responds to its site characteristics, opportunities and constraints is regarded by urban designers as one of the key ways that potential adverse effects can be avoided, remedied or mitigated (and that potential positive effects can be maximised). In this respect, this topic relates to all of the MHU zone policies at Chapter H5.3 of the AUP: OP as well as the assessment matters at H5.8.
- 6.2 In my opinion the proposal follows an appropriate urban design response to the site's opportunities and constraints. My reasons for this conclusion are:
 - a. The specific issue of density and the MANA overlay will be addressed in the next section of this report.
 - b. The proposal has a logical layout and achieves a successful allocation of 'fronts' and 'backs', including in terms of privacy and solar access. The buildings are well 'internalised' within the Site and away from external boundaries.
 - c. The 2-way driveway and footpath provides a safe and legible connection for pedestrians with the street. However, it is noted that the footpath does cross the driveway in 3 places and this is of itself unfortunate. I recommend that in addition to the footpath being 1.2m wide and visually differentiated from the driveway, rumble strips be added either side of it where it crosses the driveway.
 - d. I also recommend that at the time of Building Consent a lighting plan be submitted for Council approval demonstrating how safe night-time access from the street to the units will be possible. This should include bollard-type lights so as to not create nuisance for

neighbours, and in terms of the access strip to Sidey Avenue lighting attached to the fence may be desirable.

- e. Waste collection will be on-site via private collection and this is appropriate noting there is insufficient width at the berm to accommodate public collection. Bin storage areas have not been shown on the plans. I recommend that at the time of building consent designs for bin enclosures be submitted for Council approval. I recommend that two locations be identified, being north of the parking space for Unit 5, and north of the parking space for Unit 11.
- f. The units have been split into 3 buildings with approximately 12m separating Building 1 (Units 1-5) and 2 (Units 6-8), and 2 and 3 (Units 9-11).
- g. Each unit has a visually obvious front door accessible from a public footpath and a façade design whereby individual units are readily discernible from one another (the most successful example being the largest Building 1 for Units 1-5).
- h. The landscape plan indicates amenity planting in areas that are clear of private outdoor living space and in an effort to limit the visual effects of the on-site vehicular carriageway, a different finish is proposed for parking spaces and the driveway (and the footpath). These inclusions are supported.
- i. Fences proposed are of suitable heights, including lower 1.2m-high fences adjacent to the communal driveway.

6.3 On the basis of the above, subject to the applicable restrictions of discretion, and having regard to the applicable standards for permitted activities, I consider that:

- a. In terms of public and limited notification, any adverse effects on the environment or any person relating to the general way in which the proposal relates to its site and context characteristics will be less than minor, on the basis that my recommended conditions of consent form part of the application.
- b. In terms of consent merit, the proposal includes a number of positive and adverse urban design effects relating to the general way in which the proposal relates to its site and context characteristics. Adverse urban design effects have in my view been adequately avoided, remedied or mitigated through the design decisions that have been made to place and shape the buildings, and the conditions recommended above.

the development should achieve the planned urban built character of predominantly three storey buildings surrounded by open space and be of an appropriate density for the MANA

- 6.4 This topic relates to particularly to policies H5.3(1), H5.3(2), D24.3(3)(c) and D24.3(5), activity rule D24.4.3(A38), and development standards H5.6.4 (maximum building height), H5.6.8 and (yards). Relevant as restrictions of discretion are development standards H5.6.9 (impervious surface area), H5.6.10 (building coverage), and H5.6.11 (landscaped area), and D24.8.2.1.
- 6.5 In my opinion the proposal achieves an adequate reflection of the urban built character sought for the zone. Although for a notably higher density than the MANA overlays provides for, I consider that the net occupancy likely on the Site. My key reasons for this conclusion are:
- a. In terms of general urban built form character and the character sought for the zone:
 - i. The proposal, at 2-storeys in height, is well within the height enabled within the MHU zone but is in line with what I would expect of 2-storey houses within the MANA overlay (400m² minimum site area). Because the MHU zone objective H5.2(2) and policy H5.3(2) emphasise a built form character of “predominantly” 3-storey buildings, I have interpreted from this that not being 3-storeys in height will not of itself be offensive to the outcomes sought by the AUP: OP.
 - ii. The proposal complies with all other built form standards that apply or are relevant with the exception of the impervious surface control. The urban design effects of 14.3m² more impervious surface area than the standard indicated would be negligible and overall, I consider the proposal to have a proportion of impervious surface area that is consistent with what I regularly see associated with the type of housing proposed.
 - iii. Landscaping has been proposed around the Site although it would have been my preference for more landscaping to have been provided within the access strip driveway (its width makes this impractical unless a section of 1-way driveway was created with a landscaped build-out or chicane was added, which I note that I would support). But overall a sufficient extent of open space and overall spaciousness around and between the buildings has been proposed. The driveway and manoeuvring areas are not landscaped open space, but it is still open space that helps separate the buildings on the Site, and the visual differentiation proposed between the driveway, parking spaces and footpaths will make this space visually benign within the development rather than negatively adverse.
 - iv. The buildings have a characteristically residential look and feel, and variation in cladding will help to visually differentiate individual units in Building 1 (Units 1-5). The matter of the visual appearance of the buildings will be addressed in more detail later, but inasmuch

as it relates to the planned built form character sought by the AUP: OP, an acceptable outcome will result primarily because of the relatively modest scale of individual buildings proposed.

- b. In terms of the MANA overlay specifically:
 - i. The purpose of the MANA overlay is to limit the number of people subjected to aircraft noise but it is applied by way of a household density control. This is in urban design terms a relatively crude method because there is substantial variability between the size of individual houses and the number of persons that are likely to be accommodated.
 - ii. At a density of at least 400m² per site, 4 units could be established and considering the size and density of housing otherwise achieved in Flat Bush it is likely that on such lot sizes 5-6-bedroom dwellings (including if some had an accessory minor dwelling unit attached) could occur. That would suggest a site capacity in the order of 20-24 bedrooms could be reasonably expected. If an average bedroom occupancy of 1.5 persons (max) was assumed, then up to 30-36 site occupants could be expected.
 - iii. Boarding houses accommodating up to 10 people are also permitted within the zone and I am familiar with multiple boarding house-based developments occurring. This could result in 4 x houses with up to 10 bedrooms (if for single occupancy) each, and 40 persons dwelling on the Site.
 - iv. The proposal is for 9 x 2-bedroom units and 3 x 3-bedroom units, or 24 bedrooms in total. In my opinion the likely occupancy of the Site is therefore in line with what the overlay seeks to limit occupancy to. On this basis the development will not result in any additional adverse effects on people than the Plan anticipates.
 - v. The length, width and volume of Buildings 2 (Units 6-8) and 3 (Units 9-11) are unremarkable for 2-storey family homes. Building 1 (Units 1-5) is larger than most existing dwellings in the immediate neighbourhood but at a footprint of 21.5m x 9.5m is comparable in scale and volume with the 2-storey duplex at 37 Dillon Crescent (approximately 18m x 10m). It is smaller in scale to 2-storey duplex and other multi-unit buildings that do exist in the wider locality (such as a state housing duplex at 3 Valder Avenue, Otara), and is otherwise in line with the scale of development that the MHU zone generally enables. In this respect I disagree that the development is of a materially larger or more adverse scale and form than the MANA overlay could be reasonably expected to give rise to.
 - vi. In urban design terms, there is little practical difference between 2 or 3 small houses and 1 large family house, assuming the same or comparable occupancy between the scenarios. Urban design

benefits arising from having multiple smaller houses proposed are however that:

1. A development of 4 large houses would be unlikely to provide a dedicated footpath or on-site waste collection.
 2. Each small house must provide and comply with its own area of outdoor living space where as for a large family house, only one such area is required. In other words, providing for 6 occupants in 3 x 2-bedroom units rather than 1 x 6-bedroom unit results in 3 times the overall outdoor living space provided.
- c. I have no expertise on the matter of what if any extent of acoustic shielding or insulation may be warranted but it is noted that the extent of open space associated with each unit means that any equipment associated with mechanical ventilation could be accommodated without compromising the functionality of outdoor living spaces.
- 6.6 On the basis of the above, subject to the applicable restrictions of discretion, and having regard to the applicable standards for permitted activities, I consider that:
- a. In terms of public and limited notification, any adverse effects on the environment or any person relating to the proposal's urban built form character will be less than minor.
 - b. In terms of consent merit, the proposal includes a number of positive and adverse urban design effects relating to urban built form character. Adverse urban design effects have in my view been successfully and appropriately avoided, remedied or mitigated through the design decisions that have been made to place and shape the buildings. In particular, the proposal will not result in the Site accommodating any more persons susceptible to aircraft noise than the AUP: OP anticipates.

the development should achieve an attractive and safe outcome for Sidey Avenue.

- 6.7 This topic relates in particular to policies H5.3(3) and H5.3(10), and development standard H5.6.8 (yards). Relevant as restrictions of discretion are development standards H5.6.9 (impervious surface) H5.6.11 (landscaped area), and H5.6.15 (fences and walls).
- 6.8 The proposal in my opinion have neutral effects on Sidey Avenue, being neither positive or adverse. My key reasons for this conclusion are:
- a. The Site is a rear site and it has a negligible association with the Street.
 - b. The access strip is currently in the form of 2 individual driveways.

- c. The proposal is for a 2-way driveway and a 1.2m wide footpath. In that respect there will be a loss of grass strips either side of the driveways at the foot of each side fence. In my opinion this will have a negligible effect on the streetscape, and will maintain the general character of the existing situation.
- d. The body of the Site is set back from Sidey Avenue by 33m and at that distance views of parts of Units 6 and 7 will not have a lasting or character-contributing impact of any note.
- e. The scale of the development generally will make it inconspicuous set against the proximity of those dwellings closer to and which front Sidey Avenue.
- f. On-site waste collection will avoid any effects associated with the storage or collection of rubbish from the street.
- g. The on-site parking and manoeuvring solution means that vehicles will enter and exit the Site in a forwards-facing direction. This will mitigate potential pedestrian safety effects at the public footpath.
- h. I refer to an earlier recommendation relating to a lighting plan at the time of building consent.
- i. Because of the Site's limited frontage width, I do not see any realistic solution where a 'better' outcome could be achieved at the front of the access strip. I have previously discussed the possibility of additional landscaping being added within the access strip (approximately half-way along it) based on a section of 1-way traffic, but 2-way vehicle access at the frontage is assumed to be a necessity and landscaping could only be accommodated if the footpath was foregone. I do not consider that would be a net-positive outcome and have not pursued that further.
- j. In terms of the on-site JOAL and movement environment:
 - i. The access strip has a demarcated footpath. Given the width of the access strip, there may be times where vehicles need to use the footpath to help them pass oncoming cars. I considered whether raising the footpath on a mountable kerb would assist, but ultimately found this to be unnecessary. Overall, I would prefer a dedicated / separated footpath clear of the carriageway but I do not consider this is possible in this instance.
 - ii. Further consideration could be given to adding rumble strips or visual differentiation at regular intervals along the driveway so as to help further reduce vehicle speeds. This would be a positive improvement to the scheme although overall I do not consider it is necessary. Most of the time there will only be 1 vehicle using the driveway and no conflict with pedestrians on the footpath.

- iii. Units 6-8 do not present a preferred urban design outcome, being 'garage-scapes' of a single garage door and then a front door. However, this treatment is only for 3 units, there is a 1m separation space between the path and garage doors (so as to provide sightlines), and windows above the ground floor will still allow for passive surveillance along the driveway and a sense that visitors to the Site are likely to have been seen. Any overall urban design effects arising from this arrangement would be at most minor in terms of on-site amenity.
 - iv. I refer to an earlier recommendation relating to rumble strips (or similar) adjacent to the footpaths where they cross the driveway.
 - v. The footpath within the Site will be a minimum of 1.2m wide, and at least 1m from the front face of any dwelling. This will provide for a landscaped hedge to separate footpath users from the dwellings and avoid intrusive or anti-social behaviour. This will acceptably maintain on-site amenity in this regard.
 - vi. As noted previously, the design of the driveway includes visual differentiation between the driveway, parking spaces and footpath. I consider this is an appropriate way of mitigating the visual scale of the hard surface.
 - vii. Where visible from the driveway, the sides or 'ends' of units have been designed with adequate visual interest, noting that these are sides rather than 'fronts'
- 6.9 On the basis of the above, subject to the applicable restrictions of discretion, and having regard to the applicable standards for permitted activities, I consider that:
- a. In terms of public and limited notification, any adverse effects on the environment or any person relating to the way in which the proposal relates to Sidey Avenue will be neutral (and therefore less than minor) on the basis that the proposal will have negligible effects on the street.
 - b. In terms of consent merit, the proposal will have neutral urban design effects as it relates to Sidey Avenue. The Site's 6m frontage width is insufficient for anything other than a 2-way driveway and 1.2m demarcated footpath, although it may be possible to consider adding a landscaped build-out or chicane mid-way along the driveway so as to add some form of visual relief as well as screening of parts of Units 6 and 7.

the development should maintain reasonable sunlight access and privacy and minimise visual dominance effects on adjoining sites

- 6.10 This topic relates in particular to policy H5.3(4) and development standards H5.6.5 and H5.6.6 (height in relation to boundary), and H5.6.8 (yards). Relevant

as restrictions of discretion are development standards H5.6.12 (outlook space), and H5.6.15 (fences and walls).

- 6.11 In my opinion the proposal will maintain reasonable sun and daylight access and visual privacy for adjoining sites, and adequately minimise visual dominance effects on neighbours. In a cumulative sense, I also consider that the overall amenity value effects of the development on adjoining sites (and users of those sites) will be appropriate and consistent with the AUP: OP expectations for development in the zone. My key reasons for this conclusion are:
- a. The proposal comfortably complies with all relevant zone standards and that the proposal is for 14.3m² more impervious surface than the zone standard identifies will of itself have no discernible adverse effect on any neighbour.
 - b. Setbacks on all sides are at least twice, and for the most part much more, than the minimum yard setback. The proposal is substantially within the building height limit. All principal living spaces proposed are at the ground floor level and upper levels are limited for bedroom use only. Given the setbacks from boundaries that apply, I do not consider any visual dominance, shadowing / daylight-related, or visual privacy effects of any concern eventuating.
 - c. The buildings are of a scale and mass that is in my opinion appropriate for the zone and neighbourhood, and the treatment of elevations will also help to visually soften or break up views of facades.
 - d. Proposed boundary fencing and landscaping will further screen views, maintain privacy, and help to soften the effects of the proposal.
- 6.12 On the basis of the above, subject to the applicable restrictions of discretion, and having regard to the applicable standards for permitted activities, I consider that:
- a. In terms of public and limited notification, any adverse effects on the environment or any person relating to daylight, visual privacy, and visual dominance (and overall amenity values) on adjoining sites will be less than minor.
 - b. In terms of consent merit, the proposal includes a number of positive and adverse urban design effects relating to daylight, visual privacy and visual dominance (and overall amenity values) on adjoining sites. Adverse urban design effects have in my view been successfully and appropriately avoided, remedied or mitigated through the design decisions that have been made to place and shape the buildings.

the development should meet the day-to-day needs of residents, including usable and accessible outdoor living space

- 6.13 This topic relates in particular to policies H5.3(5), H5.3(6), and H5.3(10), and development standard H5.6.8 (yards). Relevant as restrictions of discretion are development standards H5.6.9 (maximum impervious surface), H5.6.11 (landscaped area), H5.6.12 (outlook space), H5.6.13 (daylight), H5.6.14 (outdoor living space), H5.6.15 (fences and walls), and H5.6.16 (minimum dwelling size).
- 6.14 In my opinion the proposal will achieve an acceptable standard of on-site amenity that meets the needs of residents and provides them with an appropriate amount of usable outdoor living space. My key reasons for this conclusion are:
- a. The proposal complies with all relevant controls relating to on-site amenity. Although the proposal is for 14.3m² more impervious surface area than the zone standard identifies, this will not result in any discernible adverse on-site amenity effect.
 - b. Outdoor living spaces are directly accessible from the dwellings, are appropriately sized and orientated relative to solar access, and are at the (ideal) most-private rear of the dwellings.
 - c. The units are each of a functional size and internal layout, and raise no urban design effects of concern in these respects.
 - d. The layout and on-site planning for the development is logical and legible. Residents will plainly understand what is publicly accessible and what is private. The on-site driveway and footpaths will, overall, be well-overlooked although as noted earlier the ground floor treatment of Units 6-8 is not of itself a successful urban design outcome.
 - e. Individual units can be visually differentiated within the building facades and front doors are obvious. The landscape plan will in my opinion add visual amenity to the Site. I refer to a recommendations relating to a lighting plan and waste storage areas, which will also contribute to a tidy and pleasant site environment.
 - f. All units enjoy sufficient outlook (with at least 2-way outlook available from all units) and the minimum 12m separation between Buildings 1-2 and 2-3 will ensure that an appropriate spaciousness is retained around each one.
- 6.15 On the basis of the above, subject to the applicable restrictions of discretion, and having regard to the applicable standards for permitted activities, I consider that:
- a. In terms of public and limited notification, any adverse effects on the environment or any person relating to on-site amenity (other than future occupants) will be less than minor.
 - b. In terms of consent merit, the proposal includes a number of positive and adverse urban design effects relating to on-site amenity. Adverse urban design effects have in my view been adequately avoided, remedied or

mitigated through the design decisions that have been made to place and shape the buildings, and to lay the units out internally

multi-unit buildings should be designed in a manner that manages the effects of building design and appearance

- 6.16 This topic relates in particular to policies H5.3(2) and H5.3(3). There are no rules in the zone that relate to attractiveness and visual quality, although the underlying consent requirement for integrated residential development and restriction of discretion H5.8.1(3) is relevant.
- 6.17 In my opinion, the proposal will achieve a visually interesting and acceptably articulated built form solution that mitigates the potential visual effects of the proposed housing density, and will positively contribute to the visual amenity of the neighbourhood. My key reasons for this conclusion are:
- a. The proposal has a residential character and individual units are readily discernible within the facades. I consider that obvious effort has gone into the quality of the street elevations.
 - b. Landscaping has been used to complement the buildings successfully.
 - c. A variety of cladding configurations have been used so as to avoid extended blank surfaces, and to add visual interest to the buildings.
 - d. The generally modest scale of the buildings will also mean that there is less need for extensive modulation or built-form variation to manage potential adverse effects.
 - e. No colours have been specified although in my opinion individual units should have a different colour.
 - f. In recent times, the Council has favoured imposing conditions requiring the submission of a materials palette at the time of building consent, primarily to prevent excessive post-consent value-engineering. I consider that this would be an appropriate means of mitigating potential adverse visual quality and amenity effects, and I recommend this (relatively) standard condition be imposed on the consent. This should include a requirement that each unit have a different colour to the adjoining unit(s) either side, and that in total at least 4 colour schemes that are different to each other be used (this will avoid a low-quality 'alternation' of two colours used over and over again).
- 6.18 On the basis of the above, subject to the applicable restrictions of discretion, and having regard to the applicable standards for permitted activities, I consider that:

- a. In terms of public and limited notification, any adverse effects on the environment or any person relating to the building's appearance and visual / neighbourhood amenity will be less than minor.
- b. In terms of consent merit, the proposal includes a number of positive and adverse urban design effects relating to the building's appearance and visual / neighbourhood amenity. Adverse urban design effects have in my view been successfully and appropriately avoided, remedied or mitigated through the design decisions that have been made to place and shape the building, and the recommendation above.

overall urban design merit

- 6.19 In light of the above analyses, I have turned my mind to a cumulative and overall assessment of urban design merit.
- 6.20 The proposal is appropriately designed. In my opinion the buildings will contribute positively to the planned built form outcomes for the MHU zone although their detailed design (and colours) should be confirmed via consent condition. Being a rear site set back 33m from the street means that there would be neutral effects on Sidey Avenue.
- 6.21 The proposal will have less than minor adverse effects on users of neighbouring sites and has successfully demonstrated an internal planning strategy of minimising building height and width relative to immediate neighbours including by way of setback and height.
- 6.21 On balance, I consider the proposal to adequately reflect the outcomes sought by the AUP: OP for the MHU zone and that it is a successful urban design solution. Although a notably greater density is sought than the 400m² set out for the MANA overlay, I consider that the overall site intensity proposed (number of site occupants likely) is no greater than is likely from 4 x large houses or boarding houses that could establish - potentially as permitted activities (given that the Site is comprised of 2 allotments and each is larger than 800m², each one could be developed with 2 x permitted dwellings independently).
- 6.22 On the basis of the above and overall, I consider that:
 - a. In terms of public and limited notification, any adverse effects on the environment or any person relating to the proposal will be less than minor on the basis that the recommendations made in this report are incorporated into the proposal.
 - b. In terms of consent merit, the proposal includes a number of positive and adverse urban design effects. Adverse urban design effects have in my view been successfully and appropriately avoided, remedied or mitigated through the design decisions that have been made to place and shape the buildings, and the recommendations made previously.

7. conclusions

- 7.1 This report documents an independent analysis of an application for an integrated residential development for 11 x 2-storey residential units prepared for Design Arcade Ltd on an area of Mixed Housing Urban-zoned land at 13-15 Sidey Avenue, Flat Bush. The application has been made to Auckland Council under the Resource Management Act 1991 ("RMA") in terms of the Auckland Unitary Plan (Operative in Part) "AUP: OP". The key conclusions of this report are that:
- a. The proposal responds acceptably to the site's context. It will positively contribute to the urban built form character sought within the zone. Being a rear site and with minimal visual presence from the street, the proposal will be neutral as it relates to the street-based outcomes sought by the AUP: OP.
 - b. The Units will have a demarcated footpath connection to the street although this will be subject to reverse manoeuvres from vehicles associated with Units 1, and 6-9. This is not a preferred solution but will be acceptable on the basis that provision has been made for pedestrian safety, and that it is for only 4 cars. All other vehicles will cross the pedestrian footpaths in a forwards-facing direction.
 - c. The proposed buildings have been acceptably articulated so as to mitigate potential urban design effects related to their bulk, mass and scale (including visual privacy). The visual appearance of the buildings is adequately varied and includes a mixture of material, colours, and window sizes. The quality of the buildings is in my opinion commensurate to their prominence.
 - d. The design and layout of the units will provide for adequate internal functionality. Potential privacy effects have been mitigated through the use of setbacks, offsets, and screening devices including fencing and landscaping at the ground level boundaries. Outdoor living spaces will be privately located at the rear of the dwellings and this also helps set the buildings away from adjacent sites. I consider that this outcome is acceptable and fairly 'textbook' in terms of urban design principles.
 - e. The proposal exceeds the maximum 1:400m² density control that applies in the Moderate Aircraft Noise Area overlay although my analysis is that 400m²+ sites are likely to be developed for large family homes, possibly including multi-generational homes (i.e. similar to the concept of minor dwelling units on the same title, and which would not infringe the density rule). Boarding houses would also be permitted of up to 10 persons per site. The total Site occupancy possible between the proposal and what could eventuate via large family homes (of 5-6 bedrooms each) or boarding houses on 4 x 400m²+ sites is negligible in urban design terms.

- f. Overall, the proposal will result in a number of positive and adverse urban design effects on the environment. Adverse effects will in my opinion be less than minor on the environment or any person. In consideration of the scale and characteristics of development possible via the zone development controls, adverse effects will in my view be appropriate.
 - g. In reaching the above conclusions I have considered each of the restricted discretionary activity consents required in terms of the restrictions of discretion that apply to each one, and the overall cumulative effects that could result from all of the consents required together.
- 7.2 Consent could be granted on urban design grounds subject to the recommendations outlined in this report.

Sarah El Karamany

From: Unitary Plan
Sent: Friday, 26 August 2022 5:30 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - ronald philip tapply

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: ronald philip tapply

Organisation name:

Agent's full name: ronald philip tapply

Email address: tapron@xtra.co.nz

Contact phone number:

Postal address:
 23 willcott street mt albert
 Auckland
 Auckland 1025

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 PC78 New builds need to have parking. Congestion being caused

Property address: Any property

Map or maps: All of auckland

Other provisions:	
Height restrictions need to be in force to protect volcanic viewshafts	131.1
Tree protection is badly needed	131.2
Character areas and character dwellings in all area need protection	131.3
Parking required for all new builds	131.4

This submission form is difficult to fill out properly?

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Auckland is looking cheap with so many cheap builds entailing tree destruction and character assassination of neighbourhoods

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As above

Submission date: 26 August 2022

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Ginny Taare

From: Unitary Plan
Sent: Wednesday, 7 September 2022 5:01 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - ronald philip tapply

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: ronald philip tapply

Organisation name:

Agent's full name: ronald philip tapply

Email address: tapron@xtra.co.nz

Contact phone number:

Postal address:
 tapron@xtra.co.nz
 Auckland
 Auckland 1025

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 Any building over 100 yrs old should be preserved.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
 History must be preserved. Also very important volcanic view shafts protected.

I or we seek the following decision by council: Decline the plan change

Submission date: 7 September 2022

131.5

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Monday, 29 August 2022 10:30 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Peter Crook

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Crook

Organisation name:

Agent's full name:

Email address: peter.crook@yahoo.com

Contact phone number:

Postal address:
86B Ladies Mile. Manly
Whangaparaoa
Auckland 0930

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:

I object to the intensification of housing on the Whangaparaoa peninsula addressed by the proposal.
I support an the application of Qualifying Matters for this area, on grounds of inappropriate infrastructure, water and waste water issues, dangers of coastal erosion

Property address: Areas of Gulf Harbour (Island View Drive, Clansman Terrace, Belle-mer Place, Shakespear Road, Gulf Harbour Drive)

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The Whangaparaoa peninsula has very limited transport options due to its topography, has inadequate water and waste water infrastructure for current and committed housing development and suffers from actual and potential coastal erosion which would be exacerbated by further intensification. The peninsula as a whole, but particularly the

areas identified should be exempted from the Plan due to these factors, which should be considered Qualifying Matters, thus restricting development.

136.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

136.2

Details of amendments: The peninsula as a whole, but particularly the areas identified should be exempted from the Plan due to these factors, which should be considered Qualifying Matters, thus restricting development

Submission date: 29 August 2022

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Monday, 29 August 2022 3:30 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Andrew Fraser
Attachments: Plan change 78 submission.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Fraser

Organisation name:

Agent's full name:

Email address: andrew@newcrest.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
Changes to special character areas

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Explained in the attached document.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

139.1

Details of amendments: No changes to existing special character areas more than 10 minutes walk from rapid transit areas.

139.2

Submission date: 29 August 2022

Supporting documents
Plan change 78 submission.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Submission on Plan Change 78
Andrew Fraser

Auckland Council put an enormous effort into the Unitary Plan, which was a fair and thorough review of Auckland's district plans that succeeded in creating enormous future development potential, including in centres and walkable catchments, but also giving consideration to wider issues such as infrastructure, schooling, transport constraints, and the need to preserve our heritage and the city's character. In other words, it was a proper planning process. By contrast, the government's headline grabbing requirements in the National Policy Statement on Urban Development and Medium Density Residential Standards are a one-size-fits-all attempt to find a simple solution to a complex problem, and like most simple solutions, it ignores a plethora of important issues that had been carefully managed in the Unitary Plan.

Unfortunately, like so many policies directed at housing, this one will probably achieve the opposite of its intended effect. The immediate effect of the additional development potential created by the Unitary Plan was to substantially increase land values across the city, making homes less affordable. Slowly the realisation of that development potential began, and by now it is in such full swing that the construction industry is at maximum capacity and straining at the seams. Construction costs have ballooned, and land values have continued to rise. It seems an odd time to add yet more density on top of the vast unexploited potential created by the Unitary Plan – a solution to a problem that doesn't exist, particularly as so many people have recently adapted to working from home.

At the same time, the type of housing offered by the increased density is not what many people want. Despite the enormous potential for high density housing near the CBD available under the Unitary Plan, house building has been proceeding apace in places like Beachlands and Pukekohe, places where people can have a backyard and don't need to use a lift. When people cite examples of higher density living in cities like London, they should remember that London is famously difficult to live in, particularly to raise a family.

The most serious tragedy of Plan Change 78 is, of course, the annihilation of the special character areas. Does Auckland really need the additional density created by such widespread removal of special character areas, on top of the vast amount of potential development space created by the Unitary Plan and the rest of Plan Change 78? In reality, it would probably make no material difference at all to housing availability and yet removing those areas will permanently degrade currently intact heritage and special character areas in Auckland. Most countries place high importance on their built heritage and character. In the UK and other European countries historic and special character areas are stringently controlled. And for good reason. That heritage, once lost, can never be regained. Although not everyone can live in a special character area, it is to everyone's benefit to live in a city that possesses areas that connect us with our past and preserve the beauty and elegance that those areas retain. A good way of thinking about it is that the occupants of those old buildings are investing in them and maintaining them for the good of the city and the generations to come.

Part of the justification for Plan Change 78 is related to climate change, and creating more density within 10 minutes of transport nodes is a laudable objective, already met by the Unitary Plan. But removing special character areas outside of the walking catchments would be detrimental to the climate. First, character homes are built to last and, with their current status, will be preserved for the long term. Pulling down such long lived structures would be wasteful. Second, living in a city that still retains enough of its past is vital to reminding people of the need to consider the long term. For example, those who live in Europe are used to thinking of themselves as one of many generations that have occupied their buildings and walked their cities' streets. Their shared love of their beautiful cities also creates more of a sense of civic community. For them, the idea that we need to preserve the planet for future generations is an easy one to accept and hence European climate laws are world leading. In the New World, by contrast, where so many people live in recently built areas, the mentality is more short term and individualistic. Not coincidentally, climate action has been slower in the New World. I fear that destroying Auckland's special character areas would lessen our pride in our city and our community and hinder our desire to take action to protect the generations that will follow us.

The government's objectives can be adequately met without such a draconian reduction of special character areas. Auckland Council has a duty to protect our heritage and character areas for future generations, the way most countries do. Please do not further reduce the special character areas and, if at all possible, please restore many or all of those that have been removed in, or are threatened by, Plan Change 78. There is ample density available even with the current special character zones in place and there is no pressing need to take such an irreversible step now.

Sarah El Karamany

From: Unitary Plan
Sent: Tuesday, 30 August 2022 12:30 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Christine Major

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Major

Organisation name:

Agent's full name:

Email address: christinemajor25@gmail.com

Contact phone number:

Postal address:
 36 Lincoln St
 Ponsonby
 Auckland 1021

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:

Special character residential areas are identified as a qualifying matter with respect to NPS-UD and the MDRS (within residential zones) to ensure these areas and their values are protected

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Auckland needs to protect its remaining architectural and historic heritage. Having individual small houses sandwiched between blocks of flats would destroy the character of the area.

People living in homes in special character areas such as Ponsonby would be unduly disadvantaged by the construction of large buildings in adjoining sections near the boundary as the majority of houses are very close to the boundary on both sides - usually less than 1 metre. Thus homes would effectively end up in a "canyon" with attendant loss of sunshine and privacy.

141.1

It is likely that the new housing would provide luxury housing given the cost of sections in the area and solve the problem of lack of affordable housing.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 30 August 2022

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Sarah El Karamany

From: Unitary Plan
Sent: Wednesday, 31 August 2022 9:01 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Tao Zhao
Attachments: 20 Abiru Cre Plan Chang.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tao Zhao

Organisation name:

Agent's full name:

Email address: irwinzhao@gmail.com

Contact phone number: 021886997

Postal address:
42 Kentigern Close
Pakuranga
Auckland 2010

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
Mixed Housing Urban Zone
Low Density Residential Zone

Property address: 20 Abiru Cre, Favona, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
20 Abiru Cre (Lot12 DP 156745) is a distance to sea side, should be in Mixed House Urban Zone.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: 20 Abiru Cre change to mixed housing urban zone from low density residential zone.

151.1

151.2

Submission date: 31 August 2022

Supporting documents
20 Abiru Cre Plan Chang.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Plan Change 78 map viewer, 18 August 2022



Legend

[Print full Legend](#)

Management Layers

- RTN Stop
- Indicative Coastline (i)
- Walkable Catchment
- Policy 3d - Rezoning around Centre Zones
- Height Variation Control
- Areas Excluded from Plan Change 78
- SHA Precinct Area excluded from Plan Change 78

Spatially Identified Qualifying Matters

Special Character Areas Overlay Residential and Business

- Special Character Areas Overlay (retained)

Ridgeline Protection Overlay

- Modified
- Natural
- Aircraft Noise Overlay
- Auckland War Memorial Museum Viewshaft Overlay
- Coastal Erosion (i)

Coastal Inundation (i)

- 1% AEP



20 Abiru Crescent, Favona, Auck X



Show search results for 20 Abiru Cres...



0 10 20m

1,761,780.581 5,908,649.130 Meters

Search result



20 Abiru Crescent, Favona, Auckland, 2024



Sarah El Karamany

From: Unitary Plan
Sent: Thursday, 1 September 2022 2:01 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Oliver Wilson

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Oliver Wilson

Organisation name:

Agent's full name: Oliver Wilson

Email address: oliver.wilson.o.w@gmail.com

Contact phone number: 02102410164

Postal address:
 oliver.wilson.o.w@gmail.com
 Auckland
 Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:

Property address: All of them

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
 Reduce emissions
 Increase housing supply
 Reduce car dependency
 boomers

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Upzone everything and remove all SCAs

152.1
 152.2

Submission date: 1 September 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: jamesbrisbane@ymail.com
Sent: Thursday, 1 September 2022 11:25 am
To: Unitary Plan
Subject: Form 5 Submission
Attachments: pc-78-form-5-notification.pdf

To whom it may concern,

Please see attached.

Regards.

Trudy Brisbane

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Mrs Trudy Brisbane

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

8C Island View Terrace, Cocklebay, 2014

Telephone:

21530020

Fax/Email:

trudybristane12@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Coastal Erosion (i)

Or

Property Address

8C Island View Terrace Cocklebay, 2014

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☒

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

I believe my property should be full mixed housing urban zone. My neighboring properties are and my place is not any different. 153.1

My property is situated on a hill that is able to be walked down and is not very steep like other properties that have been flagged for coastal erosion 153.2

In front of my house is a council car park and wastewater station with no cliffs. There is no chance of coastal erosion.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

Accept the proposed plan change / variation with amendments as outlined below ☒

Decline the proposed plan change / variation ☐

If the proposed plan change / variation is not declined, then amend it as outlined below. ☐

Change my property to mixed house urban zone. Can understand that there are water and wastewater issues but seems strange that my property has been flagged as coastal erosion but none of the surrounding properties have. We live on a hill not a cliff and there is a car park and wastewater station in front of us. There is no chance of coastal erosion. The properties identified locally as coastal erosion and with limited development are cliff top and this is understandable but my property is not on or close to any cliffs and my neighbors aren't flagged as coastal erosion

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☒



Signature of Submitter
(or person authorised to sign on behalf of submitter)

09/01/2022

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Ginny Taare

From: jamesbrisbane@ymail.com
Sent: Thursday, 8 September 2022 9:53 am
To: Unitary Plan
Subject: Form 5 Submission
Attachments: 8C Island View Terrace.pdf; IMG_5722.jpeg; IMG_5727.jpeg

To Whom It May Concern,

Please see attached.

Regards,

James and Trudy

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

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- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



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Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Mrs Trudy Brisbane

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

8C Island View Terrace, Cocklebay, 2014

Telephone:

210465103

Fax/Email:

trudybristane12@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Coastal Erosion (i)

Or

Property Address

8C Island View Terrace Cocklebay, 2014

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☒

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

My property appears to be classified as coastal erosion due to the driveway that I don't use. The area of my property that

would be developed under the new unitary plan is not subject to coastal erosion and this is seen as my neighbours are not classified as

coastal erosion as per photos attached. I have also attached photos of the front of my property showing that it isn't a cliff like the other properties that are coastal erosion zoned on the cliff top.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

Accept the proposed plan change / variation with amendments as outlined below ☒

Decline the proposed plan change / variation ☐

If the proposed plan change / variation is not declined, then amend it as outlined below. ☐

Change my property to full mixed housing urban without the single dwelling clause limiting development due to coastal erosion

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐


Signature of Submitter
(or person authorised to sign on behalf of submitter)

08/09/2022
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

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(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.





Ginny Taare

From: jamesbrisbane@ymail.com
Sent: Thursday, 8 September 2022 9:52 am
To: Unitary Plan
Subject: Form 5 Submission
Attachments: 8C Island View Terrace.pdf; IMG_5719.jpeg; IMG_5721.jpeg

To Whom It May Concern,

Please see attached.

Regards,

James and Trudy Brisbane

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

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Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
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Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Mrs Trudy Brisbane

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

8C Island View Terrace, Cocklebay, 2014

Telephone:

210465103

Fax/Email:

trudybristane12@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Coastal Erosion (i)

Or

Property Address

8C Island View Terrace Cocklebay, 2014

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☒

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

My property appears to be classified as coastal erosion due to the driveway that I don't use. The area of my property that

would be developed under the new unitary plan is not subject to coastal erosion and this is seen as my neighbours are not classified as

coastal erosion as per photos attached. I have also attached photos of the front of my property showing that it isn't a cliff like the other properties that are coastal erosion zoned on the cliff top.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

Accept the proposed plan change / variation with amendments as outlined below ☒

Decline the proposed plan change / variation ☐

If the proposed plan change / variation is not declined, then amend it as outlined below. ☐

Change my property to full mixed housing urban without the single dwelling clause limiting development due to coastal erosion

I wish to be heard in support of my submission ☐

I do not wish to be heard in support of my submission ☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐


Signature of Submitter
(or person authorised to sign on behalf of submitter)

08/09/2022
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

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I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.





Sarah El Karamany

From: Unitary Plan
Sent: Friday, 2 September 2022 7:45 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Bhupinder S Dalal

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bhupinder S Dalal

Organisation name:

Agent's full name:

Email address: bhuppyd@gmail.com

Contact phone number: 0220137100

Postal address:
 27 Frederick Street Hillsborough 1042
 Hillsborough
 auckland 1042

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 low density zone

Property address: 154 favona road favona

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

What evidence is there at this address was last flooded to qualify for low density. I would like to reconsider zone to Medium density

157.1

157.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: change low density to medium density

Submission date: 2 September 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: Unitary Plan
Sent: Friday, 2 September 2022 10:15 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Rebecca Storry

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Storry

Organisation name:

Agent's full name: Rebecca Storry

Email address: rstorr86@gmail.com

Contact phone number: 0224320584

Postal address:
rstorr86@gmail.com
Te Atatu Peninsula
AUCKLAND 0610

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:

I am unable to navigate the provided documentation. Despite this, i would like my voice to be heard around the proposed changes to my neighbourhood. I am a resident of Hikurangi Street, Te Atatu Peninsula 0610.

Plan Changes, Plan Change 78 - Intensification, Multiple Layers - 18/08/2022

Property address: 8 Hikurangi Street

Map or maps: Plan Changes, Plan Change 78 - Intensification, Multiple Layers , 18/08/2022

Other provisions:

Plan Changes, Plan Change 78 - Intensification, Multiple Layers , 18/08/2022

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Plan Changes, Plan Change 78 - Intensification - 18/08/2022

I believe that Hikurangi street is currently zoned as Residential - Mixed Housing Suburban Zone but the plan change

78 proposes this is rezoned to be Mixed housing urban zone.

The proposed intensification change will greatly impact the already overburdened infrastructure on the peninsula. I am VERY concerned that the additional dwellings earmarked for Te Atatu Peninsula will cause a catastrophic affect on the environment (overflowing sewage) and also create a flooding risk to my own property. Also I am very concerned about the additional traffic that this number of dwellings will bring to this area. This road is already physically burdened by Tasti Factory traffic and a significant number of dwellings.

158.1
158.2
158.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 September 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Ginny Taare

From: Unitary Plan
Sent: Monday, 5 September 2022 12:16 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Nikolas Rusten
Attachments: Building Consents in July-22 - Greater Auckland.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nikolas Rusten

Organisation name:

Agent's full name:

Email address: nikolas@rusten.co.nz

Contact phone number:

Postal address:
G15
47 Union Street
Auckland Central
Auckland 1010

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
Special Character Areas

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

In 2019 Auckland Council declared a climate emergency for our region. Just last month, Auckland Council also passed the Transport Emissions Reduction Act, aiming to massively reduce the emissions from transport in Tāmaki Makaurau. Aucklanders and the rest of Aotearoa are also grappling with increases in the cost of living, driven in large part by housing and transport expenses. Yet despite the council recognising this, you once again seek to discourage, dissuade, and prevent development in our most accessible, well-connected, and walkable areas.

174.1

Building consents are sky high for Henderson-Massey, while Rodney and Papakura are seeing the largest increases in population in the city. Waitemata, the very centre of the city, is seeing among the lowest levels of building consents and population growth. Once again, council is choosing to preserve areas of the city as though Auckland were a museum. You're choosing to preserve the aesthetics of old villas, even when the cost of doing so is handicapping our climate and housing emergency responses. You are pushing development out to poorly-connected areas, locking people into car dependency and associated increases in cost of living. Why are we seeing the most building consents for the most poorly-connected areas (see attached figure)? How can you do this, when we know that transport is the largest source of CO2 emissions for Auckland? How can you do this, and then tell people that they need to drive less? If you want people to drive less, let them create a home in well-connected and walkable areas!

This plan, and Auckland's past approaches to the development of our city, have and continue to inhibit efforts to address the climate and housing crises. Your actions are pushing young, bright Aucklanders elsewhere. Is it any surprise Aotearoa has one of the greatest proportions of our people living overseas, when we continue to prioritise the interests of the already well-off and established?

My partner and I have studied for a combined total of more than a decade in order to serve our country and communities as a psychologist and a nurse. We earn good money, yet we cannot hope to establish a home in the areas we love. In one of the few intense developments allowed to progress in Grey Lynn, a two-bedroom apartment costs more than \$1.5 million. This is a result of your planning decisions, preventing greater development from occurring in Grey Lynn and other well-connected, walkable, livable areas. This means that people like us are forced to compete for housing in previously affordable areas, decreasing affordability in turn by ramping up competition. Either that, or we leave the country and take our skills elsewhere, to cities that want us.

You can complicate this all you want, but when it comes down to it, it's an incredibly simple choice. You can preserve the city in amber, and treat it like a museum by preventing change, progress, and development in the central neighbourhoods, and by doing so lock people into car dependency and push people out of the city. Or, you can allow progress and change, you can allow the development of a vibrant, people-focused city.

Allow development and intensification of the central city, and abandon special character areas. Your current trade is not worth it, and will hurt us all in the long-run. | 174.2

I or we seek the following decision by council: Decline the plan change

Submission date: 5 September 2022

Supporting documents
Building Consents in July-22 - Greater Auckland.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Building Consents in July-22

Matt L | September 5, 2022 | 13 Comments

The council's proposed changes to the Unitary Plan, that are meant to give effect to the governments National Policy Statement on Urban Development and Medium Density Residential Standards, are currently out for formal submissions (<https://ourauckland.aucklandcouncil.govt.nz/news/2022/08/submissions-open-on-new-intensification-rules/>). We'll talk about that more in a separate post shortly but last week Stats NZ released (<https://www.stats.govt.nz/information-releases/building-consents-issued-july-2022/#download-data>) the building consent data for July so I thought it was a good time to review what's been happening in that space in recent months.

First up, consents have remained surprisingly high despite economic concerns around inflation and news of house prices starting to drop – though they are still way too high. Those high consent numbers mean we're still seeing new records set for the total number of consents with 21,743 issued over the 12 months to the end of July.

Building Consents in Auckland: 12-Month rolling total

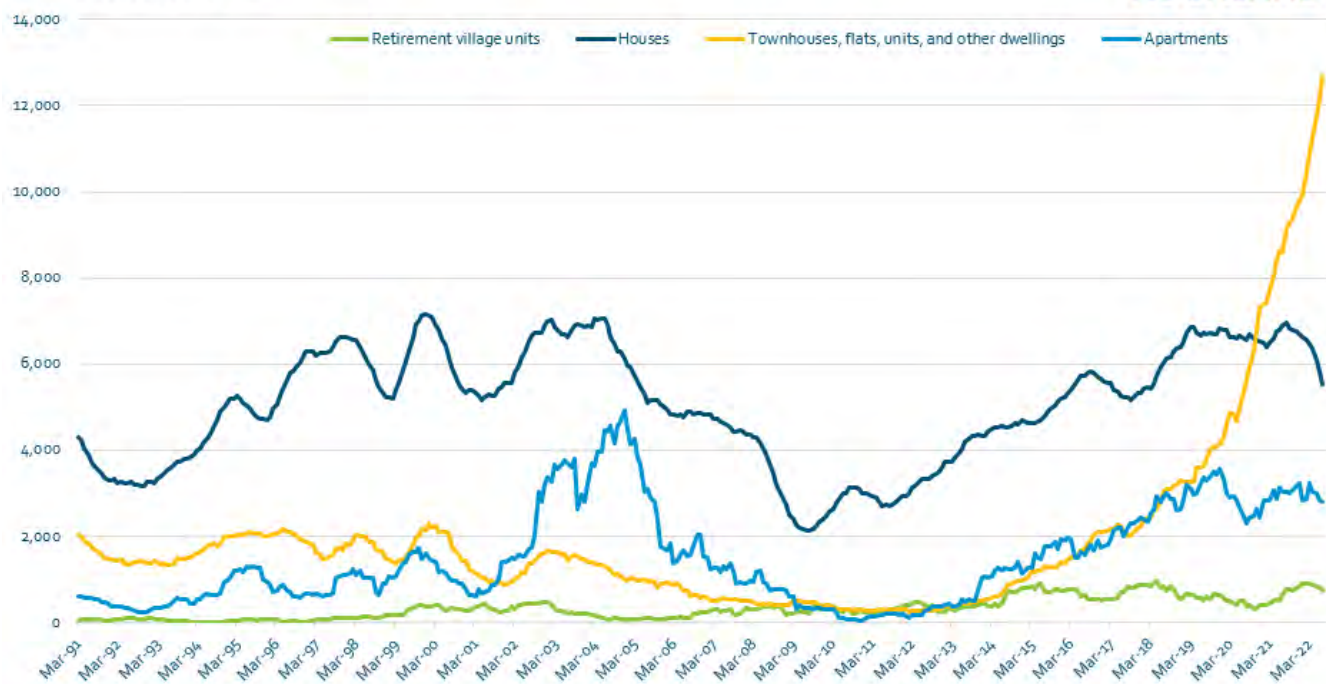
Source: Stats NZ



You can see in the graph above, but more clearly if we unstack it, that the big driver of consents continues to be 'multi-unit homes' like townhouses, the volume of which continue to soar. At the same time there's been a notable decline in recent months of single house consents. They're still high but are coming down and now represent just 25% of all consents.

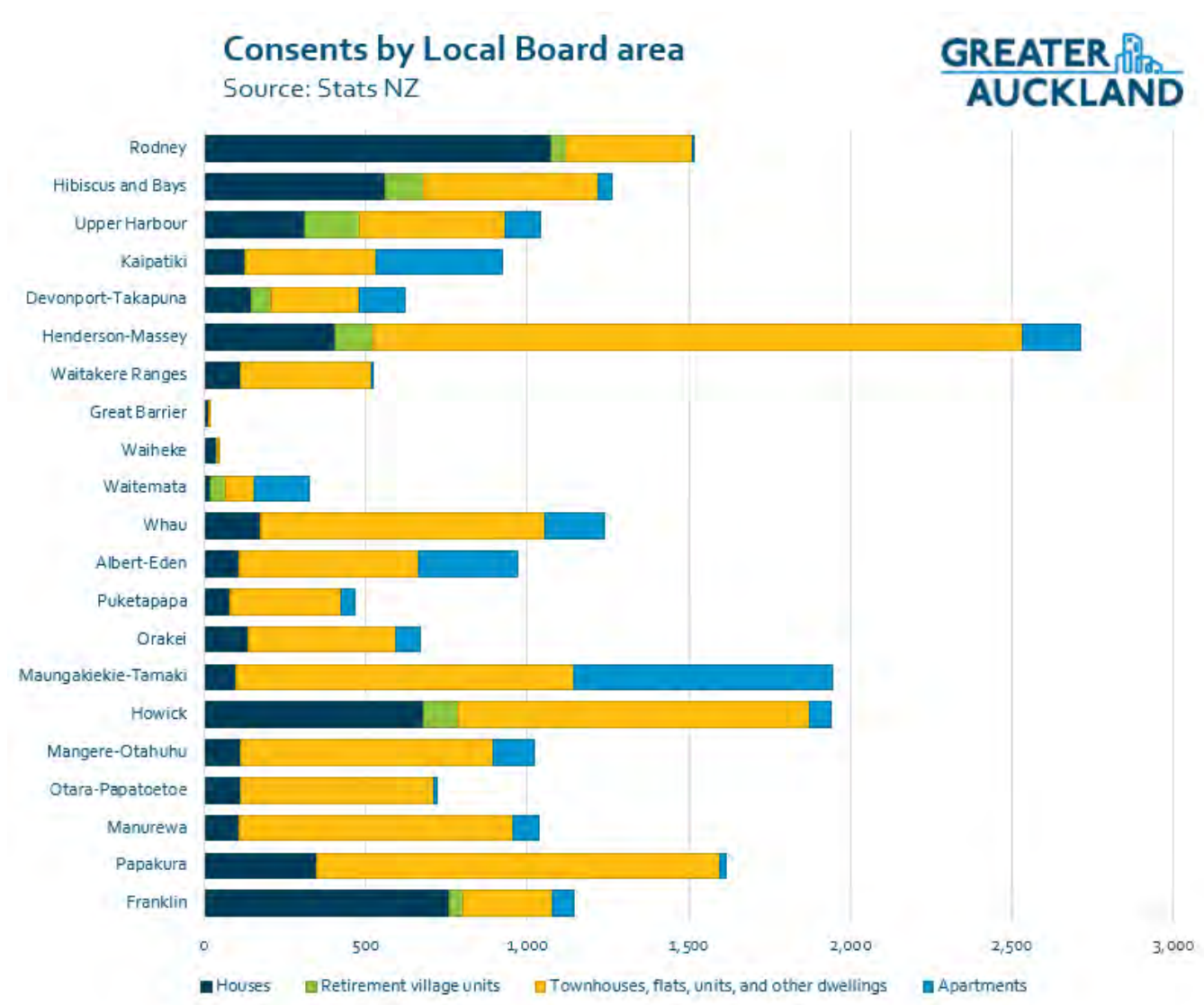
Building Consents in Auckland: 12-Month rolling total

Source: Stats NZ



Breaking these numbers down by local board reveals some more interesting results. Over the past few years the Henderson Massey local board area as being one of the strongest performers in consent numbers, being usually number one or close to the number one. This is notable because the west is where the Unitary Plan has the most permissive zoning with large amounts of apartments and 3-storey townhouses being allowed.

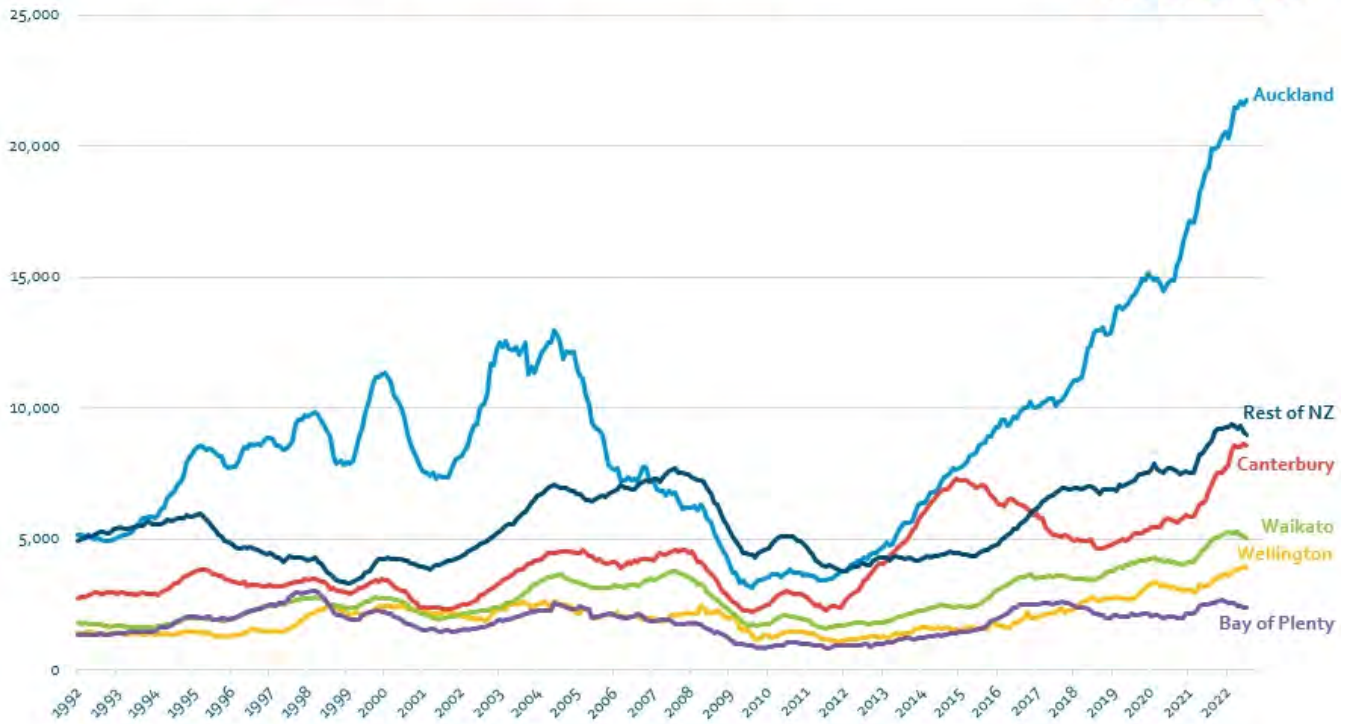
But over the last year or so we've seen the area pull away. Howick and Papakura have also been high up on the list but a relative newcomer is Maungakiekie-Tamaki with a lot of apartments – most of which I assume are Kiwi Property's planned build to rent apartment buildings (<https://www.kiwiproperty.com/corporate/portfolio-summary/build-to-rent/>) at Sylvia Park.



Consents in much of the rest of the country remain high too. For example, Canterbury remains close to its peak levels and has the highest number of consents per 1000 residents at 13.2, slightly ahead of Auckland at 12.7. Wellington is also setting new records for the total number of homes consented with 3,927 over the last year which equate 7.2 per 1000 residents.

Building Consents by Region: 12-month rolling

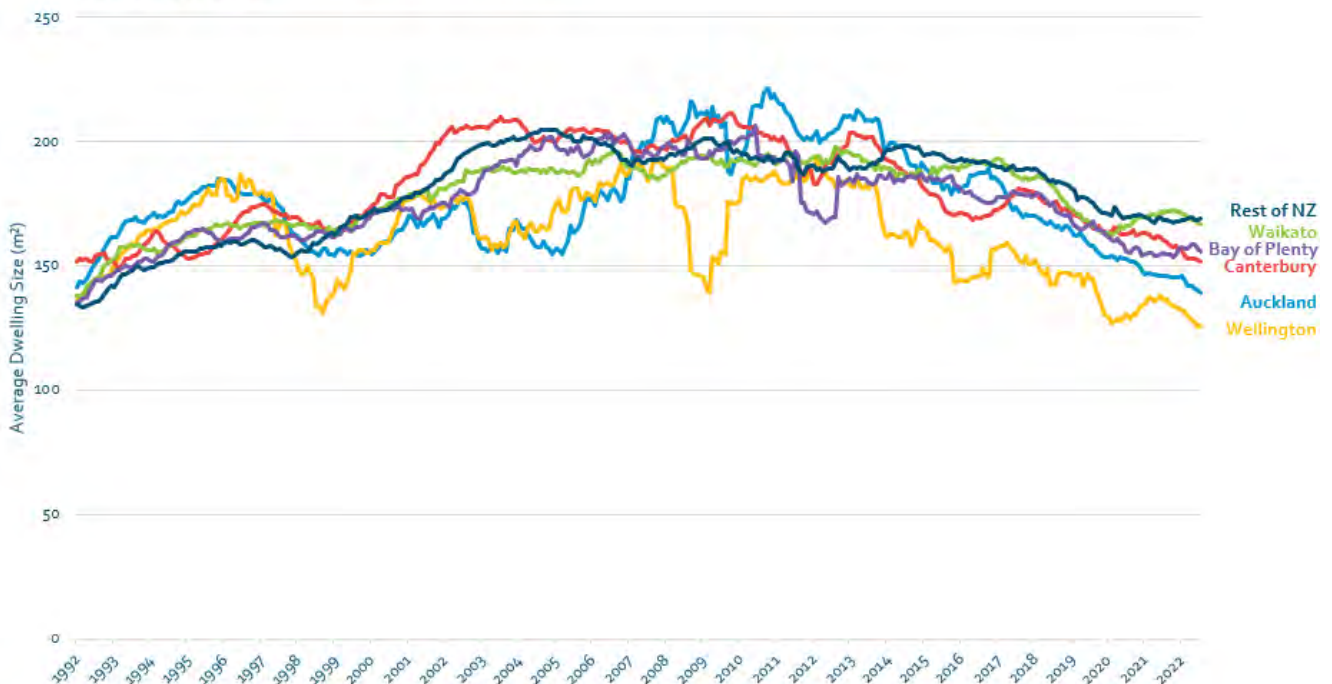
Source: Stats NZ



One thing that we can see is that the increase of 'multi-unit homes' both in Auckland and elsewhere is having an impact on the average size of homes we're building. At one point, when multi-unit homes were not really being build, the average size of homes peaked at an average of 221m² but as of July this was down to 139m².

Average Dwelling Size by Region

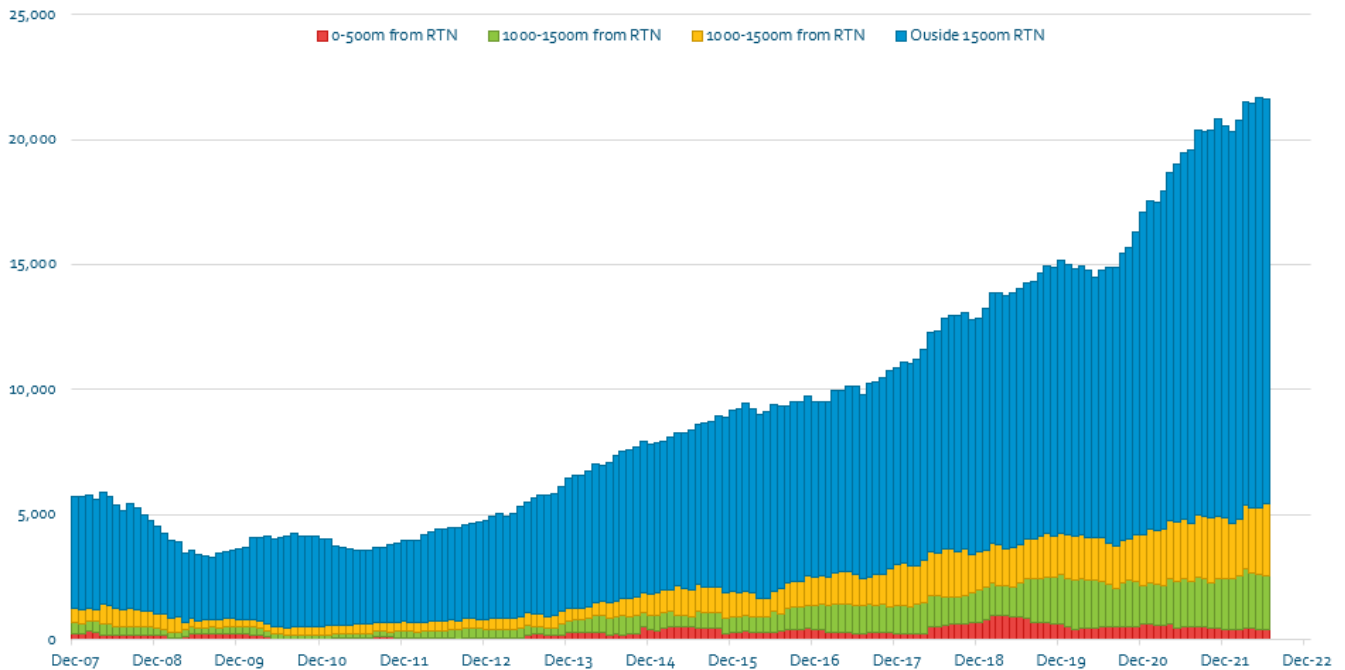
Source: Stats NZ



Coming back to Auckland, the council publishes a wide range of consent though it is only till the end of June so a month earlier. It shows that while there are only around 25% of new consented homes are within 1500m of the rapid transit network.

Building Consents in Auckland near RTN

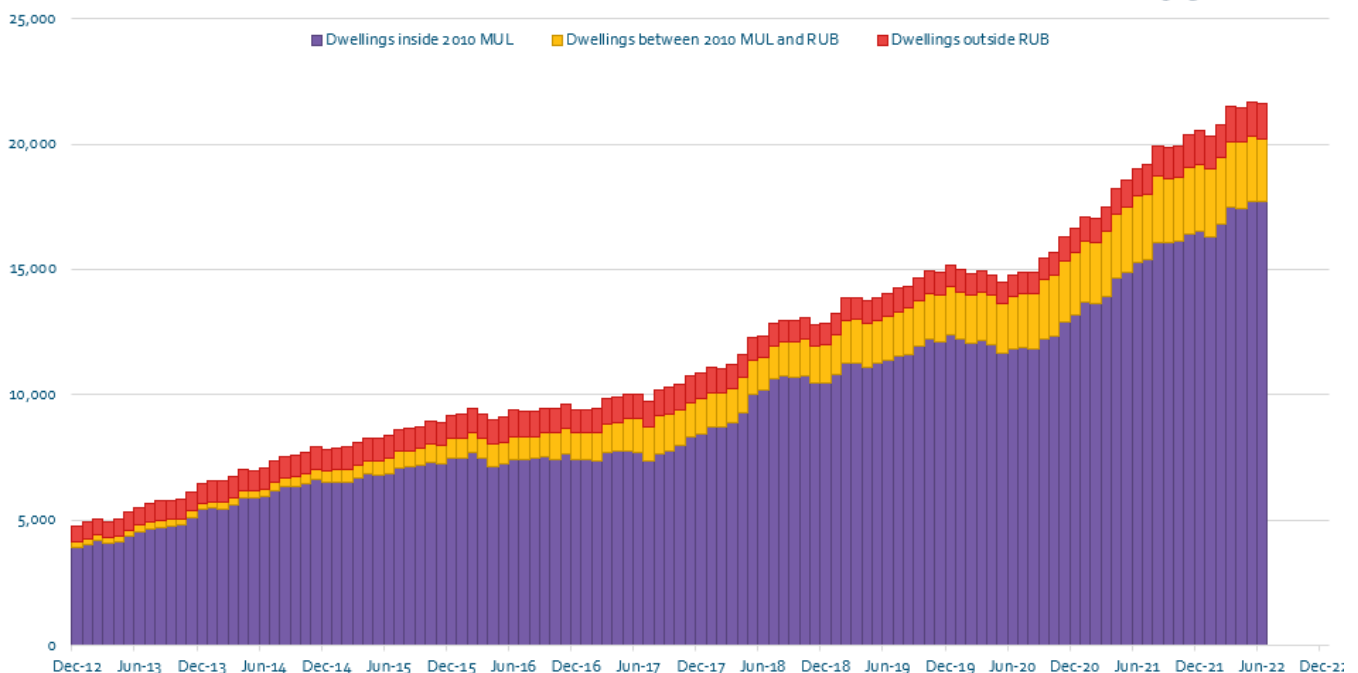
Source: Auckland Council



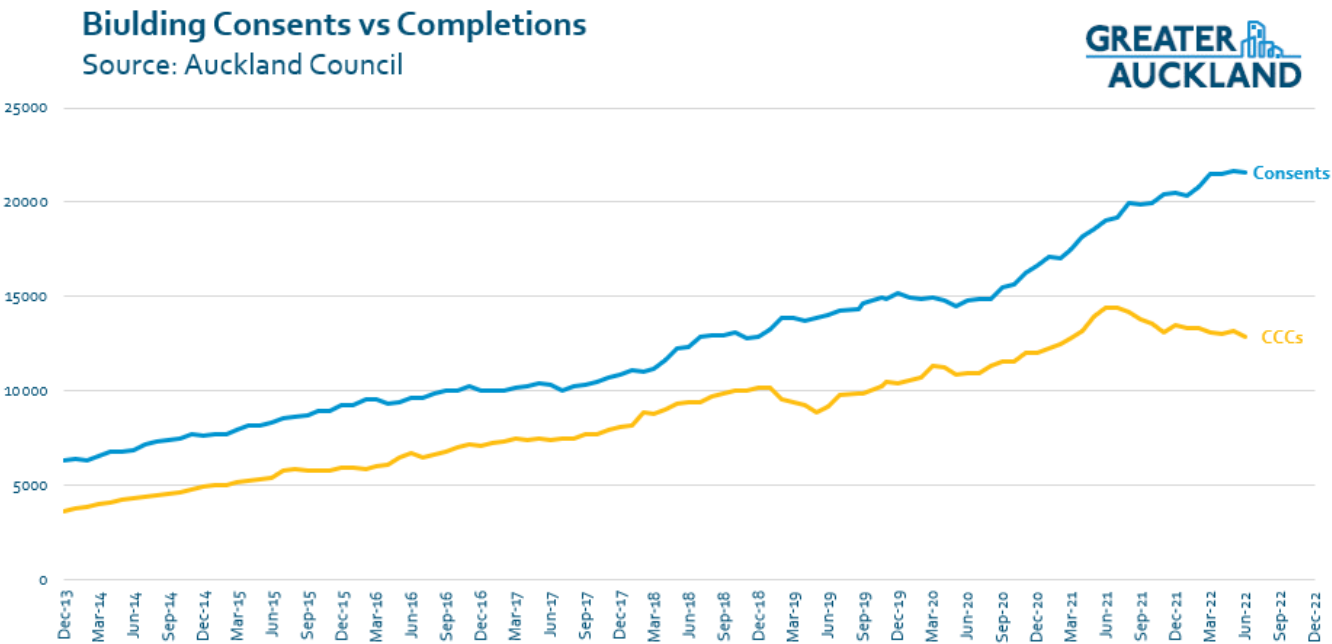
However, around 82% of all consents are within the old 2010 Metropolitan Urban Limit – that has been superseded by the much larger Rural Urban Boundary.

Building Consents in Auckland by boundary

Source: Auckland Council



What is perhaps the most concerning aspect of the council numbers is where the number of code of compliance certificates has been dropping since the middle of last year.



What do you make of the numbers?

Share this

13 COMMENTS

Pàra says:

September 5, 2022 at 8:23 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538954>)

For centers outside Auckland, I think consents by region can be a bit unhelpful. I know this is how Stats NZ likes to report it, but it disguises some really sharp divides in consenting practice between individual councils within the regions. Eg, "Wellington" may have hit new heights in consenting, but it's almost entirely due to growth in Lower Hutt, which allowed infill townhouses a few years ago, while last year Wellington City consented the least homes of any city council. (these figures are a bit behind your's Matt)

[https://twitter.com/cogtwitoergosum/status/1562929761181380608?](https://twitter.com/cogtwitoergosum/status/1562929761181380608?t=SGqhMnuASOQPhtnvyAM-Fw&s=19)

[t=SGqhMnuASOQPhtnvyAM-Fw&s=19](https://twitter.com/cogtwitoergosum/status/1562929761181380608?t=SGqhMnuASOQPhtnvyAM-Fw&s=19)

([https://twitter.com/cogtwitoergosum/status/1562929761181380608?](https://twitter.com/cogtwitoergosum/status/1562929761181380608?t=SGqhMnuASOQPhtnvyAM-Fw&s=19)

[t=SGqhMnuASOQPhtnvyAM-Fw&s=19](https://twitter.com/cogtwitoergosum/status/1562929761181380608?t=SGqhMnuASOQPhtnvyAM-Fw&s=19))

REPLY

Cerdà says:

September 5, 2022 at 8:42 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538959>)

That RTN correlation chart is a shocking indictment of the whole Council spatial planning and council/govt transport planning and investment plans and patterns all century. Where is the alignment of any of this with the long run strategy of the 'quality compact city'?

Council are still fighting against their own strategy in their response to these planning changes, and both are still subsidising sprawl with their 'supporting (sprawly) growth' programmes.

So deep into the overlapping climate, health, wellbeing, and efficiency crises for these public servants to be operating on last century's models and assumptions. Gah.

REPLY

Cerdá says:

September 5, 2022 at 8:52 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538962>)

Additionally, and these excellent charts show this well (thank-you), for years economists all claimed that our urban form is the result of 'revealed preference', ie people only want detached houses at the end the motorway, therefore, should only these should be supported, whereas it is clear from the above that 1) people can

only live where and how the rules allow them too, and 2) given the chance they will live in all sorts of types of home in all sorts of places. Especially more urban ones closer to work, ed, and each other.

The same economists made and still make the same claim about transport mode share too. Despite plenty of evidence we will make all sorts of other choices when and where they good options are made available with our money.

REPLY

Anthony says:

September 5, 2022 at 10:39 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538978>)

The council continues to protect villas against the government direction of allowing 6 story construction everywhere in proximity to RTN.

REPLY

Heidi says:

September 5, 2022 at 8:47 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538961>)

Thanks, Matt. Those areas where there are still significant single houses going in need urgent planning changes – notably Rodney, Hibiscus and Bays, Howick and Franklin.

Also, there are still a lot of townhouses planned around the car going in, which fail to repair car dependent streetscapes too heavily plastered with vehicle crossings. We need to do this much better, everywhere. The planners' excuse for holding off on the ALR corridor raises issues about the regulations they've suggested to respond to the MDRS throughout the rest of the city. Any development, anywhere, needs to be compatible with the densification that will happen in 20, 50, 80 years' time.

Regulations allowing perimeter block housing to be built site by site should be standard, leaving back gardens alone, not this low-rise, high-coverage townhouse stuff.

REPLY

Bob the planner says:

September 5, 2022 at 9:09 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538967>)

"Regulations allowing perimeter block housing to be built site by site should be standard, leaving back gardens alone, not this low-rise, high-coverage townhouse stuff."

Auckland is full of long skinny land parcels and are developed site-by-site unless a very large developer buys up an entire neighbourhood block. Also, Auckland is not flat.

If Auckland Council specifically want a perimeter block townscape then they should do a better job of articulating and strengthening that bigger picture in its unitary plan, it might be inferred in some places but that assits no one. Currently, the obs and pols are so fluffy one can argue nearly anything is good enough.

It's not an RMA issue, it is a unitary plan issue. Without a clearly communicated vision then developers, architects and planners (incl me) will continue to deal with sites mostly on an individual basis, because that is how the plan is set up.

REPLY

Heidi says:

September 5, 2022 at 9:12 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538969>)

Yes.

REPLY

roeland (<https://wrongsideofmycar.blogspot.co.nz/>) says:

September 5, 2022 at 10:19 am
(<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538975>)

They should allow it for a start, as far as I understand there are still barriers like shadow planes on side boundaries. For perimeter blocks to be feasible you have to be able to go up all the way to 6 storeys right on the side boundary.

The second thing is that most of Auckland has a street grid where this just doesn't work. Even in parts of Ponsonby — if your blocks are 500m long you just don't have enough metres of street frontage within walking distance to make higher density cities work.

REPLY

Jeremy Smith says:

September 5, 2022 at 9:00 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538965>)

re code compliance slowdown- questions:

1-Is there a shortage of people to sign off, and if so are they trying to recruit some?

2- alternately are more buildings failing to gain compliance on the first go and if so are there specific and recurring areas of failure?

Definite public interest in knowing this.

REPLY

jezza says:

September 5, 2022 at 9:12 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538970>)

3 – there is an increase in the number of consented dwellings not being built.

REPLY

Realist says:

September 5, 2022 at 9:42 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538972>)

There's a shortage of council inspectors. Also because of that it is messing up timetables for builders so if something doesn't pass it takes a long time to get it checked again – delaying CCC. Also, various things have to be checked along the way before the next stage can be built, this is further delaying construction and adding huge expense to the whole process.

They do need to hire more, but perhaps they also could offer a “premium” if you will option where for an extra fee there can be a quicker wait list option... that would help fund the extra inspectors.

REPLY

GrantB says:

September 5, 2022 at 9:56 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538973>)

I would be interested in the details of the CCC process at councils

My first experience with the compliance process this year with Auckland council was not great

Townhouse completed, final inspection in Nov 2021. We moved in ~ 1st Dec 2021.

Final compliance documents submitted by the builders and tradies about then.

We couldn't complete sale process until CoC granted (and had issues dealing with council for things like a rubbish bin as apparently address was not finalised), so after ~30 working days I contacted council in late Jan.

Got told I couldn't find out about progress as vendor/developer/builder had

submitted application. We did see that mid Feb the council asked a question

submitted application. we did see that mid Feb the council asked a question and the response was answered a few days later

Got to April and I kept bugging council and finally was able to get an update.

Compliance documents issued and sale completed in May 2022 – over 5 months after being submitted to council.

I really do wonder just what happens inside these departments. So they have SLA's?

REPLY

kelvin says:

September 5, 2022 at 10:44 am (<https://www.greaterauckland.org.nz/2022/09/05/building-consents-in-july-22/#comment-538979>)

Multiple things happening here:

-CCC stopped raising after 2011, which indicate developers are now risk averse and holding off development (which is good to prevent over-supply of those shoebox townhouse development with no body-Corp and parking, which ends up become slum)

-New dwelling within rapid transit is low and worsen. Poor spatial planning. With this trend, I expect to see most people still drive car in the next 50 years.

-Average dwelling size decreasing, many new build are shoebox sized. While the new build looks good when new, it will age quickly. Ends up becoming slums.

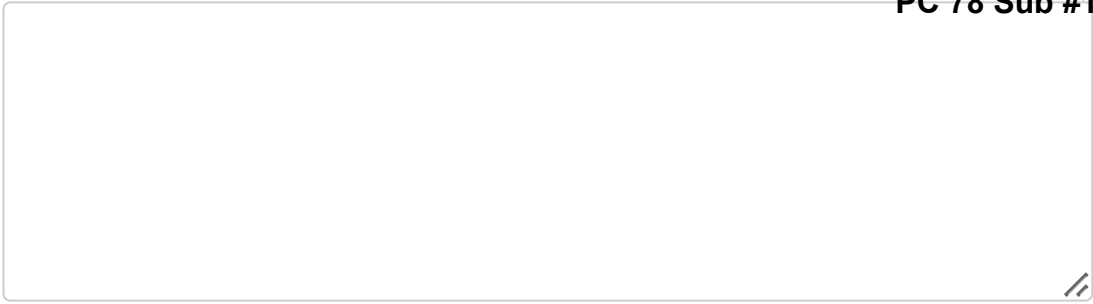
Quality of life is decreasing in average over long term.

REPLY

LEAVE A REPLY

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Comment *



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(<https://www.sandfield.co.nz/>)

(<http://www.frontier.studio/>)



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Ginny Taare

From: Unitary Plan
Sent: Tuesday, 6 September 2022 1:31 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Mike Yu
Attachments: Submission - 65 Cobham Crescent Kelston_20220906132219.120.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mike Yu

Organisation name: Yu Family Investments Limited

Agent's full name: Sandy Hsiao

Email address: sandy.hsiao@colabplanning.co.nz

Contact phone number: 0221700688

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
See attached letter.

Property address: 65 Cobham Crescent, Kelston

Map or maps: See attached letter.

Other provisions:
See attached letter.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
See attached letter.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: See attached letter.

Submission date: 6 September 2022

Supporting documents

Submission - 65 Cobham Crescent Kelston_20220906132219.120.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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9 September 2022

Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1010
Submission via email: unitaryplan@aucklandcouncil.govt.nz

Name of Submitter: Yu Family Investments Ltd.

Submission on Proposed Plan Change 78: Intensification – on behalf of Yu Family Investments Ltd for 65 Cobham Crescent, Kelston

Introduction

Yu Family Investments Ltd (**Yu**) are the owner of 65 Cobham Crescent, Kelston (**subject site**).

The current zoning of this site under the Auckland Unitary Plan (Operative in part) (**AUP(OP)**) is Residential – Single House Zone. The site is proposed to be rezoned Residential – Low Density Residential (**RLDR**) under Proposed Plan Change 78: Intensification (PC78).

The submitter could not gain an advantage in trade competition through this submission, and the submission does not raise matters that relate to trade competition or the effects of trade competition.

Reasons for submission

Yu opposes the aspects of PC78 that seek to rezone the subject site to RLDR, for the following reasons:

- The proposed approach to zoning for this site is inconsistent with the approach adopted in the AUP(OP) in using controls and overlays to manage hazards and matters of national importance. The Independent Hearings Panel considered as part of their recommendations on the Proposed Auckland Unitary Plan that the ‘appropriate’ land

187.1



use zoning should be adopted regardless of these constraints, but that this in no way diminished the relevance of that or any other control in terms of importance to resource management decision-making.¹

- The objectives, policies and methods of E36 Natural hazards or flooding are the most appropriate tool used to manage flood hazards in urban areas. If the methods in this part of the AUP(OP) are no longer fit for purpose, then a thorough section 32 evaluation in consideration of revising or adding to the E36 provisions would seem to be the more appropriate course of action, rather than limiting development capacity of the underlying zone.
- The flood plains shown on Auckland Council GeoMaps are a non-statutory layer and can be subject to refute by a site-specific technical report prepared by a suitably qualified and experienced persons. Should the subject site no longer be subject to a flood hazard in future or be subject to a lesser hazard than indicated (including in extent of area), a private plan change may need to be undertaken to seek a more appropriate zoning for the site. This would be a considerable cost, when the resource consent process is more appropriate for resolving such matters.
- The submitter is familiar with sites where expert reports are already proving that there is no flood hazard, and this has been confirmed and agreed with by Auckland Council engineering staff and Healthy Waters. However, under s771(j) of the Resource Management Act (RMA), these sites are still considered as being within a qualifying matter area and are therefore limited in development potential until such time that decisions are made on PC78. This is considered inappropriate, and not reasonable for landowners who wish to undertake development in accordance with the Government's housing directive but cannot until these qualifying matter restrictions are removed.
- The proposed zoning does not consider the potential for flood hazards to be avoided, remedied or mitigated as part of any future development.
- There is other land nearby the subject site that is subject to a floodplain according to Auckland Council modelling. However, these sites are not proposed to be subject to a lesser intensity zone. This is also true throughout the Auckland region. For the avoidance of doubt, Yu considers that any site subject to a potential hazard should not be subject to a lesser intensity zone and should instead be subject to the standard suite of controls or overlays used in the AUP(OP) to manage these matters.

187.2

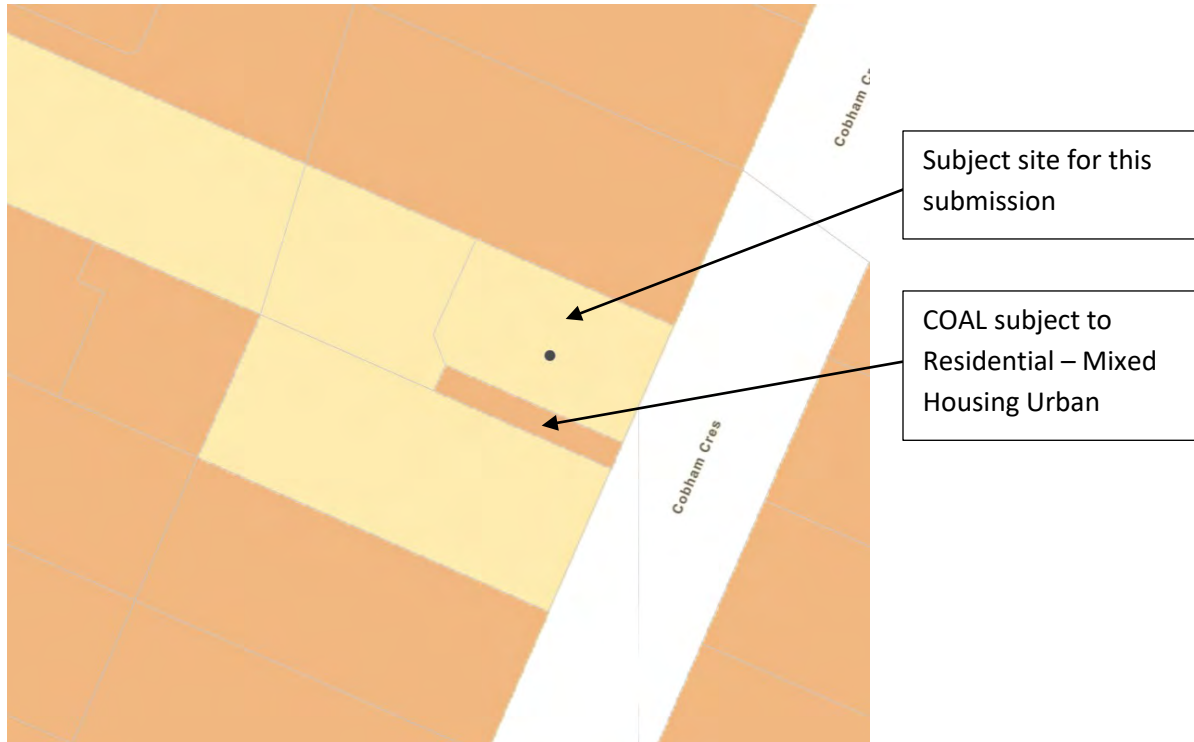
187.3

187.4

¹ See IHP Report to AC – RUB rezoning and precincts 2016-07-22, <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/history-unitary-plan/ihp-designations-reports-recommendations/Documents/ihp016017080081changestorubrezoningprecincts.pdf>



Further, the submitter notes that the Commonly Owned Access Lot (COAL) that serves the subdivided site to the rear at 65A Cobham Crescent is proposed to be zoned Residential – Mixed Housing Urban, which is up zoned from the current Residential – Single House Zone that applies to that parcel of land. This seems to suggest some sort of anomaly with how the new zoning is proposed to be applied.



Relief sought

Yu requests that that the subject site is zoned Residential – Mixed Housing Urban and is subject to the new residential development standards required to be incorporated into this relevant residential zone as listed in Schedule 3A of the RMA.

187.5
187.6

Any other amendments to the provisions of the AUP necessary to give effect to this relief are also sought.

Yu wishes to be heard in supports of its submission.



If other parties make a similar submission, Yu will consider presenting a joint case with them at any hearing.

Kind Regards,



Sandy Hsiao
Resource Management Planner

Address for service of submitter:

C/- CoLab Planning Limited
3 Glenside Crescent
Eden Terrace
Auckland 1010

Attention: Sandy Hsiao

Telephone: 022 170 0688

Email: sandy.hsiao@colabplanning.co.nz

Ginny Taare

From: Unitary Plan
Sent: Tuesday, 6 September 2022 2:16 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Louise Li

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Louise Li

Organisation name:

Agent's full name:

Email address: louiselee2000@hotmail.com

Contact phone number: 0210513903

Postal address:
 56A Fitzherbert Ave West Harbour
 West Harbour
 Auckland 0618

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 chapter E- E36

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
 chapter E- E36 has already a chapter regulate development within Flood Plain, overland flow and other natural hazard. flood plain shall not be considered as a qualify matter

188.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: flood plain shall not be considered as a qualify matter

Submission date: 6 September 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Ginny Taare

From: Unitary Plan
Sent: Wednesday, 7 September 2022 5:01 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Rahul Ranchhodji

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rahul Ranchhodji

Organisation name:

Agent's full name: R R

Email address: Lanrr8888@gmail.com

Contact phone number: 0274800767

Postal address:

Submission details**This is a submission to:**

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:
 Proposed Plan Change 78 Information Sheet #9
 Special character areas

Property address:

Map or maps: Proposed Plan Change 78 Information Sheet #9 Special character areas

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The Auckland Council had taken a pragmatic approach to intensification since the development of the Unitary Plan and increased the amount of potential housing to allow for 30 years of growth, whilst preserving what makes Tamaki Makaurau unique. As Auckland Council have identified there are specific areas that try to reflect the history of the built-up form, which are important and once lost cannot be replaced. Yes individual houses can be replaced but not a street/area of houses that collectively contribute to this rich built up history. If adhoc construction of apartment buildings in particular are permitted this will destroy the special character attributes. There could be a case were a villa is sandwiched between 2 apartment buildings, thereby destroying the special character value. So it makes sense to propose as the Auckland Council have done to preserve high quality special character areas that meet a high

threshold. As we know there are lots of cities throughout the world that have seen great foresight and preserved the unique commercial and residential areas that reflect the cities origins and architectural evolution. I believe there is significant capacity in the Auckland Councils plans under this submission to cater for growth for the next 50 years

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 7 September 2022

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 78 - Margaret Bilsland
Date: Thursday, 8 September 2022 8:15:40 pm
Attachments: [Submission by Margaret Bilsland .pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Margaret Bilsland

Organisation name:

Agent's full name:

Email address: margaretbilsland@gmail.com

Contact phone number: 027 271 2994

Postal address:

31 Elgin Street

Grey Lynn

Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

My submission relates to

Rule or rules:

see attached

Property address:

Map or maps: Grey Lynn South and Grey Lynn East

Other provisions:

see attached

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

see attached

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: see attached

Submission date: 8 September 2022

Supporting documents

Submission by Margaret Bilsland .pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Can you change Auckland? You can.



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**SUBMISSION BY MARGARET BILSLAND ON PLAN CHANGE 78
TO THE AUCKLAND UNITARY PLAN**

Summary of position

- [1] The area of interest is a residential block bounded by Williamson Avenue, College Street, Great North Road and Sussex Steet. For convenience I call this area. 'Grey Lynn Heights'. This is part of mesh blocks Grey Lynn South and Grey Lynn East in Council's analysis "PC 78 Special Character Residential Findings Reports Central Isthmus Part 2.pdf".
- [2] Within this block is the street I live which is Elgin Street. Elgin Street is recognised under the Unitary Plan as having special heritage value and consequently has a Historic Heritage Extent of Place Overlay and a recognised Historic Heritage Area. The sister street is Cooper Street with a similar overlay in Arch Hill and collectively those streets when walked provide an extraordinary insight into the historical development of Auckland's housing.
- [3] Shortly after the changes to the RMA promoting intensification called the "Medium Density Residential Standards", AC staff undertook a site assessment of the heritage values of Grey Lynn Heights. That analysis was thorough and supported an assessment of significant heritage values in Grey Lynn Heights.
- [4] I support the overlays identified for properties in the Grey Lynn Heights as qualifying matters. I consider the Council has done a good job on its analysis and is entitled to apply the special character overlay.
- [5] The one exception is the extent of the Policy 3D up-zoning management layer to the extent it affects 120A Williamson Avenue, to 124 Williamson Avenue, and 24 Harcourt Street. The natural boundary for the 3A Policy layer is 124 Williamson Avenue and beyond that it is an unnecessary 'encroachment' affecting heritage values.
- [6] While I support the outcome of Plan Change 78 subject to the points above, the streets in Grey Lynn Heights other than Elgin would be qualifying

199.1

against intensification not only on the basis of the special character assessment but also on the basis that RMA, s 6(f) applies. There is nothing that precludes the collective value of heritage being considered under RMA, s77I(a) as long as each of the individual sites have sufficient individual values. The recognition of the collection of heritage values under RMA s 32 is not against NPS-UD or Part 5 RMA. Equally, I consider that the values in Elgin Street in order to be protected requires single level housing in the adjacent neighbourhood to create the character required to sustain those values.

199.2

Grounds for my opinion

[7] The assessment grounds for my opinion are contained in the Council's evaluation of heritage and character values of Grey Lynn Heights.

Relief requested

[8] That:

(a) 3D Policy management layout does not apply to 120-122 Williamson Avenue and 24 Harcourt Street.

199.3

(b) That the Panel's decision records the qualifying matters for Grey Lynn Heights as including s 6(e).

199.4

(c) The decision acknowledges the specific and extraordinary heritage values of Elgin Street in its assessment and justification for values protection.

199.5

Margaret Bilsland