## Ginny Taare

**From:** cameron.smythe@watereng.co.nz
**Sent:** Tuesday, 27 September 2022 1:01 pm
**To:** Unitary Plan
**Cc:** raewyn.smythe@watereng.co.nz
**Subject:** Submission - PC78 - Intensification - 5 Wynyard Street, Devonport
**Attachments:** pc-78-form-5-notification - 5 Wynyard Street, Devonport.pdf

Hi,

Please find attached submission for PC78 – Intensification with respect to 5 Wynyard Street, Devonport.

Regards,
Cameron

Cameron J Smythe
BE (Civil), BSc (Geophysics), ME Mgt
CPEng, Int PE, MIPENZ
Snr Env Engineer / Partner
Mob: 021 325 356
Email: cameron.smythe@watereng.co.nz
https://www.linkedin.com/in/cameron-smythe-5a85867/

# 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) CAMERON JOHN SMYTHE & RAEWYN ANNE SMYTHE

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

FOREVER INVESTMENTS LIMITED

**Address for service of Submitter**

70 WAIROA ROAD

NARROW NECK

Telephone: 21325356 Fax/Email: cameron.smythe@watereng.co.nz

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): Regional Maunga Viewshafts & Height and Building Sensitive Areas Overlay

*Or*
Property Address: 5 WYNYARD STREET, DEVONPORT

*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:

The height restrictions imposed on 5 Wynyard St, Devonport are inappropriate given the location of the property (these protect views of Mt Victoria from those on the Waitemata Harbour only!).

This location is a prime location for apartments due to close proximity to Devonport Wharf.

**(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. ☐

875.1

Increase height restriction to greater than 13 metres to allow for development to support NPS-UD objectives through close proximity to Devonport Wharf and ferry infrastructure.

Increase in residential development in this area would assist to revitalise the dead/dying Devonport commercial centre.

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 ☒

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

27/09/2022
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.

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.**

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

**Plan Change / Variation Number:** **PC78**
**Plan Change/Variation Name:** **Intensification**

**Property Address:** **5 Wynyard Street, Devonport**

**ADDITIONAL SUPPORTING INFORMATION**

Our property is located 110 metres away from the Devonport Ferry Terminal (see GeoMaps extract below) – about 1 minutes' walk away!

As this site is in close proximity to a main public transport network (Auckland Ferry Service) we believe that Council should be encouraging the highest possible intensive development to allow for maximum use of this existing public infrastructure.

This is what the Labour Government stipulated in the NPS-UD, which Auckland Council are blatantly ignoring.

Auckland will be unable to provide housing and other development for our future generations with such excessive height restrictions on the development within the region.

The Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay assessments are too coarse an assessment and result in inconsistencies with the national Government objectives and statutory requirements of the NPS-UP.

Our property at 5 Wynyard Street will not impede a person's view of Takarunga/Mt Victoria unless you are sitting in a boat on the Waitemata Harbour. The site is less than 100m from the foreshore. Any development in excess of the proposed 9m height restriction would have no further impact on persons views of Takarunga/Mt Victoria and is therefore a pointless requirement.

Council should be looking to international cities such as Sydney (e.g. Manly), Hong Kong and New York to see how best to incorporate commute using ferries to CBD destinations.

This zoning change is very short sighted and creates no vision to make Auckland a truly international city.

Councillors are spending too much time listening to a vocal minority that wants to look to the past and not to the future!!

Our children and grandchildren need homes and this NIMBY attitude will not deliver homes to them in the areas that they are needed most!

**We therefore request that Auckland Council remove the HEIGHT restrictions from our property at 5 WYNYARD STREET, DEVONPORT.** 875.2

Our property was constructed in the 1980's and has no "Special Character" or Heritage value (see below for photo of existing development on-site).

The construction is concrete block with conventional metal roof with concrete carparking at front.

We cannot see any way in which this property can be described as “Special” or “Character”!

Placing blanket overlays on areas is a very lazy way of dealing with Heritage and captures a huge number of properties that should not be within this category.

**We also request that any SPECIAL CHARACTER AREAS / BUILDING SENSITIVE AREAS OVERLAY be removed from our property at 5 WYNYARD STREET, DEVONPORT.** 875.3

We understand that Chris Darby has stated that the Auckland Council Ferry Infrastructure does **NOT** fall within the definition of a “Rapid Transit Service” – see below definition from NPS-UD.

**rapid transit service** means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic

**rapid transit stop** means a place where people can enter or exit a rapid transit service, whether existing or planned

How can this be, when the Auckland Council has recently spent $42 million upgrading the Auckland City Ferry Terminal and a number of million upgrading the Devonport Ferry Terminal.

We cannot imagine another method of transport that is further “separated from other traffic” than ferry services!

Surely these two costly facilities should be used to maximum advantage by focusing development within the contributing catchments for the ferry services.

We also understand that Council has also invested another $27 million upgrading and transforming the existing ferries with new electric versions.

Auckland City Ferry Terminal must have the capability of processing >15,000's of commuters per hour from around the Auckland region when fully utilised.

The Devonport Ferry Terminal has two berths and has ferries running to and from the City every 15 minutes during peak hours – this must also have the ability to cater for >2,500 commuters per hour.

The patronage from Devonport is only limited due to the lack of intensified development at present.

There is only a 15 to 25 minute commute from Devonport to Auckland CBD – why is this not a priority to enhance and improve the intensity of development to utilise this feature to the upmost?

It beggars belief why Council would invest such huge sums without this infrastructure being a core component of the transport infrastructure and a "Rapid Transit Service".

We therefore consider that the Devonport Wharf and associated ferry transportation infrastructure within the Auckland Region is consistent with the definitions of Rapid Transit Service and Rapid Transit Stop within the NPS-UD. 875.4

Our property is less than 1 minutes' walk from the Devonport Wharf, 15 to 25 minutes from the Auckland CBD and has ready access to the rest of the marine areas of Auckland through the ferry network and therefore extensive development should be proposed.

The current implementation of the NPS-UD by Auckland Council has ignored the national government mandatory requirements for intensification and fails to deliver both a World Class City and also homes for future generations in areas in which they need in favour of pandering to NIMBY activists.

Should you require any further information, please do not hesitate to contact Cameron Smythe on 021 325 356 or cameron.smythe@watereng.co.nz.

Kind regards,
Cameron & Raewyn Smythe
Directors
Forever Investments Limited

## Ginny Taare

**From:** cameron.smythe@watereng.co.nz
**Sent:** Tuesday, 27 September 2022 2:07 pm
**To:** Unitary Plan
**Cc:** raewyn.smythe@watereng.co.nz
**Subject:** Submission - PC78 - Intensification - 130 Lake Road, Belmont
**Attachments:** pc-78-form-5-notification - 130 Lake Road, Belmont.pdf

Hi,

Please find attached submission for PC78 – Intensification with respect to 130 Lake Road, Belmont.

Regards,
Cameron

Cameron J Smythe
BE (Civil), BSc (Geophysics), ME Mgt
CPEng, Int PE, MIPENZ
Snr Env Engineer / Partner
Mob: 021 325 356
Email: cameron.smythe@watereng.co.nz
https://www.linkedin.com/in/cameron-smythe-5a85867/

# 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) CAMERON JOHN SMYTHE & RAEWYN ANNE SMYTHE

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

FOREVER INVESTMENTS LIMITED

**Address for service of Submitter**

70 WAIROA ROAD

NARROW NECK

Telephone: 21325356 Fax/Email: cameron.smythe@watereng.co.nz

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): Regional Maunga Viewshafts & Height and Building Sensitive Areas Overlay

*Or*
Property Address: 130 LAKE ROAD, BELMONT

*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:

The height restrictions imposed on 130 Lake Road, Belmont are inappropriate given the location of the property on main arterial route with good public transport, amenities and underlying Business - Local Centre Zone.

**(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. ☐

| | |
|---|---|
| Remove the Qualifying Matter - "Regional Maunga Viewshafts and Height and Building Senstive Areas Overlay" from 130 Lake Road, Belmont to allow mandatory development intensity as proposed within the NPS-UD legislation. | 875.5 |

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 ☒

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

27/09/2022
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.

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.**

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

**Plan Change / Variation Number:** **PC78**
**Plan Change/Variation Name:** **Intensification**

**Property Address:** **130 Lake Road, Belmont**

**ADDITIONAL SUPPORTING INFORMATION**

Auckland Council currently record our property zone as "Business – Local Centre Zone".

This property consists of a freehold single lot site with an area of 402m2.

We note that our property is subject to Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay which significantly restricts the ability to intensify the development of this property (and surrounding properties).

This property is located on the main accessway from Takapuna to Devonport – is on the main public transport network and should be subject to mandatory intensive development as proposed under the NPS-UD legislation to allow for maximum use of this public infrastructure.

This view shaft appears to be excessive and we are unsure where the views would be taken from to require a view shaft above this property.

Auckland will be unable to provide housing and other development for our future generations with such excessive height restrictions on the development within the region.

The Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay is inconsistent with the central government objectives and statutory requirements of the NPS-UP and MDRS.

**We therefore also request that Auckland Council remove the Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay restrictions from our property at 130 LAKE ROAD, BELMONT.**

Should you require any further information, please do not hesitate to contact Cameron Smythe on 021 325 356 or cameron.smythe@watereng.co.nz.

Kind regards,
Cameron & Raewyn Smythe
Directors
Forever Investments Limited

## Ginny Taare

**From:** Unitary Plan
**Sent:** Tuesday, 27 September 2022 12:15 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Geoff Shearman

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Geoff Shearman

Organisation name:

Agent's full name:

Email address: gshearman@xtra.co.nz

Contact phone number:

Postal address:

Mt Eden
Auckland 1024

## 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:
Three stories throughout the city

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:
Character areas should be excluded from this.
Density should be around transport nodes.
If Auckland loses it character areas it will be a poor long term result for the city.
Tourists like to visit older parts of the city as in Europe and these need to be kept otherwise we end up like Singapore - a characterless stopover.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

881.1

Details of amendments: Exempt character areas from three stories as of right

Submission date: 27 September 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.

## Ginny Taare

**From:** Unitary Plan
**Sent:** Tuesday, 27 September 2022 1:00 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Graeme Solloway
**Attachments:** 33BurchSub.pdf

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Graeme Solloway

Organisation name:

Agent's full name: Robert Culver

Email address: graeme.seoule@gmail.com

Contact phone number:

Postal address:
33 Burch St
Mt Albert
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:
zoning Burch St NE side

Property address: 33 Burch St

Map or maps: see attached

Other provisions:
see attached

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

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: see attached

Submission date: 27 September 2022

Supporting documents
33BurchSub.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:** **AUCKLAND COUNCIL AUP Plan Change 78**

**re Burch St, northeast side, Mt Albert** **Submitter Graeme Solloway 33 Burch St**

**1 Burch St**

1.0 This street is within 800m of a railway station and hence is ensnared by the replacement Terrace Housing and Apartment Buildings Zone introduced by AUP Plan Change 78.

1.1 This submission is from the property owners/occupiers and directly interested parties for the North-East side of Burch Street.

**2 Requirement**

2.1 **The requirement is for a less dense zoning; new Mixed Housing Urban for the N.E side of Burch St to a depth of 100 metres.**

**3 Public inadequately informed**

3.1 Many citizens (and the Council) likely would have vociferously questioned MPs, compiled more compelling submissions on the EHS Bill etc had they been better and earlier alerted of proposals.

3.2 The public has been given very little information. When some general publicity eventually emerged it was too late for citizens to fully assimilate and respond. Extensive Council information has emerged only recently. It requires determined and dogged effort to find and assimilate all.

**4 Council Capitulation**

4.1 We are very disappointed by the Council handling of the whole NPSUD/Enabling Housing Supply Act saga. Councillors and Council have expressed their considered opinion of adequacy of the 2016 AUP, especially with moderate variations of, and included this view in their submission on the RMA EHS Bill. But with a politically aligned Council, their public objection to the government mandated changes has in general been mild.

4.2 Council expended vast thought, money and effort on the final 2016 AUP, as did many citizens. The AUP provided for growth well into the future whilst substantially retaining the pleasant elements of the city. Many were traumatised by the neighbourhood developments likely to arise by the departure of the 2016 AUP from then traditional style of development. Concerns have in many cases materialised, especially in the Terrace Housing zone. But the AUP Plan Change 78 is now vastly more pervasive and threatening toward a pleasant home life in existing dwellings than is/was the 2016 AUP.

~~4.3 Continued population growth of NZ and Auckland is by no means assured. Because NZ is remote, and also due to reliance on emission-intensive animal farming, growth is threatened by heightened economic susceptibility to serious climate change counter measures. There is also the risk of disasters such as foot and mouth disease etc. And with pay rates below other option countries, the special attraction of NZ for many immigrants will be reduced. The present Auckland population is static or falling, and large numbers of the young and more able are expected to soon depart for overseas.~~

~~4.4 There is a strong possibility of collapse of the apartment market, and with it the building bubble. There is a limit on the number of New Zealanders who want to live in an apartment – particularly when no parking is provided.~~

4.5 There is huge doubt if the very disruptive provision for growth, far in excess of the 2016 AUP provision, is warranted.

**5.0 Priorities**

5.1 It seems to be assumed that the govt will accept Special Character areas. Considerable publicity has been given these, and it has triggered a major response despite proposed modest reduction. But special character areas are a small part of the city and most citizens do not live in them. Therefore they are a limited concern. Whilst the character of parts of the city may be moderately compromised, many of the affected properties will simply default to the new MHU zone, the change to which zoning will be no more catastrophic for the actual owner/occupiers than developments will be for any owner almost anywhere else in of the city.

5.2 Great emphasis is also placed on preserving sight lines to volcanic cones.

**5.3 Prime Requirement**

**The preservation of pleasant living conditions in their home and grounds and immediate neighbourhood is the overwhelming concern of citizens and property owners. It is a continuing outlook and view of the sun and varying sky and avoidance of a shaded house and grounds which is primarily desired.**

5.4 There is scope for extensive utilisation of high rise housing within the 2016 AUP zoning before the pleasant (and somewhat rare in the world) character of the suburbs and especially the inner suburbs is destroyed by pepper pot adverse development.

**6 The nominal 800m walking zone**

6.1 In Auckland properties fronting busy roads, and the properties most viewed, tend to develop a general bleakness because the more caring type of owners desert the noisy sites. For example, on Rose Road in Grey Lynn, after Terraced housing and Apartment blocks were constructed, the remaining character homes became tenanted to students and poorly cared for. There are also many examples of this phenomenon around the Grafton area. The pleasant and comfortably settled feel of the city is preserved by the often very different cared for properties in side streets. These maintain the essential character of older Auckland and which elevates it above many other moderate population world cities. In the inner suburbs there are many such streets. Many are close to Special Character form but obviously the 2016 AUP could not straightjacket near all inner suburb areas with the Special Character zoning as this more or less blocks all development. However it is obvious that in the 2016 AUP the civilising quality of many of these traditional streets, including Burch St N.E. side was recognised by the application of modest Mixed House Suburban zoning and by carefully considered constrained application of Terrace Housing zoning elsewhere.

6.2 Many footing it through these streets on the way to transport appreciate the pleasant calm and safe ambience.

6.3 The NPSUD/EHS Act in one jump attempts to provide for colossal (apartment) growth for decades ahead. It exposes near all properties ~~anywhere to likely early experience of and/or continuing~~ threat of huge compromise of home life wellbeing due overbearing neighbouring structures. In the past incremental policies have been applied, the very intense zonings being advanced as required so the pain was contained and many areas spared the degradation and threat of for decades. And more or less forever if growth stalls as it can.

6.4 The Terrace and Apartment Building zoning now applied for an approx 800m radius of rail stations represents in many areas a vast over provision for apartments. Covid has at last demonstrated that many traditionally employed in the CBD can work from home. It is questionable if there is a vast ever-increasing number of downtown workers who will aspire to live in inner suburb tower blocks devoid of parking. Mid and senior professional workers, typical of the inner suburbs, and

certainly any with or planning to have children, aspire to home life more than is available from an apartment and especially if without provision for a car.

6.5 Few inner suburb dwellers work in the industrial areas in the south and near the rail link at the workplace end, so are unlikely to fill inner suburb terrace housing and apartment blocks, even with the extended rail system.

6.6 It is very likely many elderly will also become occupants of the low maintenance apartments. Their main need is regular supermarket and occasional town centres access, seldom facilitated by train, and neither the train nor bus is suitable for carrying home regular supermarket food purchases. Many of these occupants if without cars will utilise taxis so do not need to be crammed into the 800m zone. The very limited parking discourages visitors, important for wellbeing of the elderly.

6.7 Canyon floor properties between high rises, and anywhere in the zone where there is risk of high-rise development, will be abandoned by present doting owners to become extensively rentals. Being settled in and maintaining and developing a nice home within 800m of any station will become a recipe for disappointment and misery. Not the place for continuous family life. Those desiring a pleasant and only moderately threatened conventional home and surroundings must live and foot it beyond 800 metres.

6.8 The 800 m from rail stations high rise zoning is a severely dispiriting blow to persons who sought to do the right thing and live near transport. The very thorough 2016 AUP seemed to guarantee zoning stability for some time, and the continuation of similar. Younger persons, many downtown employed professionals, who have recently bought into the very expensive areas with a view to long term homemaking, have done so after detailed study of the 2016 AUP zoning applicable. The proposals for NE-side Burch St totally shatters the home life envisaged when purchasing onto this street.

6.9 A case can be made for at least the delay of high rise for many inner suburb areas within the 800m boundary. But we only have the time and to make a case for our local area.

**7 Qualifying Matter. National Interest**

7.1 The relatively expensive gracious older inner suburb homes in pleasant streets of the same are owned and occupied by families who have saved and invested significantly, and especially the young planning a settled lifetime there, are or are going to be racked with concern that their lifetime plan and huge investment is likely to be destroyed at any time by the appearance of an overshadowing six or more storey tower block close alongside on any or all boundaries.

7.2 If they want reasonable certainty of not being built out persons will need to move beyond 800 m of transport, or, for real certainty, seek a lifestyle block. This often then generates a requirement for a town apartment as well. Including CO2 considerations, all not in the national interest.

7.3 Able professionals and others with ability are now very tempted by salaries and conditions overseas. Making large numbers of these persons insecure in homes and neighbourhoods is a likely factor to persuade them overseas. Not in national interest.

7.4 The area placed at threat is grossly excessive into the reasonable future for the total inner suburb demand for multi-story apartments devoid of parking. The number of citizens whose wellbeing is threatened, against the national interest, by apartment tower blocks can be hugely reduced by adopting a Terrace zoning of more limited sympathetic extent as was done in the 2016 AUP. In some cases this requires significant variation of the 800m from rail stations mandate.

**8. Burch St, NE side, Mt Albert**

8.1 Burch St N.E side is a very pleasant street of extensively 1920s homes not currently Special Character and not fully meeting the criteria, but of very similar ambience. In the very dutifully considered 2016 AUP the moderate MH Suburban zoning was "bent" to incorporate Burch St N.E. side, so the character was clearly recognised then. The park at the S.E. corner of the street also requires guarantee of non shading by 6 or more storey structures to the north.

8.2 In view of all the above we maintain that Burch St N.E side to a depth of 100 metres should retain a zoning which will protect it from the threat and realised horrors of canyon dwelling created by tower blocks. **The new MHU zoning more appropriate and requested**. At least for a few decades until streets closer to rail and less traditional are near fully utilised.

882.1

**Submitters**

| | |
|---|---|
| First & last name* | Graeme Solloway |
| Address* | 33 Burch St |
| (Signature ) | on orig |
| Email address | on orig |
| Phone number | on orig |
| Relationship to Burch St (Owner / Occupier / both) | Both |

I have deleted sections where i disagree with the supporting arguments made by the authors of this document.Nonetheless i support its conclusion and intent of submission.

( orig signed) GSS?

SUBMISSION ON A NOTIFIED PROPOSAL FOR PLAN CHANGE

Clause 6 of First Schedule, Resource Management Act 1991

TO: AUCKLAND COUNCIL

SUBMITTER: **INDEPENDENT MĀORI STATUTORY BOARD**

1. This is a submission on Plan Change 78: Intensification to the Auckland Unitary Plan (PC78).

2. The Independent Māori Statutory Board (Board) could not gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that our submission relates to are:

   (a) The intensification enabled by PC78 insofar as it provides further affordable housing; and

   (b) The qualifying matters included in PC78 which relate to cultural issues and special character.

Board involvement in PC78

4. The Board has been actively involved in consultation on PC78 prior to notification and has received positive feedback from mana whenua about the level of consultation, engagement, and the chance to participate in the process that mana whenua received.

5. The Board acknowledges the work undertaken by Auckland Council regarding the mapping and protection of known sites of significance to mana whenua, and the ongoing nature of this work. Through its engagement with Auckland Council, the Board sought to ensure there were options for protection of sites of significance to mana whenua that have not yet been mapped.

Board submission

6. The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities. 894.1

7. The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to: 894.2

(a) Matters of national importance, including: 894.3

i. D14 Maunga Viewshafts and Height Sensitive Building Areas; and

ii. D21 Sites and Places of significance to Mana Whenua. 894.4

(b) A matter required to give effect to Waitākere Ranges Heritage Area Act 2008, including D12 Waitākere Ranges Area. 894.5

8. The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island. 894.6 894.7

9. The Board is neutral to the inclusion of the special character qualifying matters. However, the Board notes that a blanket approach to protecting special character areas may be inappropriate and cut across the intention of what PC78 is trying to achieve, which is to increase housing intensity and density.

Decisions sought

10. The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it. 894.8

11. The Board seeks that the local authority retains the qualifying matters included in PC78 as notified, noting the Board's position with regards to the Special Character Areas qualifying matter. 894.9

12. We wish to be heard in support of our submission.

DATE: 29 September 2022

Helen Atkins

on behalf of **Independent Māori Statutory Board**

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# SUBMISSION ON PLAN CHANGE 78 TO THE PROPOSED AUCKLAND UNITARY PLAN

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**To:** Auckland Council

**Name of submitter:** Catholic Diocese of Auckland (CDA)

This submission relates to Plan Change 78 to the Auckland Unitary Plan (AUP). This submission relates to those properties listed in the table attached at **Attachment A.**

These properties are located across the Auckland Region.

**The specific provisions addressed by this submission are set out within the table attached as Attachment A. In general, the submission:**

a) Supports removal of FAR, MTFAR and Height controls from the Business - City Centre Zone.

b) Supports the zoning of identified properties from lower intensity residential zones to the Residential – Mixed Housing Urban Zone.

c) Supports the rezoning of identified properties to Residential – Terraced Housing and Apartment Building Zone.

d) Supports the removal of the Special Character Area Overlay as it applies to identified properties.

e) Seeks rezoning of a number of identified properties zoned Special Purpose – School Zone.

f) Seeks rezoning of a number of identified properties to Business - Mixed Use Zone.

g) Seeks the rezoning of a number of identified properties to Terraced Housing and Apartment Building Zone.

h) Supports the walkable catchment as it applies to identified properties on the planning maps as notified, and seeks changes (extensions) to the extents of the walkable catchments as depicted on the planning maps.

i) Seeks additional height controls over identified properties.

j) Opposes the retention of the existing height variation control (13m and 18m) over those properties zoned Business – Mixed Use Zone surrounding the Orewa Town Centre.

k) Opposes the retention of the height variation control of 13m / 3 storeys over the Parnell Town Centre as well as the 18m height variation control over parts of the Milford Town Centre.

l) Opposes the retention of the Special Character Areas Overlay Business - Business Parnell and Upper Symonds Street.

m) Opposes the retention of the Special Character Areas Overlay Residential and Business – Residential Isthmus A as it applies to identified properties.

**The specific reasons for the submitter's support are set out within the table attached as Attachment A. In general, where the submitter supports the provisions as notified the submitter considers that:**

1. The applicable provisions/zoning will promote the sustainable management of natural and physical resources, and will be consistent with Part 2 of the Resource Management Act 1991 ('the Act");

2. The applicable provisions/zoning are soundly based on evidence or an appropriate cost benefit analysis as required by section 32 of the Act;

3. The applicable provisions/zoning will give effect to the National Policy Statement: Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

4. The applicable objectives, policies and rules of the Plan Change, as they relate to the Submitter's sites/ Interests:

    i) will not promote the sustainable management of natural and physical resources;
    ii) are inconsistent with the purpose and principles of the Act;
    iii) will not give rise to adverse effects on the environment that cannot be avoided, remedied or mitigated; and
    iv) are appropriate and justified in terms of Section 32 of the Act.

**The specific reasons for the submitter's concerns are set out within the table attached as Attachment A. In general, where the submitter opposes the provisions as notified the submitter considers that:**

1. The applicable provisions do not promote the sustainable management of natural and physical resources, contrary to Part 2 of the Resource Management Act 1991 ('the Act");

2. The provisions are not soundly based on evidence or an appropriate costs benefit analysis as required by section 32 of the Act;

3. The applicable objectives, policies and rules of the AUP, as they relate to the Submitter's sites:

    i) will not promote the sustainable management of natural and physical resources;
    ii) are inconsistent with the purpose and principles of the Act;

iii) will give rise to adverse effects on the environment that are not avoided, remedied or mitigated;
iv) are inappropriate and unjustified in terms of Section 32 of the Act.

**The submitter seeks the following decisions from Auckland Council, regarding the Proposed Auckland Unitary Plan (as set out within Attachment A):**

a) The retention of those provisions as notified that are supported by the CDA, as set out in **Attachment A.**

b) The rezoning of a number of identified properties currently zoned Special Purpose – School Zone to appropriate residential zones as set out in **Attachment A.**

c) The rezoning of identified properties from Residential - Mixed Housing Urban Zone to Business - Mixed Use Zone as set out in **Attachment A.**

d) The rezoning of identified properties from Residential – Mixed Housing Urban Zone to Terraced Housing and Apartment Building Zone as set out in **Attachment A.**

e) That the extents of the walkable catchments as shown on the planning maps are extended as set out in **Attachment A.**

f) That maximum heights are increased as set out within **Attachment A**. In particular:

i. That the maximum height of those properties zoned Business – Mixed Use Zone surrounding the Orewa Town Centre is increased to 21m (6 stories).

ii. That the maximum height of the identified properties within the Milford and Parnell Business – Town Centre Zones as well as the surrounding site's zoned Parnell Town and Milford Centre zones are increased to 32.5m.

iii. That a height variation control of 32.5m is applied to the identified Business – Mixed Use Zoned property at 1 St Benedict Street, Newton and all other properties on the western side of St Benedict Street, Newton.

iv. That a height variation control of 27m is applied to those identifies properties on either side of the Great North Road Ridge to the east of Grey Lynn Local Centre.

g) That the Special Character Areas Overlay - Business Parnell and Upper Symonds Street is deleted, or applied only to those properties identified as being character defining.

h) That the Special Character Areas Overlay Residential and Business – Residential Isthmus A as it applies to identified properties is deleted.

i) Any other consequential changes that would give effect to the relief sought in this submission.

**The submitter wishes to be heard in support of their submission. If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.**

**The submitter is not a trade competitor, and could not gain an advantage in trade competition through this submission.**

**Michael Campbell**
Campbell Brown Planning Limited
For and on behalf of Portage Licensing Trust as its duly authorised agent.

**Date: 27 September 2022**

**Address for service of submitter:**

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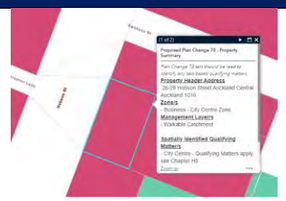
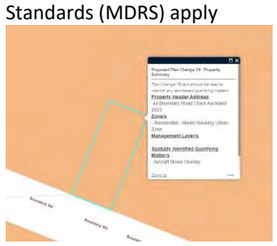
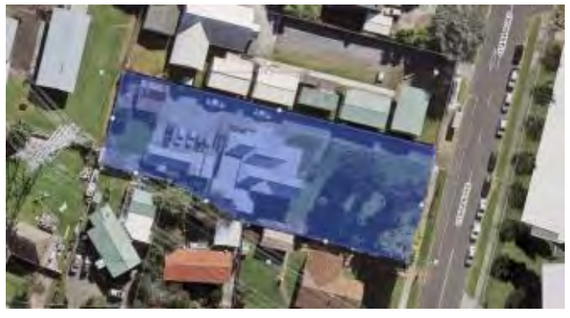
## Attachment A - PC78 Submissions Points

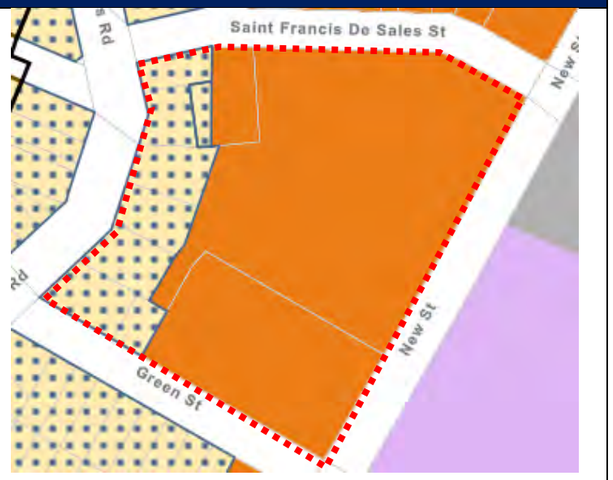
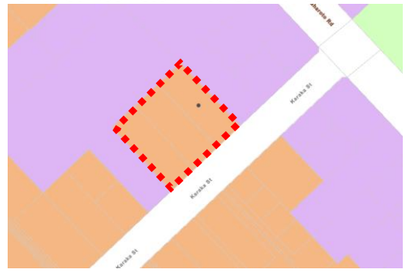
**Table 1: Identifies the specific proposed amendments or changes to the Auckland Unitary Plan under PC78 which the submitter either supports, seeks amendment to, or opposes.**

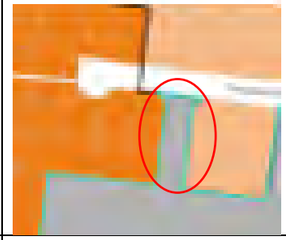
| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| **1.** | **2 St Patricks Square, Auckland Central, Auckland 1010**<br>a) Retain Business – City Centre Zone<br>b) Proposed deletion of floor area controls from Business – City Centre Zone (H8.6.10 through H8.6.21)<br> | **Support** | Will give effect to the NPS-UD, specifically Policy 3(a) of the National Policy Statement on Urban Development (NPSUD) and realise *as much development capacity as possible* in city centre zones. | Confirm deletion of applicable standards as notified. | 897.1 |
| **2.** | **43 Wyndham Street, Auckland Central, Auckland 1010**<br>a) Retain Business – City Centre Zone<br>b) Proposed deletion of floor area controls from Business – City Centre Zone (H8.6.10 through H8.6.21)<br> | **Support** | Will give effect to the NPS-UD, specifically Policy 3(a) of the National Policy Statement on Urban Development (NPSUD) and realise *as much development capacity as possible* in city centre zones. | Confirm deletion of applicable standards as notified. | 897.2 |
| **3.** | **23-31 Hobson Street, Auckland Central, Auckland 1010**<br>a) Retain Business – City Centre Zone<br>b) Proposed deletion of floor area controls from Business – City Centre Zone (H8.6.10 through H8.6.21)<br> | **Support** | Will give effect to the NPS-UD, specifically Policy 3(a) of the National Policy Statement on Urban Development (NPSUD) and realise *as much development capacity as possible* in city centre zones. | Confirm deletion of applicable standards as notified. | 897.3 |
| **4.** | **26-28 Hobson Street, Auckland Central, Auckland 1010**<br>a) Retain Business – City Centre Zone<br>b) Proposed deletion of floor area controls from Business – City Centre Zone (H8.6.10 through H8.6.21) | Support | Will give effect to the NPS-UD, specifically Policy 3(a) of the National Policy Statement on Urban Development (NPSUD) and realise *as much development capacity as possible* in city centre zones. | Confirm deletion of applicable standards as notified. | 897.4 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| |  | | | | |
| **5.** | **44 Boundary Road, Otara, Auckland 2023**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) New Medium Density Residential Housing Standards (MDRS) apply<br>  | Support. | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897.5 |
| **6.** | **419 Great North Road, Grey Lynn, Auckland 1021**<br>a) Retained as Residential – Terraced Housing and Apartment Building (THAB) Zone.<br>b) Not considered within a walkable catchment. | Oppose in part. | The suitability of a walkable catchment and the ability for a site to accommodate additional height can vary depending on a number of factors, including topography, connectivity, proximity to amenities and access to a regular public transport network.<br><br>The site at 419 Great North Road is located just outside of the walkable catchment as notified, however the Great North Road ridge line (with which this property sits) is located in close proximity to a number of amenities which justify increased height and density, is readily walkable to Karangahape Road (zoned City Centre zone) and is well served by frequent public transport (bus) which operates on separated bus lanes during peak commuter periods. Also, it is located along a ridge where apartment development in excess of six stories has been well established.<br><br>Increasing the maximum building height is in line with the Policy directives of the NPS-UD, including:<br><br>- Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least six stories within *at least* a walkable catchment of existing and planned rapid transit stops and the edge of city centre zones; and<br>- Policy 3(d) which seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial and community activity.<br><br>The relief sought would better achieve the purpose of the NPD-US and achieve the sustainable management purpose of the RMA. | Confirm retention of the THAB zoning as it applies to the site and apply additional height of 27m for all properties identified below:<br> | 897.6<br>897.7<br>897.8<br>897.74<br>897.75<br>897.76<br>897.77<br>897.78<br>897.79 |
| **7.** | **82-84 Kelmarna Avenue, Herne Bay, Auckland 1011**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone. | Oppose in Part. | The land to be rezoned is surplus to requirements of the school and therefore the Special Purpose School Zone is no longer an appropriate zoning.<br><br>The proposed re-zoning for residential use aligns with the purpose of the NPS-UD and MDRS by supporting the objective of enabling greater housing supply. | Re-zone area in red below to Residential – Mixed Housing Urban Zone. | 897.9 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | | | |
| **8.** | **35 Akoranga Drive, Northcote, 0627**<br>a) Zone changed to MHU zone<br>b) New MDRS apply | Support | Consistent with MDRS. | Confirm retention of MHU Zoning. | 897.10 |
| **9.** | **180 – 182 and 184 Centreway Road, Orewa**<br>a) Retain as Business – Mixed Used Zone<br>b) Retain 13m height variation control. | Oppose in Part | Policy 3(d) of the NPS-UD seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial activity and community services. Providing additional height would align with this policy, better meet the purpose of the NPD-US and achieve the sustainable management purpose of the RMA. | Confirm retention of the Business – Mixed Use zoning as it applies to the sites and surrounds, and that the maximum height of **all** those properties zoned Business – Mixed Use Zone surrounding the Orewa Town Centre be increased to 21m (6 stories). | 897.11<br>897.12<br>897.80 |
| **10.** | **12 Otara Road, Otara, Auckland 2023**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone. | Oppose | The land sought to be rezoned is surplus to requirements of the school and therefore the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties and is located in close proximity to a number of amenities, including the Otara Town Centre as well as bus services along East Tamaki Road.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and aligns with the purpose of the NPS-UD and MDRS by supporting the objective of enabling greater housing supply. | The rezoning of 12 Otara Road (those two properties in blue below) to THAB zone.<br><br>  | |
| **11.** | **212-244 Parnell Road, Parnell, Auckland 1052**<br>a) Retained as Business – Town Centre Zone<br>b) Height variation control of 13m (3 stories) retained.<br>c) Special Character Area Overlay – Business (Parnell) retained. | Oppose in Part | The Parnell Area is located within close proximity of the City Centre and enjoys a high level of existing and future public transport infrastructure and amenities. It has been confirmed as being within a walkable catchment of the City Centre Zone by PC78 as notified. Consequently, this area has the ability to support much higher levels of intensification than is currently provided for and the level of intensification proposed by Plan Change 78 is not sufficiently provided for in this location through the current AUP or proposed rules.<br><br>In order to provide additional opportunities for intensification within the Parnell Town Centre Zone, the maximum permitted height within the Parnell Town Centre Zone should be increased.<br><br>Of note, objective 3 of the NPS-UD requires district plans to enable more people to live in, and more businesses and community services to be located in, areas of Auckland that are in or near a centre zone or other area with many employment opportunities, or are well-serviced by public transport, or where there is high demand for housing or for business land in the area. In short, land in this location is precisely where significant intensification should occur (as confirmed by its location within a walkable catchment) and where the market will deliver that intensification. | Confirm retention of the Business – Town Centre Zoning.<br><br>Increase the Maximum Height for the subject site and the surrounding Parnell Town Centre zone to 32.5 metres.<br><br>Delete the Special Character Areas Overlay - Business Parnell or in the alternative, restrict this to only those buildings that have been identified as character defining. | 897.14<br>897.15<br>897.16<br>897.81<br>897.82 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | Increasing the maximum building height is in line with the Policy directives of the NPS UD, Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least 6 stories within *at least* a walkable catchment of existing and planned rapid transit stops and the edge of city centre zones.<br><br>The retention of the Special Character Areas Overlay Business overlay discourages the ability to achieve the additional height and the intensification outcomes sought by the NPS-UD. The submitter considers that the national significance and associated positive effects that would be available through enabling increased development capacity in a desirable and highly accessible location, in close proximity to shops, employment and services far outweigh the adverse amenity effects associated with the removal of the Special Character Overlay.<br><br>The relief sought will provide greater opportunities to increase the residential and employment populations in this highly accessible area, and give effect to the objectives and policies of the NPS-UD.<br><br>It is noted that some parts of Parnell Road Town centre are subject to the War Memorial Museum and Volcanic Cone overlays. These are qualifying matters that would remain in place and would provide an additional height overlay that would continue to apply to these part of the Parnell Town Centre. Outside of these areas, it is considered appropriate to maximise the height opportunities within the Parnell Town Centre Zone. | | |
| **12.** | **14, 16, 22-24 Vermont Street, Ponsonby, 1011**<br>a) Proposed to be zoned THAB (from Single House Zone);<br>b) Not within walkable catchment.<br>c) Special Character Area Overlay deleted from new THAB Zoned properties. | Support in part. | The relief sought will give effect to the NPS-UD, specifically Policy 3(c). Of note, the sites share a contiguous boundary with a comparable walkable catchment along Lincoln Street (to the south) and the site is considered walkable to the City Centre Zone.<br><br>Also of note, Policy 3(d) of the NPS-UD seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial activity and community services. The submitter considers that the Ponsonby Town Centre justifies development of at least 6 stories.<br><br>It is noted that some parts of this site are subject to Natural Heritage Overlays. These are qualifying matters that would remain in place and would continue to be afforded ongoing protection by the AUP rules. | Confirm retention of the THAB Zone as notified.<br><br>Confirm deletion of the Special Character Area Overlay as applies to the sites.<br><br>Include properties within walkable catchment. | 897.17<br>897.18<br>897.19 |
| **13.** | **43-59 St Mary's Road, Ponsonby, Auckland 1011**<br>a) Majority Proposed to be zoned THAB (from Single House Zone) as below;<br>b) Located within walkable catchment<br>c) Retention of Special Character Overlay and change in zoning to Low Density Residential zone for properties fronting St Mary's Bay Road. | Support in Part. | The site is located within close proximity of the City Centre and enjoys a high level of existing and future public transport infrastructure and amenities. It has been confirmed as being within a walkable catchment of the City Centre Zone by PC78 as notified. Consequently, the submitter considers that this area has the ability to support the higher levels of intensification provided by the proposed rezoning to the THAB zone.<br><br>Of note, objective 3 of the NPS-UD requires district plans to enable more people to live in, and more businesses and community services to be located in, areas of Auckland that are in or near a centre zone or other area with many employment opportunities, or are well-serviced by public transport, or where there is high demand for housing or for business land in the area. In short, land in this location is precisely where intensification should occur (as confirmed by its location within a walkable catchment) and where the market will deliver that intensification.<br><br>The retention of the Special Character Areas Overlay and associated low-density residential zoning discourages the ability to achieve the additional height and the intensification outcomes sought by the NPS-UD. Its retention effectively locks in an inefficient land use in a highly accessible and sought-after | Confirm retention of the THAB Zone as notified.<br><br>Confirm inclusion within walkable catchment of City Centre Zone.<br><br>Delete the Special Character Areas Overlay Residential and Business - Residential Isthmus A from those properties fronting St Marys Bay and zone THAB zone as with the remainder of the site. | 897. 20<br>897. 21<br>897. 22<br>897. 23<br>897.83<br>897.84 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | location. The submitter considers that this does not align with the intensification outcomes sought by the NPS-UD.<br><br>The submitter considers that the national significance and associated positive effects that would be available through enabling increased development capacity in a desirable and highly accessible location, in close proximity to shops, employment and services far outweigh the adverse amenity effects associated with the removal of the Special Character Overlay.<br><br>The relief sought will provide greater opportunities to increase the residential and employment populations in this highly accessible area, and give effect to the objectives and policies of the NPS-UD.<br><br>It is noted that some parts of this site are subject to Built and Natural Heritage Overlays. These overlays are qualifying matters that would remain in place and would continue to be afforded ongoing protection by the AUP rules. Outside of these areas, the submitter considers that it is appropriate to utilise the site efficiently and maximise opportunities for development in accordance with the NPS-UD in this highly accessible and high amenity location. In some cases, the additional development potential provided by the relief sought is likely to enable ongoing investment and protection of these features. For example, where part of a site may be subject to a Historic Heritage Overlay protection, the increased development provided elsewhere is likely to support the retention and ongoing retention of the heritage feature by supporting the viability of a development through increased development potential elsewhere on the site. |  | |
| **14.** | **139 Airfield Road, Takanini 2112**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone. | Oppose | The land sought to be rezoned is surplus to requirements of a school and therefore the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and aligns with the purpose of the NPS-UD and MDRS by supporting the objective of enabling greater housing supply. | Re-zone to Residential – Mixed Housing Urban Zone. | 897. 24 |
| **15.** | **3 Karaka Street, Takapuna 0622**<br>a) Proposed to be zoned Residential – Mixed Housing Urban<br>b) Not located within a walkable catchment | Oppose | The sites are surrounded by Business – Mixed Use Zone and the submitter considers that the rezoning of these properties accordingly is a sensible land use outcome, and will enable the sites to be utilised more efficiently and effectively. | The three proposed 3-7 Karaka Street (outlined in red below) to be re-zoned Business Mixed Use Zone.<br>  | 897. 25 |
| | | | The application of a walkable catchment and the ability for a site to accommodate additional height can vary depending on a number of factors, including topography, connectivity, proximity to amenities and employment and access to a regular public transport network.<br><br>Objective 3 of the NPS-UD requires district plans to enable more people to live in, and more businesses and community services to be located in, areas of Auckland that are in or near a centre zone or other area with many employment opportunities, or are well-serviced by public transport, or where there is high demand for housing or for business land in the area.<br><br>The submitter considers that the walkable catchment in this location as notified does not recognise the number of amenities within this area, the flat contour of the land, the ease of access to public transport, | Increase and effectively combine the walkable catchment associated with Smales Farm and Akoranga Bus Stations as well as Takapuna Metropolitan Centre, and re-zone the properties within the area currently zoned MHU to THAB (applies to those properties between Lake Pupuke and the Northern Motorway) – circled in red below. | 897. 26<br>897. 27<br>897. 28<br>897. 29<br>897.85<br>897.86 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | schooling and community facilities, the proximity to the metropolitan centre, and employment opportunities. In addition to this, the walkable catchment creates a small island of lower density residential zoning between the two catchments which is not considered an efficient nor effective land use pattern.<br><br>Increasing the maximum building height is in line with the Policy directives of the NPS UD, Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least 6 stories within *at least* a walkable catchment of existing and planned rapid transit stops and the edge of city centre zones. The relief sought would be consistent with the NPS-UD. | | |
| **16.** | **8 Dominion Street, Takapuna, 0622**<br>a) Re-zone THAB<br>b) Located within walkable catchment | Support | Will give effect to the NPS-UD. | Confirm retention of THAB Zoning and location of site within walkable catchment as notified. | 897. 30<br>897. 31<br>897. 32 |
| **17.** | **29 Rathgar Road, Henderson**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>b) Within walkable catchment of Henderson Metropolitan Centre | Support in Part | The land sought to be rezoned is surplus to requirements of a school and therefore the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties (also located within a walkable catchment) and is considered walkable to Henderson Metropolitan Centre.<br><br>The proposed re-zoning for residential use and application of the walkable catchment will give effect to the NPS-UD, specifically policy 3(c), and is an efficient use of natural and physical resources. | Confirm retention of site within walkable catchment as notified.<br><br>The re-zoning of tooth circled below to THAB zone.<br>  | 897. 33<br>897. 34<br>897.87<br>897.88 |
| **18.** | **32-34 Bolton Street, Blockhouse Bay, Auckland 0600**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone. | Oppose in Part | The land sought to be rezoned is surplus to requirements of a school and therefore the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | The re-zoning of part of site at the northern end to THAB zone.<br> | 897. 35<br>897.89 |
| **19.** | **75-105 Castledine Crescent, Glen Innes, Auckland 1072**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>b) | Oppose in Part | The land sought to be rezoned is not part of the school, being an existing (independent) residential use. Consequently, the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | The re-zoning of south eastern corner of site (existing residential use in blue below) to THAB zone. | 897. 36<br>897.90<br>897.91 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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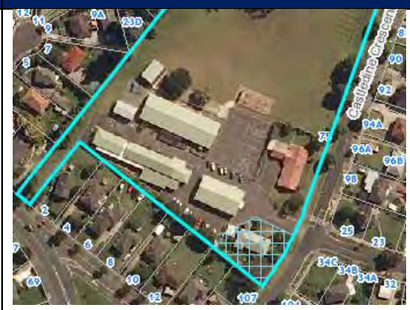
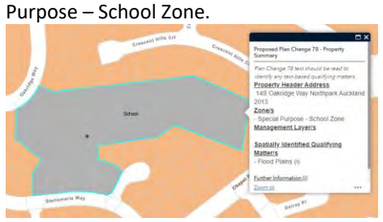
| | | | |  | |
| **20.** | **8-12 and 14 Lavelle Road, Henderson**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>b) Within a walkable catchment<br> | Oppose in part | The land sought to be rezoned is not part of the school, currently being utilised as a car park and presbytery independent to the school use. Consequently, the Special Purpose - School Zone as is applies to these parcels is no longer an appropriate zoning.<br><br>The sites share a contiguous boundary with other THAB zoned properties.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | The re-zoning of sites in blue hatch below to THAB zone and confirmation of the retention of the site within a walkable catchment of the Henderson Metropolitan Centre as notified.<br><br> | 897. 37<br>897. 38 |
| **21.** | **145 Oakridge Way, Northpark, Auckland 2013**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>  | Oppose in part. | The school roll is in decline and the land sought to be rezoned is surplus to the requirements of the school. Consequently, the Special Purpose - School Zone as is applies to these parcels is no longer an appropriate zoning.<br><br>The sites share a contiguous boundary with other MHU zoned properties.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD and MDRS by supporting the objective of enabling greater housing supply. | The re-zoning of sites in blue below to Residential Mixed Housing Urban zone.<br><br> | 897. 39 |
| **22.** | **16 Brenton Place, Orakei, Auckland 1071**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone. | Oppose | The school roll is in decline and is expected to cease to existing in the short to medium term. Consequently, the land will no longer be required for a school and the Special Purpose - School Zone as is applies to these parcels is no longer an appropriate zoning.<br><br>The sites share a contiguous boundary with other THAB zoned properties. | The re-zoning of the site to the THAB zone. | 897. 40 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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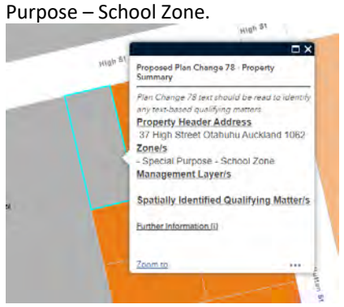
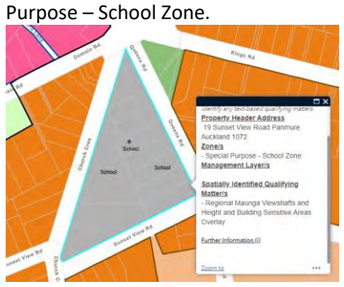
| | | | The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | | |
| **23.** | **37 High Street, Otahuhu, Auckland 1062**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>  | Oppose | The land sought to be rezoned is surplus to requirements of the school and therefore the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties and is located in close proximity to the Otahuhu Town Centre.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | The re-zoning of the site to the THAB zone. | 897. 41<br>897.92 |
| **24.** | **334S Pakuranga Road, Pakuranga, Auckland 2010**<br>a) Retained as MHU<br>b) New MDRS applies. | Oppose | The site at 334S Pakuranga Road and those adjoining it with frontage onto Pakuranga Road are all located within a walkable catchment of the Pakuranga Town Centre and the range of amenities and employment opportunities located within. Likewise, these sites are well serviced by frequent public transport (bus) and are located in close proximity to extensive open space provision.<br><br>Consequently, the submitter considers that the zoning of these properties as THAB which provided for increased height and density is justified. Notably, the THAB zone applies to properties fronting Pakuranga Highway to both the east and west.<br><br>Applying the THAB zoning to these sites is in direct accordance with the Policy directives of the NPS-UD, specifically Policy 3(d) which seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial activity. The up zoning to THAB within a walkable catchment of a Town Centre Zone is consistent with the proposed approach throughout PC78 as notified.<br><br>The relief sought would better achieve the purpose of the NPD-US and achieve the sustainable management purpose of the RMA. | The rezoning of the site and surrounding sites as identified in red below to THAB.<br> | 897. 42<br>897.93 |
| **25.** | **19 Sunset View Road, Panmure, Auckland 1072**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>  | Oppose in Part | The school roll is in decline. Consequently, the land sought to be rezoned is surplus to requirements of the school and therefore the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties and is located within a walkable catchment of the Pakuranga Town Centre and the range of amenities and employment opportunities located within. Likewise, these sites are well serviced by frequent public transport (bus) and train provision associated with the Panmure Bus and Train Station. The submitter considers that the site is readily walkable to this station, particularly given this walk would be along the main street of the Panmure Town Centre, and largely covered by verandas, this being of relatively high amenity for pedestrians.<br><br>Consequently, the submitter considers that the zoning of these properties as THAB which provided for increased height and density is justified. Notably, the THAB zone applies to all surrounding properties, and additional height overlays have been retained for properties of the northern side of the Panmure Town Centre. | The re-zoning of portion of the site in blue below to the THAB zone and apply additional height of 21m (6 stories). | 897. 43<br>897. 44<br>897.94<br>897.95 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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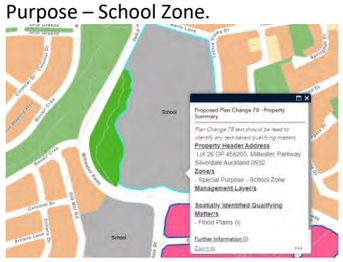
| | | | The submitter considers that applying the THAB zoning to these sites is in direct accordance with the Policy directives of the NPS-UD, specifically<br><br>- Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least six stories within <u>*at least*</u> a walkable catchment of existing and planned rapid transit stops and the edge of city centre zones; and<br>- Policy 3(d) which seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial and community activity.<br><br>The relief sought is considered an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | | 897.43<br>897.44<br>897.94<br>897.95 |
| **26.** | **46 and 32 Point Chevalier Road, Auckland, 1022**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br> | Oppose | The land sought to be rezoned is not part of the school, with both sites being existing (independent) residential uses. Consequently, the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site shares a contiguous boundary with other THAB zoned properties.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | The re-zoning of these two sites to the THAB zone. | 897. 45<br>897.96 |
| **27.** | **Lot 26 DP 455205**<br>a) No change proposed to zone. Retained as Special Purpose – School Zone.<br>  | Oppose | The land was originally purchased for a school; however, the Ministry of Education are of the view that this is no longer required and do not support the provision of a college in this location. Consequently, the site is no longer required for a school and the Special Purpose - School Zone is no longer an appropriate zoning.<br><br>The site is located immediately to the north of the Silverdale Town Centre and a range of amenities and employment opportunities located within. The submitter considers that applying the THAB zoning to this site is in direct accordance with the Policy directives of the NPS-UD, specifically Policy 3(d) which seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial and community activity. Applying the THAB zone to sites within a walkable catchment of a Town Centre Zone is consistent with the proposed approach throughout PC78 as notified.<br><br>The proposed re-zoning for residential use is an efficient use of natural and physical resources and will give effect to the NPS-UD by supporting the objective of enabling greater housing supply. | The re-zoning of Lot 26 DP 455205 to the THAB zone. | 897. 46<br>897.97 |
| **28.** | **198 Beach Haven Road, Beach Haven, Auckland 0749**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply | Support. | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 47 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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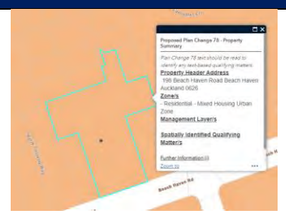
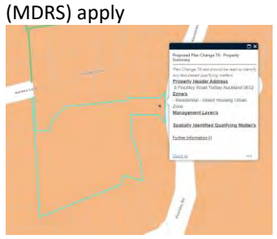
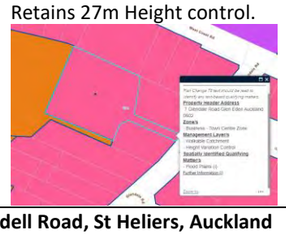
| |  | | | | |
| **29.** | **8 Finchley Road, Browns Bay, Auckland 0630**<br>a) Zone changed to Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br>  | Support. | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 48 |
| **30.** | **44 Boundary Road, Clover Park, Auckland 2159**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br> | Support. | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 49 |
| **31.** | **7 Glendale Road, Glen Eden, Auckland 0602**<br>a) Retains Business – Town Centre Zone<br>b) Located within a walkable catchment of Glen Eden Train Station<br>c) Retains 27m Height control.<br>  | Support | Will give effect to the NPS-UD, specifically Policy 3(c) by providing for *at least* 6 stories within a walkable catchment of existing rapid transport stops. | Confirm retention of Business Town Centre Zone, location within walkable catchment and additional height control. | 897. 50<br>897. 51<br>897. 52 |
| **32.** | **510 Riddell Road, St Heliers, Auckland**<br>a) Zone changed to Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 53 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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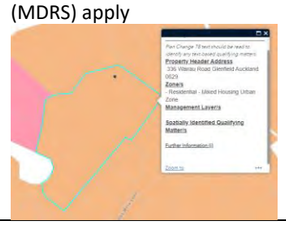
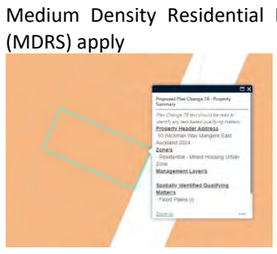
| | (MDRS) apply<br> | | | | |
| **33.** | **336 Wairau Road, Glenfield, Auckland 0629**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br>  | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 54 |
| **34.** | **10 Wickman Way, Mangere East, Auckland 2024**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br>  | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 55 |
| **35.** | **8 Motutapu Avenue, Manly 0930**<br>a) Zone changed to Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br> | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 56 |
| **36.** | **162 Waimumu Road, Massey, 0614**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 57 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| **37.** | **2 Shakespeare Road, Milford, Auckland 0620**<br>a) Retains Business – Town Centre Zone<br>b) Located within a walkable catchment of Glen Eden Train Station<br>c) Retains 18m Height control.<br> | Support in part | The Milford Area enjoys a high level of commercial activity as well as amenity and is a desirable place to live. It is accessible by public transport. This is reflected in the existing height variation control of 32.5m that is applied to the central parts of the Town Centre. Consequently, it is considered that this area has the ability to support much higher levels of intensification than is currently provided for and the submitter is of the opinion that the level of intensification proposed by Plan Change 78 is not sufficiently provided for in this location through the current AUP or proposed rules.<br><br>In order to provide additional opportunities for intensification within the Milford Town Centre Zone, the maximum permitted height within the Milford Town Centre Zone should be increased.<br><br>Of note, objective 3 of the NPS-UD requires district plans to enable more people to live in, and more businesses and community services to be located in, areas of Auckland that are in or near a centre zone or other area with many employment opportunities, or are well-serviced by public transport, or where there is high demand for housing or for business land in the area. In short, land in this location is precisely where significant intensification should occur (as confirmed by its location within a walkable catchment) and where the market will deliver that intensification.<br><br>The submitter considers that the national significance and associated positive effects that would be available through enabling increased development capacity in a desirable and highly accessible location, in close proximity to shops, employment and services far outweigh the adverse amenity effects that might otherwise be associated with the additional built form and intensity provided.<br><br>Applying an increased height to these sites is in direct accordance with the Policy directives of the NPS-UD, specifically Policy 3(d) which seeks heights and densities of urban form within and adjacent to town and local centre zones to be commensurate with the level of commercial activity. The relief sought will provide greater opportunities to increase the residential and employment populations in this highly desirable area, and give effect to the objectives and policies of the NPS-UD.<br><br>It is noted that this site is subject to a Built Heritage Overlays. This overlay is a qualifying matter and would remain in place, continuing to afford ongoing protection. | Confirm retention of the Business – Town Centre Zoning.<br><br>Increase the Maximum Height for the subject site and the surrounding Milford Town Centre zone to 32.5 metres. | 897. 58<br>897. 59<br>897.98<br>897.99 |
| **38.** | **27 Bailey Road, Mount Wellington, Auckland 1060**<br>a) Zone changed to Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br> | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 60 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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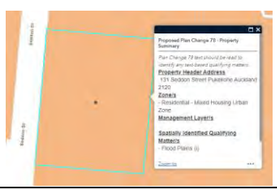
| **39.** | **1 St Benedict's Street, Newton, Auckland 1010**<br>a) Zone retained as Business – Mixed Use Zone<br>b) Located within a walkable catchment | Support in Part | Objective 3 of the NPS-UD requires district plans to enable more people to live in, and more businesses and community services to be located in, areas of Auckland that are in or near a centre zone or other area with many employment opportunities, or are well-serviced by public transport, or where there is high demand for housing or for business land in the area. In short, land in this location is precisely where significant intensification should occur (as confirmed by its location within a walkable catchment) and where the market will deliver that intensification.<br><br>Policy 3(c) of the NPS-UD seeks building heights of heights at least 6 storeys within at least a walkable catchment of the edge of city centre zones. Policy 3(d) further requires buildings heights and densities of urban form to be commensurate with the level of commercial activity and community services.<br><br>The site and surrounds enjoy a high level of commercial and community activity as a result of the proximity to the City Centre. It is highly accessible by public transport, including the future CRL station at K Road. Consequently, it is considered that this area has the ability to support much higher levels of intensification than is currently provided for and the submitter is of the opinion that the level of intensification proposed by Plan Change 78 is not sufficiently provided for in this location through the current AUP or proposed rules.<br><br>In order to provide additional opportunities for intensification the site and surrounds, an increase to the maximum permitted height is justified. This is supported by, and would be consistent with in the existing height variation control of 32.5m that is applied to the adjoining land to the west.<br>The retention of the Special Character Areas Overlay Business overlay discourages the ability to achieve the additional height and the intensification outcomes sought by the NPS-UD. The submitter considers that the national significance and associated positive effects that would be available through enabling increased development capacity in a desirable and highly accessible location, in close proximity to shops, employment and services far outweigh the adverse amenity effects associated with the removal of the Special Character Overlay.<br><br>Applying an increased height to these sites is in direct accordance with the Policy directives of the NPS-UD. The relief sought will provide greater opportunities to increase the residential and employment populations in this highly accessible location.<br><br>It is noted that this site is subject to a Built Heritage Overlays. This overlay is a qualifying matter and would remain in place, continuing to afford ongoing protection. | Confirm location within a walkable catchment as notified.<br><br>Increase the Maximum Height for the subject site and all properties along the western side of St Benedict's Street to 32.5 metres.<br><br>Delete the Special Character Areas Overlay - Business Upper Symonds Street or in the alternative, restrict this to only those buildings that have been identified as character defining. | 897. 61<br>897. 62<br>897. 63<br>897.100<br>897.101<br>897.102<br>897.103 |
| **40.** | **133 Seddon Street, Pukekohe 2120**<br>a) Zone changed to Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br><br>  | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 64 |
| **41.** | **461 Swanson Road, Ranui, 0612**<br>a) Zone changed to Residential - Terraced Housing and Apartment Building (THAB) Zone<br>b) Located within walkable catchment of Ranui Train Station | Support | Will give effect to the NPS-UD. | Confirm retention of THAB Zoning and location of site within walkable catchment as notified. | 897. 65<br>897. 66 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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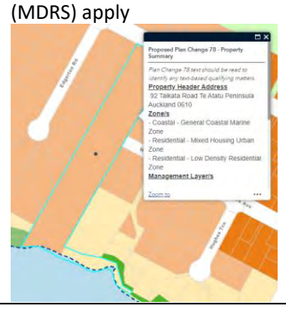
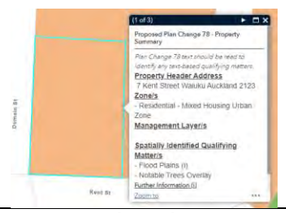
| **42.** | **94 Taikata Road, Te Atatu Peninsula, Auckland 0610**<br>a) Zone changed to Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br>  | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 67 |
| **43.** | **24 Domain Street, Waiuku, 2123**<br>a) Retained as Residential Mixed Housing Urban zone (MHU)<br>b) Medium Density Residential Housing Standards (MDRS) apply<br>  | Support | Consistent with the MDRS | Confirm retention of MHU Zoning. | 897. 68 |
| **44.** | **14 Percy Street, Warkworth, 0910**<br>a) Retained as Business – Town Centre Zone<br>b) Retained 18m height overlay<br> | Support | | Confirm retention of Business – Town Centre Zone. | 897. 69 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| **45.** | **H29. Special Purpose – School Zone**<br><br>**H29.6.2. Building height**<br>(1) Buildings (excluding floodlights) must not be greater than the height specified in Table H29.6.2.1 Building height unless Standard H29.6.7 applies.<br>**Table H29.6.2.1 Building height**<br>**Building location** / **Maximum building height**<br>Buildings less than 20m from a boundary with a site in residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), open space zones, or the Future Urban Zone — 12m<br>Buildings greater than or equal to 20m from a boundary with a site in a residential zone (other than Residential – Terrace Housing and Apartment Buildings Zone) or open space zones, or the Future Urban Zone — 16m<br>Buildings inside walkable catchments — 21m<br>Buildings in all other locations — 16m | Support | The proposed changes reflect the change to the planned form of areas surrounding the special purpose zone. | Retain the proposed changes. | 897. 70 |
| **46.** | **H29. Special Purpose – School Zone**<br><br>**H29.6.6 Height in Relation to Boundary**<br>- No changes proposed to this standard | Oppose | The height in relation to boundary standard should be amended to reflect the increased built form enabled in neighbouring zones (and on the site). | Amended H29.6.6 as follows:<br><br>(1) ~~Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any site boundary adjoining a site in the residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), rural zones or the Future Urban Zone .~~<br>Where a site in the Special Purpose – School Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the Special Purpose – School Zone site boundary.<br><br>(2) Where the adjoining zone does not specify a height in relation to boundary rule, the yard and/or setback standards in the adjoining zone apply to the Special Purpose – School Zone boundary<br><br>(3) Buildings must not project beyond a 45 degree recession plane measured from 8m vertically above ground level at any site boundary adjoining a road, or another Special Purpose – School Zone ~~or any other zone boundary not specified H29.6.6(1).~~<br><br>(4) Floodlights, steeples, spires, minarets and similar structures must not project beyond a 45 degree recession plane measured from 12m vertically above ground level at any site boundary.<br><br>(5) This standard does not apply to buildings located on St Cuthberts College land at its boundary with Cornwall Park commencing at a point 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage. | 897. 71 |
| **47.** | **H30 Special purpose Tertiary Education Zone**<br><br>**H30.6.1. Building height** | Support | The proposed changes reflect the change to the planned form of areas surrounding the special purpose zone. | Retain the proposed changes. | 897. 72 |

| | Site / Key Issues / Provisions as notified: | Position (Support / Oppose) | Reasons for submission | Relief sought: |
|---|---|---|---|---|
| | (1) Buildings must not exceed the maximum height specified in Table H30.6.1.1 Building heig<br>**Table H30.6.1.1 Building height**<br>**Building location** / **Maximum building height**<br>Less than 20m from a site in the residential zones, the Future Urban Zone or an open space zone — 12m<br>Less than 20m from a site in the residential zones, the Future Urban Zone or an open space zone inside walkable catchments — 21m<br>Greater than or equal to 20m from a boundary with a site in the residential zones, the Future Urban Zone or an open space zone — 24m | | | |
| **48.** | **H30 Special purpose Tertiary Education Zone**<br>**H30.6.4. Height in relation to boundary**<br><br>(1) Where a site in the Special Purpose – Tertiary Education Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the Special Purpose – Tertiary Education Zone site boundary.<br><br>(2) Where the adjoining zone does not specify a height in relation to boundary rule, the yard and/or setback standards in the adjoining zone apply to the Special Purpose – Tertiary Education Zone boundary | Support | The proposed changes reflect the change to the planned form of areas surrounding the special purpose zone. | Retain the proposed changes. |

897. 73

SUBMISSION ON PROPOSED PLAN CHANGE 78 (PUBLIC)

THAT IS SUBJECT TO FULL NOTIFICATION

PLAN CHANGE 78 – INTENSIFICATION

To: Auckland Council

Attention: Principal Policy Planner

By email: unitaryplan@aucklandcouncil.govt.nz

**Name of Submitter:** Cornwall Park Trust Board ('**CPTB** or **the Submitter**')

1. This is a submission on public Plan Change 78 (**PC78**) to the Auckland Unitary Plan – Operative in Part (**the Unitary Plan**) on behalf of Cornwall Park Trust Board. PC78 was publicly notified by Auckland Council (**Council**) on 18 August 2022.

2. The submitters could not gain an advantage in trade competition through this submission.

## Wider statutory context

*National Policy Statement-Urban Development (**NPS-UD**) NPS-UD and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**the RM Enabling Act**)*

3. The NPS-UD seeks to ensure councils better plan for growth and remove overly restrictive barriers to development to enable growth in locations that have good access to services, public transport networks and infrastructure. The associated intensification policies require councils to enable greater heights and residential densities in areas that are well-suited to growth, and specifically in and around urban centres and rapid transit stops.

4. The RM Enabling Act introduced the Intensification Streamlined Planning Process for tier 1 councils (which includes Auckland Council) as the mechanism by which to implement the NPS-UD intensification policies. It also introduced and required tier 1 councils to implement the Medium Density Residential Standards (**MDRS**).

5. The NPS-UD and RM Enabling Act collectively seek to ensure New Zealand's urban centres are well-functioning urban environments that support housing supply and affordability, accessibility to jobs and services, and the reduction of emissions.

## Summary of Plan Change 78

6. PC78 seeks to:

   a. Change the allocation of residential zoning, and provisions within residential zones to enable:

      - More development in the City Centre and at least 6-storey buildings within walkable distance of the city centre, metropolitan centres and Rapid Transit Stops.
      - More intensive development in and around neighbourhood, local and town centres.
      - Incorporate MDRS that enable three storey housing in most residential areas.

   b. Changes to the City Centre Zone and other centre zones to give effect to the NPS-UD and MDRS.
   c. Implement qualifying matters that restrict development potential where there is a feature or value that should be protected or avoided.

7. Additional changes are proposed by Council that do not directly implement MDRS and which are as follows:

   a. Implement Council proposed qualifying matters (special character, ridgeline protection, viewshafts, infrastructure constraints, specific matters in precincts) that restrict development potential where there is a feature or value that should be protected or avoided.
   b. New Low Density Residential Zone applied across areas subject to specific qualifying matters.
   c. Implementation of a raft of additional changes to objectives, policies, rules and standards unrelated to MDRS throughout residential and business zones, numerous overlays and Auckland-wide chapters.

## Background to this submission

8. Cornwall Park is the premiere recreation park on the Auckland isthmus and is extensively used by Auckland residents and visitors to Auckland attracting 4 million visitors each year. Cornwall Park was established in 1901 by Sir John Logan Campbell.

9. Cornwall Park has a predominantly semi-rural character and is a farm park used mainly for passive recreation. The semi-rural, pastoral setting includes naturally occurring features, vast expanses of green open space, specimen trees and groves creating a park of significant recreation, amenity and landscape value. Cornwall Park is a significant contributor to the network of green and public space in Auckland.

10. Adjoining Cornwall Park is the One Tree Hill Domain, a Council reserve of some 48ha. Sir John Logan Campbell's grave and the obelisk lie within the Domain on a small area of the summit of Maungakiekie/One Tree Hill, which is vested in the control of the Board. The boundaries of Cornwall Park and the adjoining One Tree Hill Domain are not evident and both areas make for a continuous area of open space to which the public has access.

11. While much of the Park is used for passive recreation, a wide variety of sporting clubs also have premises within the Park. These include Carlton Cornwall Park Bowling Club, Grammar Carlton Rugby Football Club, Auckland Rugby League, Cornwall Cricket Club and Campbell Park Tennis Club. Roads within the Park remain in private ownership.

12. Cornwall Park was established in 1901 by Sir John Logan Campbell who transferred to Trustees, for the use by the people of New Zealand, land within a triangle formed by Manukau Road, Great South Road and Campbell Road. The Park was enlarged by a further gift of land in 1907.

13. In 1908, Sir John gifted a further 58 ha to the Cornwall Park Trust. This land forms the residential properties bordering Market Road, Wheturangi Avenue, Maungakiekie Avenue and Campbell Road. It was gifted by Sir John to provide revenue for the development and maintenance of Cornwall Park and is known as Endowment Land.

14. The Endowment Land comprises:
    (a) Residential properties in the vicinity of the Park bordering Market Road, Manukau Road, Wheturangi Road, Maungakiekie Avenue and Campbell Road which is subject to perpetually renewable ground leases.
    (b) Land which is leased to St Cuthbert's College and forms part of the school grounds.
    (c) Land which forms part of the Auckland Showgrounds.

15. The Trust was incorporated as a board under the Charitable Trusts Act 1957 on 22nd March 1963. The Board consists of trustees who hold and administer the Park land and related endowment land for the benefit of the general public, as envisaged by Sir John Logan Campbell. The Board also administers certain trusts referred to in the will of Sir John Logan Campbell known as the Sir John Logan Campbell Residuary Estate.

16. The activities for which the trustees are responsible include:
    (a) The administration and maintenance of Cornwall Park and its development to better achieve its enjoyment by the people of Auckland and New Zealand. The Park and the recreation opportunities it provides are made available at no cost to the ratepayers of Auckland.
    (b) The administration of the Board's assets which generate revenue for the upkeep and development of the Park. The assets include the endowment lands which are subject to ground leases, and other property and funds.
    (c) The administration of the Sir John Logan Campbell Residuary Estate, including reviewing and determining applications for grants and administering the Estate's assets.

17. As a result of Sir John's foresight and the Board's careful management of its Endowment Land, Cornwall Park is available to the public of Auckland at no cost to the ratepayer. It performs a wide range of functions including passive and active recreation, amenity, cultural and natural heritage set in a distinctive natural landscape. These functions make a significant contribution to the character of Auckland and the lifestyle and wellbeing of its people.

18. The properties in Campbell Road and Wheturangi Road (bordering the Park) have been rezoned Residential Mixed Housing Urban. The properties within a walkable catchment have been zoned Terrace House and Apartment Building. This is supported.

19. The properties in Maungakiekie Avenue have been included within the Low Density Residential zone (LDR). These properties are shown in the Figure 1 below. Two of the properties are located within a Walkable Catchment (although have been excluded from it), and the majority of properties are within the Special Character Area Overlay. The properties sit below Local and Regional Maunga Viewshafts. A number of properties also have a Floodplain qualifying matter identification. The Special Character Overlay, Floodplain and Maunga Viewshafts are listed as Spatial Qualifying Matters.

Figure 1: PC78 Map showing zoning and qualifying matters

## Scope of Submission

20. This submission relates to PC78 in its entirety.

## The Submission is:

21. The submitter largely supports the zoning changes and provisions that seek to implement the NPS-UD and MDRS requirements for quality intensification in appropriate locations.

22. The submitter supports the broad application of the Mixed Housing Urban (MHU) zone and considers this to be an appropriate mechanism by which to incorporate the MDRS and to give effect to the objectives and policies of the NPS-UD.

23. The submitter supports the enhanced application of the Terrace Housing and Apartment Buildings (THAB) within walkable catchments and considers this to be an appropriate mechanism by which to give effect to the objectives and policies of the NPS-UD.

24. The submitter opposes the Low Density Residential zone (LDR) and its application to the properties in the vicinity of Cornwall Park. Its existence has been justified on the basis of those Qualifying Matters identified by Council under section 77I(j) of the RMA and is contrary to the NPS-UD and RM Enabling Act which seeks to enable greater intensification in Tier 1 districts.

25. The submitter opposes the introduction of those Council identified Qualifying Matters under sections 77I(j) of the RMA and the use of those Qualifying Matters to justify lower intensity zoning of land. The Submitter seeks the deletion of the Special Character Overlay and the Floodplain.

26. In addition, the submitter considers that further amendments are required to provide a more effective planning framework that gives full effect to the directives of the legislation. In particular:

    a. The submitter opposes the Council's approach to the relationship between Qualifying Matters and the underlying zoning. Qualifying Matters have been used to justify lower intensity zoning, rather than the zoning being applied on the basis of location and other mechanisms such as Overlays, Precincts and / or Auckland-wide provisions being relied upon to achieve the outcomes sought by the Qualifying Matter. Rather than providing for a qualifying matter which forecloses the opportunity to impose the increased density the Council should rely on the existing provisions in the AUP that require assessment of the issues (such as flooding) or can be dealt with appropriately through other mechanisms such as Overlays, Precincts, Auckland-wide rules and assessment criteria.

27. The submitter opposes the Council's narrow application of Walkable Catchments through limiting their use to Metropolitan Centres and Rapid Transit Stops. Policy 3 of the NPS-UD stipulates:

> *(c) building heights of at least 6 storeys within at least a walkable catchment of the following:*
>
> *(i) Existing and planned rapid transport stops*
> *(ii) The edge of city centre zones*
> *(iii) The edge of metropolitan centre zones.*

28. The Council has adopted the narrowest application of Walkable Catchments possible while giving effect to Policy 3 above. The submitters concern with this approach are:

- While guided by legislation to apply Walkable Catchments to 'at least' Rapid Transit Stops (RTS), Metropolitan Centre zones and City Centre zones, Auckland Council has the opportunity to take a much more liberal approach to the application of Walkable Catchments. The RTS is not defined in legislation, and Auckland Council's interpretation (being train stations and the Northern Busway stations) is unnecessarily narrow. Significant parts of the region area served by excellent public transport options including high-frequency bus services and ferry services. There are also a number of large-scale town centres and commercial areas that would be appropriate for such intensification outcomes.

- Any decision taken by the Council to constrain development potential in otherwise appropriate areas only serves to push development further out and to undermine climate change outcomes.

29. The submitter opposes the Low-Density Residential zone as the zoning for the properties in Maungakiekie and Waitapu Avenues materially restricts the ability to provide for growth that supports housing supply and affordability, accessibility to jobs and services, and emissions reduction.

30. The submitter seeks that the properties on Maungakiekie Avenue and Waitapu Road are zoned either Residential Terrace House and Apartment Building (where located within a reasonable walkable catchment or Residential Mixed Housing Urban and the removal of all Council imposed qualifying matters that will not achieve the purpose of NPS-UD or RM Enabling Act.

31. The Council has undertaken a survey of the character value of properties in Maungakiekie Avenue in support of it being included as a qualifying matter. This is on the basis that:

- Within walkable catchments at least 75% or more individual properties score 5 or 6 (areas of high quality).
- Outside walkable catchment at least 66% or more of individual properties score 5 or 6.

32. The street is not within the walkable catchment (although is on the edge of an 800m distance from rapid transit) has been scored as having 69% of properties either 5 or 6 (however it is not an area of high-quality special character overall as it scores less than 75%). The scoring of the properties in the street (and others in the area) is illustrated in Figure 2 below. The darker the colour the greater the character value and the lighter the colour the less character value. The key point is that the street is of mixed character value and there is none of the four blocks of land in the street has a high character value across all sites and overall, the street is not of high character value (as scored and identified by the Council).

Figure 2: Special Character Area Overlay Scoring

33. The scoring appears to be largely 'aesthetic' based and does not include a full assessment of the costs of retaining this land for low density residential development, in an area suitable for intensification close to shops, service and transport and adjoining a significant park amenity.

34. The size of sections and ability to consolidate larger land parcels (especially when Maungakiekie land is joined with land holdings on Wheturangi Road) lends itself to well-designed, multi-family dwellings and their location adjacent to the edge of Cornwall Park, which provides amenity areas, will support an increased density of dwelling units.

35. The submitter opposes the inclusion of the Special Character Overlay as a qualifying matter in Plan Change 78 for the following reasons:

    a. The character restrictions (qualifying matter) materially restrict the ability to provide for growth that supports housing supply and affordability, accessibility to jobs and services, and emissions reduction. and retains the status quo single house development on sites with a minimum net site area of 600m$^2$.

b. The character assessments undertaken are aesthetic based and the Council has not fully assessed the broader costs (social, economic, environmental) and impacts of imposing restrictions, including impacts on development capacity and accessibility in areas well suited to intensification. This includes shifting development to areas that are less well suited for intensification.

c. CPTB is a large landowner and has contiguous sites that can be amalgamated to provide for intensification in close proximity to shops and services, established transport routes (rail and bus) and a significant open space and park amenity.

d. Retention of this land for two-storey, single dwelling residential development does not give effect to the enabling housing supply legislation and does not enable greater heights and densities in areas that are well-suited to growth, such as in and around urban centres and rapid transit stops.

e. The size of sections and ability to consolidate larger land parcels (especially when Maungakiekie land is joined with land holdings on Wheturangi Road) lends itself to well-designed, multi-family dwellings and their location adjacent to the edge of Cornwall Park, which provides amenity areas, will support an increased density of dwelling units.

f. The THAB and Low Density/Special Character Overlay interface is not an appropriate outcome and will further erode existing character levels if and when the interfacing THAB zoned properties are developed.

g. Being located within the centre of a Walkable Catchment also warrants that the above-mentioned properties are rezoned to THAB and the Special Character Area Overlay is deleted.

## Decision Requested

36. The Submitter seeks the following decision from the Council on PC78:

a. Retain the amendments to the Mixed Housing Urban zone to incorporate the MDRS and the zoning of land Residential Mixed Housing Urban in Campbell Road and Wheturangi Roads. 898.1

b. Retain the THAB zoning and increased height applying to land within the walkable catchment and the zoning of land in Wheturangi Road and Greenlane Road. 898.2

c. Amend the implementation of walkable catchments so they are based on logical and practical zone boundaries. 898.3

d. Remove the Low Density Residential zoning applied to Maungakiekie Avenue and Waitapu Roads and rezone these properties Residential Terrace House and Apartment zone where located within a reasonable walkable catchment or Residential Mixed Housing Urban. 898.4

e. Delete the Special Character Area Overlay and Floodplain Qualifying Matters in Maungakiekie Avenue. 898.5

f. Delete the Floodplain Qualifying Matter from all properties. 898.6

g. Amend PC78 provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council imposed qualifying matters and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RM Enabling Act and development of the sites. 898.7 898.8

h. Any other alternative or consequential relief, including in relation to PC78's zones, objectives, policies, rules, methods and mapping, that reflects or responds to the scope and reasons for this submission.

## Reasons for relief sought

37. The reasons for the relief sought are to ensure that PC78:

a. will give effect to the objectives and policies of the NPS-UD
b. will contribute to well-functioning urban environments
c. is consistent with the sustainable management of natural and physical resources and the purpose and principles of the RMA
d. Will meet the reasonably foreseeable needs of future generations
e. Will satisfy the requirements of section 32 of the RMA; and
f. Is consistent with sound resource management practice.

## Appearance at hearing

38. The Submitter wishes to be heard in support of its submission.

**DATED** at this 29th day of September 2022

Mark Vinall

**For and on behalf of Cornwall Park Trust Board as its duly authorised agent.**

Electronic address for service of Submitter:

Cornwall Park Trust Board

c/- Mark Vinall

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**Submission on a notified proposal for Plan Change 78 to the Auckland Unitary Plan under Clause 6 of Schedule 1 Resource Management Act 1991**

29 September 2022

unitaryplan@aucklandcouncil.govt.nz

**Name of submitter: Andrew Crisp, Chief Executive, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD))**
This is a submission on Plan Change 78.

HUD could not gain an advantage in trade competition through this submission.

**HUD's role and responsibilities**

HUD leads the New Zealand Government's housing and urban development work programme. We are responsible for strategy, policy, funding, monitoring and regulation of New Zealand's housing and urban development system. We are working to:

- address homelessness
- increase public and private housing supply
- modernise rental laws and rental standards
- increase access to affordable housing, for people to rent and buy
- support quality urban development and thriving communities.

We work closely with other central and local government agencies, the housing sector, communities, and iwi to deliver on our purpose – thriving communities where everyone has a place to call home – he kāinga ora, he hapori ora.

Our work on the planning system – outlined further below – contributes directly to several of the above streams of work (particularly, increasing housing supply and supporting quality urban development) and provides a necessary foundation for the others.

**Wider Context**
*The Government Policy Statement on Housing and Urban Development 2021 (GPS-HUD)*
The GPS-HUD sets a direction for housing and urban development in New Zealand. Its overarching vision is that everyone in New Zealand lives in a home and a community that meets their needs and aspirations.

The four main things it sets out to achieve are:

- **Thriving and resilient communities** – the places where people live are accessible and connected to employment, education, social and cultural opportunities. They grow and change well within environmental limits, support our culture and heritage and are resilient.
- **Wellbeing through housing –** everyone lives in a home, whether it's rented or owned, that is warm, dry, safe, stable and affordable, with access to the support they need to live healthy, successful lives.

- **Māori housing through partnership** – Māori and the Crown work together in partnership so all whānau have safe, healthy, affordable and stable homes. Māori housing solutions are led by Māori and are delivered locally. Māori can use their own assets and whenua Māori to invest in and support housing solutions.
- **An adaptive and responsive system** – Land-use change, infrastructure and housing supply is responsive to demand, well planned and well regulated.

*The National Policy Statement on Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act)*

HUD has a particular interest in this Plan Change stemming from its co-lead role in developing the NPS-UD and the Amendment Act and overseeing their implementation.

The NPS-UD aims to ensure councils better plan for growth and remove overly restrictive barriers to development to allow growth in locations that have good access to services, public transport networks and infrastructure. The NPS-UD *intensification policies* require councils to enable greater heights and densities in areas that are well-suited to growth, such as in and around urban centres and rapid transit stops.

The Amendment Act introduced the Intensification Streamlined Planning Process for tier 1 councils to implement the intensification policies and additionally required these councils to introduce the Medium Density Residential Standards.

Both the Amendment Act and NPS-UD provide for qualifying matters – justified reasons to reduce heights and densities enabled.

Together, the NPS-UD and Amendment Act are intended to ensure New Zealand's towns and cities are well-functioning urban environments that support housing supply and affordability, accessibility to jobs and services, and emissions reduction. Auckland's success in implementing these measures is especially important as this is where most of New Zealand's growth is projected to occur.

*The First Emissions Reduction Plan (ERP)*

The ERP contains strategies, policies and actions for achieving New Zealand's first emissions budget and contributing to global efforts to limit global temperature rise to 1.5˚C above pre-industrial levels. It emphasises how our planning system and investment in infrastructure can reduce emissions, build resilience and improve wellbeing. The NPS-UD is a key initiative under the plan as it includes emissions-reduction objectives and policies that local authorities must give effect to, including the requirements to enable intensification.

*Transit-oriented development*

The importance of transit-oriented development is established in several of the Government's key strategic plans. The GPS-HUD, the Emissions Reduction Plan, the Government Policy Statement on Land Transport and NPS-UD all aim to align development with access to public transport services. In practical terms this means encouraging development in accessible areas, enabling intensive employment, housing, civic and high trip-generating amenities around rapid transit stops, and providing connectivity from rapid transit stations to surrounding areas for active modes and supporting public transport services.

**Scope of Submission**

The submission relates to:

- The special character areas
- The 'carve out' of the potential Auckland Light Rail Corridor.
- Special Housing Areas.

HUD is opposed to how these matters are addressed in the plan change.

**The Submission is:**

*Special character areas*

Plan Change 78 proposes special character areas. Although these are somewhat smaller than in the operative plan, they are still significant and will materially restrict the ability of development to be responsive in these areas.

Sections 77I to 77M of the Resource Management Act 1991 (RMA), and clauses 3.32 to 3.33 of the NPS-UD, place a number of requirements on councils when proposing such restrictions.

Section 77I states that

> *"A specified territorial authority may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone only to the extent necessary to accommodate 1 or more of the [qualifying matters]"*

This makes it clear the restrictions can only be for identified purposes, and must be designed in the most efficient way possible – addressing the matter without unnecessarily restricting development.

In addition, special character areas are not listed matters in section 77I. This means that, as per section 77J and 77L, they cannot be considered qualifying matters unless the evaluation report:

- assesses the costs and broader impacts of imposing those limits
- justifies why the restriction is appropriate in light of the national significance of urban development and the objectives of the NPS-UD
- includes a site-specific analysis that evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 of the NPS-UD while managing the specific characteristics.

HUD considers that the analysis released by Auckland Council has not fully met these requirements and that, as a result, the special character areas as currently proposed cannot be justified. The current spatial extent of the character areas and the provisions within these areas should be revisited with a clear aim to minimising the likely costs – including impacts on development capacity, accessibility and well-functioning urban environments.

In recent years, HUD and the Ministry for the Environment have commissioned a series of work to develop an evidence base to inform policy development and to support the evaluation of policies. This evidence base has been bolstered by international evidence that has considered the impacts of intensification. Reports commissioned by HUD and MfE include (but are not limited to) the following:

- The costs and benefits of urban development, 2019, MRCagney: https://environment.govt.nz/publications/the-costs-and-benefits-of-urban-development/
- The cost benefit analysis for the National Policy Statement on Urban Development, 2019: https://environment.govt.nz/assets/Publications/Files/NPS-UD-CBA-final.pdf
- The cost benefit analysis for the Medium Density Residential Standards: https://environment.govt.nz/assets/publications/Cost-benefit-analysis-of-proposed-MDRS-Jan-22.pdf

As a whole, this evidence base clearly shows the benefits of intensification in the form of:

- **Social benefits**, resulting from greater availability of a wide range of housing typologies in areas that are close to jobs and services. This can slow or reverse the transfer of wealth from future homeowners and renters to current property owners in areas with heavy restrictions.
- **Economic benefits**, resulting from greater productivity. *Agglomeration economies* drive productivity growth in areas where higher numbers of firms and people are located near one another, as a result of improved matching between employers and employees and higher levels of innovation (due to 'knowledge spillovers').
- **More efficient use of infrastructure**, as infrastructure costs are lower, on average, for medium density developments and developments in inner-city areas.
- **Environmental benefits** relative to greenfields development and to development further from the centre of cities. In particular, intensification is a key mechanism for reducing carbon emissions, enabling shorter commute times and efficient use of infrastructure, while continuing to meet housing and urban development needs.

There are a wide range of additional impacts that arise from various types of urban development, including costs such as sunlight loss and congestion. However, evidence shows that the benefits outlined above tend to outweigh costs and do so substantially in areas that are well-suited to development. Benefits are also widespread, longstanding and projected to grow substantially over time. Costs are real but tend to be smaller and more narrowly focused, primarily affecting current homeowners.

As a result, modelling for both the NPS-UD intensification policies and the MDRS showed a clear net benefit. This work also highlighted that the costs of any restrictions imposed will be a reduction, to a greater or lesser extent, in the positive impacts outlined above.

The proposed character restrictions in Auckland are in areas highly suited to development – close to the centre of the city, on good public transport routes and close to jobs and services. Restricting development in these areas either makes it less likely to occur, or shifts it to less accessible locations, requiring longer commute times and increasing the cost of living in the areas that provide the greatest opportunities. This has inevitable equity impacts – with the costs falling predominantly on future homeowners, renters and the public at large.

It is important to note that many of these costs will result from shifting development from a location well-suited to development to one less so. This means that the restrictions will have a negative impact even if development in these areas is not necessary to provide sufficient housing (that is, there is sufficient development capacity overall).

In places, the analysis undertaken by Auckland Council demonstrates the high costs that would result from the proposed special character areas. It indicates, for example, that

removing the special character area protections would be a ‘high benefit’ for the environment in the form of reduced greenhouse gas emissions.

However, in other areas, the analysis does not provide confidence that the relevant costs have been considered appropriately, that restrictions have been designed in a way to minimise the negative impacts, or that an appropriate conclusion has been reached. As a result, HUD does not consider that the proposed special character areas, and their relevant provisions, currently meet the requirements of sections 77I to 77M to be justified as a qualify matter.

The design and evaluation of the proposed option have a number of issues, including:

- An appropriate range of options, including those that would minimise the negative impacts of the restrictions has not been fully evaluated on a clear and consistent basis. Instead only a small number of options are explicitly compared, which are not meaningfully different in every case. Additional options that better meet the requirements of sections 77I to 77M should be fully considered. For example, the exclusion of rear sites from the restrictions was clearly identified as a potential approach – but this is not in the options analysis. This option would enable additional development without materially impacting the experience from the street.
- Section 77L requires a ‘site-specific’ analysis. However, options for managing special character are only assessed for managing all areas as a whole. Although it makes sense to group some analysis (e.g. where there are common features), characteristics of the various special character areas are not uniform, nor are the impacts of restrictions (as they will be higher in the most accessible areas). The design of provisions should take these characteristics into account, including by identifying ways to better enable development in the areas most suited to it.
- The consideration and magnitude of some impacts is unconvincing. The analysis describes the aesthetic effects of removing character protections as having both high environmental and social costs. More evidence should be provided by the Council to back up this assessment. In contrast, it states that maintaining the restrictions would have only moderate environmental and social impacts, despite strong evidence in the wider literature that these effects are large.
- Only some impacts are considered in the comparison of options, with other key impacts only outlined in the overarching analysis of all qualifying matters (in a separate document), or they are mentioned only briefly. For example, the projected reduction in agglomeration benefits is only calculated for all qualifying matters (as a combined effect), is not mentioned in the comparison of options and does not seem to have fed into the identification of the preferred option.
- The specific provisions of the preferred option do not seem to have been designed solely to manage the impacts of heights and densities on special character. For example, one of the purposes for the lower height standard is to mitigate the impact of sunlight on neighbours. This cannot be justified as a way to manage special character, is noncompliant with section 77I, and should be removed.

If the required analysis had been undertaken – carefully outlining the costs of each option with an eye to minimising them – it seems highly likely the areas would be smaller and the provisions more enabling.

HUD requests that impacts of imposing these restrictions are properly considered, and that the extent of the character areas and the relevant provisions are reviewed in light of the relevant costs and the requirements of sections 77I to 77M of the RMA.

*Auckland Light Rail exclusion*

Auckland Council did not notify a plan change with the changes required under the RMA and NPS-UD as they pertain to the potential light rail corridor area. Auckland Council proposes to address this via a variation to Plan Change 78 in 2023. This will enable Auckland Light Rail station locations to be determined and then the appropriate NPS-UD intensification policies to be applied.

Regardless of the mechanism, it is important that the provisions of the final plan change regarding this area are compliant with the RMA and NPS-UD. HUD encourages the independent hearing panel to ensure this is the case, including by requesting relevant information from Auckland Council and recommending appropriate changes to this area.

*Special Housing Areas*

Auckland Council has carved out Special Housing Areas (SHAs), created under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) from Plan Change 78. The HASHAA provided an alternative streamlined approach for applications for resource consent for qualifying developments in SHAs, separate from the usual process under the Resource Management Act 1991 (RMA).

Auckland Council's Overall Evaluation Report notes that "Special Housing Areas have been excluded from the IPI because they were created under different legislation – the HASHAA - and are subject to the provisions of the Proposed Auckland Unitary Plan (PAUP) as notified. The HASHAA provides no ability to change the PAUP. Therefore, the Council cannot amend these provisions".

HUD does not agree with this assessment. HASHAA has no ability to override the Amendment Act. It was fully repealed before the Amendment Act came into force, and the Orders establishing the individual SHAs have all been revoked. It would also be contrary to the scheme and purpose of the RMA to hold that plan provisions determined under HASHAA to an SHA were to be retained indefinitely, and could not be subject to further change through a plan change process.

Provided that SHAs are in relevant residential zones and there are no qualifying matters that justify the applicable provisions being less enabling, Auckland Council has a duty under the Amendment Act to implement the MDRS and give effect to policy 3 in these areas.

HUD requests that these areas are appropriately reconsidered and rezoned as required.

**Relief Sought**

HUD seeks the following decision on the Proposed Plan:

- That the matters raised in Table 1 are addressed.

**Hearings**
HUD wishes to be heard in support of its submission. If others make a similar submission, HUD will consider presenting a joint case with them at a hearing.

Andrew Crisp, Chief Executive, Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

Address for Service of person making submission:
Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development
Contact Person:
Email: RMAPlans@hud.govt.nz
Phone: Fiona McCarthy, 022 079 4140
Postal Address: Ministry of Housing and Urban Development, PO Box 82, Wellington 6140

# Table 1: Requested Plan Change amendments

| Provision | Reason for Submission | Relief Sought | |
|---|---|---|---|
| **Break requests up into thematic sections** | | | |
| Special character areas | Special character restrictions are substantial and in areas well suited to development but their proposal does not factor in the costs of shifting development to other locations. | Fully consider the costs of the proposed restrictions and review the extent of the special character areas in light of these costs and the requirements of section 77L of the Resource Management Act 1991. We would expect this to result in more enabling provisions and/or a more limited spatial extent for the areas. | 899.1 |
| Auckland Light Rail (ALR) exclusion | Auckland Council has not proposed changes to the potential ALR corridor. It proposes to address this via a variation to plan change 78 in 2023. Regardless of the mechanism, it is important that the provisions of the final plan change regarding this area are compliant with the RMA and RMA. | The proposed light rail corridor is appropriately considered and rezoned as required under the RMA and NPS-UD. | 899.2 |
| Special Housing Areas (SHAs) | HUD does not agree with Auckland Council's assessment that SHAs cannot be considered under the Amendment Act. The HASHAA has no ability to override the Amendment Act, meaning these areas must considered and rezoned accordingly. | Review the former SHAs and rezone and amend the provisions in these areas as necessary to comply with the requirements of the RMA and NPS-UD. | 899.3 |

## George Bramer

**From:** Katrina Jordan <K.Jordan@harrisongrierson.com>
**Sent:** Thursday, 29 September 2022 12:28 pm
**To:** Unitary Plan
**Cc:** Benjamin Speedy; Nick Grala
**Subject:** Lincoln Road Site - Submission on Plan Change 78: Intensification
**Attachments:** pc-78-form-Lincoln Road.pdf; Final Submission - Lincoln Road.pdf

Kia ora,

Please find a submission relating to the properties 326-330 Lincoln Road, as well as 322-324 Lincoln Road & 366-370 Triangle Road, attached to this email.

Documents supporting the submission are accessed via this link: Lincoln Road
Password to Onedrive folder: 3124

Ngā mihi,
Katrina

**KATRINA JORDAN**
Graduate Planner
Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

D +64 9 915 2547 P +64 9 917 5000

HARRISON GRIERSON. COM

All our emails and attachments are subject to conditions.

## 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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Mr Nick Grala - Harrison Grierson

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

Ministry of Housing and Urban Development

**Address for service of Submitter**

PO Box 5760, Victoria St West Auckland 1142

Telephone: 21199505 Fax/Email: n.grala@harrisongrierson.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)

*Or*

Property Address: 326-330 Lincoln Rd & properties at 322-324 Lincoln Rd & 366-370B Triangle Rd

*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:

The current zoning does not align with the existing and future use of the sites. The identified properties are within a walkable catchment of a planned rapid transit stop, and so qualify for intensification under Policy 3c of the NPSUD

**(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. ☐

Zone the identified sites as Terraced Housing and Apartment Building.

Apply the Walkable Catchment map overlay to the identified sites.

Apply a Hieght Variation control enabling 21m to the identified sites.

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 ☐

09/29/2022

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

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.**

Submission

# ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

| | |
|---|---|
| **TO** | Auckland Council (the 'Council') |
| **SUBMISSION ON** | Plan Change 78: Intensification ('PC 78') |
| **NAME OF SUBMITTER** | Ministry of Housing and Urban Development ('MHUD') |

MHUD could not gain an advantage in trade competition through this submission.

**SUBMISSION IN OPPOSITION (IN PART)**

## 1.0 SCOPE OF SUBMISSION

This submission will:

a) Provide an executive summary of the submission;

b) Provide background on MHUD;

c) Provide an overview of MHUD's submission to apply Residential – Terraced Housing and Apartment Buildings ('THAB') zone to the property 326-330 Lincoln Road

d) Provide supporting material for the submission:

- **Appendix 1**: Amended Planning Maps showing the change in zoning pattern sought by MHUD.
- **Appendix 2**: Preliminary Section 32AA evaluation report to support the change in zoning.
- **Appendix 3**: Reference Scheme. This shows a potential development scenario based on the requested zoning.

## 2.0 EXECUTIVE SUMMARY

MHUD owns a large property at 326-330 Lincoln Road, Henderson (refer to **Figure 1** below).

The site is a 7.5ha greenfield area almost entirely bounded by Triangle and Lincoln Road, State Highway 16 and the Te Wa-o-Pareira (Henderson Creek). The site has been used for farming purposes and contains a radio transmission tower, for which the site is designated for. Radio New Zealand no longer has need of the site, and so entered a disposal process with MHUD in partnership with Te Rūnanga o Ngāti Whātua (TRoNW).

The Lincoln Road site is zoned *Business – Light Industrial* under the AUPOiP.

MHUD requests that:

- The Lincoln Road site and the properties located at 322-324 Lincoln Road and 366-370B Triangle Road are zoned as *Residential – Terraced Housing and Apartment Buildings* as shown in **Appendix 1**; and
- A walkable catchment is applied from the planned Lincoln Road Interchange (Rapid Transit); and
- A height variation overlay is applied to the site that enables a height of 21m (6 storeys).

This zoning is sought as it gives effect to the directives of Policy 3c of the NPSUD, which directs that heights of at least 6 storeys are to be enabled within a walkable catchment of existing and planned rapid transit stations. The site is within a walkable catchment of the planned Lincoln Road bus station and thus qualifies for intensification whilst residential uses are an appropriate use of the site given the surrounding zoning pattern.

**FIGURE 1:** The site extent of 326-330 Lincoln Road

## 3.0 ABOUT THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT

The Ministry of Housing and Urban Development (MHUD) was established in 2018 as the ministry dedicated to delivering the government's housing and urban development programme. MHUD performs a range of functions on behalf of the central government that seek to improve housing supply, including the acquisition of sites for development. For the purpose of this submission MHUD is referred to as the owner.

## 4.0 OUR SUBMISSION

MHUD requests that the THAB zone be applied to the properties owned by MHUD 326-330 Lincoln Road as well as the properties 366, 368B, 370B Triangle Road and 322 and 344 Lincoln Road. It considers the zone would be appropriate for the sites because:

1. The Amendment Act enables the Council to rezone land as residential land. In carrying out its functions under s77G the Amendment Act enables a specified territorial authority to create a "new residential zone" (section 77G(4) – being an area proposed to become a relevant residential zone that is not shown in a district plan as a residential zone).
2. Enabling residential development of this site would give effect to Policy 9(a)-(d) of the NPS-UD and enable iwi involvement in urban development initiatives. Te Rūnanga o Ngāti Whātua (TRoNW) is mandated by Ngāti Whatua to negotiate with the Crown to settle its remaining historical claims. In November 2019, TRoNW requested that the Crown explore further commercial redress opportunities. Considering this, the Crown agreed to provide TRoNW with the opportunity to reach an agreement with MHUD to in terms of the site's development within MHUD's Land for Housing programme.
3. The site adjoins the planned Lincoln Road transit station (refer **Figure 2** below). Intensification around the Northwestern busway interchanges as rapid transit stations should be enabled as these planned stations (which are currently under construction) meet Council's criterion of being largely separated from other traffic, funded and having a certain location. The bus way improvements that

are currently underway will provided a dedicated route for buses along the majority of State Highway 16 (SH16) from Westgate to Newton Road, enabling higher frequency services with shorter journey times.

**FIGURE 2:** Dedicated bus shoulders following improvement (completion by mid-2023).

4. There can be confidence in the permanence of the rapid transit route along State Highway 16 and its interaction with the Lincoln Road interchange. Light rail improvements are budgeted for the Northwest, and the Indicative Business cases for the project have explored the route crossing the causeway, following SH16 and interacting with the Lincoln and Te Atatu Road on-ramps.[1] Whilst the form of the Lincoln Road rapid transit station may be altered if the light rail project is delivered, there can be confidence that the stops will remain within a walkable catchment of the site, being that it is immediately adjacent to SH16 and the Lincoln Road interchange. To take a route that avoids the subject site would require significant acquisition of privately owned land, the delivery of a third crossing over Te Wai-o Pareira/Henderson Creek Henderson Creek, significant earthworks and engineering to navigate the topography to the southwest and/or would further distance the stops from Henderson's residential areas.

5. The site is located within a walkable catchment of the proposed Lincoln Road transit stations. A walking journey from the bus station located on The Concourse to the nearest edge of the site is approximately 400m. From this point, the greatest distance across the site is approximately 250m. As such, a future street network within the site could easily support walking journeys of 10 minutes or less.

6. Applying a residential zoning for the site is consistent with the operative zoning pattern under the AUP:OP as well as the proposed zoning pattern applied to the surrounding areas by PC78. Both

[1] North West Rapid Transit Corridor Indicative Business Case by MRCagney & Aurecon. (2017). https://onedrive.live.com/?authkey=%21AOuVGvpd2mGY2i0&cid=6C6F1925E284040B&id=6C6F1925E284040B%2114039&parId=6C6F1925E284040B%211191&o=OneUp

adopt a zoning pattern that applies residential zoning to land on the western side of Lincoln Road and light industrial zoning to the eastern side of Lincoln Road[2] (refer **Figure 3 and 4** below).

7. The wide corridor created by the North Western motorway provides adequate separation from the heavy industrial zoned land to the north east so as to avoid the potential for reverse sensitivity effects.

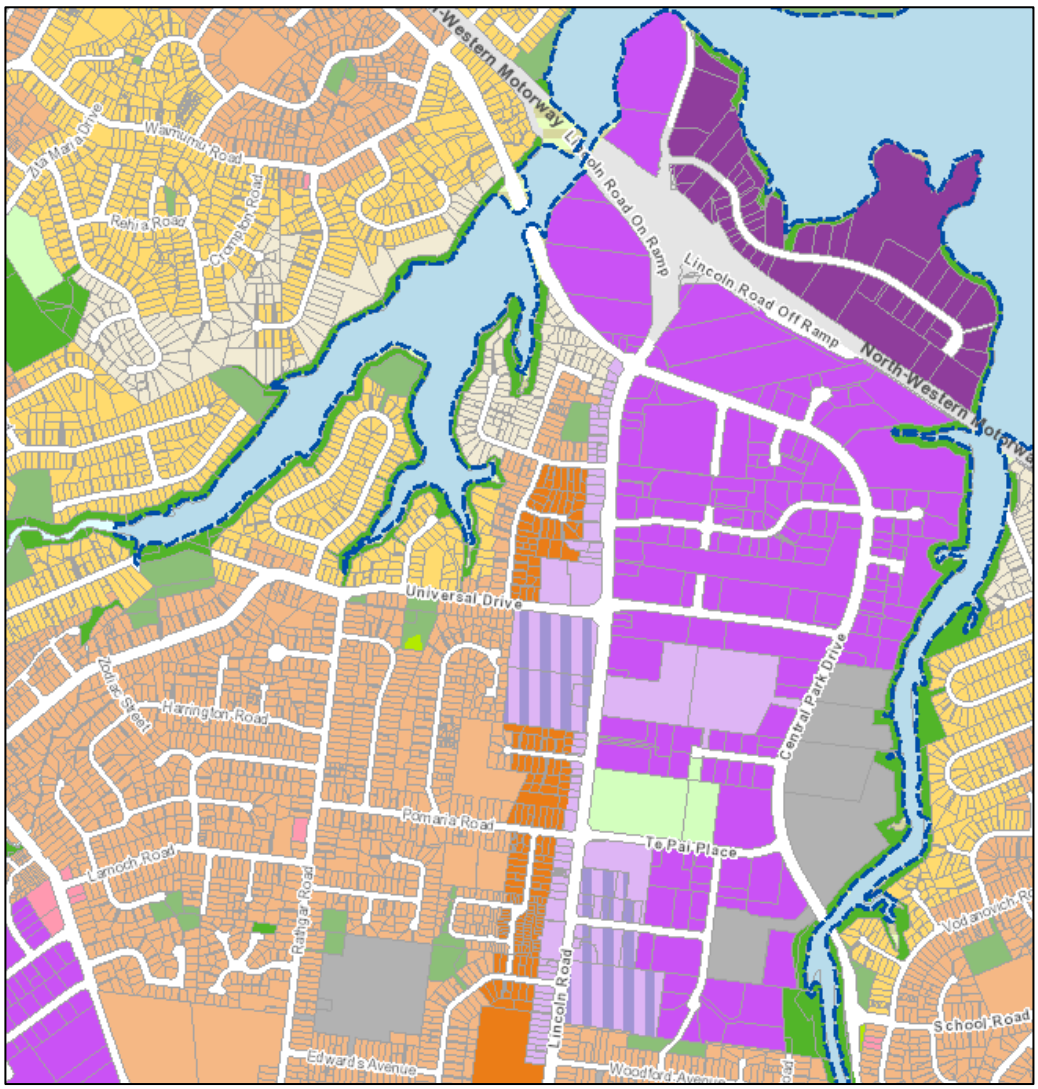



**FIGURE 3:** AUP:OIP zoning pattern

[2] Noting that Business Mixed Use and General Business zones are applied to the strip of properties that directly adjoin Lincoln Road.

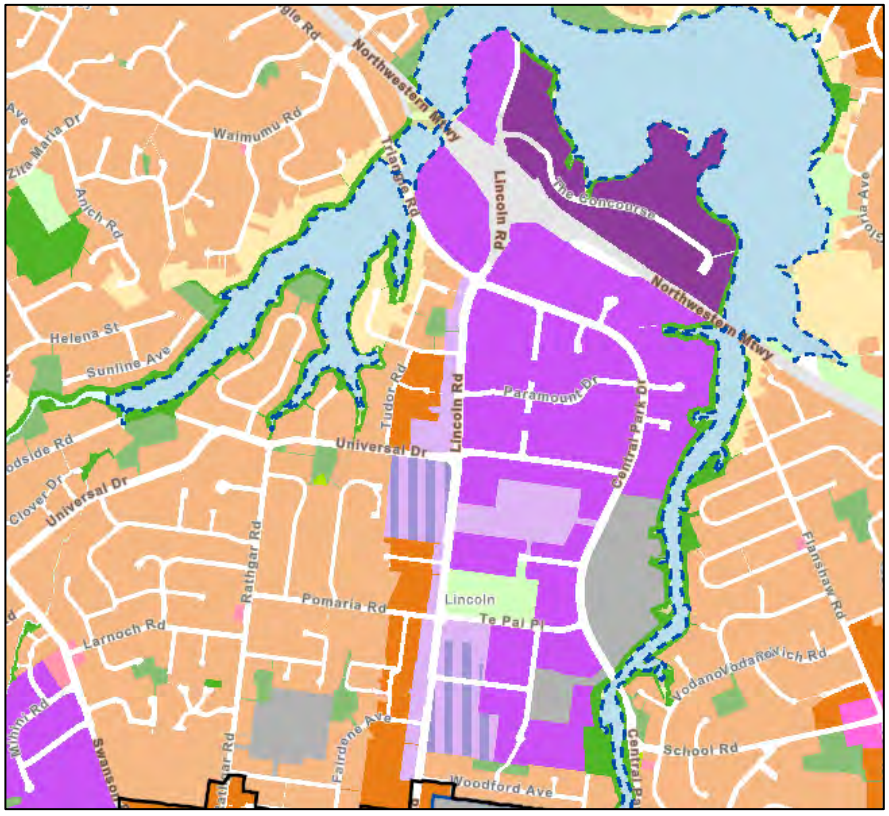



**FIGURE 4:** PC78 proposed zoning pattern

8. The site is a large site that can be comprehensively developed. The sites favourable topography, aspect and proximity to planned public transport and existing cycleways make it ideally suited to high density residential development. A reference scheme analysing the site and demonstrating how it could be developed for residential use based on best practice urban design principles is included as **Appendix 3**. This scheme illustrates that the site could be developed to provide for 540 residential units, and be home for approximately 1,458people (assuming an average of 2.7 people per dwelling). Therefore, this site could make a meaningful difference to housing supply in a location that is connected to public transport and has easy access to employment, goods and services.

9. A residential zoning is consistent with the established pocket of residential land use to the immediate south of the site at 322-366 Lincoln Road. These 6 properties all contain residential dwellings despite their light industrial zoning. It is more appropriate that these properties be zoned residential, and also have a residential zone on their northern boundary.

10. A THAB zoning for the site is also consistent with the areas of THAB that adjoin the Mixed Use zone along Lincoln Road. This development pattern would now appropriately continue along the eastern side of Lincoln Road to the interchange.

11. Radio New Zealand (RNZ) and MHUD have entered a conditional sale and purchase agreement for the site. As part of this agreement, RNZ are required decommission and demolish the existing radio tower and uplift Designation 7300 to enable the residential development of the site.

12. The application of the National Grid Corridor overlay to a small part of the site does not preclude the ability to rezone and use the site for residential purposes. The relevant overlay provisions provide a buffer within the corridor.

13. The site is not subject to any hazards that would prevent it being developed for residential use. Furthermore, an esplanade reserve would be taken as part of the subdivision process that would accommodate the parts of the site that are presently within the Coastal Marine Area.

14. The proposed zoning is supported by a Preliminary s32AA evaluation that is included in **Appendix 2**. The report concludes that the THAB zoning for the site is the most appropriate way to achieve the purpose of the RMA, and gives effect to the NPS UD.

**5.0 MHUD SEEKS THE FOLLOWING DECISION FROM THE COUNCIL:**

a) Amend the zoning of the sites (at 326-330 Lincoln Road and 322-366 Lincoln Road) from *Business – Light Industry* to *Residential – Terraced Housing and Apartment Buildings* as shown within **Appendix 1**, 899.4

and

b) A walkable catchment is applied from the planned Lincoln Road Interchange (Rapid Transit) and includes the sites at 326-330 Lincoln Road and 322-366 Lincoln Road. 899.5

and

c) Apply a Height Variation Overlay across the sites (at 326-330 Lincoln Road and 322-366 Lincoln Road) enabling a height of 21m (6 storeys). 899.6 899.7

and 899.8

d) Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of MHUD; 899.9

or

e) Such other alternative relief to satisfy the concerns of MHUD.

6.0 MHUD wishes to be heard in support of its submission.

7.0 If others make a similar submission MHUD will not consider presenting a joint case with them at a hearing.

**Signature:**

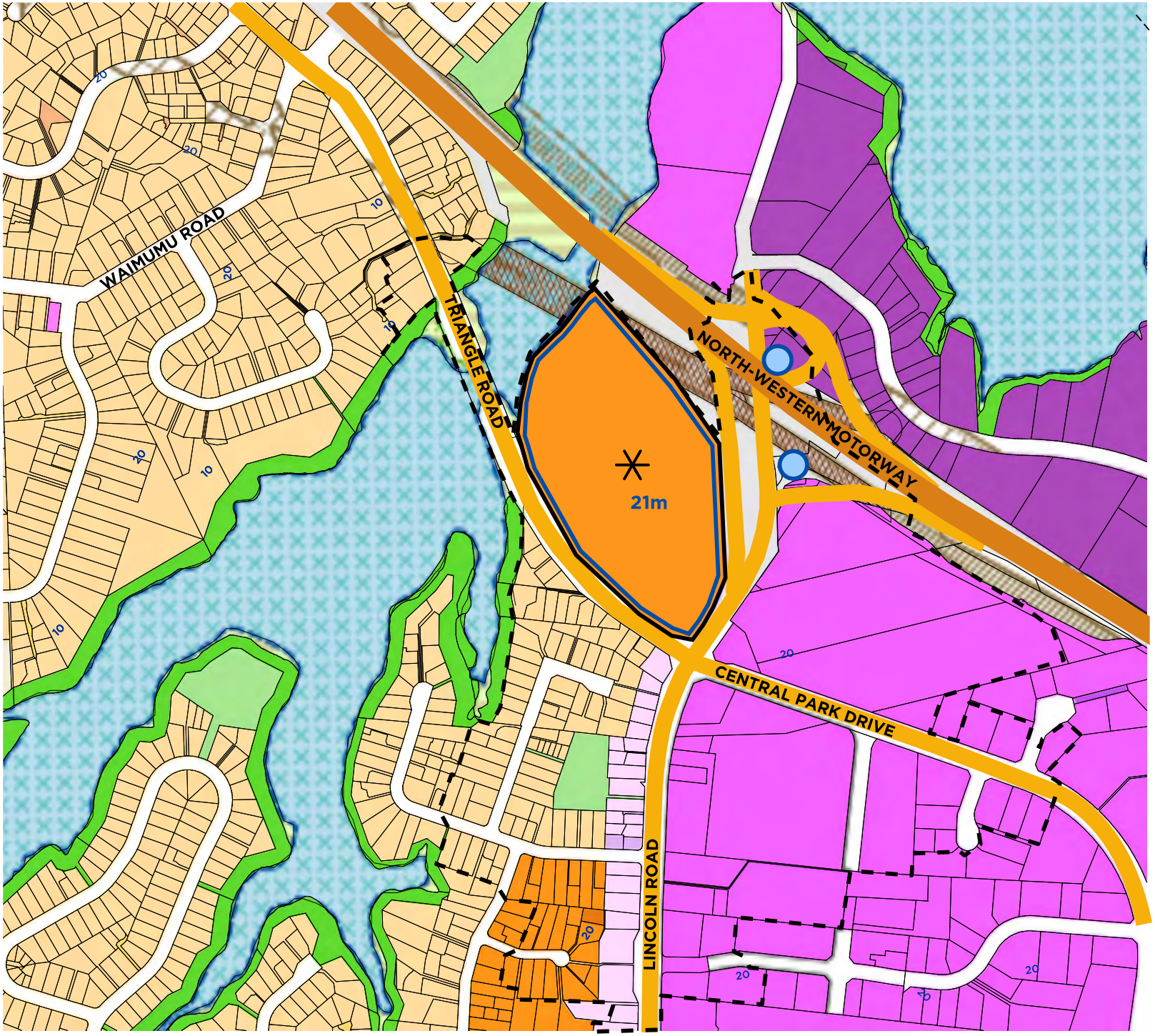
**Date:** 29 September 2022

**Address for Service of Submitter:**

Harrison Grierson
P O Box 5760, Wellesley Street
**AUCKLAND 1141**

**Telephone:** (09) 917 5073
**Email:** n.grala@harrisongrierson.com
**Contact Person:** Nick Grala

## APPENDIX 1: MHUD'S PROPOSED ZONING PATTERN FOR THE LINCOLN ROAD SITES




KEY

# PC 78 Sub #899

- Policy 3C – Walkable Catchment
- Height Variation Control
- Existing Property Boundary (Auckland Council Maps)
- Business – Heavy Industry Zone
- Business – Light Industry Zone
- Business – Mixed Use Zone
- Residential - Single House Zone
- Residential - Mixed Housing Urban Zone
- Residential - THAB Zone
- Open Space – Conservation Zone
- Open Space - Informal Recreation Zone
- Significant Ecological Areas Overlay – Marine 2
- 800m Walkable Catchment
- New Express Bus Stops (Proposed)

## PROPOSED ZONING PLAN

SCALE: 1:5000 at A3
CLIENT: M.HUD
PROJECT: NPSUD PLAN CHANGE
DATE: 29 SEP 2022
STATUS: DRAFT FOR DISCUSSION

N

HARRISON GRIERSON

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This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

A2212496.00-

U:/1020/2212496_a MIT South Campus/UD/A2212496-MHUD NPS UD PROPOSED ZONES.layout



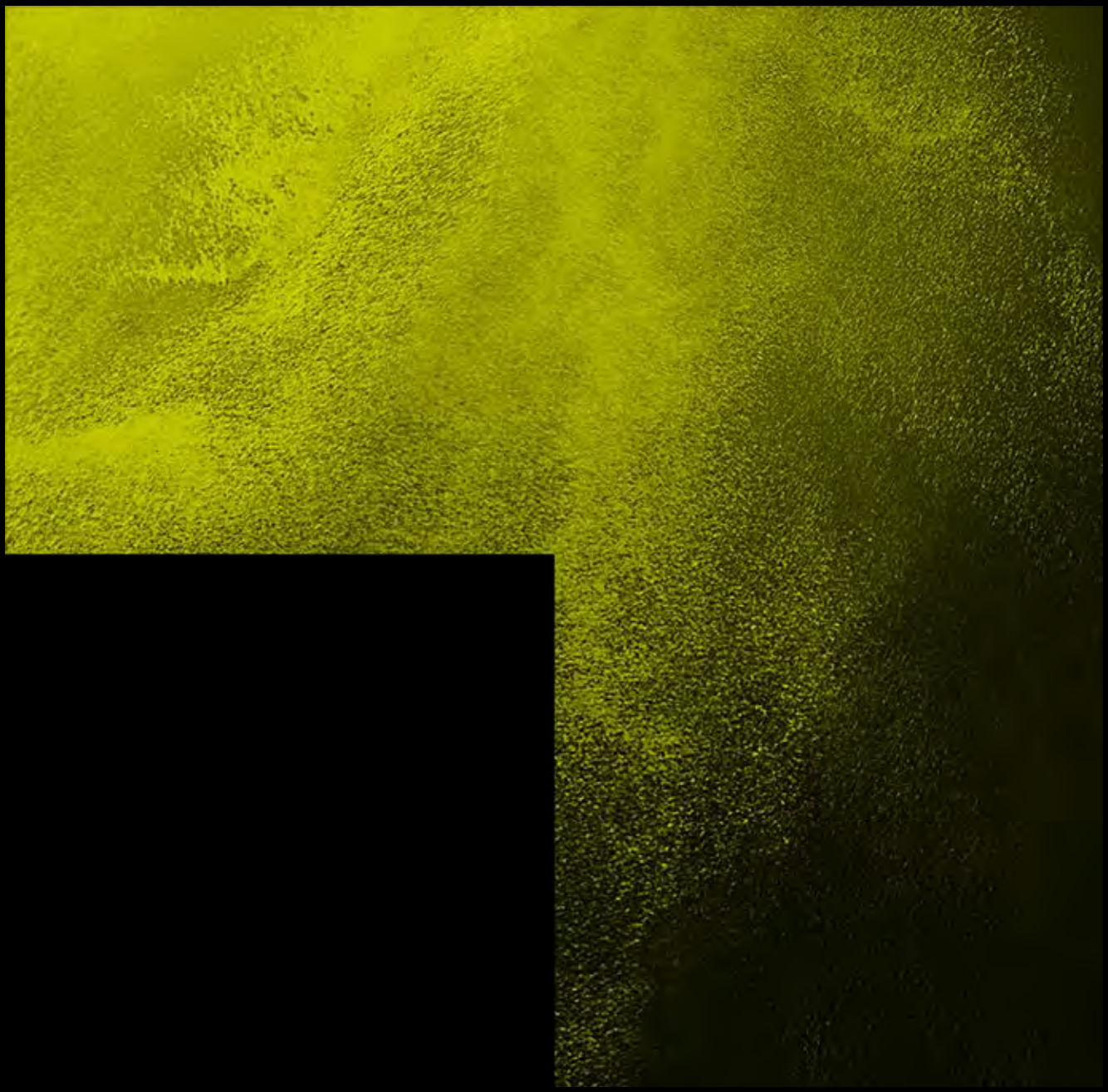
LINCOLN RD

## APPENDIX 2: PRELIMINARY SECTION 32AA FOR THE LINCOLN ROAD SITES

# LINCOLN ROAD & TRIANGLE ROAD PRELIMINARY S32AA EVALUATION

Section 32AA Evaluation

Ministry of Housing and Urban Development



# DOCUMENT CONTROL RECORD

| | |
|---|---|
| **CLIENT** | Ministry of Housing and Urban Development |
| **PROJECT** | Lincoln Road & Triangle Road Preliminary S32AA Evaluation |
| **HG PROJECT NO.** | A2212496.00 |
| **HG DOCUMENT NO.** | 001 |
| **DOCUMENT** | Preliminary S32AA Evaluation |

# ISSUE AND REVISION RECORD

| | |
|---|---|
| **DATE OF ISSUE** | September 2022 |
| **STATUS** | Final |
| **ORIGINATOR** | Katrina Jordan - Graduate Planner |
| **REVIEWED** | Nick Grala - Planning and Urban Design Manager |
| **APPROVED FOR ISSUE** | Nick Grala - Planning and Urban Design Manager |


| | |
|---|---|
| **OFFICE OF ORIGIN** | Auckland |
| **TELEPHONE** | (09) 917 5000 |
| **EMAIL** | n.grala@harrisongrierson.com |

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# 1.0
# THE APPLICANT AND PROPERTY DETAILS

| | |
|---|---|
| **APPLICANT** | Ministry of Housing and Urban Development |
| **SITE ADDRESS** | 326-330 Lincoln Road, Henderson |
| **ADDRESS FOR SERVICE** | Ministry of Housing<br>c/- Harrison Grierson<br>PO Box 5760<br>Victoria St West<br>Auckland 1142<br>**Attention: Katrina Jordan** |
| **LEGAL DESCRIPTION** | PT LOT 4 DP 1034, PT LOT 5 DP 1034, SECT 10 SO 505159, SECT 11 SO 505159 |
| **TITLE LIMITATIONS** | Excepting pursuant to Section 19 Public Works Act 1928<br>Subject to Section 27B State-Owned Enterprises Act 1986<br>Subject to Part IV A Conservation Act 1987<br>Subject to Section 11 Crown Minerals Act 1991 |
| **SITE AREA** | 7.44ha |
| **DISTRICT PLAN** | Auckland Unitary Plan – Operative in Part (AUPOiP) |
| **DISTRICT PLAN ZONING** | Business – Light Industry<br>Coastal - General Coastal Marine Zone |
| **DISTRICT PLAN OVERLAYS** | Natural Resources: Significant Ecological Areas Overlay - SEA-M2-55a, Marine 2<br>Infrastructure: National Grid Corridor Overlay - National Grid Yard Uncompromised<br>Infrastructure: National Grid Corridor Overlay - National Grid Subdivision Corridor |
| **DISTRICT PLAN CONTROLS** | Controls: Vehicle Access Restriction Control - Motorway Interchange Control<br>Controls: Coastal Inundation 1 per cent AEP Plus 1m Control-1m Sea level rise<br>Controls: Macroinvertebrate Community Index - Native<br>Controls: Macroinvertebrate Community Index - Urban |
| **ROAD CLASSIFICATION** | Primary Arterial Road |
| **DESIGNATIONS** | Designations: Designations - 7300, Telecommunication and radiocommunication transmission facilities, Designations, Radio New Zealand Ltd<br>Designations: Designations - 6742, State Highway 16 - Henderson Creek to Huruhuru Road Bridge Massey, Designations, New Zealand Transport Agency<br>Designations: Designations - 1477, Lincoln Road Corridor Improvements - Major upgrade of Lincoln Road between Te Pai Place and the North Western Motorway (SH16), Designations, Auckland Transport |

| | |
|---|---|
| | Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence |
| **NATIONAL ENVIRONMENTAL STANDARDS** | There is possibility of HAIL activities having occurred onsite and so the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS) may apply. |
| **HAZARDS** | Overland flowpaths traversing centre of the site to western boundary with Triangle Road<br><br>Floodplain along north-western boundary and in centre of site |
| **LOCALITY DIAGRAM** | |

# 2.0 INTRODUCTION

This is a preliminary version of a S32AA evaluation prepared in support of a submission made by the Ministry of Housing and Urban Development ('MHUD') on Plan Change 78: Intensification ('PC78'). The evaluation is provided as preliminary to enable feedback to be provided by Auckland Council officers either prior to, or as part, of preparing their s42A Report. We will finalise the evaluation prior to the s42A Report/ Planners Report being released.

PC78 was notified by Auckland Council (the 'Council') on August 18th, 2022. The plan change seeks to give effect to the National Policy Statement on Urban Development 2020 (NPSUD 2020) and the Medium Density Residential Standards (MDRS) that was introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMAA 2021).

The submission relates to the site located at 326-330 Lincoln Road, Henderson.

The submission is requesting that the sites zoning be changed from *Business - Light Industry* to *Residential - Terraced Housing and Apartments* (THAB).

The report contains the following sections:

- Section 3.0 gives an overview of the site and its surrounding environment
- Section 4.0 describes the drivers behind the submission
- Section 5.0 Section 32AA analysis, provides alternative options and analyses costs and benefits, efficiency, effectiveness and the risks of not acting
- Section 5.7 provides an indicative development scheme in line with the requested zoning.

This report has been prepared to address the applicable information as required by Section 32AA of the Resource Management Act 1991 (the 'Act') in appropriate detail relative to the scale and complexity of the proposal.

# 3.0
# THE SITE AND SURROUNDING AREA

The site is located at 326-330 Lincoln Road and comprises of four parcels (**Figure 1**).

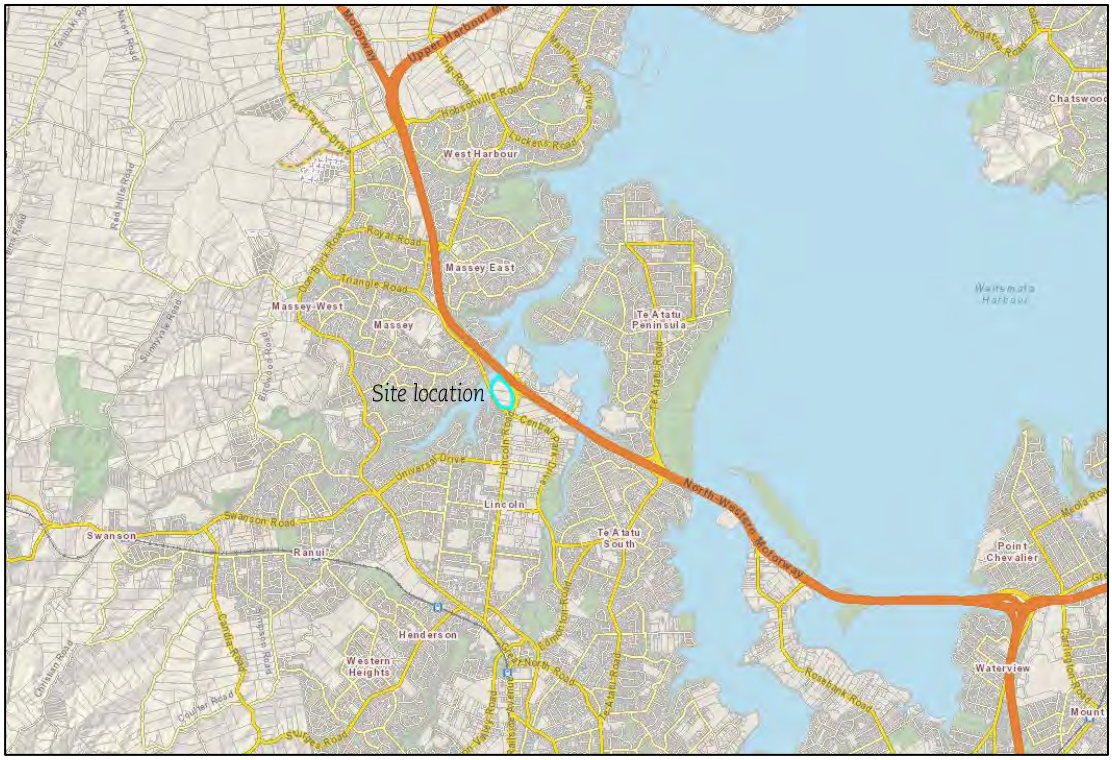



**FIGURE 1:** Location of the site within the wider Auckland context

The site is 7.4ha in size, has an irregular diamond shape and is located immediately adjacent to the Lincoln Road on ramp to SH16. The site makes up the majority of the block, with remainder of the block being subdivided into residential lots fronting the junction of Lincoln and Triangle Road. As shown in Figure 2 & 3, the site is largely empty paddock space, with a radio transmission tower in the centre of the site and has power pylons traversing the north-eastern edge of the site.

The subject site is held under a single title (821651) which is registered to Radio New Zealand.

**FIGURE 2:** View of radio tower and power pylons from northeast of site

**FIGURE 3:** Site aerial of 326-330 Lincoln Road, Henderson

## 3.1 SITE TOPOGRAPHY AND LANDFORM

The site topography gradually declines towards Te Wa-o-Pareira (Henderson Creek) towards the west, and more steeply declines in elevation closer to the water's edge. There is a total change of elevation of across the site of 20.5m.

An overland flow path originates and traverse the site from its eastern edge to its western side, feeding into Te Wa-o-Pareira (Henderson Creek) to the northwest. The

north-western edge of the site and the flat area in the site's centre are identified as flood effected areas in 1% annual exceedance probability events.

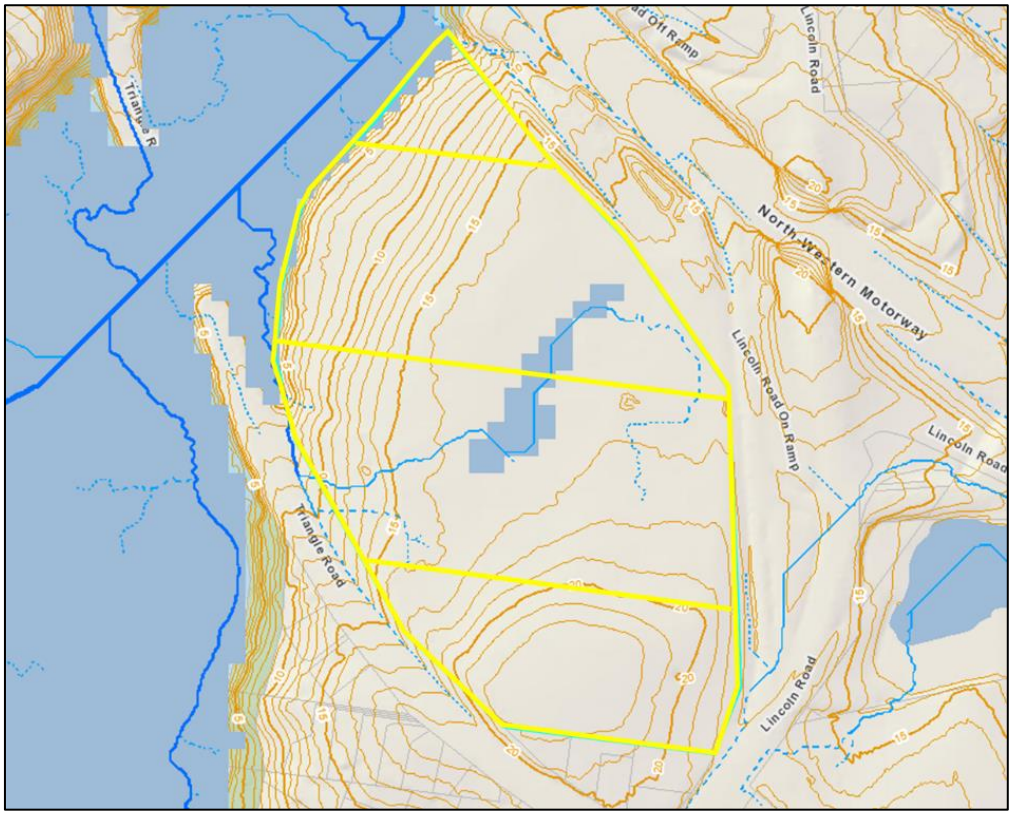



**FIGURE 4:** Flood hazards and overland flowpaths impacting the site

## 3.2 TITLE LIMITATIONS

The following interests are registered to the site's record of title:

- **Section 19 Public Works Act 1928** excepting pursuant to any mines of coal and other minerals not taken by Proclamation 12753. Requires the Minister or any local authority that has entered an agreement which burdens land to register a compensation certificate.
- **Section 27B State-Owned Enterprises Act 1986** Where the Waitangi Tribunal recommends the return of the land to Māori ownership, the Crown shall resume the land and return it to Māori ownership (refer section 4.1 for further details on this).
- **Subject to Part IV A Conservation Act 1987** A strip of land 20 metres wide extending along and abutting the landward margin of the foreshore or the bed of any river or any stream at least 3 metres in width, shall be reserved from sale or other disposition by the Crown.

  This directive applies to the western edge of the site, which abuts the Henderson Creek/Waitemata Harbour.
- **Subject to Section 11 Crown Minerals Act 1991** Every mineral, with the exception of pounamu, existing in its natural condition in the land shall be reserved in favour to the Crown even after the land is no longer possessed by the Crown.

The following compensation certificates are also registered to the site's record of title:

- **8804236.1 Compensation Certificate** pursuant to Section 19 Public Works Act 1981 29.6.2011 at 6:13 pm
- **12388847.1 Compensation Certificate** pursuant to Section 19 Public Works Act 1981 by His Majesty the King - 28.2.2022 at 5:08 pm

Copies of the records of title are included as **Appendix 1**.

## 3.3 INFRASTRUCTURE AND SERVICES

No three waters services exist within the site except for a 750mm diameter gravity RCRRJ wastewater trunk main crosses through the southern end of the site from West to East (refer **Figure 5**).

Potable water lines that provide services to neighbouring properties run nearby the site and could be extended to serve the site (refer **Figure 6**).

The stormwater network servicing neighbouring properties currently discharge to Henderson Creek. Stormwater services delivered as part of the delivery of the site would be designed to meet requirements and standards under the Auckland Unitary Plan and Auckland Council Stormwater Code of Practice

**FIGURE 5:** Wastewater and potable water public lines within and surrounding the site.

**FIGURE 6:** Stormwater services and overland flow paths surrounding site

## 3.4 TRANSPORT

### 3.4.1 ACCESS

The site is currently accessible by Lincoln and Triangle Road which are classified primary arterial roads (refer **Figure 7**).

The Northwestern motorway is immediately adjacent to the site, with the Lincoln Road on ramp entrance covering approximately half of the site's frontage with Lincoln Road. It is a roughly 20min (19.5km) journey into the city centre by private vehicle.

The Northwestern cycleway runs along the westbound edge of SH16 and therefore, along the site boundary, linking the site to Westgate (15min, 3.6km) all the way to the city centre (1 hour, 14.3km), connecting to several cycleways and bike paths providing access to different centres along its route.

The Western train line is also nearby with travel to Sturges Road Station being 3.5kms and Henderson train station being 4-6kms from the site, a roughly 10-15min bike and car journeys or 45min walking journey.

It is a roughly 10-minute (1km) walking journey from the edge of the site to Lincoln North Centre, the commercial centre for Lincoln Road.

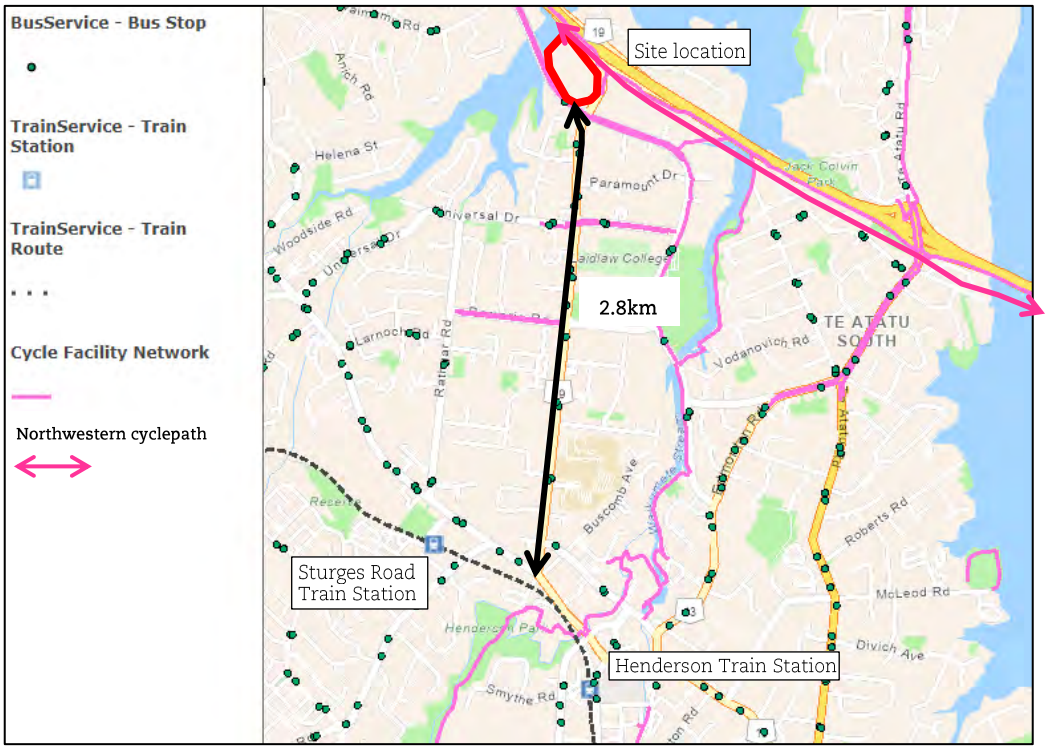



**FIGURE 7:** Transport network surrounding 326-330 Lincoln Road

### 3.4.2 RAPID TRANSIT

The existing rapid transit stations, Sturges Road and Henderson train stations, are approximately 3.5 and 4kms from the site respectively, or a roughly 45min walking journey.

The planned Lincoln Road rapid transit stations, which are being delivered as a part of the Northwestern bus improvements are to be located approximately 200m and 450m from the site, or a roughly 5min and 10min walk respectively (see **Figure 8**).

The new Lincoln Road bus stations are being delivered along with stations at Te Atatu and expansions to SH16 that connect existing bus shoulders in order to support rapid services from the west of Auckland into the city centre. Work is funded under the current LTP, is currently underway, and the western express services will start once construction is completed in mid-2023[1].

This station is also within the corridor of the Norwestern Light Rail that is fully funded but currently under investigation.

[1] Auckland Transport. 2022. Northwestern Bus Improvements. Source https://at.govt.nz/projects-roadworks/northwestern-bus-improvements/#timeline

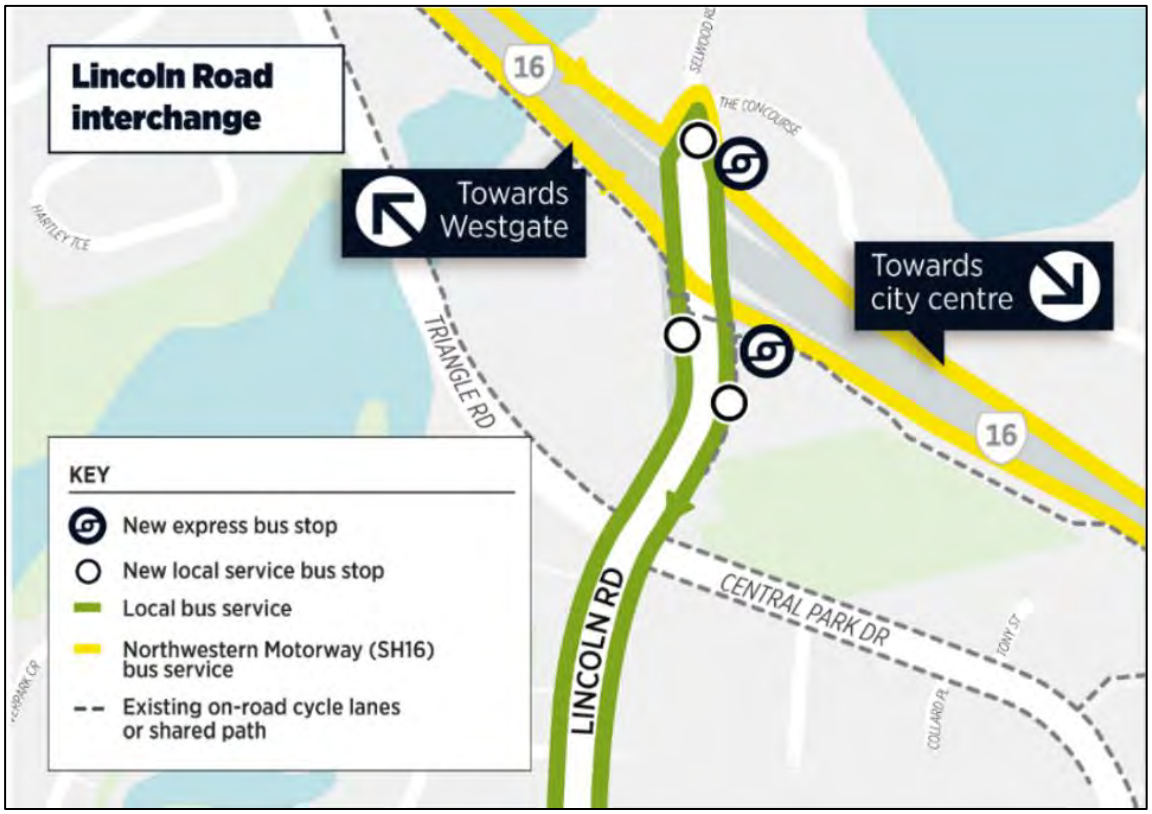



**FIGURE 8:** Proposed Lincoln Road interchange bus station locations

## 3.5 CONTAMINATION

The Desktop Site Analysis: Triangle Road, Henderson by Beca (attached as **Appendix 2**), found the potential for historic, and/or current, land use activities on this site that fall within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment.

Auckland Council records indicated that electrical transformers may be present onsite however, evidence of this activity was not observed or confirmed in a review of the historical aerial photographs.

We would expect that any contamination on site would be remediated as part of the site development and as such does not impact what zoning is appropriate for the site.

## 3.6 CURRENT ZONING, OVERLAYS AND DESIGNATIONS

The sites are currently zoned Coastal - General Coastal Marine Zone and Business - Light Industry Zone. The Coastal zoning applies to the site's boundary with Te Wa-o-Pareira (Henderson Creek). Refer **Figure 9** below.

The Significant Ecological Areas (Marine 2) overlay applies to the north-eastern edge of the site. The Infrastructure: National Grid Corridor - National Grid Yard Uncompromised and Subdivision Corridor overlay effects the northern corner of the site.

Controls applying the site include; the Macroinvertebrate Rural and Urban control blanket (whole site), Vehicle Access Restriction Control - Motorway Interchange Control (site's frontage with Lincoln Road) and the Coastal Inundation 1 per cent AEP Plus 1m Control-1m Sea level rise (frontage with Te Wa-o-Pareira /Henderson Creek).

The immediately adjacent properties are zoned Business – Light industrial, however are residential in use. Beyond Lincoln and Triangle Road, are zoned Residential - Single House and Business – Light industrial apply under the current AUPOiP.

The industrial zoning is generally applied to properties to the east of Lincoln Road and a residential zoning applied to the west.

The industrial zoning continues on the opposite side of Lincoln Road and across State Highway 16, intensifying into Business – Heavy Industrial to the northeast. Opposite the site along Triangle Road there is a mix of Residential - Single House and Mixed Housing Urban with those sites fronting Lincoln Road being zoned Business – Mixed Use.

The estuarian margin is predominantly zoned Open Space – Conservation. Beyond the blocks immediately surrounding the sites, there is Residential – Terraced Housing and Apartments Zoning to the rear of the commercial strip along Lincoln Road's western side, which is zoned Business – General and Mixed Use.

The following designations apply to the site:

- Designation 7300 which covers the whole site relates to its current use as a radio transmission station (Radio New Zealand). Designation providing for infrastructure improvements also impact the site
- Designation 6742 (New Zealand Transport Agency) providing for the improvements of the Lincoln Road on ramp and delivery of the north-western cycleway (which have largely been completed) covering the site's north-eastern boundary.
- Designation 1477 impacts the site's boundary with the residential lots fronting Lincoln and Triangle Road. It is to provide for new bus and cycleways and improve intersection safety and footpaths along Lincoln Road, with works yet to begin.
- Airspace Restriction Designations - ID 4311, also affects the site and areas to the west, north and east.

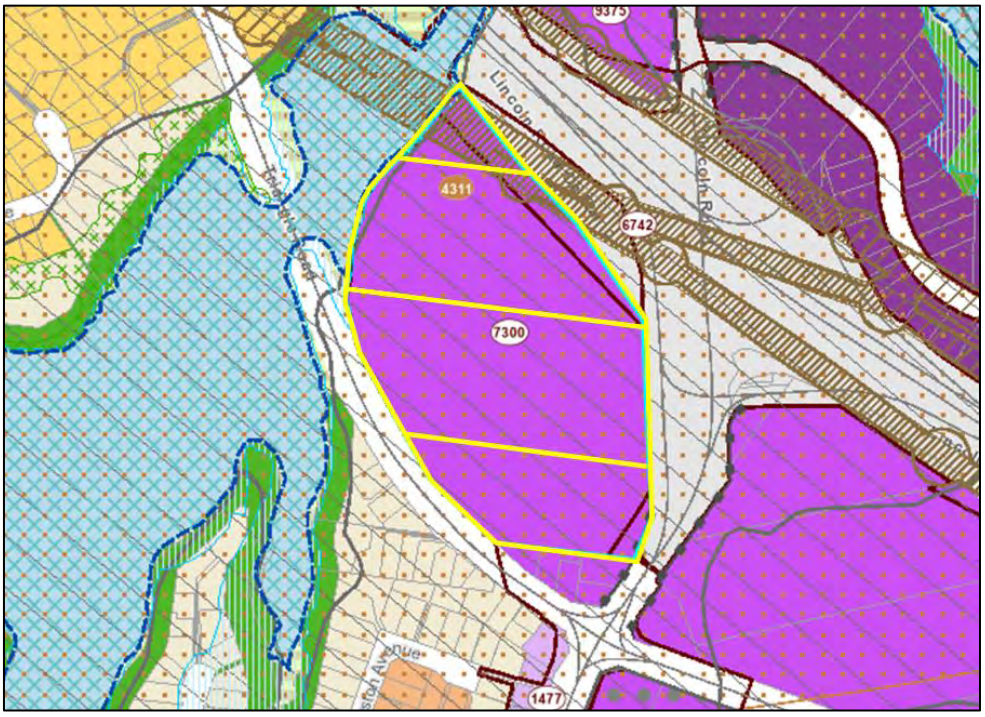



**FIGURE 9:** AUPOP zones, overlays, controls and designations applying to the site and surrounds

## 3.7 SURROUNDING LOCALITY

The site is at the transition point from Lincoln Road commercial centre and suburbs to Henderson's and Te Atatu's industrial areas.

The site juxtaposes its surrounds, being currently used for rural activities and being separated from other use types due to the estuary, the motorway and with buy Lincoln Road interchange.

Residential dwellings directly adjoin the southern portion of the site at the corner of Lincoln and Triangle Road. Lincoln Road and the motorway acts as a form of barrier between use land use and zones, with land to the southwest of these routes being almost entirely suburban residential and open space in use, becoming more varied and quite metropolitan continuing south, whilst to the north and east, "big box" and low-density business uses are prevalent.

The residential typology of the area is predominantly standalone, single-storey housing with large front and rear yards, with infill development being frequent. Multi-storey terraced housing and apartments is not yet common, with only a small number of townhouse developments in the nearby blocks. This is anticipated to change in light of PC78, and the intensification directives of the NPSUD and RMAA which it gives effect to.

The Henderson Metropolitan Centre is approximately 3.5km to the south of the site and is approximately 57ha in size.

The town centre includes the Westfield mall, the Henderson Train Station, the Auckland Council west Auckland office, the Waitakere City Council building, the Waitakere Unitec Institute as well as a number of other public service and private office buildings as well as social, commercial and industrial uses.

Commercial activities extend from Henderson up the key corridor of Lincoln Road, with several key retailers and uses (supermarkets, hardware stores, sports centres) concentrating around its junction with Universal Drive.

# 4.0
# DRIVERS FOR A CHANGE IN ZONING

## 4.1 CHANGE OF OWNERSHIP

MHUD are in the process of acquiring the site from Radio New Zealand (RNZ), and a conditional sale and purchase agreement executed. This acquisition process expected to be completed before the end of 2022. Once the transaction has been settled, RNZ will continue to occupy under a sale and lease back agreement for two years and six months, or lesser time if RNZ no longer requires the site. As part of this agreement, RNZ are required decommission and demolish the existing radio tower and uplift Designation 7300 to enable the residential development of the site.

The Crown has an agreement with Te Rūnanga o Ngāti Whātua (TRoNW) to develop the site as an opportunity for commercial redress.

TRoNW is mandated by Ngāti Whātua to negotiate with the Crown to settle its remaining historical claims. In November 2019, TRoNW requested that the Crown explore further commercial redress opportunities. Considering this, the Crown agreed to provide TRoNW with the opportunity to reach an agreement with MHUD in terms of the site's development, under MHUD's Land for Housing programme.

## 4.2 LEGISLATIVE CHANGES

Recent enacted legislation sets directives for urban development that are a relevant consideration for the rezoning of the site.

### National Policy Statement on Urban Development - Policy 3

The National Policy Statement on Urban Development (NPS-UD 2020) came into effect August 2020. Territorial authorities of Tier 1 urban environments are to modify their district plans as directed by Policy 3.

Policy 3 directs Tier 1 local authorities' district plan and regional policy statements to enable minimum levels of intensification and to public notify these changes for consultation no later than 18 months after the enactment of the NPS-UD. Accordingly, Auckland Council has notified Plan Change 78: Intensification, which gives effect to the following directions:

a) in city centre zones, are to enable as much capacity as possible;

b) in metropolitan centre zones building heights are to enable at least 6 storeys; and

c) building heights of least 6 storeys within at least a walkable catchment of the following:

   i. existing and planned rapid transit stops

   ii. the edge of city centre zones

   iii. the edge of metropolitan centre zones

d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), are to enable building heights and density of urban form commensurate with the level of commercial activity and community services

Zoning the site as THAB achieves Policy 3c)i) of the NPSUD. The NPSUD directs that building heights of at least 6 storeys are to be enabled within a walkable catchment of existing and planned rapid transit stops. The site is within a walkable catchment (800m) of the planned Lincoln Road rapid transit station.

The Lincoln Road bus station should qualify as a planned rapid transit stop under Council's criterion provided in the S32 reports[2].

The Lincoln Road station is being delivered as part of project extending dedicated bus shoulders from Newton Road onramp to Westgate. The project is funded under the current LTP, under construction and will support services that are largely separated from other traffic, high-frequency and rapid.

This station is within the corridor of the Norwestern Light Rail that is fully funded but currently under investigation. There can be confidence in the station's location remaining within a walkable distance from the site when this infrastructure is delivered. The Indicative Business cases for the project have explored the route crossing the causeway, following SH16 and interacting with the Lincoln and Te Atatu Road onramps.[3] Whilst the form the Lincoln Road rapid transit station may be altered when the light rail project is delivered, there can be confidence that the stops will remain within a walkable catchment of the site, being that it is immediately adjacent to SH16 and the Lincoln Road interchange. To take a route that avoids the subject site would require significant acquisition of privately owned land, the delivery of a third crossing over Te Wai-o Pareira/Henderson Creek Henderson Creek, significant earthworks and engineering to navigate the topography to the southwest and/or would further distance the stops from Henderson's residential areas.

As such, the site is within a walkable catchment of a planned rapid transit station, that is earmarked for further improvements.

**Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021**

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMAA 2021) was enacted in 2021, modify Policy 3 of the NPSUD and introducing the Medium Density Residential Standards (MDRSs).

The MDRS direct the baseline level of development intensity that must be permitted by the district plans of all specified territorial authorities. Territorial authorities may apply the qualifying matters set out in Section 77I to reduce the intensity of development directed by the RMAA. There most significant changes directed by the standards are the requirement for all residential areas (except where qualifying matters apply) to allow 3 dwellings per site and 3 storeys as a permitted activity.

The MDRS informs minimum level of residential development that should be permitted as a right, where there are not qualifying matters. As the site is captured by Policy 3)c) of the NPSUD which requires a greater level of development to be enabled, these standards are not relevant.

## 4.3 AUCKLAND COUNCIL PROPOSED PLAN CHANGE 78: INTENSIFICATION

The zoning applied to the site remains unchanged under the notified version of PC78 (refer **Figure 10**). The following qualifying matters are shown to apply to the site:

- Coastal Erosion

[2] PC 78 Section 32 Policy 3 Intensification by Auckland Council. (2022). https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/02-1-pc-78-section-32-policy-3-intensification.pdf
[3] North West Rapid Transit Corridor Indicative Business Case by MRCagney & Aurecon. (2017). https://onedrive.live.com/?authkey=%21AOuVGvpd2mGY2i0&cid=6C6F1925E284040B&id=6C6F1925E284040B%2114039&parId=6C6F1925E284040B%211191&o=OneUp

- National Grid Corridor Overlay
- Flood Plains
- Coastal Inundation
- Designations (1477, 6742 & 7300)

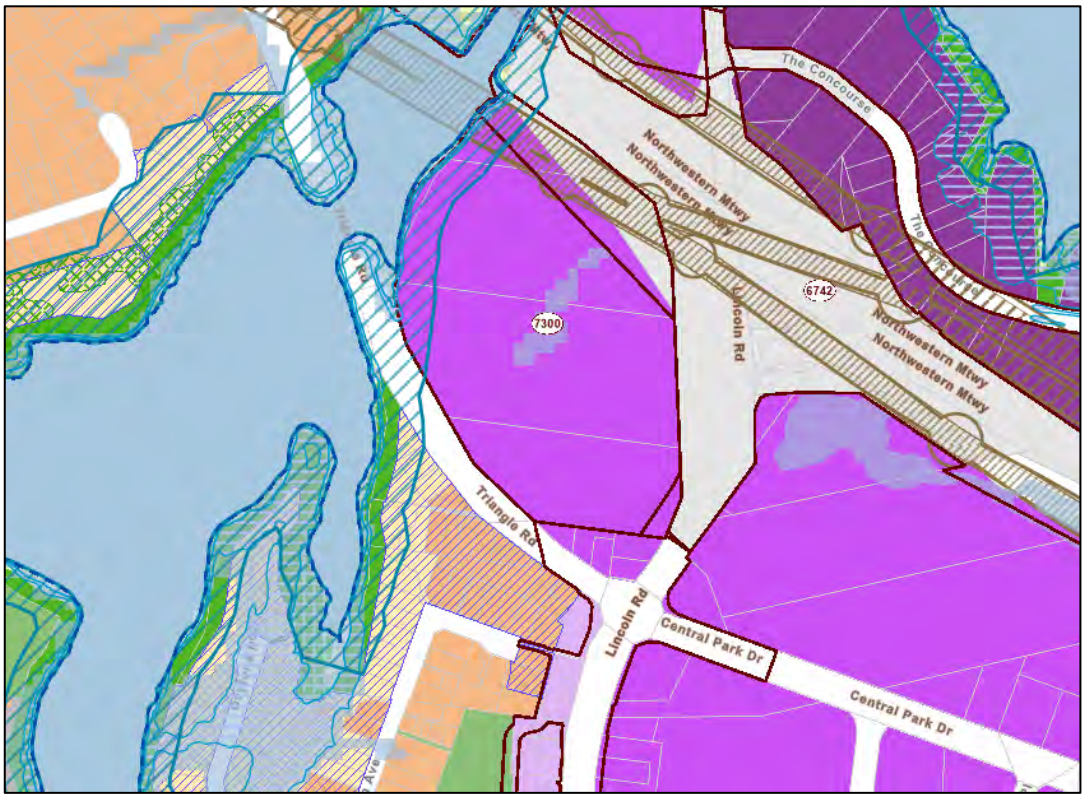



**FIGURE 10:** Zoning and qualifying matters applying to 326-330 Lincoln Road by the notified version of PC78

# 5.0
# SECTION 32AA ANALYSIS

The purpose of this s32AA evaluation is to evaluate the proposed rezoning of the site from *Business – Light Industry* to *Residential - Terraced Housing and Apartment Buildings*.

On August 18th 2022, Auckland Council notified Plan Change 78: Intensification and Plan Change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters. Council provided several Section 32 analysis reports alongside the plan changes. Those that are particularly relevant to this submission and S32AA are the reports that assess the application of Policy 3 of the NPSUD, the Residential and Business zones and the Heavy Industry, Light Industry and General Business zones.

As the changes sought by the submission are proposed following the evaluation reports undertaken by Council, an s32AA assessment of the proposed changes are undertaken in the following sections.

## 5.1 REASONABLY PRACTICABLE OPTIONS

There are four reasonably practicable options to achieve the objectives of the plan change.

### 5.1.1 OPTION 1: STATUS QUO (RETAIN THE CURRENT BUSINESS - LIGHT INDUSTRIAL ZONING)

This option involves retaining the existing Business – Light Industrial zoning. It would:

- Reserve the site for future development supporting light industrial activities in an environment with nearby established industrial uses and excellent access to State Highway 16 and a future rapid transit service.
- Protect the site from development that would inhibit the realisation of industrial uses in the future
- Would prevent the realisation of residential and mixed-use developments, being unaligned with the zone's objectives and policies and not provided for under the zone's activity tables.
- Maintain the site as it currently exists, with redevelopment likely not being pursued due to the current zoning preventing MHUD and TRoNW from pursuing their desired land use.
- Retain an industrial zoning for the established residential land use to the immediate south of the site at 322-366 Lincoln Road. These properties all contain residential dwellings despite their light industrial zoning.
- Due to the above, Henderson would be denied further high-quality, medium- and high-density housing supply that is excellently located in relation to public and private transport and is close to a range of commercial and social amenities.

### 5.1.2 OPTION 2: REZONE TO RESIDENTIAL – MIXED HOUSING URBAN ZONE

This option involves rezoning the sites to Residential – Mixed Housing Urban Zone and enabling it to be developed in accordance with the current Residential – Mixed Housing Urban Zone provisions.

This option would:

- Enable medium-density, public and market-priced housing to be realised in an accessible, existing suburb of Auckland.
- Improve the streetscape of Lincoln and Triangle Road and enable the delivery of new public community and open spaces.
- Increase the planning potential of a currently under-utilised site in an accessible and high-amenity location.
- Not align with the directives of the NPSUD to enable "at least 6-storeys" within a walkable catchment of planned rapid transit stops. To develop the site in accordance with Mixed Housing Urban zoning would "lock-in" a medium density typology and subdivision pattern and create a barrier to the delivery of any high-density typologies surrounding the Lincoln Road bus station and future light rail station in future.

### 5.1.3 OPTION 3: REZONE TO RESIDENTIAL – TERRACED HOUSING AND APARTMENTS ZONE

This option involves rezoning the sites to Residential – Terraced Housing and Apartments Zone and enabling it to be developed in accordance with the current zone provisions.

This option would:

- Enable the greatest yield of medium- and high-density, public and market-priced housing to be realised in a highly accessible, existing suburb of Auckland.
- Enable the delivery of small-scale commercial and hospitality uses.
- Improve the streetscape of Lincoln and Triangle and potentially deliver new public community and open spaces.
- Supports low-carbon urban development objectives, by focussing development-intensity within a walkable catchment of rapid transit stops as well as walking and cycling connections, that enable residents to fulfil their daily needs without reliance on a private vehicle.
- Significantly increases the planning potential of a currently under-utilised site in an accessible and high-amenity location.
- Reduces the risk of development by providing a legislative environment that is supportive of higher-density residential activities.
- Enables a pattern of development that efficiently uses a large and well-located site in a manner that accommodates future growth and improvements to the public transport to Henderson.

### 5.1.4 OPTION 4: ESTABLISH ON AN ALTERNATIVE SITE

This option would involve changing the zoning of an alternative site to Residential – Terraced Housing and Apartment zone and retaining the current zoning of 326-330 Lincoln Road

This option would:

- Retain a zoning that provides significant barriers to pursuing of future residential development activities, with private residential development being at conflict with Business – Light Industry zone's objectives, policies and rules.
- Mean Henderson and those desiring to live within the Henderson area would be denied a considerable area of land with the potential to supply a significant number of high-amenity homes, that could have supported a variety of ownership and pricing options as well as the certainty enabled by the public sector delivery. There are few to no sites within the Henderson area that have the scale of the subject site, that do not already contain industrial, reserve or education uses. As such, to establish an alternative, equivalent site would need the development to occur outside of Henderson.
- Be less optimal as majority of sites within the catchment of the future rapid transit stops are used for industrial or horticultural purposes and are surrounded by uses of this kind. As such, there are few to no "ideal," alternative sites within the walkable catchment of the future Lincoln Road rapid transit stations.
- Remain underutilised for a greater length of time, with the applicant having to either pursue a private plan change or a resource consent for residential development under the conflicting zone, with unneeded complexity.

#### 5.1.5 PREFERRED OPTION

We have concluded that Option 3 is the most appropriate approach for achieving the objectives of the plan change as provides the legislative settings that enables the greatest potential housing supply for a sire that has the amenities and accessibility that makes it an optimal candidate for intensification under the NPS-UD.

### 5.2 THE OBJECTIVES OF THE PLAN CHANGE

Section 32AA evaluations must undertake an assessment of any amended objectives as to whether they are the most appropriate way to achieve the purpose of the Act.

The proposal does not seek to amend any of the objectives proposed as part of Plan Change 78, Plan Change 80 or within the AUPOiP. Rather, the proposal proposes zoning that would better achieve these objectives than what is proposed by Plan Change 78.

## 5.3 ASSESSMENT OF PROVISIONS

The following analysis is made under s32AA of the Act for the proposed changes to the zoning applied to the site, which seeks it to be rezoned from *Business – Light Industry* to *Residential - Terraced Housing and Apartment Buildings*.

| **TABLE 2: Assessment of the proposal against the Provisions** | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| Chapter B Regional Policy Statement B2. Tāhuhu whakaruruhau ā-taone Urban growth and form<br><br>B2.2.1. Objectives | |
| Objective 1A included as part of Plan Change 80<br><br>*(1A) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.* | The site being rezoned to enable high-density residential uses would enable a significant number of people to live within a high-amenity and well-serviced location and as such, provide for their economic and social wellbeing.<br><br>Rezoning the site as proposed would then provide the setting for Te Rūnanga o Ngāti Whātua (TRONW) to develop the land as part of their Treaty Redress. As such, the proposed zoning would enable to the iwi entity to perform the functions that would support the cultural wellbeing of its people.<br><br>The proposed zoning of THAB, would provide short term benefits. The design and construction relating to its consequential development, generating jobs and demand for local services and materials. The zoning would also provide benefits in the mid- to long-term, with the resulting housing addressing the housing need within Tāmaki Makaurau. Development of the intensity permitted by the THAB zone is a robust use of the site, enabling high-density development to be delivered in a well-integrated and cohesive manner. This avoids the "locking-in" effect that enabling lower-density development would have. In this situation, the establishment lower-density typologies and a lower-density subdivision pattern would act as a barrier to higher-density |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| | development. In this situation, high-density development reduces in feasibility. It would require the acquisition and amalgamation of sites that have already been developed and would be located adjacent to sites that have been developed at a size and scale that would be negatively impacted by intensified development. |
| Objective 1 included in AUPOiP, with provision (h) included by PC80<br><br>*(1) A quality compact urban form that enables all of the following:*<br><br>*(a) a higher-quality urban environment;*<br><br>*(b) greater productivity and economic growth;*<br><br>*(c) better use of existing infrastructure and efficient provision of new infrastructure;*<br><br>*(d) improved and more effective public transport;*<br><br>*(e) greater social and cultural vitality;*<br><br>*(f) better maintenance of rural character and rural productivity; and*<br><br>*(g) reduced adverse environmental effects and*<br><br>*(h) improves resilience to the effects of climate change.* | The proposed zoning would enable the site to realise a compact, urban form that is of a greater quality than that existing. The site is of a significant size and is an optimal location for residential development and has remained underdeveloped due to the Radio New Zealand use of the site.<br><br>Zoning the site to enable higher-density residential development would be positive outcome regarding climate change resilience. Residential uses associated with THAB zoning would enable a significant number of people to live immediately adjacent to the planned Lincoln Road Rapid bus stations, reinforcing the delivery of this improved transit service and providing future residents with a low-carbon and car-free transport option to the city centre and Henderson train station. Additionally, the site is of a size and elevation that a generous buffer from coastal erosion can be provided and, as no three waters infrastructure is installed in the site, future services can be designed for resilience to sea level rise and increased rainfall/droughts.<br><br>The Henderson industrial and metropolitan areas provide nearby employment and social opportunities, whilst the city centre and Westgate metropolitan centre are also readily accessible.<br><br>Intensification of urban, brownfield sites like the site is a positive outcome for the productivity and character of outer rural areas. Enabling higher intensity brownfield residential development reduces the need for greenfield development on productive soils, as it increases the number of houses that can be readily supplied in the existing urban area. |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| Objective 2 included in AUPOiP<br><br>*(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).* | The site is within the urban area 2016. |
| Objective 3 included in AUPOiP<br><br>*(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.* | Auckland is currently experiencing severely inflated house prices and housing scarcity in its urban areas due, in part, to limited land supply and development capacity. Applying THAB zoning to the site would provide the greatest development capacity and therefore, the greatest potential housing supply. THAB zoning also provides the density that can then enable additional commercial, social and amenity facilities alongside the residential uses.<br><br>Council's Heavy Industry (HI), Light Industry (LI), General Business (GB) S32 states that the NPS-UDC Housing and Business Assessment 2017 found that there was sufficient capacity in the Commercial Zones and Industrial Zones in the long-term (up to 2048) across Auckland, and for all sub-regional areas except for the Rural North.[4] The Henderson-Massey Local Board area has 380.81 ha of HI, LI and GB zoned land, 330.54 of which is LI zoned. Almost the entirety of the peninsula that the site is within is zoned for industrial of business uses and based off an aerial assessment, the area still has significant capacity. |
| Objective 4 included in AUPOiP<br><br>*(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.* | The site is within the Rural Urban Boundary. |

[4] Page 11, PC 78 – Section 32 Heavy Industry, Light Industry, General Business (2022). https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/11-pc-78-section-32-heavy-industry-light-industry-general-business-zones.pdf

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| | |
| Objective 5 included in AUPOiP, with provisions (a) and (b) included by PC80<br><br>(5) *The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is:*<br><br>*(i) integrated with the provision of appropriate infrastructure; and*<br><br>*(j) resilient to the effects of climate change.* | The site is within the Rural Urban Boundary, and within an urban area that has existing and planned infrastructure.<br><br>Although the site itself is not identified by the Water and/or Wastewater Constraints overlay, nearby residential zoned sites that are adjacent to Te Wai-o Pareira/Henderson Creek are affected by this overlay. This is due to these sites being connected to a combined sewer and stormwater network.<br><br>Transport infrastructure and amenity facilities can readily be provided within the site.<br><br>The site currently has no underground services, bar the wastewater trunk main that passes through the site. Connections to the public waste and potable waters services and stormwater provisions would be provided upon the development of the site that meet Auckland Council standard and are designed to be resilient to impacts such as sea level rise.<br><br>The site could be developed in a manner resilient to climate change. The western boundary of the site is subject to coastal erosion and inundation; however, this impact a small portion of the site and is likely to be contained within a future esplanade reserve along this margin. |

## 5.4 COST – BENEFIT ASSESSMENT

This section provides an assessment of the costs and benefits of the environmental, economic, social and cultural effects (including economic growth and employment) that are anticipated from the implementation of the provisions as required under sections 32(2)(a) and (b) of the Act.

| TABLE 1: COST BENEFIT ANALYSIS IN ACCORDANCE WITH SECTION 32(2) OF THE ACT | | |
|---|---|---|
| | BENEFITS | COSTS |
| Environmental | Improvement of the urban environment, with more engaged frontage, greater landscaping and the possibility of new public open spaces and greenways.<br><br>The potential for a reduction in commuter distances and therefore, carbon emissions, through the provision of homes close to a rapid transit station with frequent services to the city centre and Henderson metropolitan centre as well as the Northwestern cycle path. | Removal of existing vegetation and habitat within the site that is either unsuitable or is not practical to be retained as part of site development.<br><br>Enabling new impervious surfaces that will both increase the volume of stormwater being generated the level of contaminants as well within the stormwater (associated with roads and yard areas). This has the potential to negatively impact surrounding waterways if not managed appropriately, potentially causing stream erosion and a reduction in water quality.<br><br>Soil erosion associated with land modification required to develop the site for more intensive residential uses. |
| Economic (including employment) | The development of 326-330 Lincoln Road has the potential to generate a significant number of jobs from the pre-application, application, construction, landscaping and delivery phases.<br><br>The proposal supports population growth within Henderson, and therefore also supports long-term economic benefits. New population brings demand for new and existing businesses and those moving into Henderson also bring their talent and skillsets.<br><br>Enabling transit-orientated developments within Henderson is cost-effective for transport infrastructure in the long-term. Containing growth within existing neighbourhoods whose residents utilise rapid transit networks for most of their journeys, avoids congestion growth that drives demand for new roading. Reduced car reliance is also more cost effective for residents, who can reduce car ownership and petrol use. | The financial cost of providing the necessary infrastructure to support the proposal. This includes the necessary upgrades to provide water, wastewater and stormwater services along with the necessary upgrades that are required for the transport network.<br><br>The financial cost of the rezoning process to enable the proposal. |

| | | |
|---|---|---|
| Social | Auckland's housing supply and cost crisis is contributing to poor social outcomes such as fragmented social and family networks, stress and over-crowded living situations. The additional capacity of THAB zoning would enable MHUD to deliver a greater number of public and affordably priced homes alongside market-priced housing and therefore, would enable more people to access secure, long-term living situations.<br><br>Enables growth in population that supports population diversity and more vibrant communities.<br><br>Ability of MHUD to deliver public housing reduces "push-out" effect resultant of gentrification. | A portion of the financial cost of the infrastructure may be borne by Auckland Council (and ratepayers) although a significant proportion is expected to be funded by the applicant. This may preclude spending on other Council projects or initiatives that would derive a social benefit. |
| Cultural | This site was acquired by MHUD in partnership with Te Rūnanga o Ngāti Whātua (TRoNW), as part of Ngāti Whatua's ongoing Treaty redress. | |

## 5.5 EFFICIENCY AND EFFECTIVENESS

This section of the report assesses the efficiency and effectiveness of the provisions in achieving the relevant objectives.

Rezoning the site to Residential – Terraced Housing and Apartments enables a sizeable area of high-amenity and accessible urban land to be developed for residential use in a way that acknowledges the value and scarcity of this resource. The zoning creates the legislative settings supportive of the residential development that maximises the site's potential housing supply and therefore, the number of people who will benefit from being able to access housing in Henderson.

Enabling residential development to be realised on the site rather than industrial uses following the decommissioning of the RNZ tower is a more effective use of the site as whilst there is sufficient business and industrial zoned land with capacity for growth, there is a shortage of high-density, affordable housing integrated with rapid transit across Auckland. If THAB zoning is not provided for the Lincoln Road site, it is unlikely that any alternative residential development aligned with the directives of the NPS-UD will be realised within a walkable catchment of the Lincoln Road rapid transit stations.

By using the public plan change process and assessing the site against the directives of the NPS-UD, the applicant avoids duplicating the public process with a future private plan change request. This approach also provides Council with a critical investigation of the zones they have opted to leave unchanged.

## 5.6 THE RISK OF NOT ACTING

Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the plan change.

We are of the view that the information that supports the submission is sufficient and not uncertain. The submission has been developed following a rigorous investigation of the site and its current use as well as a robust assessment of NPS-UD, its directives and how they apply to the site.

## 5.7 DEVELOPMENT SCHEMES

We have developed a scheme that demonstrates how the site could be developed if it was to be rezoned as THAB. These are included as **Appendix 3.**

The scheme demonstrates a concept that includes apartments ranging between 3-6 storeys and terraced housing that are orientated towards the estuary, provides a generous esplanade strip, connections to the cycleway and a central amenity space, as shown in **Figure 11** below.

The scheme assumes the residential sites adjacent to the subject site on the corner of Lincoln and Triangle Road would also be rezoned to THAB.

**FIGURE 11:** Development Scheme demonstrating urban form consistent with Terraced Housing and Apartment Building zone.

# 6.0 CONCLUSION

The submission evaluated by this S32AA requests to change the zoning proposed for the properties 326-330 Lincoln Road, Henderson, under PC78 to Residential – Terraced Housing and Apartment Buildings.

This assessment has demonstrated that:

1. The proposed zoning is the most appropriate option for achieving the objectives of the plan change as provides the legislative settings that enables the greatest potential housing supply for a site that has the amenities and accessibility that makes it an optimal candidate for intensification under the NPS-UD;

2. The provisions are the most appropriate way to achieve the relevant objectives and preferred to alternative options;

3. The overall benefits of the proposal outweigh the costs on the community, the economy and the environment; and

4. The provisions are an efficient and effective way of achieving the objectives of the AUPOiP objectives as modified by PC80.

# 7.0 LIMITATIONS

## 7.1 GENERAL

This report has been prepared for the particular project described and for the purpose of satisfying the statutory information requirements for an application being made under the Resource Management Act 1991. No responsibility is accepted by Harrison Grierson Consultants Limited (or its directors, agents or employees) for the use of the report or any part of it in any other context or for any other purpose.

# APPENDICES

# APPENDIX 1
# RECORD OF TITLE

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017**

R.W. Muir
Registrar-General of Land

**Identifier** **821651**
**Land Registration District** **North Auckland**
**Date Issued** 12 January 2018

**Prior References**
NA41D/299

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 7.4394 hectares more or less |
| **Legal Description** | Part Lot 4-5 Deposited Plan 1034 and<br>Section 10-11 Survey Office Plan 505159 |

**Registered Owners**
Radio New Zealand Limited

**Interests**

Excepting pursuant to Section 19 Public Works Act 1928 any mines of coal and other minerals not taken by Proclamation 12753

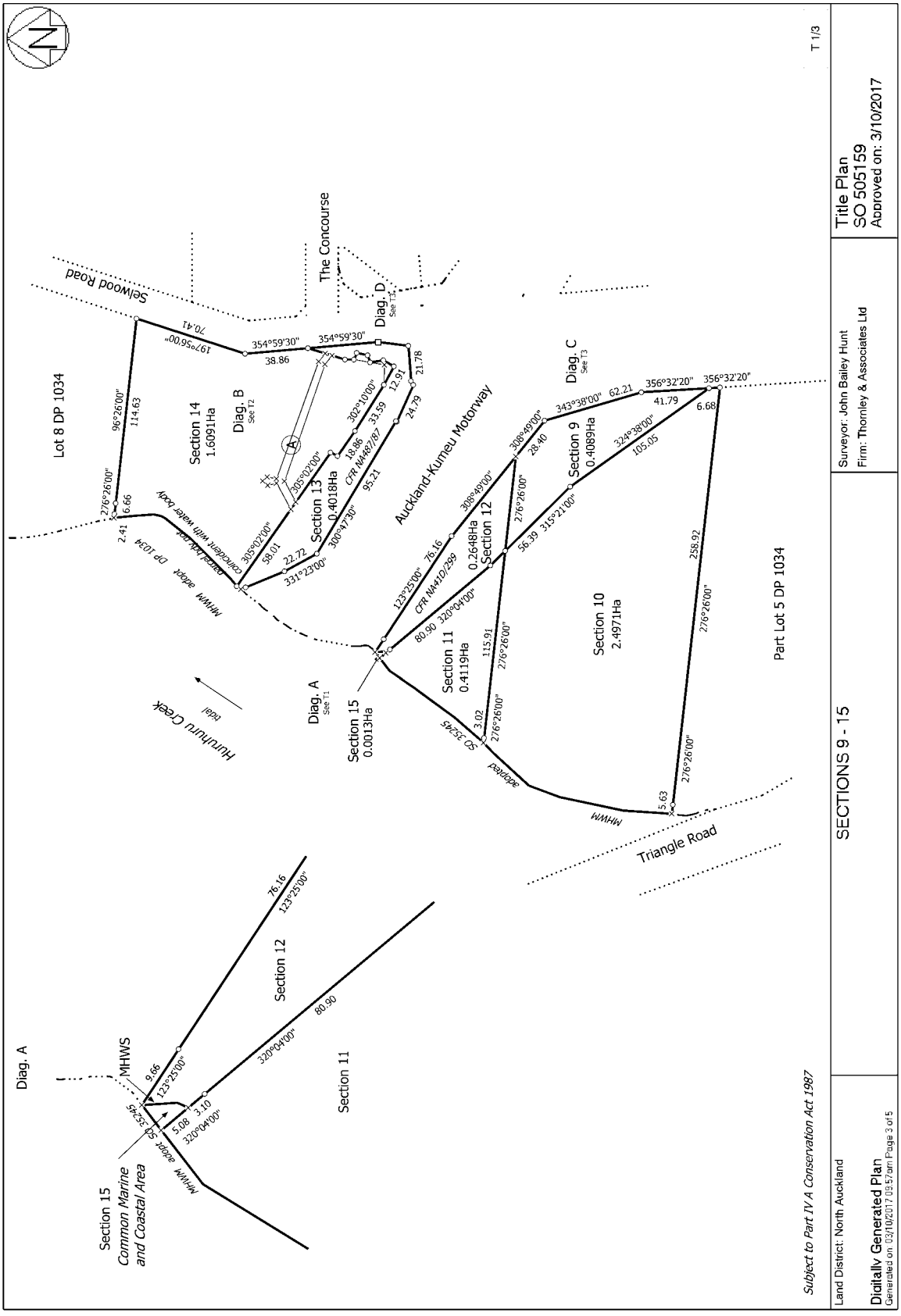
Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

8804236.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 29.6.2011 at 6:13 pm

12388847.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 28.2.2022 at 5:08 pm


Title Plan
SO 505159
Approved on: 3/10/2017
Surveyor: John Bailey Hunt
Firm: Thornley & Associates Ltd
SECTIONS 9 - 15
Land District: North Auckland
Digitally Generated Plan
Generated on 03/10/2017 09:57am Page 3 of 5
Subject to Part IV A Conservation Act 1987
T 1/3
Selwood Road
The Concourse
Diag. D
See T3
Diag. C
See T3
Diag. B
See T2
Diag. A
See T1
Lot 8 DP 1034
Section 14
1.6091Ha
Section 13
0.4018Ha
Section 12
0.2648Ha
Section 11
0.4119Ha
Section 10
2.4971Ha
Section 9
0.4089Ha
Section 15
0.0013Ha
Auckland-Kumeu Motorway
CFR NA48787
CFR NA41D/299
Part Lot 5 DP 1034
Hurihuriu Creek
tidal
MHWM
adopted
MHWS
Triangle Road
Section 15
Common Marine
and Coastal Area
Section 12
Section 11
Diag. A
76.16
123°25'00"
80.90
320°04'00"
9.66
3.10
5.08
SO 35245

Title Diagram Title Diagr
Cpy – 01/01, Pgs – 001, 26/01/18, 07:48
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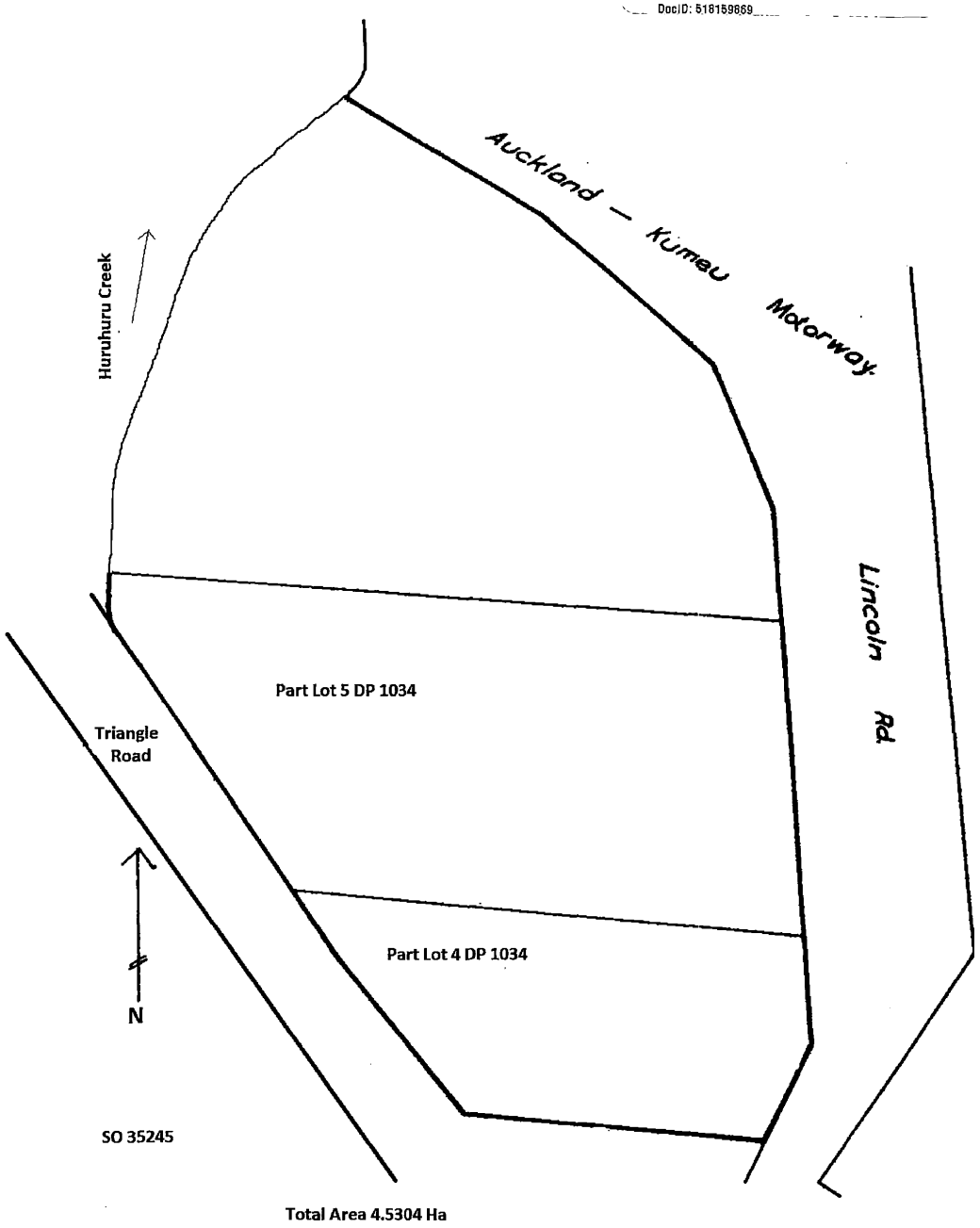


# APPENDIX 2
# DESKTOP SITE ANALYSIS, BECA

www.beca.com

# Desktop Site Analysis: Triangle Road, Henderson

Prepared for Ministry of Housing and Urban Development

Prepared by Beca

29 May 2019

## Revision History

| Revision Nº | Prepared By | Description | Date |
|---|---|---|---|
| 1 | Neil Trotter/Rayya Ali/ Matt Lindenberg/ Emma Lowe/Kerry Overington/Kent Thomas/Ross Paterson/Mia Uys | For Client Review | 30 May 2019 |
| | | | |
| | | | |

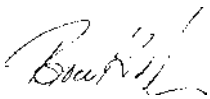
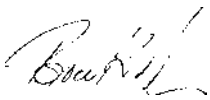
### Applicability Statement

*This report has been prepared by Beca on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Beca has not given its prior written consent, is at that person's own risk.*

*Should you be in any doubt as to the applicability of this report and/or its recommendations for the proposed development as described herein, and/or encounter materials on site that differ from those described herein, it is essential that you discuss these issues with the authors before proceeding with any work based on this document.*

*This desk based review is a high-level assessment and does not constitute a Preliminary Site Investigation nor is it intended to fulfil consenting requirements. Please note that information in this report has been derived from available public records (including the regional and district plans and policy statements as they were provided, either in hard copy or on the respective local authority websites), at the time of preparation of this document. These records are continually changing and are frequently incomplete and therefore Beca cannot be held responsible for any misrepresentation, incompleteness, or inaccuracies provided within that information, or for updating or revising this report in respect of any changes that may occur after the date of this document, or for notifying of such changes. Should any other information become available, then this report should be reviewed accordingly by MHUD.*

## Document Acceptance

| Action | Name | Signed | Date |
|---|---|---|---|
| Prepared by | Neil Trotter/Rayya Ali/ Matt Lindenberg/ Emma Lowe/Kerry Overington/Kent Thomas/Ross Paterson/Mia Uys | | 30/05/2019 |
| Reviewed by | Bruce Kiddle |  | 30/05/2019 |
| Approved by | Bruce Kiddle |  | 30/05/2019 |
| on behalf of | Beca Ltd. | | |

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# Executive Summary

## Objective

Beca Ltd (Beca) have been appointed by the Ministry of Housing and Urban Development (MHUD) to undertake Desktop Site Analysis at 326 – 330 Lincoln Road in Henderson (site known as Triangle Road) for the Crown Land Development Project.

This report presents the findings of desk-based assessments only, no site visit has been undertaken. The following summarises the key findings of our assessment.

## Statutory Planning

The key planning controls and constraints for the site are summarised below and discussed in further detail in Section 1:

- The site comprises four parcels of land, held in one Registration of Title 821651, with a total area of 7.4394ha. The site is subject to both Notice of Requirements for Auckland Transport and the 'National Grid Yard Corridor' Overlay which reduces the potentially developable site area to 6.875ha.
- The site is currently zoned Business – Light Industry Zone. Residential development, dwellings or integrated residential development are not enabled or provided for in this zone and as such are a **Non-complying Activity.**
- All integrated residential development or dwelling resource consent will have to publicly notified in accordance withH17.5 notification provisions of the Business – Light Industry Zone.
- The site yield will depend of the zone change outcome and has the potential to range from 90 to 350 plus household units.
- Radio New Zealand have a transmission tower located on site as part of their designation '7300' (for telecommunication and radio communication purpose).
- In order to facilitate any residential development on site, the current 'Business – Light Industry' zoning will have to be changed and the Radio NZ designation removed. This will have to be undertaken as part of a comprehensive Plan Change process for the site.
- The yield calculations set out in this report are based upon a range of residential zone types – assuming a successful Plan Change process is undertaken for the site, and the result of any such Plan Change process would propose a residential zone type. For the avoidance of doubt, no yield assumption / calculation has been provided in relation to the existing Business - Light Industry zone which currently applies to the site (as the current zoning does not provide for residential activities).
- There is a minor overland flow path and floodplain located in middle of the site which needs to be taken into consideration for development purposes.

## Engineering & Infrastructure

The site has a varying topography from RL 22.5 m to 7.5 m RL sloping from SE to NW and a steep slope down to Henderson Creek.

- The sites underground infrastructure is mostly undeveloped, with no underground services within the site other than a 750 mm RCRRJ trunk main sewer.
- The reticulated wastewater and water supply networks that service nearby properties are likely to have sufficient capacity, but this will need to be confirmed and approved by Watercare.
- The site is not in a SMAF area, and it is likely that stormwater runoff can discharge into the Henderson Creek with a new stormwater network constructed for the future development. There

is a minor overland flow path through the site which would need to be validated, and possibly redirected.

- Two high voltage overhead cables are currently located across the northern end of the site, which will need to be factored into the development plan.
- As noted above the AM radio mast structure on the site will need to be relocated prior to development.
- Power to the site can be provided by the existing Vector electricity cable nearby, but no gas network are identified near the site.

### Geotechnical

Geological maps and nearby investigations suggest that the site will be underlain by Puketoka Formation soils, overlying interbedded siltstones and sandstones of the Waitemata Group.

The site is generally flat, with 20° slopes present on the western boundary. The site is considered susceptible to the following geotechnical constraints:

- Slope stability
- Settlement
- Liquefaction potential
- Tsunami risk

It is anticipated that this site is unlikely to be considered “good ground” as defined by NZS3604:2011 therefore specifically designed foundations may be required.

Overall, the site appears suitable for development, provided specific geotechnical investigation and design is undertaken.

### Land Contamination

Council records indicate the site is used for electrical transmission and that electrical transformers may be present onsite. A review of historical aerial imagery indicates that the land has been grassland since 1940 and confirm that an electrical transmission tower has been present onsite since at least 1959. The reported potential that transformers may be present were not observed or confirmed in any of the historical aerial photographs.

If an electrical transformer is present onsite, the site may potentially be contaminated. In this scenario, the following HAIL code would be applicable:

§ B2: Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment.

The identified potentially contaminating historical activities are unlikely to prevent future development but may result in cost and program implications. Further investigations are required in order to enable a more robust identification of the likelihood of potential contaminants in soils as a result of current or historical activities within the area of proposed development.

### Transport Planning & Engineering

Our analysis has concluded that:

§ The site is located in an existing suburban location, with good access via private vehicle and somewhat reasonable travel options to Auckland CBD via alternative modes (bus or bus and train), local amenities and primary and some secondary schools nearby.

- General access on foot is reasonable, with footpaths located on all roads in the vicinity of the site, albeit lacking along the site frontages and nearby signalised crossings at the intersection of Triangle Road and Lincoln Road.
- Access to public transport is good, albeit limited to bus services which operate in the vicinity of the site, some of which provide further access to key train stations located some distance away from the site.
- Access on foot to public transport is possible, with bus routes located within approximately 300m of the site. Generally speaking, the bus services in the vicinity operate every 30 minutes.
- Access to Auckland CBD is good by bike, with dedicated off-road shared cycling facilities hugging the North-Western Motorway (SH16).
- Access to the State Highway Network is excellent with the site adjacent to the Lincoln Road – North-Western Motorway (SH16) interchange, though the Triangle Road/Lincoln Road intersection and SH16 (in the vicinity of the site) appear to be over capacity at peak times and there is significant congestion in the site's immediate vicinity.
- The site has good strategic connectivity with Auckland CBD, Auckland Airport (via SH16) and Massey due to convenient access to SH16.
- With a proposed development of approximately 90 -350 dwellings, it is expected that the traffic generated would be moderate, though would impact the local network given the present conditions, as such the form of intersection to access the site will need careful consideration and signalisation may need to be considered.
- Consideration of the development in the context of the future planned projects for the area should be investigated in discussion with Council officers and Auckland Transport prior to developing an application for resource consent and in order to understand the level of traffic assessment that may be required.

# 1 Planning assessment

## 1.1 The Subject Site

The site comprises four parcels of land, held in one certificate of title and located at 326 – 330 Lincoln Road, Henderson in Auckland as shown in Figure 1 below. The site is legally described as Part Lot 4-5 DP 1034 and Section 10-11 SO 505159 with a total area of 7.4394ha. Recent works on the adjacent state highway have resulted in the parcel changing shape recently, as the New Zealand Transport Agency acquired parcels of land for roading purposes.

In addition to the planning rules and constraints discussed below, the additional report prepared on the title interests and easements should also be referred to as these contain additional limitations.

Figure 1: The subject site is located at 326 – 330 Lincoln Road, Henderson (outlined in blue)

## 1.2 Existing Regulatory and Statutory Planning Framework

The rules for the development of the site are set by the Auckland Unitary Plan (AUP). On November 15, 2016, parts of the AUP-OP were made Operative and these rules now have full legal effect. The provisions of the underlying legacy plans need only be considered if a relevant rule in the AUP is subject to appeal. None of the rules reported on here are subject to appeal.

Since the AUP was notified, the Government introduced the National Policy Statement on Urban Development Capacity 2016 (NPS:UDC). This policy statement gives a directive for high growth councils to provide sufficient land capacity for housing as well as business growth.

## 1.3 Key Planning Rules and Development Controls for the Site

### 1.3.1 Zoning

The site has a current zoning of Business – Light Industry zone with a small portion within the General – Coastal Marine Area (as shown in Figure 1 above).

### 1.3.2 Notice of Requirement

Auckland Transport has lodged a Notice of Requirement for a designation as part of a planned upgrade for Lincoln Road. Lincoln Road has been identified as a growth corridor in the Auckland Plan, primarily for business, retail, light industry and residential activities. Auckland Transport's objective is to secure the road corridor to enable the construction of necessary road improvements. The Notice of Requirement only affects the south eastern corner of the site (as shown below). Upon confirmation of the designation, Auckland Transport will acquire this portion of the site for road improvement and widening purpose.

Figure 2: shows the Notice of Requirement highlighted in red

### 1.3.3 Overlays and Controls

The following overlays and controls are currently located on site:

- Natural Resources: Significant Ecological Areas Overlay – SEA-M2-55a, Marine 2;
- Infrastructure: National Grid Corridor Overlay - National Grid Yard Uncompromised;
- Infrastructure: National Grid Corridor Overlay - National Grid Subdivision Corridor;
- Controls: vehicle access restriction control – Motorway interchange control;
- Coastal inundation 1 per cent AEP Plus 1m control – 1m sea level rise; and
- Macroinvertebrate Community Index – Native and Urban.

Figure 3: shows a portion of the site within the Significant Ecological Marine 2 Area and Coastal 1 percent AEP inundation.

A ‘SEA – M2’ is an area of regional, national or international significance which does not warrant an ‘SEA-M1’ identification as they are generally more robust.

Id 55a identifies the Henderson Creek and Te Atatu stream. This is an area of salt marsh, mangroves, shell banks, and estuarine and harbour intertidal banks forming a complex habitat for a variety of animal and plant communities.

Figure 4: shows the National Grid Corridor Overlay for National Grid Yard Uncompromised and Subdivision corridor

The National Grid is important to the social and economic well-being of Aucklanders and New Zealanders. The purpose of the National Grid Corridor Overlay is to manage sensitive activities and potentially incompatible development (including land disturbance) within close proximity to the National Grid. Subdivision is managed so that future development achieves the objective and

policies of the National Grid Corridor Overlay, including that the National Grid is not compromised, and its long-term upgrading and development is facilitated in accordance with the National Policy Statement on Electricity Transmission 2008. All parts of the National Grid Yard are subject to limitations on new 'activities sensitive to the National Grid' (which includes any residential activity).

### 1.3.4 Designations

The following designations are located on site and explained in detail below:

- Designation – 7300, Telecommunications and radiocommunication transmission facilities, designations, Radio New Zealand Ltd.

The purpose of designation 7300 is to provide telecommunication and radiocommunication transmission facilities.

Figure 5: Designation 7300: Telecommunication and radiocommunication facilities

- Designations: Designations - 6742, State Highway 16 - Henderson to Massey, Designations, New Zealand Transport Agency.

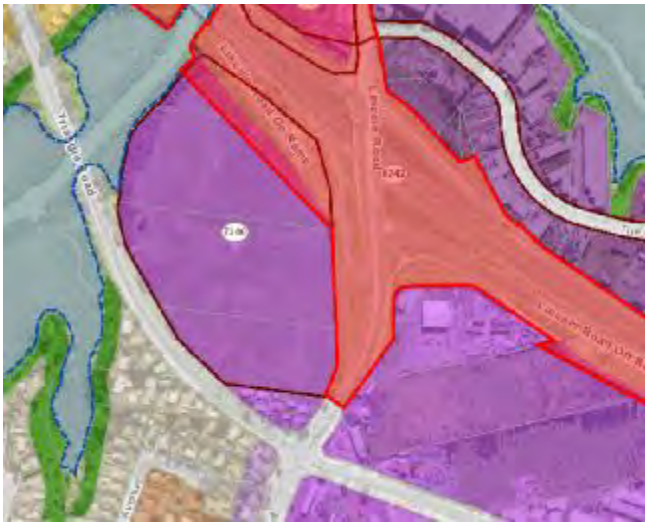


Figure 6: Designation 6742: SH16 Western Ring Route Henderson Creek to Huruhuru Road Bridge

This designation is known as the State Highway 16 western ring route which goes to Huruhuru road bridge. It covers part of the site which is used as part of state highway 16 by New Zealand Transport Agency.

- Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

Figure 7: Airspace in the vicinity of Whenuapai Airfield

The purpose of this designation is for defence purposes to protect the approach and departure paths. The Defence Areas are administered by the New Zealand Defence Force (NZDF) and are currently occupied by NZDF, its contractors and licensees.

## 1.4 Planning Commentary

The following describes the development potential within the Business – Light Industry Zone.

### 1.4.1 Business – Light Industry Zone

The purpose of the Business – Light Industry Zone is to establish and operate industrial activities that do not generate objectionable odour, dust or noise.

To support the purpose of the zone, activities such as manufacturing, production, logistics, storage, transport and distribution are enabled. The anticipated level of amenity is lower than the centre zones and mixed-use zones.

For the purpose of this report, 'dwellings', 'integrated residential development' and 'activities not provided for' are classified as **Non-complying Activities.**

For notification purposes, any application for resource consent for dwellings and integrated residential development must be publicly notified under H17.5 Notification provisions of the Business – Light Industry Zone.

The key development controls for the site are outlined in Table 1 below.

Table 1: Development controls for Business – Light Industrial Zone

| Auckland Unitary Plan controls | Business – Light Industrial Zone |
|---|---|
| Activities within 30m of residential zone | The following activities are restricted discretionary activity within 30m of residential zone and are permitted activities:<br>§ Bars and taverns;<br>§ Drive through restaurants;<br>§ Outdoor eating areas accessory to restaurants;<br>§ Entertainment facilities;<br>§ Child care centres and animal breeding and boarding |
| Building Height | Buildings must not exceed 20m in height unless specified in height variation control |
| Height in relation to boundary | Buildings must not project beyond a 35-degree recession plane measured from a point 6m vertically above ground level along the boundary of residential zones, open space zones special purpose school zone and Maori purpose zone. |
| Maximum impervious area within the riparian yard | Must not exceed 10 per cent of the riparian yard area. |
| Yards | A building or parts of a building must be set back from the relevant boundary by the minimum depth of:<br>§ 2m front;<br>§ 5m for rear and side where the rear or side boundary adjoins residential, open space, special purpose Maori purpose zone or special purpose school zone; |
| Storage and screening | Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at |

| Auckland Unitary Plan controls | Business – Light Industrial Zone |
|---|---|
| | least 1.8m high. |
| Subdivision | Minimum net site size, average site size and minimum frontage for subdivision in Business – Light Industry Zone.<br>n Minimum net site size: 1000m$^2$<br>n Minimum average site size: 2000m$^2$<br>n Minimum frontage: 20m$^2$ |
| Car parking rates | No minimum and no maximum parking rates. |

## 1.5 Objective and Policy framework for the site

The objectives and policies for the Business – Light Industry Zone are listed below. These objectives and policies are an important guide for the type of development envisaged to occur on the site. Any proposal that does not comply with development controls must not be consistent with these policies.

### 1.5.1 Business – Light Industry Zone

**Objectives**

- Light industrial activities locate and function efficiently within the zone.
- The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided.
- Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.
- Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.

**Policies**

- Enable light industrial activities to locate in the zone.
- Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.
- Avoid activities that do not support the primary function of the zone.
- Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
- In identified locations enable greater building height than the standard zone height, having regard to whether the greater height:
  a) Is an efficient use of land; and
  b) Can be accommodated without significant adverse effects on adjacent residential zones; considering the size and depth of the area.
- Avoid reverse sensitivity effects from activities within the Business – Light Industry Zone that may constrain the establishment and operation of heavy industrial activities within the Business – Heavy Industry Zone.
- Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided.

## 1.6 Average Lot Yield

The total site area is 7.4394 hectares. The site has an area of 1026.5m$^2$ used by Transpower National Grid Yard Corridor and 4616m$^2$ for the Notice of Requirement (Auckland Transport). The **total developable area** equates to 68,750m$^2$ or **6.8750 hectares**.

It is noted that the current site zoning is 'Business – Light Industry' Zone. To facilitate residential developments on site, the current zoning will have to be changed and the Radio NZ designation removed. This will have to be undertaken as part of a Plan Change process.

Therefore, yield calculations for potential residential zones, which may result from any successful Plan Change process, have been provided as a result.

No yield calculation has been provided in relation to the current 'Business – Light Industry' zone which applies to the site as, for the avoidance of doubt, the provisions of the zone currently seek to avoid the establishment of any residential activities.

**Residential – Single House Zone**

The relevant development controls in the Single House Zone set out the following guidelines

- Area: 68,750m²
- Average lot size: 600m2
- Building coverage: 35%
- Site area used for accessways: 20%

**Part 1: Lot based yield calculation**

Calculation for number of lots:

68,750m² x 0.8 = 55,000m$^2$

55,000m2 / 600m$^2$ = **91 lots from the site**

### 1.6.1 Residential – Mixed Housing Suburban Zone

The relevant development controls in the MHS Zone set out the following guidelines

- Area = 68,750m²
- Average lots= 400m2
- Building coverage: 40%
- Accessways: 20%

**Part 1: Lot based yield calculation**

Calculation for number of lots:

68,750m² x 0.8 = 55,000m$^2$

55000 / 400m$^2$ = **137 lots from the site**

**Part 2: Design led development calculation**

Based on our understanding of the current Auckland Housing Programme, an indicative 25 – 35 dwellings per ha can be expected within the Mixed Housing Suburban zone. As such, the following calculation provides an estimate for the site.

- 5.5ha x 25 = **137 dwellings for the developable site area**
- 5.5ha x 35 = **192 dwellings for the developable site area**

It is noted that the site size used in the above calculation is the total area of land parcel excluding the road.

### 1.6.2 Residential – Mixed Housing Urban Zone

The relevant development controls in the MHU Zone set out the following guidelines:

- Height restriction = 11m
- Building coverage = 45% of net site area
- 20% of site area used for access ways
- Average lot size = 300m2

**Part 1: Lot based yield calculation**

Calculation for number of lots:

68,750m$^2$ (potentially developable site area) x 0.8 (less 20% to take account of site accesses / road etc) = 55,000m$^2$

55000/300m$^2$ = **183 lots from the site**

**Part 2: Design led development calculation**

A calculation for development based on typology and design, informed by our understanding of the current Auckland Housing Programme, suggests an indicative 50 – 60 dwellings per ha can be expected within the Mixed Housing Urban zone. As such, the following calculation provides an estimate for the site.

5.5ha x 50 = **275 dwellings for the developable site**

5.53ha x 60 = **330 dwellings for the developable site**

It is noted that the site size used in the above calculation is the total area of land parcel excluding the road.

**Residential – Terraced Housing and Apartment Building Zone**

The relevant development controls in the THAB Zone set out the following guidelines:

- Building coverage = 50% of site area
- Height restrictions = 16m (assume 5 storeys)
- Accessways = 20%

Maximum building coverage of 50% gives a potential total developable building footprint of 34,375m$^2$. Access and infrastructure requirements are assumed to be able to be provided in the 50% of the site not included in 'building coverage' as development area.

Total developable building footprint (34,375) x allowable building height (16m, assumes 5 storeys) = a potential total developable floor area of **171,875.m².**

- Assume an efficiency factor of 15% to be applied to the developable residential floor area to take account of internal stairways, corridors, lifts, shafts access ways and storage areas etc:

  171,875m² x 0.85 = **approx. 146,093m²of floor area available for residential units.**

Based on a development concept of all studio units (@ 30m² per unit) = **approx. 4,869 studio apartments**;

Based on development concept of all one bedroom or more units (@ 45m² per unit) = **approx. 3,246 one-bedroom apartments**.

**Based on a development concept of a mix of apartments sizes (assumes and average unit size of 75m2) = approx. 1947 units.**

*Note: The above indicative dwelling yield does not take into specific site requirements for roads, accessways, car parking areas (if provided 'at grade'), topography of land, or any on-site areas which may be required to provide for stormwater management and associated services.*

### 1.6.3 Key Restrictions and Issues

- The site is currently zoned Business – Light Industry Zone. Residential development, dwellings or integrated residential development is a **Non-complying Activity.**
- All integrated residential development or dwelling resource consent will have to publicly notified.
- In order to facilitate any residential development on site, the current 'Business – Light Industry' zoning will have to be changed and the Radio NZ designation removed. This will have to be undertaken as part of a comprehensive Plan Change process for the site.
- The yield calculations set out in this report are based upon a range of residential zone types – assuming a successful Plan Change process is undertaken for the site, and the result of any such Plan Change process would propose a residential zone type. For the avoidance of doubt, no yield assumption / calculation has been provided in relation to the existing Business - Light Industry zone which currently applies to the site (as the current zoning does not provide for residential activities).
- Radio New Zealand have a transmission tower located on site as part of the 7300 designation.
- There is a minor overland flow path and floodplain located in middle of the site which needs to be taken into consideration for development purposes.

# 2 Engineering and Infrastructure

## 2.1 General

The site is located between Lincoln Road to the east, Triangle Road to the south, Henderson creek to the west and the North Western Motorway to the north. There has been a slight change to the parcel layout, due to construction of the North-Western Motorway, Lincoln Road on Ramp. Figure 1 shows the updated site boundary with a total area of approximately 7.4 hectares. The site is largely undeveloped with predominately grassed vegetation coverage. The site has varying topography, with a maximum RL of 22.5 m and a minimum of 7.5 m RL. The land generally slopes from SE to NW with a steep slope down to Henderson creek along its NW boundary. Due the level difference, roading layout for internal circulation and building platforms needs to be considered carefully to minimise earthworks quantities.

It is understood that the yield from this site could be in the range of 180 to 350 mixed house urban zoned dwellings.

Figure 1. Site Boundary and Terrain (Source: AC GIS)

The existing underground and overhead services in surrounding area are shown in Figure 2.

Figure 2. Triangle Road Existing Services (Source: AC GIS)

## 2.2 Stormwater

There is an existing reticulated stormwater network servicing neighbouring property's but does not currently include the site. The existing road runoff in the area is discharged into the Henderson Creek at various locations, as seen in Figure 3. A minor overland flow path exists through the site (refer Figure 3) which would need to be first validated, and then redirected if it does exist and the site is to be developed.

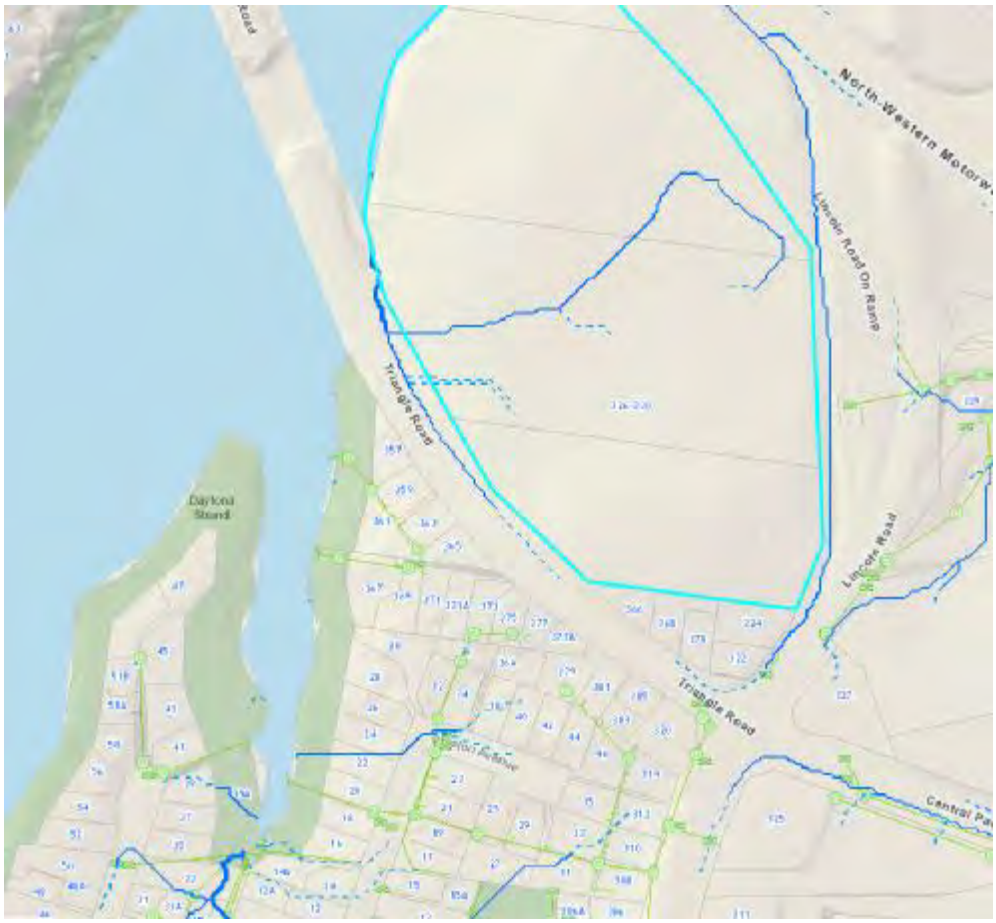



Figure 3. Existing Stormwater Network. (Source: AC GIS)

A new stormwater network will need to be designed for the proposed development and to meet the requirements and standards under the Auckland Unitary Plan and Auckland Council Stormwater Code of Practice. A discharge consent is likely to be required as stormwater will need to be discharged into the estuary bordering the site which flows into the Waitemata Harbour.

The site is not under a SMAF (Stormwater Management Area – Flow) overlay as per defined under the Auckland Unitary Plan, where this will trigger the requirement of providing on site stormwater detention and retention for any proposed development. However, planning advise is recommended to be sought during early planning phase as discharging directly into a natural water course may trigger similar rules under other parts of the plan.

## 2.3 Waste Water

An existing 750mm diameter gravity RCRRJ wastewater trunk main crosses through the southern end of the site from West to East (refer Figure 2). The depth of the trunk main is unknow. There are no other existing wastewater network pipes identified on the AC GIS viewer on the site. There is a 150mm sewer serving the existing housing at the southern end of the site on the north corner of Triangle Road.

The 750mm trunk main is likely to be deep enough to provide a connection to the site based on the existing topographic contours, although survey would be required to confirm the existing invert levels. The trunk main is also likely to have sufficient capacity but this will need to be confirmed with Watercare. Any construction works within 10m of a trunk sewer will need to be approved by Watercare Services Limited.

A new manhole will be required on this sewer and satellite manhole(s) provided to which the development would connect into with a single pipe between this satellite manhole and the new trunk sewer manhole. Watercare Services Limited have strict requirements for such connections. A networks of wastewater pipes to serve the development would connect into the satellite manhole(s).

## 2.4 Water Supply

Auckland Council's GIS shows reticulated water supply networks within close proximity to the site. There is a 335 PE pipe along the Lincoln Road on Ramp boundary and also in Triangle Road. There is also a 910 CLS trunk main along Triangle Road.

There is potential for future connections to be provided from these adjacent existing networks, subject to approval from Watercare Services Limited.

## 2.5 Overhead Services

Two 110 kV high voltage overhead cables (HEN-HEP-A and HEN-ROS-A) are currently located across the northern end of the site (refer Figure 2). A transmission tower for HEN-HEP-A is located at the northern corner of the site. These will need to be factored into the development plan as there is likely to be a set back from the overhead power lines required if the site is developed for housing purposes along this boundary.

There is also an AM radio mast owned by RNZ in the centre of the site. This structure is still under consideration by the Ministry of Culture and Heritage. This would need to be relocated prior to development, as the site is unlikely to be set apart for housing purposes while the radio mast is still required by RNZ.

## 2.6 Other Underground Services

There is an active underground Vector electrical network along Triangle Road which is unlikely to have any development constraints. This network should be able to provide service to the development. No Vector gas network is identified in the in the area.

Similarly, existing Chorus network is available for connection to provide the required telecommunications services for any potential development.

# 3 Geotechnical

## 3.1 Site Description

A geotechnical desk study has been undertaken for the proposed development located between Lincoln Road and Triangle Road, Henderson, Auckland. The purpose of this desk study is to identify the geotechnical considerations and key risks to the development from freely available published data. No site visit has been undertaken.

The site is bound to the north west by Te Wai-o-Pareira Creek which terminates in the Waitemata Harbour. On all other sides the site is delineated by major arterial roads: Lincoln and Triangle Road, with a small housing development at the southern end. Contours indicate that the site is generally flat but steepens towards the creek (up to $20^0$). The flat area is grassed while the steeper slopes adjacent to the creek appear to be vegetated with native bush. The site exists between RL 5 m and 20 m (Auckland Council, 2019). The site is predominantly undeveloped and used for agriculture, with a 50 m tall radio transmitter present roughly in the centre of the site.

## 3.2 Geological Conditions

The published 1:250,000 geological map (QMAP) of the Auckland area (Edbrooke, 2001) suggests that this site is underlain by Puketoka Formation (Tauranga Group alluvium), comprising predominantly of “Pumiceous mud, sand and gravel” (see Figure 1). The Puketoka Formation is expected to overlie “Alternating sandstone and mudstone” stratigraphy of the East Coast Bays Formation (Waitemata Group).

The nearest mapped active fault in the GNS Active Faults Database is the Waikopua/Wairoa North fault, approximately 37 km south east of the site. Other unmapped active faults may also exist.

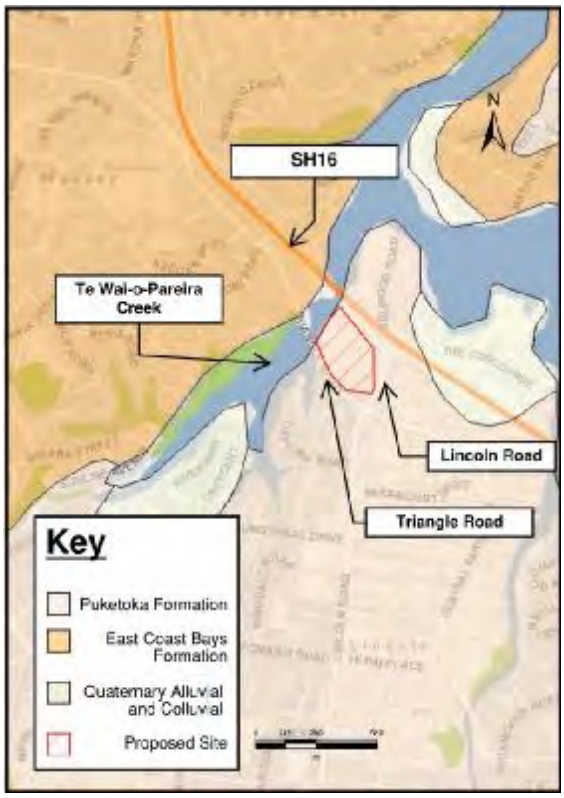



Figure 2: Geological map of area of site (QMAP). Not to scale.

## 3.3 Existing Geotechnical Information

The New Zealand Geotechnical database indicates existing investigations have been undertaken at the north eastern boundary of the site. These include boreholes to between 10 m and 13 m depth undertaken at the Lincoln onramp bridges as part of the SH16 Improvements for NZTA as well as a number of hand augers to 4 m depth for the same project. The investigations generally encountered ~0.5 m of fill overlying Puketoka Formation soils consisting of very soft to stiff clays and loose silty sands. Residually weathered East Coast Bays Formation soils are encountered at 3-6 m depth with sandstone/siltstone rock at between 6-8m depth. Groundwater was generally encountered between 0.5 m and 3 m.

Historical aerial photographs (Auckland Council, 1940-2017) shows no significant changes in land use or topography at the site. These photographs indicate the radio tower was initially installed during the 1950s. Several large trees previously existed on the site however were removed in the early 2000s.

A waste water pipe runs diagonally through the southern end of the site with Transpower cables under the northern end (Auckland Council, 2019).

## 3.4 Geotechnical Assessment

Based on nearby information it appears site subsoil class C as defined in NZS1170.5 would generally be applicable. There may be some areas of deeper/softer alluvium closer to the creek that would be class D.

We consider the site susceptible to the following geotechnical constraints:

- Slope stability. This is not expected to be an issue on the flatter slopes however it should be assessed on the steeper slopes bordering the creek. A setback or remedial works will likely be required.
- Settlement. The soft/loose nature of Puketoka Formation makes settlement a high possibility. Settlement will need to be assessed to identify any possible impacts on the proposed development.
- Liquefaction potential. This could occur in the Puketoka Formation silts/sands lenses below the groundwater table. This should be assessed further, as well as the risk of lateral spreading, to determine any effects on potential development.
- Tsunami risk close to the creek. Consideration should also be given to the effects of sea level rise and erosion of the creek banks.

It is anticipated that this site is unlikely to be considered “good ground” as defined by NZS3604:2011 due to the soft surficial soils. Therefore, specifically designed foundations may be required.

A site-specific geotechnical investigation will need to be undertaken to confirm the geology, soil characteristics, and to assist design. Overall, we consider the site suitable for development provided the above risks are taken into consideration.

## 3.5 References

Auckland Council, 2018. Geo Maps. Retrieved from Auckland Council: https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html

GNS Science, 2019. New Zealand Active Faults Database. https://data.gns.cri.nz/af/.

Edbrooke, S.W. (compiler), 2001: Geology of the Auckland Area. Institute of Geological and Nuclear Sciences 1:250 000 geological map 3. Lower Hutt, New Zealand. Institute of Geological and Nuclear Sciences Limited.

NZGD Geotechnical Database. < www.nzgd.org.nz> Accessed 9 May 2019.

# 4 Land Contamination

The scope of works to assess potential significant contamination issues that might materially affect the use of the subject site included a limited desk-based review of selected historical background information.

The legal description of the site is:

- Lot 4-7 DP 1034

The following information sources were reviewed:

- Information (made available to Beca) on contaminated land held by Auckland Council (AC) as part of a Contaminated Site Enquiry (**Appendix A)**.
- Information (made available to Beca) on closed landfills held by Auckland Council (AC) as part of a closed landfill site enquiry (**Appendix B**).
- Information (made available to Beca) on resource consents held by Auckland Council (AC) as part of a Property File request (**Appendix C**).
- Selected historical aerial photographs obtained from Auckland Council GeoMaps and www.retrolens.nz (**Appendix D**).

The assessment of likely presence or absence of asbestos products in buildings, structures, or in ground is outside of the scope of this assessment as is any review of risks relating to asbestos.

## 4.1 Information Search

### 4.1.1 Auckland Council Information – Contaminated Site Enquiry

A request was made to Auckland Council (AC) on the 8 May 2019 to obtain information held on file for the sites in relation to HAIL activities, known soil contamination, pollution incidents and closed landfills (**Appendix A**).

The council records provided indicate the site is used for “electrical transmission activities, and possible electrical transformers on site”.

### 4.1.2 Property File

A request was made to Auckland Council on the 8 May 2019 to obtain the Property File for the site. Communication with the AC Records Administrator confirmed there were no permits or consents in the property file pertaining to the electrical transformer on site, nor was there any other information pertaining to any soil contamination.

## 4.2 Historic Aerial Photographs

Historical aerial photographs were obtained for the years 1940, 1959, 1966, 1977, 1996, 2001, 2006, 2008, 2010, 2015 and 2017 through a combination of Auckland Council GeoMaps and Retrolens.nz. The following table (Table 4) summarises observations from each photograph in relation to the subject site and the area of land surrounding.

Copies of the historical aerial photographs are included in **Appendix C**.

Table 4: Review of Historical Aerial Photography

| Year | Key Observations | |
|---|---|---|
| | Subject Site | Surrounding Area |
| 1940 | § The site is primarily grassland.<br>§ There is a line of trees running through the north-west of the site.<br>§ There are a number of other indistinguishable shapes that may be trees scatted throughout the site. | § There is a watercourse running along the north-west boundary of the site.<br>§ SH16 is present in its current day location, linking in to Lincoln Road.<br>§ There is evidence of cropping to the south of the site.<br>§ There are a small number of swellings to the north and east of the site. |
| 1959 | § There is a tall, narrow structure erected in the centre of the site. | § Cropping is still evident, although several paddocks are being replaced by housing to the south. More residential dwellings appearing in the north. |
| 1966 | § Wires can be observed connecting the tower to a square pad. A smaller tower is visible in the north of the site. | § A smaller tower is visible to the east of the site, with wires crossing the site in a northerly direction<br>§ A new road has been constructed along the western border of the site.<br>§ There is evidence of significant earth works to the east of the site, possibly to do with road developments.<br>§ There is significant residential growth to the north. |
| 1977 | § No appreciable changes can be observed from the previous aerial | § A road and overbridged are observable to the east |
| 1996 | § No appreciable changes can be observed from the previous aerial | § Cropping to the south of the site is largely replaced with residential dwellings and grassed areas. |
| 2001 | § No appreciable changes can be observed from the previous aerial | § No appreciable changes can be observed from the previous aerial |
| 2006 | § Vegetation within the site has been cleared | § No appreciable changes can be observed from the previous aerial |
| 2008 | § No appreciable changes can be observed from the previous aerial | § No appreciable changes can be observed from the previous aerial |
| 2010 | § No appreciable changes can be observed from the previous aerial | § No appreciable changes can be observed from the previous aerial |
| 2015 | § No appreciable changes can be observed from the previous aerial | § No appreciable changes can be observed from the previous aerial |
| 2017 | § No appreciable changes can be observed from the previous aerial | § A dwelling is evident on the eastern border of the site |

## 4.3 Summary of Information Search

Although the land parcel under assessment is not currently recorded as a HAIL site, AC records indicate there could be the potential for historic, and/or current, land use activities on this site that fall within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment.

Council records indicate the site is used for electrical transmission and that electrical transformers may be present onsite. A review of historical aerial imagery indicates that the land has been grassland since 1940 and confirm that an electrical transmission tower has been present onsite

since at least 1959. The reported potential that transformers may be present were not observed or confirmed in any of the historical aerial photographs.

## 4.4 Development Implications

If an electrical transformer is present onsite the site may potentially be contaminated. In this scenario, the following HAIL code would be applicable:

§ B2: Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment.

Electrical transmission via a tower is not considered to be a HAIL activity.

The identified potentially contaminating historical activities are unlikely to prevent future development but may result in cost and program implications.

### 4.4.1 Further Work

Further investigations are required in order to enable a more robust identification of the likelihood of potential contaminants in soils as a result of current or historical activities within the area of proposed development.

A Preliminary Site Investigation is required to provide additional certainty, including a site visit to determine what type of electrical infrastructure is on site.

Currently and dependent on soil volumes, if earthworks are required as part of the redevelopment of the sites, consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) may be required.

## 4.5 Limitations

Beca has been requested by the Client to provide a high-level desk study assessment of limited information. This report does not constitute a Preliminary Site Investigation for the purposes of assessment under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS).

This report is prepared solely for the assessment of potential soil contamination (Scope). The Contents of this report may not be used by the Client for any purpose other than in accordance with the stated Scope.

This report is confidential and is prepared solely for the Client. Beca accepts no liability to any other person for their use of or reliance on this report, and any such use or reliance will be solely at their own risk.

In preparing this report, Beca has relied on key information obtained from available public records: Information from Auckland Council, Google Earth and Retrolens.

Unless specifically stated otherwise in this report, Beca has relied on the accuracy, completeness, currency and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, including the information listed above, and has not independently verified the information provided. Beca accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the information provided. Publicly available records are frequently inaccurate or incomplete.

The contents of this report are based upon our understanding and interpretation of current legislation and guidelines (“Standards”) as consulting professionals and should not be construed as

legal opinions or advice. Unless special arrangements are made, this report will not be updated to take account of subsequent changes to any such Standards.

This report should be read in full, having regard to all stated assumptions, limitations and disclaimers.

# 5 Transport Planning & Engineering

## 5.1 Introduction

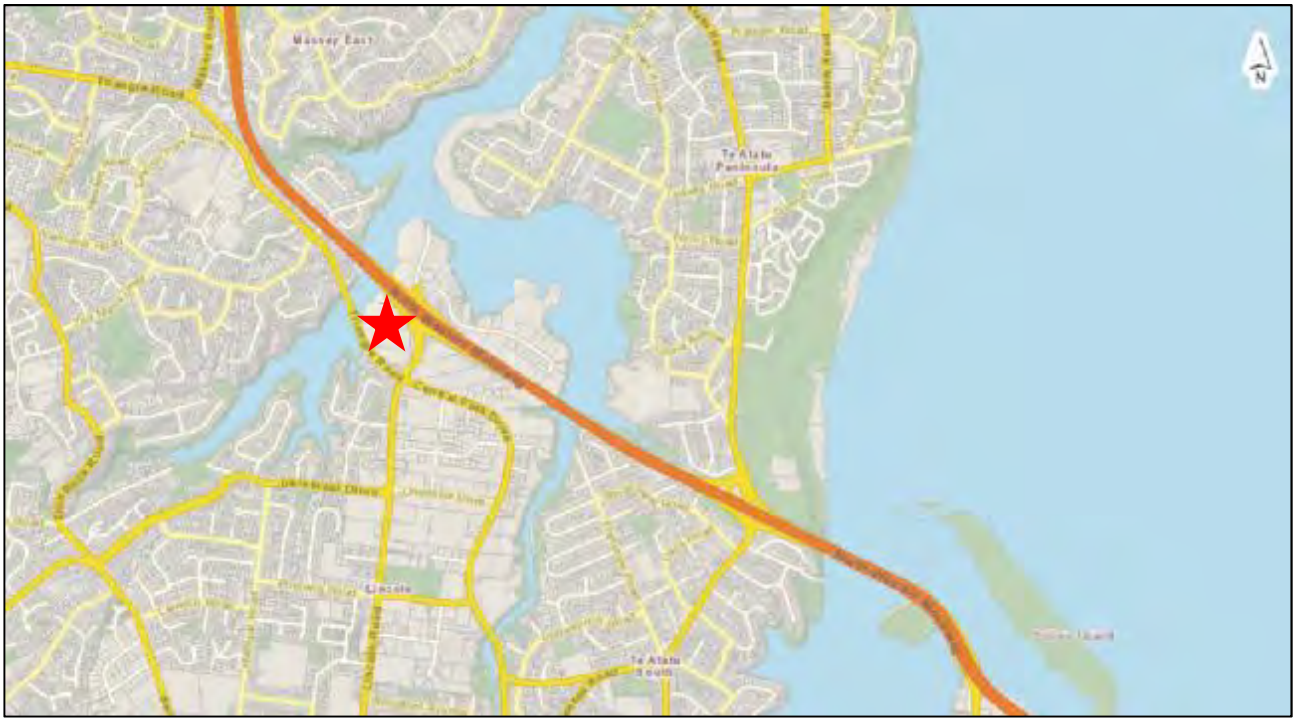
### 1.1.1. Site Background

The subject site for this assessment is at 326-330 Triangle Road, Henderson and is located between Lincoln Road and Triangle Road as shown outlined light blue in Figure 5.1 and is made up of four separate land parcels. The site is currently unoccupied, with land use in the vicinity predominately residential, some industrial uses to the south and east of the site to the east of Lincoln Road and the North-Western Motorway respectively. Figure 2 shows the location of the site in the context of the wider area as denoted by a red star.

Figure 5.1 Site location plan

*Source: ACC Maps*

Figure 5.2 Wider area plan



*Source: ACC Maps*

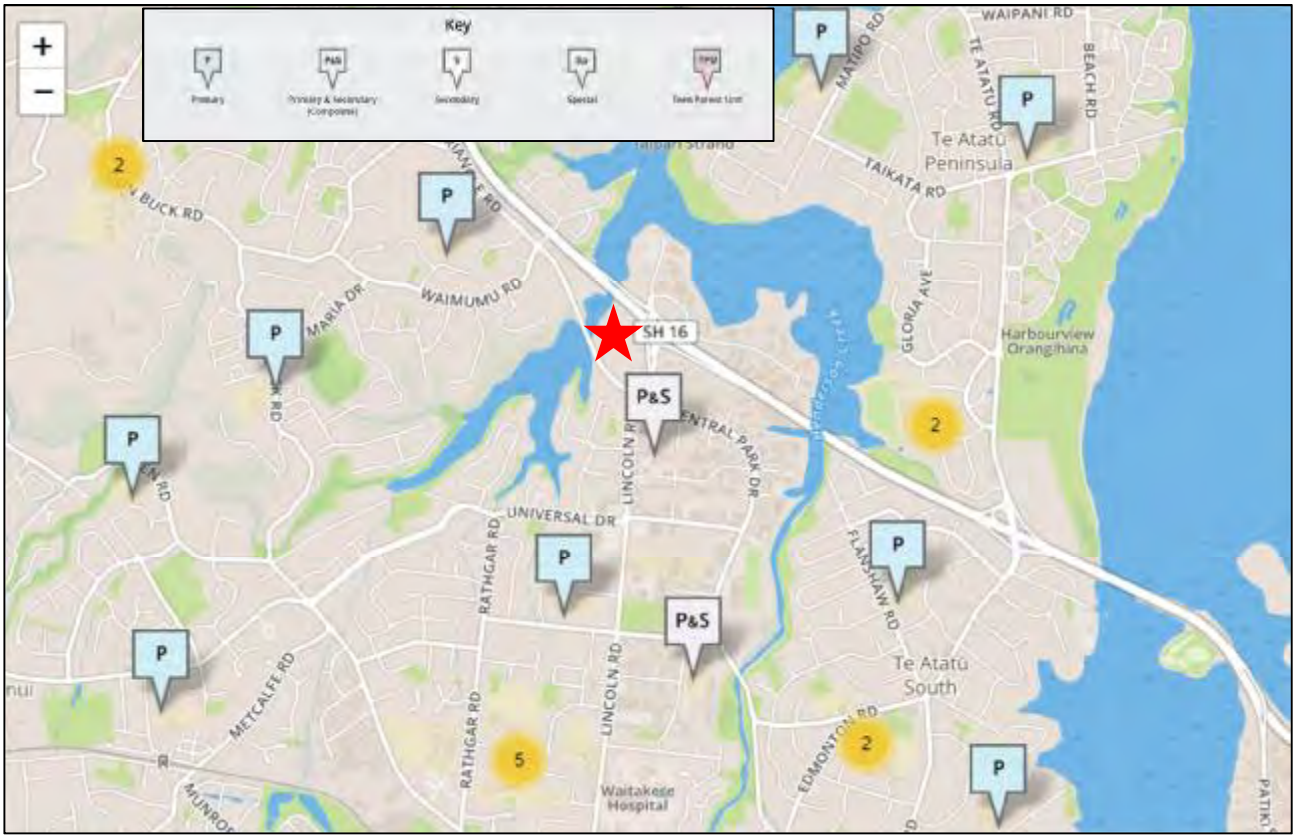
The site is located between Lincoln Road and Triangle Road in Henderson and is bordered by these roads, the Lincoln Road on ramp, the North-western motorway and a Henderson Creek distributary channel to the north. The site has a frontage along Triangle Road of approximately 220 metres and rear abuts Lincoln Road of approximately 50 metres continuing through to the north-western motorway (including on-ramp) of approximately 450 metres.

Land use in the immediate vicinity of the site is residential and industrial in nature, with the site bounded by residential land to the south and further residential land to the west. Industrial uses are present to the north, across the motorway and south east over Lincoln Road. There is a significant nature reserve to the immediate west of the site, through which runs the Henderson Creek distributary channel.

The site is located 750m north of the Lincoln Sub-Precinct, within which sits a number of bulk retail uses, offering convenient access to stores including: Mitre 10 Mega, Countdown, Pak'nSave and a number of smaller retail offerings.

There are a number of schools in the area, the majority of which are primary schools, with one composite school providing primary and intermediate education for years 7-10 and one composite private primary and secondary school, which caters for all year levels (1-13). The location of these are shown in Figure 5.3.

Figure 5.3 Local Area Schools




*Source: Education Counts NZ*

No formal vehicle access presently exists for the site, with potential access achievable by way of what appears to be a temporary service road from the Lincoln Road on ramp. Providing access to the site will likely only be achievable off Triangle Road. Access is not feasible to/from the on-ramp and access is subject to restriction controls from the motorway interchange along the site's frontage to Lincoln Road. This restriction is explained further in relevant sections below, including Section 1.1.2 and Section 1.1.3.

### 1.1.2. Transport Network

#### 1.1.2.1. Existing

The classification and other key details of the roads in the vicinity of the sites are detailed in Table 5.1.

Triangle Road and Lincoln Road (as set out in Table 5.1) are adjacent to the site.

Under the Auckland Unitary Plan (AUP), both Lincoln Road and Triangle Road are identified as Primary Arterial Roads, with Vehicle Access Restriction Control in the form of a motorway interchange control applying to Lincoln Road along the site's boundary, which means provision of new access driveways and intersections is restricted along Lincoln Road in the vicinity of the site.

Table 5.1 Road Classifications

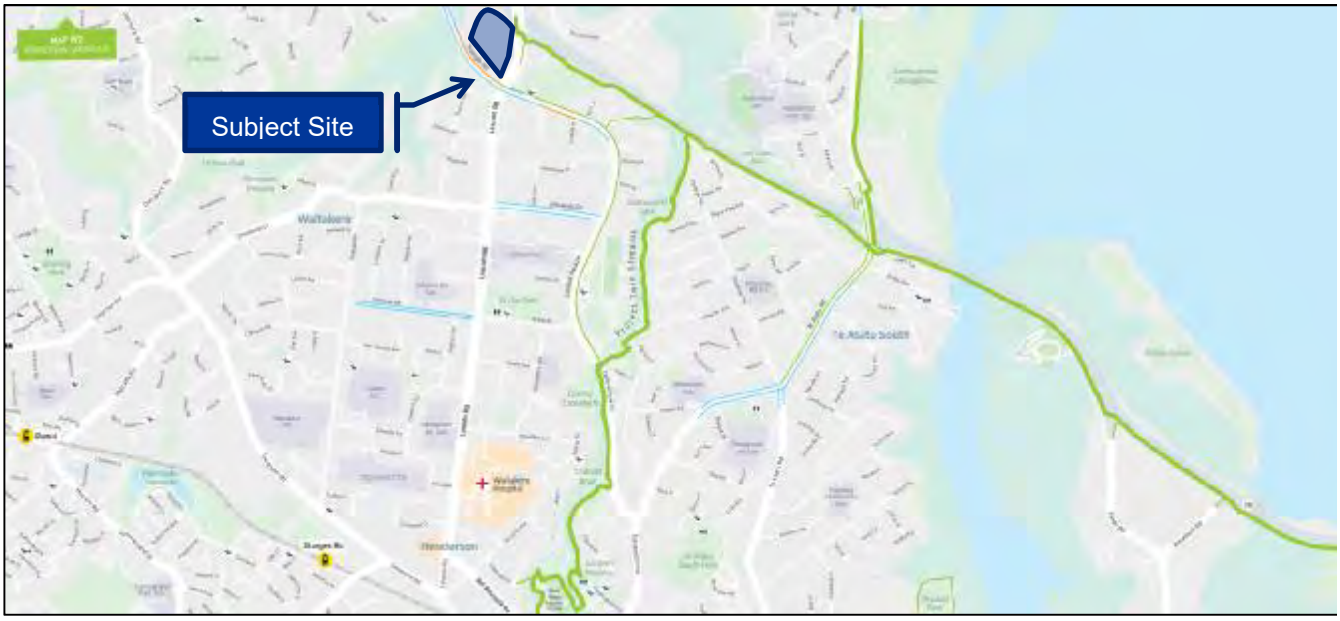
| Road Name | Auckland Classification | ONRC Classification | Approximate AADT (from Mobile Road) | Approximate Carriageway Width | Footpaths in vicinity of the site |
|---|---|---|---|---|---|
| North-Western Motorway (SH16) | Motorway | High Volume SH | 38,000 (Westbound) 28,000 (Eastbound) | N/A | N/A |
| Lincoln Road | Primary Arterial | Regional | 46,000 | 20m | No – Neither side (North of Triangle Road/Lincoln Road Intersection) |
| Triangle Road | Primary Arterial | Arterial | 11,000 | 10.2m | Yes – one side only, along site frontage |
| Central Park Drive | Secondary Arterial | Arterial | 14,000 | 11.6m | Yes – Both sides |

Connectivity to the wider network is very good by private motor vehicle with the site located in the immediate vicinity of the Lincoln Road on-ramp and off-ramp, being close to the development site. Access to local uses by vehicle is provided from the subject site most directly via Lincoln Road, and despite carrying a high volume of traffic, still offers good access to local retail, commercial and sporting facilities in the area.

There are a selection of dedicated cycle facilities in the vicinity of the site, including an off-road shared path that follows the North Western Motorway east, and an on-road and partially protected cycle lanes along Triangle Road in the vicinity of the site. There are gaps in the network locally, with options for using lower volume roads to cycle on, making cycling locally a viable mode of travel for future residents of the site. The cycling network in the vicinity of the site are shown in Figure 5.4.

There are footpaths at the intersection of Triangle Road and Lincoln Road, with these intersections signalised, making crossing for pedestrians safe. However, footpaths are lacking along the site frontages to Lincoln and Triangle Roads and as such upgrades to footpath facilities or provision of a shared path are likely required upon development.

Figure 5.4 Local area cycling map




*Source: Auckland Transport*

Public transport access to the site is limited to bus services which operate in the vicinity of the site. Access to bus services is provided from Triangle Road, opposite the site and on Lincoln Road within approximately 300m of the subject site. The key services are the No. 14T, No.14W, No.110 and No. 129 services, which are summarised in Table 5.2.

Table 5.2 Public Transport Summary

| Route Number | Route Detail | Frequency | PT Connection |
|---|---|---|---|
| 14T and 14W | Westgate to New Lynn (Via Triangle Road or Waimum Road, Lincoln Road and Great North Road) | Approximately at an average of one every 15 minutes during the peak hours and one every 30 minutes during the off peak | Henderson Station and New Lynn Station |
| 110 | Westgate to City Centre | Operated every 30 minutes | N/A |
| 129 | Westgate to City Centre | Operates during the morning peak only (Services every 30 minutes ) | N/A |

As indicated in Table 5.2, the route 14 bus services provide access to both Henderson Station and New Lynn Station, both of which are identified by Auckland Transport as major transport hubs and sit on the western line of the Auckland Train Network, providing multi-modal access to the city.

The bus route map for services in the vicinity is shown in Figure 5.5.

Figure 5.5 Bus Service Routes

*Source: Auckland Transport*

#### 1.1.2.2. Future Projects

Auckland Transport and NZTA are responsible for a large portfolio of projects, roadworks and strategic planning within the greater Auckland area, notably the following plans and projects should be considered and have direct relevance to the development:

- Auckland Transport Alignment Project – Aligned strategic approach to the development of Auckland's transport system for the next 30 years
    - Lincoln to Westgate (SH16) [Commited Project];
    - Light rail (Northwest corridor) [New Project]; and
    - New or Upgraded Bus Rapid Transit Corridors and bus priority measured [Future Priority]
- Auckland Transport - Henderson's Future – Henderson walking and cycling improvements – Completion of the expressway by 2020[1].
- Auckland Transport and NZTA - Lincoln Road Upgrade – Between Te Pai Place and the North Western Motorway (SH16) – Construction (physical works) to take place 2022-2024[2].

These projects will improve connectivity of the site for all modes, and safety and amenity in the vicinity.

The Auckland Transport Alignment Project Package outlines new projects and future priorities which will serve to improve the public transport connectivity of the site. Most notably, the package outlines the establishment of a light rail network, which includes a northwest corridor connecting through Lincoln Road along State Highway 16, providing direct access to the CBD. Originally slated as a second decade project, this project has now been identified for completion in the next 10 years.

A future priority identified as part of the alignment project also details establishment of a bus rapid network between Henderson and Unsworth Heights through Lincoln Road.

The potential future rapid transit network detailed as part of the Auckland Transport Alignment Project is shown in Figure 5.6 below.

A concept design image of the proposed Lincoln Road Upgrade at the intersection of Triangle Road and Lincoln Road is shown in Figure 5.7.

[1] https://at.govt.nz/projects-roadworks/hendersons-future/

[2] https://at.govt.nz/projects-roadworks/lincoln-road-upgrade/

Figure 5.6 ATAP Potential Future Rapid Transit Network

*Source: Ministry of Transport ATAP Report*

Figure 5.7 Lincoln Road Upgrade Triangle Road/Central Park Drive Intersection

*Source: Auckland Transport*

## 5.2 Consent Considerations

The site is zoned Business Light Industry Zone in the Auckland Unitary Plan as shown in Figure 5.8.

*Business Light Industry Zone* – This zone is intended to facilitate light industry and avoid reverse sensitivity issues with surrounding premises. As a result, any residential development involving the construction of a dwelling is a Non-Complying Activity, with any resource consent for residential development required to be publicly notified. Subdivision where the minimum lot size is 1,000m$^2$ is a Restricted Discretionary Activity, with subdivisions with smaller lots a Non-Complying Activity. On this basis, it appears likely that any resource consent for intensive residential development would require (at a minimum) a fully notified consent application as a Non-Complying Activity. Otherwise a plan change may be required to facilitate development.

In the event of a plan change and residential zoning being applied, in accordance with the Auckland Unitary Plan (E27 Transport), residential development which results in development of 100 residential dwellings or more results in a Restricted Discretionary Activity, with specific transport related assessment criteria. The following abridged sections from E27 are provided below for reference:

**E27.6. Standards**

All activities in Table E27.4.1 must comply with the following standards.

**E27.6.1. Trip generation**

(1) Where a proposal (except where excluded in Standard E27.6.1(2)) exceeds one of the following thresholds:

(a) a new development in Table E27.6.1.1;

(b) 100 v/hr (any hour) for activities not specified in Table E27.6.1.1 requiring a controlled or restricted discretionary land use activity consent in the applicable zone where there are no requirements for an assessment of transport or trip generation effects. This standard does not apply to development activities provided for as permitted in the applicable zone; or

(c) a proposed subdivision of land which has capacity under this Plan to accommodate more than 100 dwellings

resource consent for a restricted discretionary activity is required.

**Table E27.6.1.1 New development thresholds**

| Activity | | | New development |
|---|---|---|---|
| (T1) | Residential | Dwellings | 100 dwellings |
| (T2) | | Integrated residential development | 500 units |
| (T3) | | Visitor accommodation | 100 units |
| (T4) | Education facilities | Primary | 167 students |

**E27.8. Assessment – restricted discretionary activities**

**E27.8.1. Matters of discretion**

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

(4) any activity or subdivision which exceeds the trip generation thresholds under Standard E27.6.1:

(a) effects on the transport network.

**E27.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

(3) any activity or subdivision which exceeds the trip generation thresholds under Standard E27.6.1:

(a) the effects on the function and the safe and efficient operation of the transport network including pedestrian movement, particularly at peak traffic times;

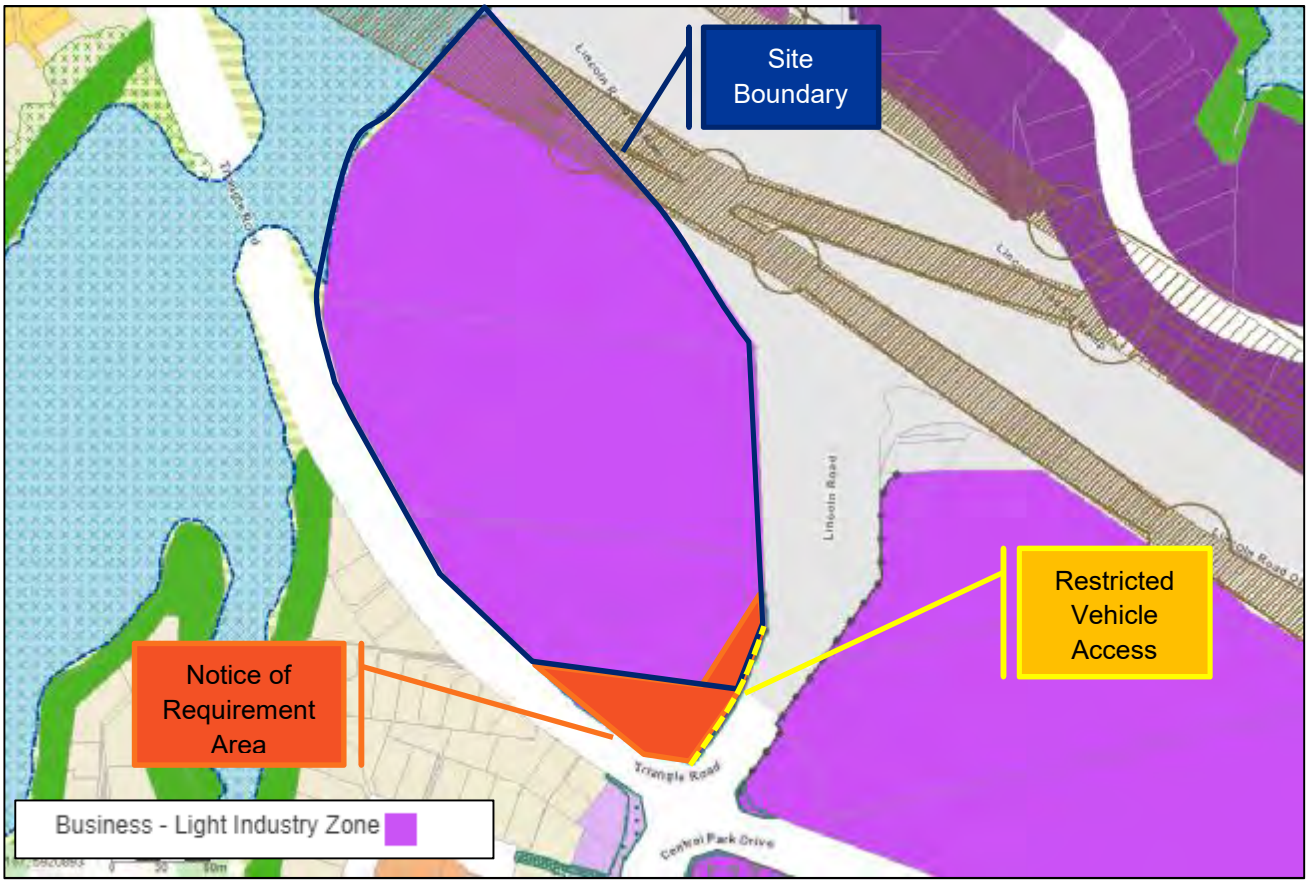
(b) the implementation of mitigation measures proposed to address adverse effects which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport, staging development, or contributing to improvements to the local transport network; or

(c) the trip characteristics of the proposed activity on the site.

In order to address the matters outlined above it will be necessary to undertake a transport assessment to address the above matters. It would be appropriate to hold early discussions with council over the level of transport assessment to be undertaken, assuming one hasn't already been undertaken.

With respect to the Lincoln Road Upgrade detailed in Section 1.1.2.2, Auckland Transport has lodged a Notice of Requirement for a designation as part of a planned upgrade of Lincoln Road. The Notice of Requirement affects only the south-eastern corner of the Site as shown in Figure 5.8. If the designation is confirmed, it is likely that Auckland Transport would look to acquire this part for road widening (and would potentially have the power to compulsorily acquire the area against all but the Crown).

Figure 5.8 Notice of Requirement Areas




*Source: ACC Maps*

*Transpower* - In addition to the Auckland Transport Notice of Requirement, the northern part of the site is also subject to Transpower's National Grid Corridor Overlay – National Grid Yard Uncompromised. The National Grid overlays are currently the subject of an appeal by Transpower. However, the overlays are likely to have the effect of making any subdivision activity that may affect the National Grid a Non-Complying Activity. It is also likely that set-back from the lines will be required and that Transpower would want to be involved in (and approve) any subdivision to ensure there is no interference.

In addition to the overlays and controls, the Site is also subject to three designations

7301 - Telecommunication and radiocommunication transmission facilities - Radio New Zealand Limited, affecting the northern parcel only and relating to the radio mast;
6742 -State Highway 16 - Henderson to Massey - New Zealand Transport Agency, affecting the southern parcel only; and
4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence over the entire Site but only relating to limited height restrictions for the approach to the Whenuapai Air Base.

If the site is acquired from RNZ for State housing purposes, RNZ should be required to remove its designation as part of the process. The extent of the application of the NZTA designation would also need to be considered as part of completion of the formalities required for the acquisition of the area on the southern boundary of the Site for roading purposes.

## 5.3 Constraints

### 1.1.3. Transport Considerations

The proposed development site is reasonably well positioned in terms of access to local amenities and schools. However, at present the site is relatively isolated with respect to access to public transport. As such, there is likely to be a relatively high level of reliance on the private motor car for travel. In terms of traffic flow increases, it would appear that the roads in the immediate vicinity of the site are already operating with a high volume of traffic, with any additional traffic associated with the development likely to adversely affect the local network. Specifically, this applies to Lincoln Road which appears to act as a key connection point to the motorway. This is an opinion based on the existing transport network and its current operating conditions as gleaned from Mobile Road and google traffic, with the future projects in the area, as detailed in Section 0, expected to impact positively on the traffic considerations associated with development of the site.

According to the NZTA One Network Road Classification (ONRC) functional classification criteria most urban arterials, like Triangle Road can expect to carry between 5,000 and 10,0000 vehicles per day and most regional roads, like Lincoln Road can expect to carry between 15,000 and 25,000 vehicles per day. Noting the AADT volumes for each of these roads as sourced from Mobile Road and displayed in Table 5.1, both of these roads are operating above their functional classifications and as such can be considered over capacity, with Lincoln Road volumes indicating significant congestion.

Planned upgrades to Lincoln Road, which can be perceived to be taking place to directly address congestion along this route, will likely improve conditions around the site in terms of safety, capacity and congestion. Moreover, public transport improvements are expected to result in a less pronounced reliance on the motor vehicle for future residents of the area.

Access to the road network is a key consideration for the site, with Triangle Road identified as possibly the only feasible point of access for the development. The size of the development is also likely to require two accesses to/off Triangle Road and the provision of right turn lanes to facilitate movements into the development from Triangle Road, given the volume of traffic anticipated to be generated. Though intersection forms would have to be tested. Signalisation may be required for safety reasons but given the close proximity of the Triangle Road/Lincoln Road intersection, may be operationally prohibitive.

Access to the existing road network via Triangle Road and connection to roads and corridors identified for future development, such as Lincoln Road should be investigated as the development progresses, especially given the projects slated to occur in the vicinity of the site in the future. With respect to this, consultation with Auckland Transport on all matters associated with providing road access to the development and connection to the wider transport network is considered important.

## 5.4 Opportunities

Whist the site is not zoned specifically for residential development, it is in an area with very good access to the local and regional arterial road network.

The long-term planning of this area is poorly defined in terms of the envisioned development that will take place here, however the transportation infrastructure that is required to support future development has been identified and the transport network planning is progressed at a high-level. The transport infrastructure already includes footpath links and priority intersections within the local area, though at present transport infrastructure around the site and connection of the site is poor.

Key to this future transport network is the expansion and consolidation of the Auckland Transport Network in the western region, which is outlined as part of the Auckland Transport Alignment project and will improve public transport access to the site and can be expected to alleviate reliance on the

motor vehicle, which is evidenced in the high volumes of traffic along Lincoln Road. This project is integral in ensuring the suitability of the site for high density residential development.

Moreover, upgrades to Lincoln Road and improving cycling and walking capacity and safety within Henderson and the greater area will likely improve the suitability of the site in this respect in the shorter term.

The site is close to schools and amenities, Middle School West Auckland (years 7-10) is within 450 metres of the site, and a number of small-scale and bulk retail uses are located along Lincoln Road to the south towards the intersection of Universal Drive and Lincoln Road, with most retail located within an approximate 15-minute walk. Additionally, Lincoln College (Tertiary education facility) is located approximately 1.5km from the site. So, access to these amenities is good, albeit currently only via a limited range of travel modes to future residents based on the existing transport network. Future light rail and bus rapid transit connections will improve access and reduce the impact on the transport network by car-borne travel.

There are also a range of employment areas, such as light industrial land uses and retail employment. Alongside retail and employment activities there are also healthcare facilities, dental surgeries, fitness centres and a range of eateries. A collection of Industrial uses sit south-east of the site to the east and west of Central Park Drive, which includes an AHG pre-delivery facility. This is 800 m south-east of the site along Central Park Drive, which is around a 2 minute drive or 5 minutes if cycling.

In terms of recreation and leisure several parks are located to the south and south-east of the proposed site, on Te Pai Place and Central Park Drive, at around 1.5km from the site. These parks include sports grounds such as rugby fields, tennis and netball courts and open parkland.

Access to Auckland CBD is possible by private car via SH16, with bus routes in the weekday peak periods also providing access to the CBD along SH16. The bus journey time to Auckland CBD takes 1 hour and 15 minutes during the morning peak with frequencies fairly high between the number 110 and 129 (peak service only) services but restricted to the peak periods. From Auckland CBD it is possible to access several other locations around Auckland by train or bus.

The site has good strategic connectivity with Auckland CBD, the airport and Massey by road due to nearby access to the North-Western Motorway (SH16).

Auckland Airport is an international airport and provides frequent daily direct international and domestic services. The airport is located around 27 km south-east of the site and can be reached by car in around 22 minutes, depending on traffic, via SH16, SH20 and SH20A.

## 5.5 Risks and Considerations

The development traffic generated by the site is expected to be around 1800 to 3500 vehicle movements per day, including between 180 and 350 movements during the peak period (180-350 residential dwellings including a mix of standalone, duplex and townhouses) and will represent a relatively moderate increase onto the existing local arterial roads and significant enough to likely require a transport assessment to be completed as part of the resource consent process.

With no structure plan in place, assuming access is off/to Triangle Road, then the development traffic will be concentrated onto Triangle Road. Most traffic will be likely to migrate to the Triangle Road/Lincoln Road intersection. This intersection is a signal-controlled 4-way intersection which is slated for upgrade as eluded to in Section 1.1.2.2.

The existing road network provides opportunity for development traffic to be distributed across the road network and includes major intersections that can accommodate large volumes of traffic. However, the key intersection at Triangle Road and Lincoln Road and indeed intersections along Lincoln Road appear heavily congested and thus while distribution is possible given the existing layout, traffic is likely to be concentrated at this key intersection. Upgrades to Lincoln Road can be expected to improve the operation of this intersection and when coupled with the public transport access improvements to take place as part of the Auckland Transport Alignment Project may mitigate the wider traffic effects of congestion at this intersection.

With the traffic volumes anticipated above, the form of intersection to access the site will also need careful consideration and signalisation may need to be considered.

The opinion offered here is dependent on the future transport projects that are set to take place in the area. It is recommended that confirmation from Council is sought to ensure that they have taken this into account when assessing each development area and the design and impact on future road connections and key intersections.

This would help in understanding what level of transport/traffic assessment may be required and to indicate whether any further road or intersection upgrades are necessary.

Walking and cycling connection to the site is already reasonably well established, however improvements will likely be required in the form of the provision of walking paths and related safety outcomes along the site boundaries. As has been touched on, Triangle Road is a key connection point for the site and the extent of upgrades required along this road to facilitate site access must be strongly considered across all stages and it can be expected that significant upgrades and two access points may be required to facilitate this access.

In summary, there appears to be a significant amount of congestion on the surrounding wider road network, specifically at the intersection that the majority of development generated traffic is likely to be distributed to. As such, there is expected to be somewhat significant impact from the development of this site in terms of road capacity. Moreover, at present there are limited opportunities for non-car-based travel. However, the site is fairly well located to take advantage of the proximity of local schools and public open spaces that can be accessed by bike or on foot and there are a significant projects pipeline which are expected to improve the local traffic conditions, accessibility and thus could reduce the amount of private vehicle trips to and from the site.

# APPENDIX A – Auckland City Council Contamination Report

## Aimee Brown (AKL)

**From:** Claire Lacina <claire.lacina@aucklandcouncil.govt.nz> on behalf of RECContamination <reccontamination@aklc.govt.nz>
**Sent:** Friday, 10 May 2019 3:56 PM
**To:** Mia Uys
**Subject:** RE: Contamination Enquiry: 326-330 Lincoln Road, Henderson

Hi Mia,

This email is in response to your recent enquiry requesting available site contamination information held within the Environmental Health Unit of the Licensing and Compliance Services Department (LCS).

Council's regulatory records indicate that there could be the potential for historic, and/or current, land use activities on or adjacent to this site that falls within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment.

Our records indicate the site 326-330 Lincoln Road, Henderson is used for electrical transmission activities, and possible electrical transformers on site. In general, our query response providing HAIL activity information through reccontamination is property-specific and requires checking multiple data sources. As we do not charge for this service, we cannot process large scale queries of sites in a 100m + radius as a standard query.

If you would still like HAIL information for the remaining properties, I can work through these next week and aim to provide information either next week or the week after.

Please note that only council's soil contamination records within the LCS department and GIS map have been checked. There may be other soil contamination information held within:

1. A Contaminated Sites Enquiry report, which contains the following information only:
(A search area of radius 200m is applied by default)
   - Pollution Incidents (incl. air discharges, oil or diesel spills)
   - Bores
   - Contaminated site, air discharge and industrial trade process consents
   - Closed Landfills (council- owned closed landfill sites only)
   - Air quality permitted activities

**How to apply for a Contaminated Sites Enquiry Response: DO NOT apply for this as part of a Property File request. Please follow this link --> https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/earthworks/Pages/order-site-contamination-enquiry-report.aspx**

Please take note of the following when applying:

- Apply under the Company Name if request is on behalf of the company.
- Legal Description(s) of the physical site(s) is/are stated clearly. This is to ensure accurate representation of data.
- Enter preferred Postal Address or PO Box instead of physical address of company.
- Contact Person: Please enter your full name, including e-mail address.

2. Property File for viewing reports or all relevant information relating to the property -Requested from the local service centre, by phone, 09 3010101.

*Please note:*

*If you are demolishing any building that may have asbestos containing materials (ACM) in it:*

1. *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
2. *Work may have to be carried out under the control of the person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
3. *If any ACM is found, removal or demolition will have to meet the requirements of the Health and Safety at Work (Asbestos) Regulations 2016.*
4. *Information on asbestos containing materials and your obligations can be found at **www.worksafe.govt.nz**.*

*If ACM is found on site following the demolition or removal of the existing buildings, you may be required to remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance a further consent application may be required.*

*Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. Older paints dating from before 1945 often contained extremely high levels of lead. Dust and flakes from painted surfaces in poor condition are a major cause of lead poisoning in both adults and children. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property. Very sensitive uses such as residential with young children, childcare centres, play areas or recreational land should be considered as high risk. In services or working environments other regulatory requirements may require risk assessment and mitigation.*

Ngā mihi,
Claire

**Claire Lacina | Technical Officer – Contamination, Air & Noise**
**Specialist Input | Resource Consents**
Ph 09 3522621 (Int 465621) | Mob 021 718 038
Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

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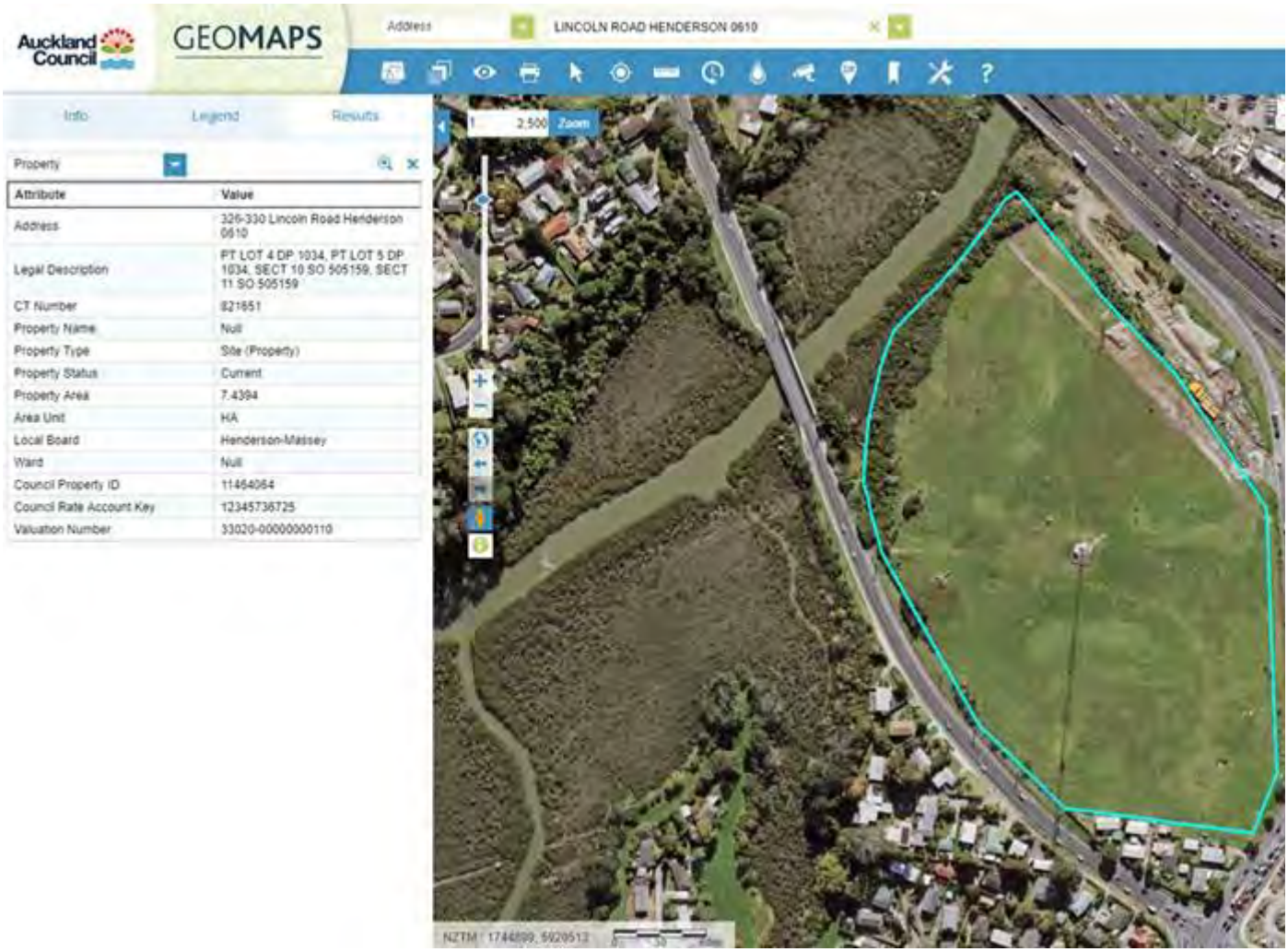
**From:** Mia Uys <Mia.Uys@beca.com>
**Sent:** Wednesday, 8 May 2019 11:31 AM
**To:** RECContamination <reccontamination@aklc.govt.nz>
**Subject:** Contamination Enquiry: 326-330 Lincoln Road, Henderson

I'd like to place a land/soil and water contamination enquiry for the area outlined on the map below. Could you please extend your search to 100 m radius outside of the outlined area.

The area of interest is at the address: 326-330 Lincoln Road Henderson 0610
And has a property description of: NA41D/299 Lots4-7




**Mia Uys**
Environmental Scientist – Auckland Environments
Beca
Mobile: +64 21 563 613
DDI: +649 300 9070
www.beca.com | igniteyourthinking.beca.com

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# APPENDIX B – Registration of Title and Compensation Certificate

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD
**Search Copy**

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| **Identifier** | **821651** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 12 January 2018 |

**Prior References**
NA41D/299

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 7.4394 hectares more or less |
| **Legal Description** | Part Lot 4-5 Deposited Plan 1034 and<br>Section 10-11 Survey Office Plan 505159 |

**Registered Owners**
Radio New Zealand Limited

**Interests**

Excepting pursuant to Section 19 Public Works 1928 any mines of coal and other minerals not taken by Proclamation 12753

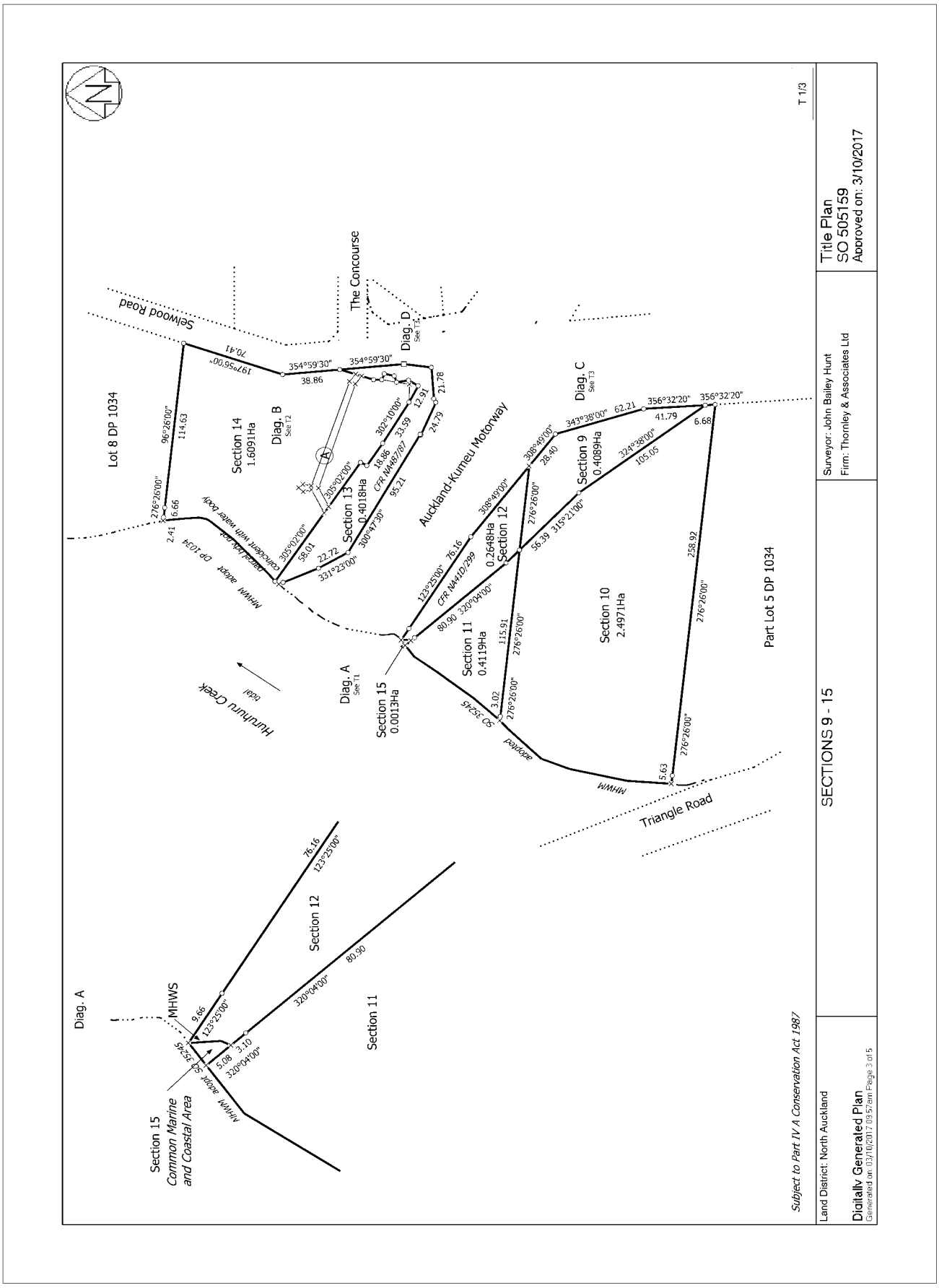
Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

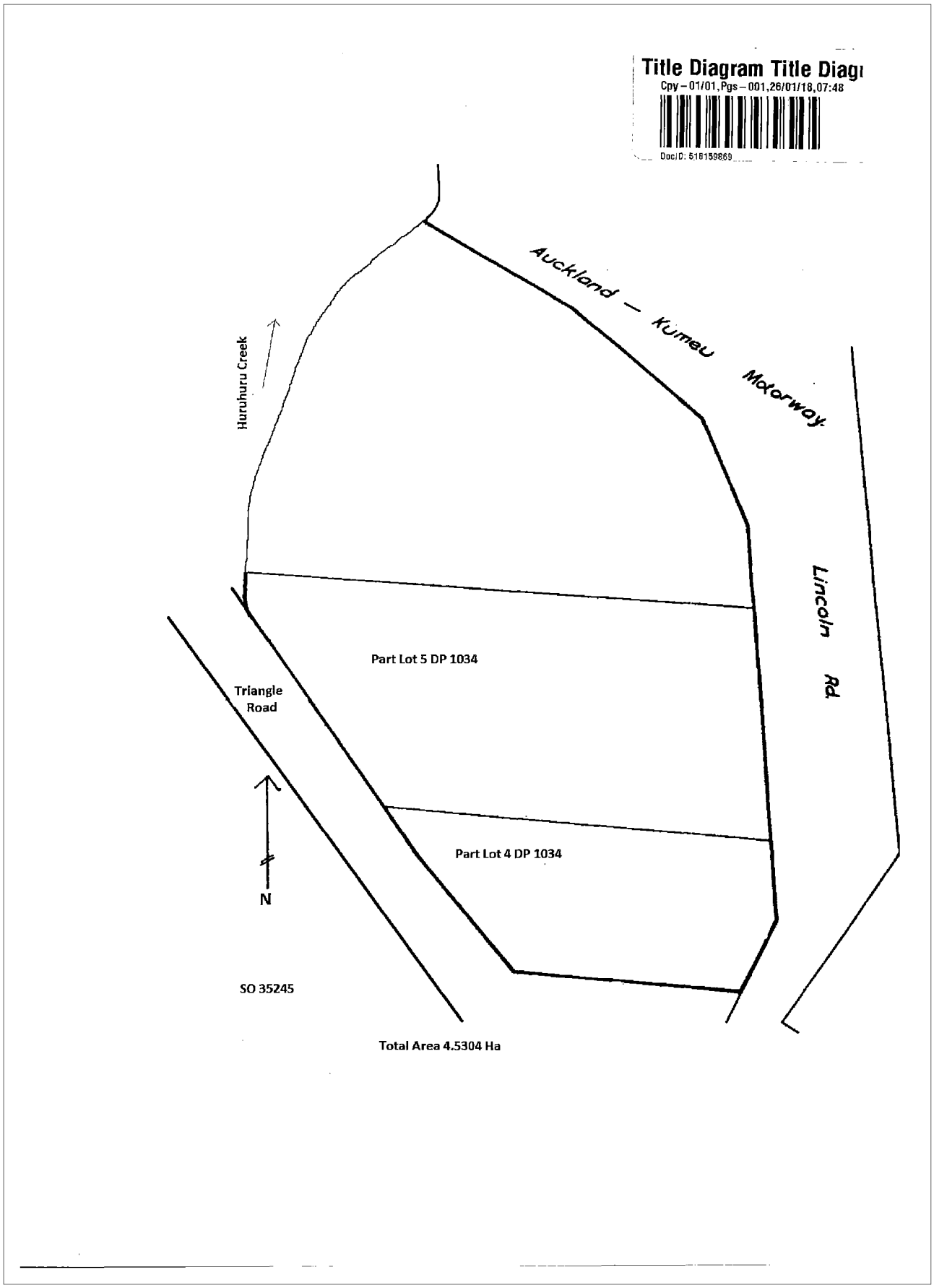
Subject to Section 11 Crown Minerals Act 1991

8804236.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 29.6.2011 at 6:13 pm

Identifier 821651



Identifier 821651



# View Instrument Details

| | |
|---|---|
| **Instrument No.** | 8804236.1 |
| **Status** | Registered |
| **Date & Time Lodged** | 29 Jun 2011 18:13 |
| **Lodged By** | Pomana, Georgina Mary |
| **Instrument Type** | Compensation Certificate |

| Affected Computer Registers | Land District |
|---|---|
| NA41D/299 | North Auckland |
| NA487/87 | North Auckland |

**Annexure Schedule:** Contains 3 Pages.

**Signature**

Signed by Casey Dell Gordine as Crown or Local Authority Representative on 29/06/2011 04:05 PM

***** End of Report *****

Land Information New Zealand
Toitu te whenua

LINZ CPR3

# Compensation Certificate Pursuant to Section 19 Public Works Act 1981

File Reference: CPC/2010/15232A

To the Registrar General of Land
for the Land Registration District of North Auckland Land Registry

This Compensation Certificate is forwarded to you, pursuant to Section 19 of the Public Works Act 1981. Please deposit it in your Registry and arrange a memorial of it to be registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

The Selwood Rd property

1 8.1144 hectares more or less being Part lot 4 -7 Deposited Plan 1034 being all the land in Computer Freehold Register NA41D/299 ("Land A").

The Lincoln Rd property

2 6.2372 hectares more or less being Lot 8 and Part Lots 6-7 Deposited Plan 1034 being all the land in Computer Freehold Register NA487/87 ("Land B").

(b) Brief particulars of the Agreement: Date: 28/6/2011

The agreement provides for:

1. Acquisition of the Required Land, described as:

   (a) Those parts of Land A containing:

      (i) 3571 square metres (subject to survey) shown hatched and marked "Permanently Affected Area" on the copy of Fulton Hogan Plan PD-2412 Rev B attached to the Agreement at Schedule D;

      (ii) 2699 square metres (subject to survey) shown hatched and marked "Permanently Affected Area" on the copy of Fulton Hogan plan PD-2411 Rev B attached to the Agreement at Schedule D;

   (b) That part of Land B containing 8328 square metres (subject to survey) shown hatched and marked "Permanently Affected Area" on the copy of Fulton Hogan Plan PD-2401 Rev B attached to the Agreement at Schedule D.

   The Required Land is required for motorway purposes as part of the Western Ring Route (Roads of National Significance) Lincoln Interchange Upgrade Project.

2. Payment of compensation of $2,416,000 plus GST (if any) for acquisition of the Required Land described above.

3. Temporary occupation of the following land (described in the agreement as the Entry Land) for a period of thirty six months:

   That part of Land B containing 11774 square metres (approx) shown hatched and marked "Temporarily Affected Area" on the copy of Fulton Hogan Plan PD-2401 Rev B attached to this Agreement at Schedule D.

4. An option to temporarily occupy the following land (described in the agreement as the Future Entry Land) to be exercised within 12 months (with 3 rights of renewal):

   Those parts of Land A containing:

   (i) 3438 square metres (approx) shown hatched and marked "Temporarily Affected Area" on the copy of Fulton Hogan Plan PD-2412 Rev B attached to the Agreement at Schedule D;

   (ii) 2246 square metres (approx) shown hatched and marked "Temporarily Affected Area" on the copy of Fulton Hogan plan PD-2411 Rev B attached to the Agreement at Schedule D.

5. Payment of $250,000 plus GST (if any) for the rental of the Entry and Future Entry Land (for the first year) as described in Clause 15 of Schedule B of the agreement.

6. Payment of $22,700 plus GST (if any) being the option fee for the option over the Future Entry Land as described in 4 above and in Clause 14 of Schedule B of the agreement.

7. Grant of an easement in gross by the owner to Vector Limited to convey electricity in consideration of the payment of $89,500 plus GST (if any) as described in Clause 28 of Schedule B of the agreement.

8. Nominated disturbance items as per Schedule B clause 9 of the Memorandum of Agreement.

(c) Names and addresses of parties to the Agreement *(other than Minister of Lands)*

**Radio New Zealand**
**C/- George Bignell**
**PO Box 123**
**WELLINGTON**

(d) (i) Place where Copy of Agreement may be inspected: Land Information New Zealand Lambton House, Level 11, 160 Lambton Quay, Wellington

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 4 p.m. on any day when Government Offices are open to the public.

(iii) Reference by which Agreement may be identified:

Dated at Christchurch this 22nd day of June 2011

Signed by: .....
*Signature of Authorised Officer*

STEPHEN ROBERT GILBERT
*Name and Designation of Authorised Officer (print)*

*For and on behalf of Her Majesty the Queen and acting pursuant to delegated authority from the Chief Executive of Land Information New Zealand pursuant to section 41 of the State Sector Act 1988.*

in the presence of: .....
*Signature of Witness*

OWEN JOHN FROST
PORTFOLIO MANAGER
CROWN PROPERTY MANAGEMENT
C/- LINZ, CHRISTCHURCH
*Name of Witness (print)*
*Occupation of Witness (print)*

*Address of Witness (print)*

Compensation Certificate No:

.....

.....

.....

Particulars entered in the Register Book,

NA41D/299 and NA487/87

the ..... day of ..... 20 .....

at ..... o'clock.

*District Land Registrar*

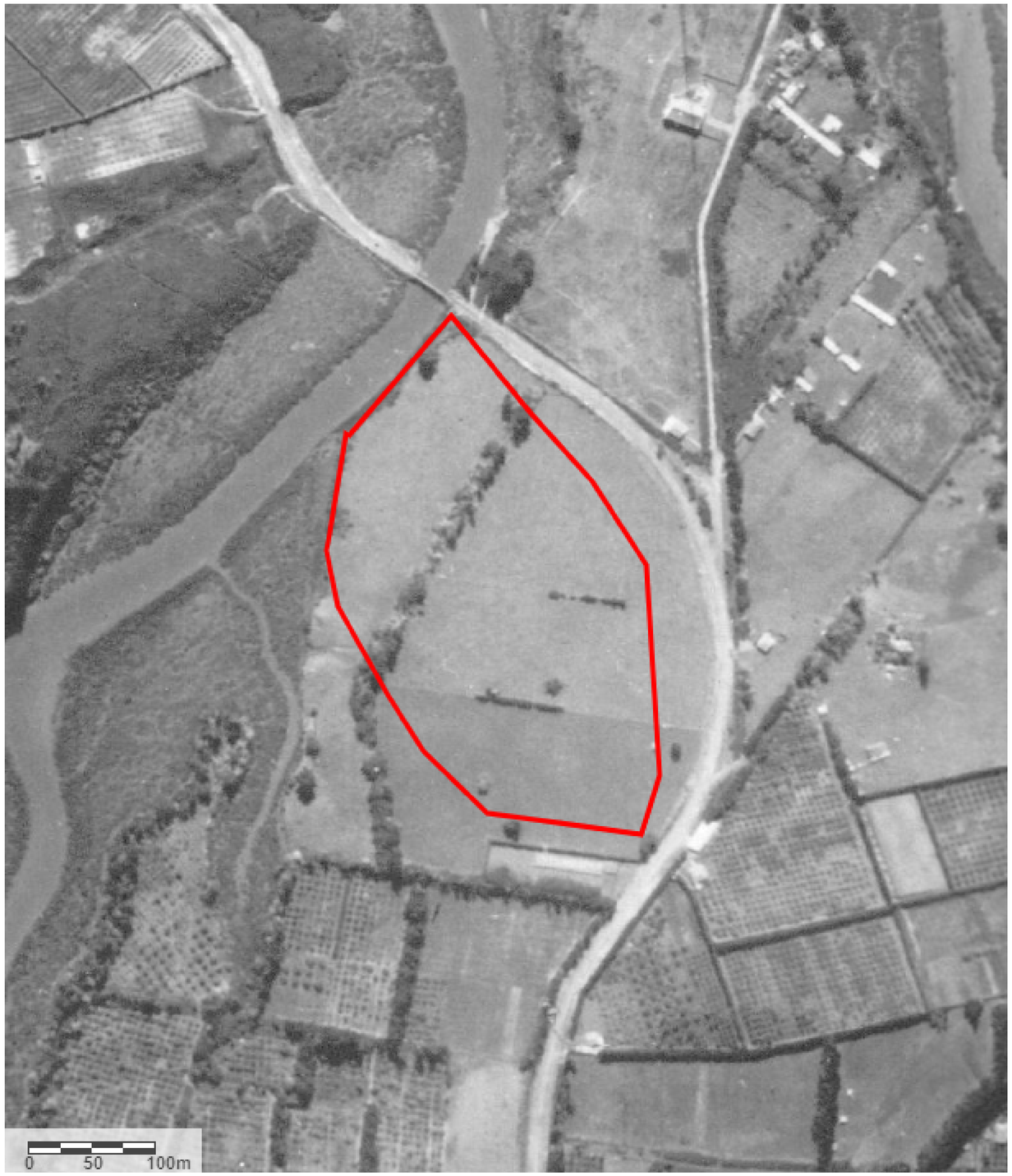
Registrar-General of Land for the District of:

North Auckland.....

## Compensation Certificate Pursuant to Section 19 Public Works Act 1981.

Land Information New Zealand
Toitu te whenua

# APPENDIX C – Historic Aerial Photographs




www.beca.com

| Revision | Drawn | Verified | Approved | Date |
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| | | | | |

Title

Historical Aerial Photograph - 1940

(Source: Auckland Council GIS)

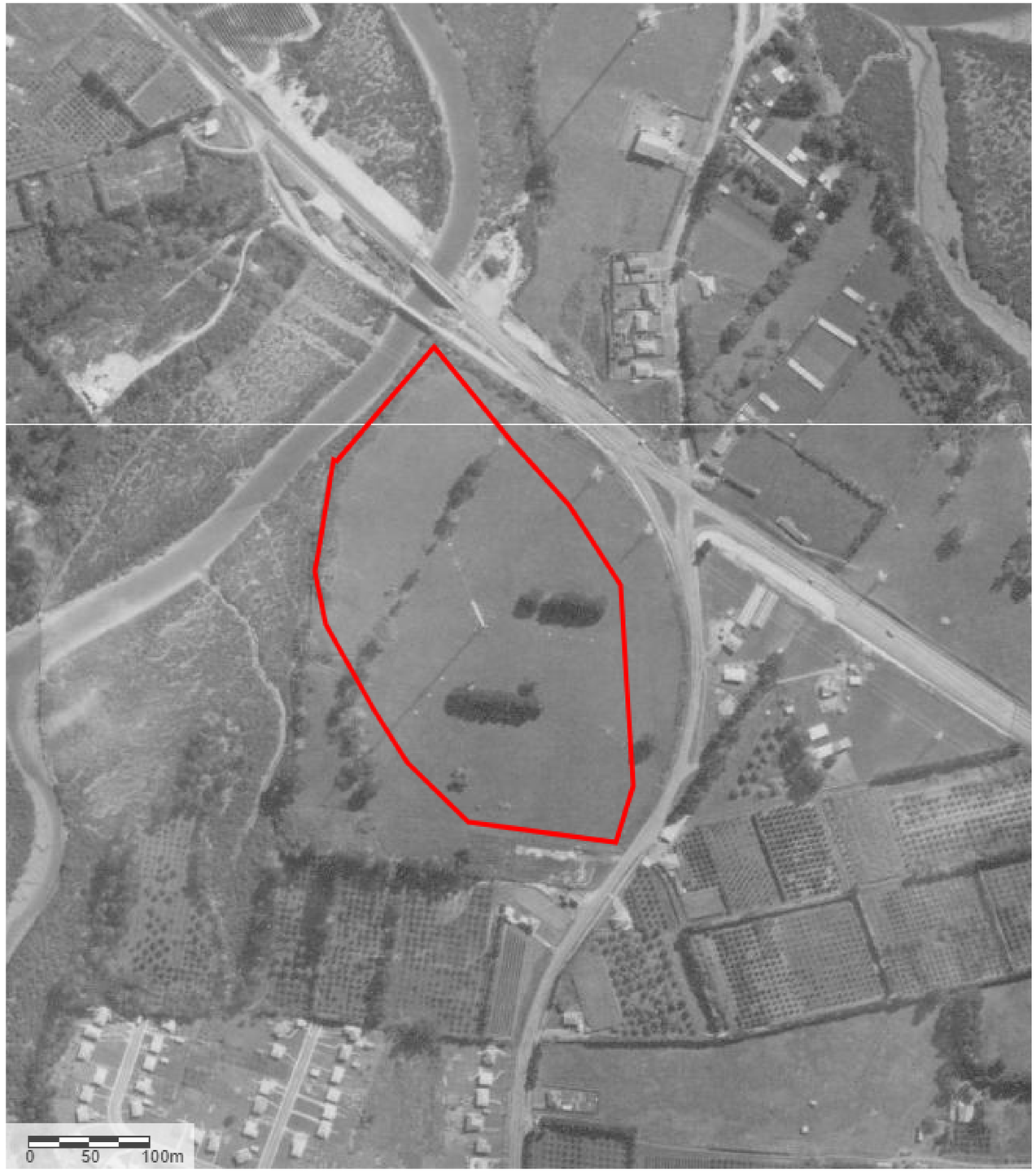
Client
Ministry of Housing and Urban Development

Project
Triangle Road

Discipline
ENVIRONMENTAL

Drawing No.

www.beca.com

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Title

# Historical Aerial Photograph - 1959

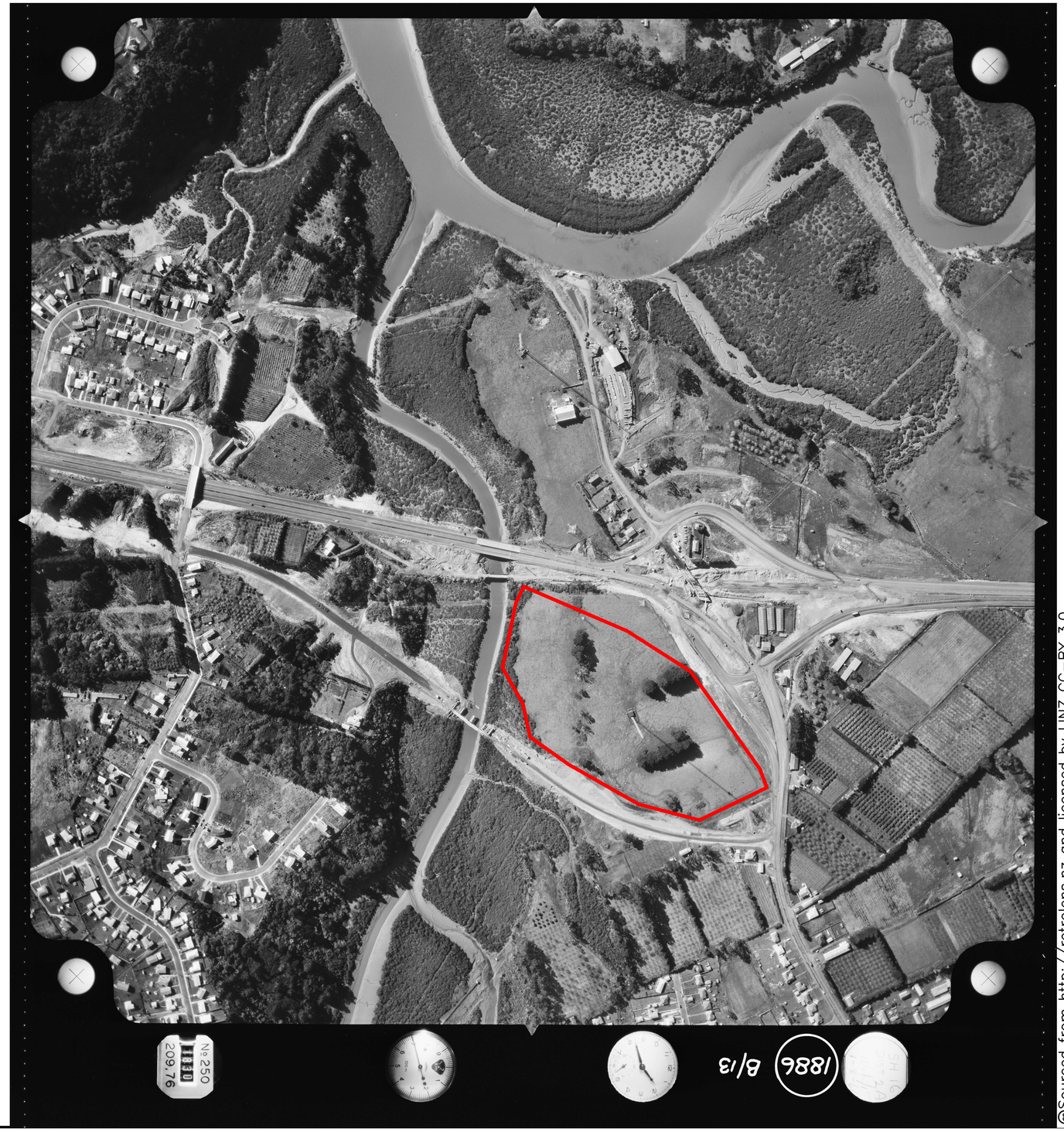
(Source: Auckland Council GIS)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Discipline: ENVIRONMENTAL

Drawing No.

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www.beca.com

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Title: Historical Aerial Photograph - 1966

(Source: www.retrolens.nz)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Discipline: ENVIRONMENTAL

Drawing No.

www.beca.com

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Title

# Historical Aerial Photograph - 1977

(Source: www.retrolens.nz)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Beca

Discipline: ENVIRONMENTAL

Drawing No.



www.beca.com

www.beca.com

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Title

Historical Aerial Photograph - 1996

(Source: Auckland Council GIS)

Client
Ministry of Housing and Urban Development

Project
Triangle Road

Beca

Discipline
ENVIRONMENTAL

Drawing No.

www.beca.com

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Title

# Historical Aerial Photograph - 2001

(Source: Auckland Council GIS)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Discipline: ENVIRONMENTAL

Drawing No.

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Title

# Historical Aerial Photograph - 2006

(Source: Auckland Council GIS)

Client
Ministry of Housing and Urban Development

Project
Triangle Road

Beca

Discipline
ENVIRONMENTAL

Drawing No.

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Title

# Historical Aerial Photograph - 2008

(Source: Auckland Council GIS)

Client
Ministry of Housing and Urban Development

Project
Triangle Road

Beca

Discipline
ENVIRONMENTAL

Drawing No.

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Title

# Historical Aerial Photograph - 2010

(Source: Auckland Council GIS)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Discipline: ENVIRONMENTAL

Drawing No.

www.beca.com

| Revision | Drawn | Verified | Approved | Date |
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Title

# Historical Aerial Photograph - 2015

(Source: Auckland Council GIS)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Discipline: ENVIRONMENTAL

Drawing No.

www.beca.com

www.beca.com

| Revision | Drawn | Verified | Approved | Date |
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Title

# Historical Aerial Photograph - 2017

(Source: Auckland Council GIS)

Client: Ministry of Housing and Urban Development

Project: Triangle Road

Beca

Discipline: ENVIRONMENTAL

Drawing No.

www.beca.com

# APPENDIX 3
# DEVELOPMENT REFERENCE SCHEME

# REFERENCE SCHEME

## PLAN CHANGE PROPOSAL
## 326 LINCOLN ROAD

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
7 July 2022

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| **UD-002** | SITE AND SURROUNDS |
| **UD-003** | REGULATORY CONTEXT |
| **UD-004** | PHYSICAL CONTEXT |
| **UD-005** | OPPORTUNITIES + CONSTRAINTS |
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| **UD-008** | MASTERPLAN |
| **UD-009** | PERSPECTIVE VIEW FROM NORTHWEST |
| **UD-010** | PERSPECTIVE VIEW FROM WEST |


HARRISON GRIERSON

## Purpose

The purpose of this study is to determine the potential for the 326 Lincoln Road site to be developed for residential use. The scheme prepared as part of this will demonstrate alignment with the National Policy Statement - Urban Design amendments made to the Auckland Unitary Plan Zone.

The project will be aligned with the objectives and policies of the Auckland Unitary Plan Zones as well as any proposed amendments to provisions that result from recent NPS-UD alignment.

Buildings shown in schemes are hypothetical and represent one of many possible permutations of the design. They are of sufficient detail to demonstrate probable capacity, bulk and location, and yield.

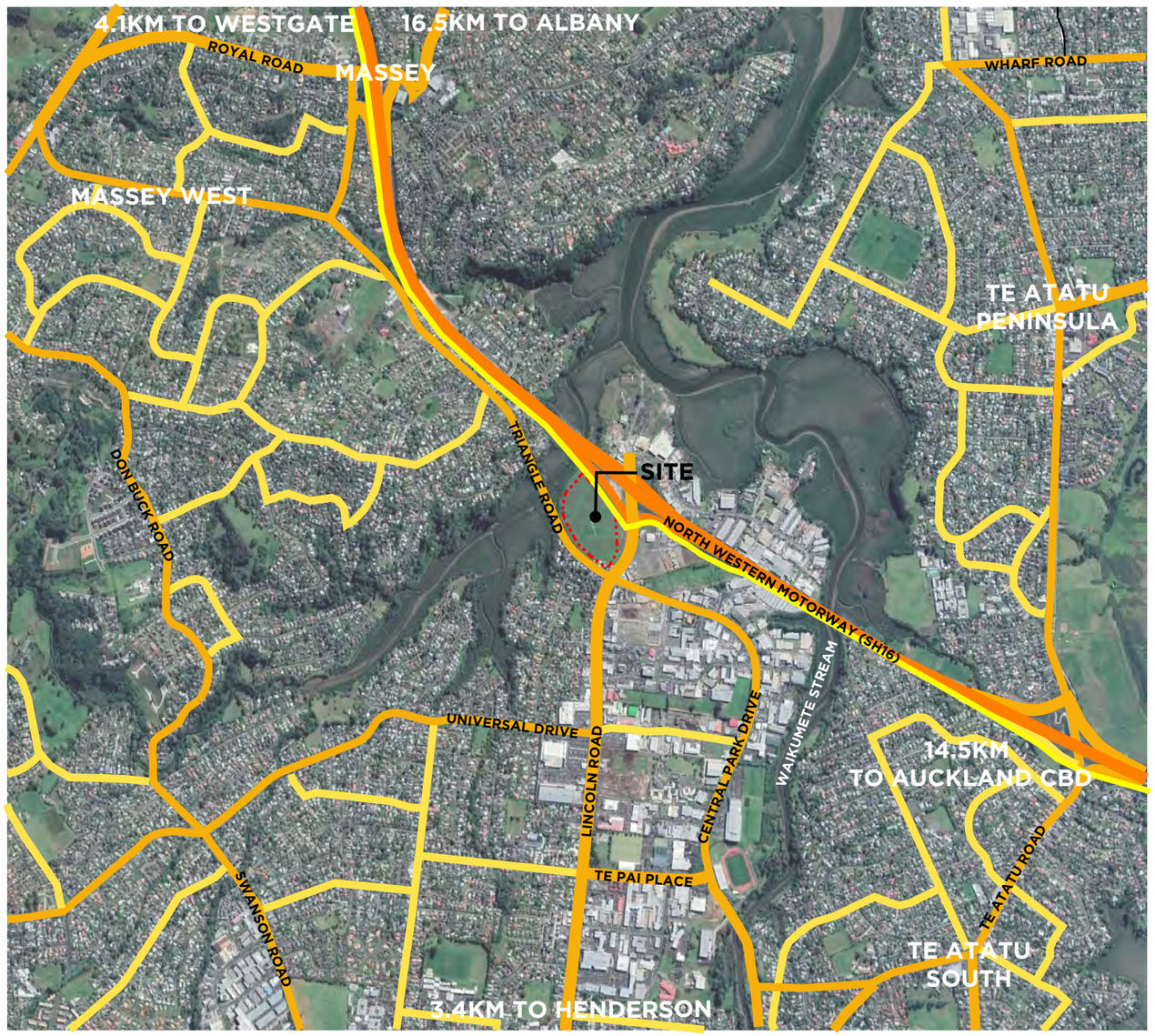
## Key Outcomes Sought

1) Acheive an urban density in line with the THAB zone; greater than 50dw/ha
2) A response to the site's unique natural and physical characteristics.
3) Provide a subdivision, access and earthworks design that enables a high-density development while managing natural and regulatory constraints.
4) Demonstrate built form that maximises residential potential, while maintaining the best urban design qualities and is representative of a prudent, feasible development.
5) Utilise conservative planning constraints including dimensions, setbacks, coverage and development controls in order to avoid compromising the pathway to a consent.
6) Maximise opportunities within the development for walking and cycling, given the future/proposed bus station on the SH16.

## Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The radio mast, and any other structures within the site, are to be removed.
- The site is able to be serviced for the targeted high development yield (ie, no capacity constraints) and is within a walkable catchment of a planned rapid & frequent transit stop.
- Appropriate wetlands, streams or coastal margins will be applied as required for urban development.
- Access to the site from Triangle Road is possible, while access to Lincoln Rd is considered unviable due to the high volume traffic caused by the on ramp.
- Any utility easesments or connections through the site could be relocated to the edges of the site.
- There is an overland flow path located in the north of the site that will be retained and may require a vegetated riparian buffer. Further ecological assessment is recommended to define the status and extent of this potential watercourse.
- The site is able to be developed in accordance with the policies and rules of **the Terraced Housing and Apartment Buildings Zone,** while it is recognised that further consents will be required for buildings.
- Existing dwellings adjacent to the southern corner of the site, at Triangle Road, are considered to be "future development sites" for the purposes of assessing effects.




**LOCATION PLAN**
Scale 1:20,000

N

| Name | Address | Legal Description | Area (Measured from LINZ) | Current Zone | Proposed Development |
|---|---|---|---|---|---|
| Northern End (2 Lots) | Lincoln Road, Henderson | Section 10/11 SO 505159 | 2.91 ha | Business - Light Industry Zone | Residential - THAB Zone |
| Radio Tower/Middle Area | 326 Lincoln Road, Henderson | Lot 5 DP 1034 | 2.98 ha | Business - Light Industry Zone | Residential - THAB Zone |
| Southern End | Lincoln Road, Henderson | Lot 4 DP 1034 | 1.55 ha | Business - Light Industry Zone | Residential - THAB Zone |

**Total 7.44 Hectares**
Total Legal Area (all sites) 7.4394 Hecatres

## DESIGN BRIEF

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

HARRISON GRIERSON

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N:/1020/2212496_a MIT South Campus/UD/Lincoln Rd/Site Plans/A2212496-MHUD 326 LINCOLN RD.layout

A2212496.00-

**A** **TRIANGLE ROAD**
View of the site

**B** **TRIANGLE ROAD**
View of the site

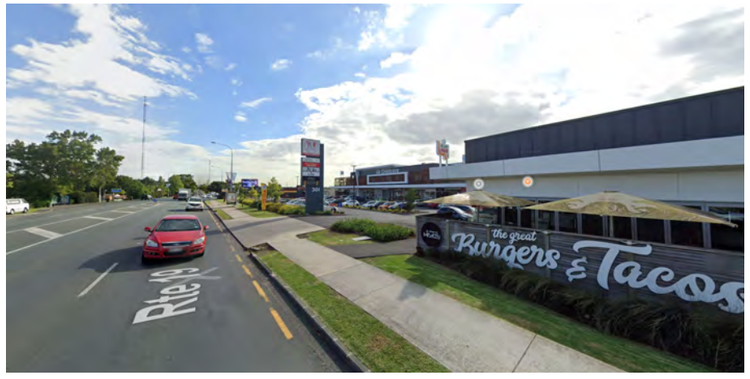
**C** **TRIANGLE ROAD**
View of the site

**D** **TRIANGLE ROAD**

**E** **TRIANGLE ROAD**

**F** **LINCOLN ROAD**
View of the site

**G** **LINCOLN ROAD**




**H** **LINCOLN ROAD**

**I** **LINCOLN ROAD**

## SITE AND SURROUNDS

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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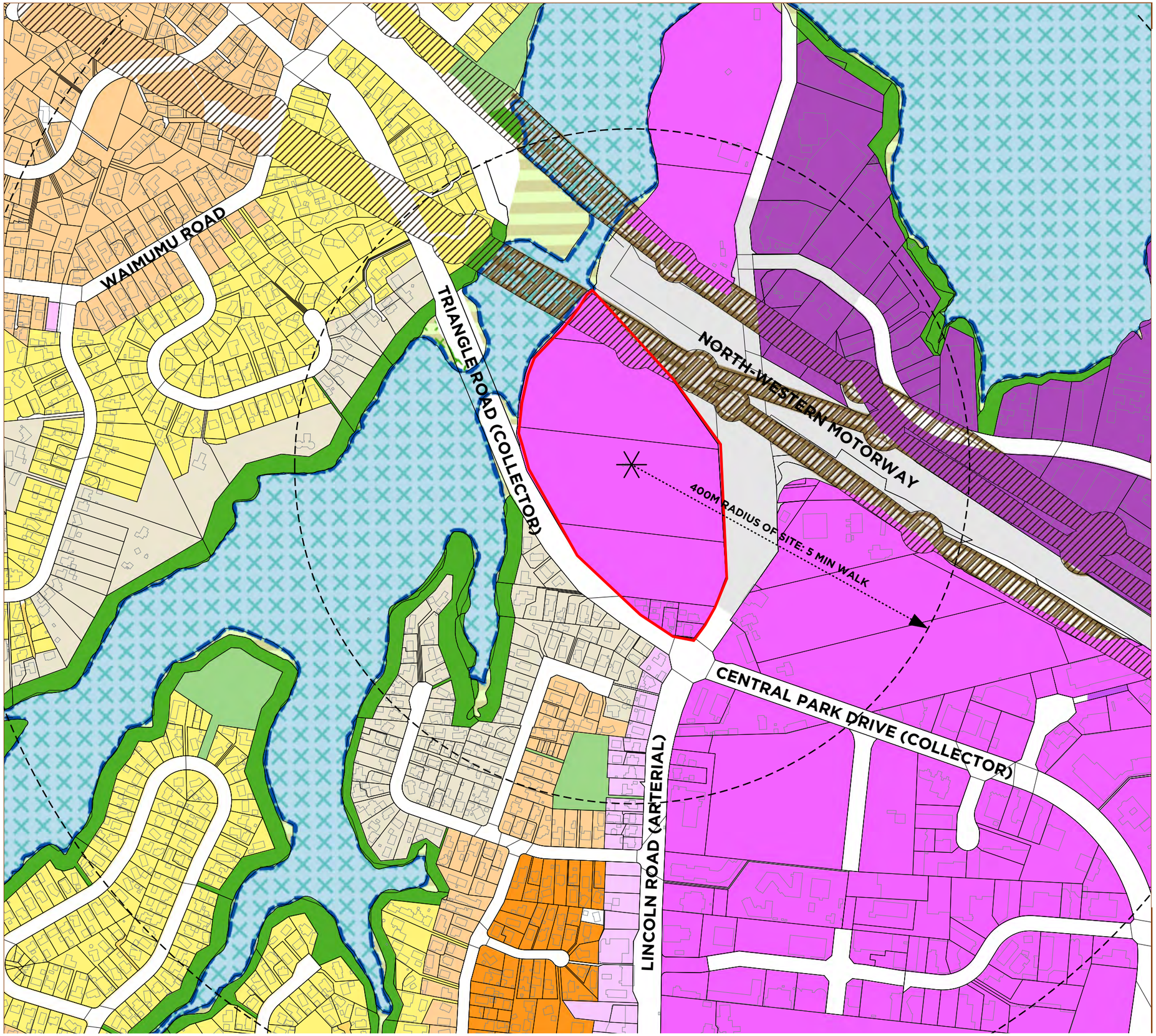


**KEY**

# PC 78 Sub #899

- Site Boundary
- Existing Property Boundary (Auckland Council Maps)
- Existing Building Outlines
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Business - Mixed Use Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - THAB Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Significant Ecological Areas Overlay - Marine 2
- National Grid Corridor Overlay
- Coastline (MHWS - approximate; AUP)

## REGULATORY CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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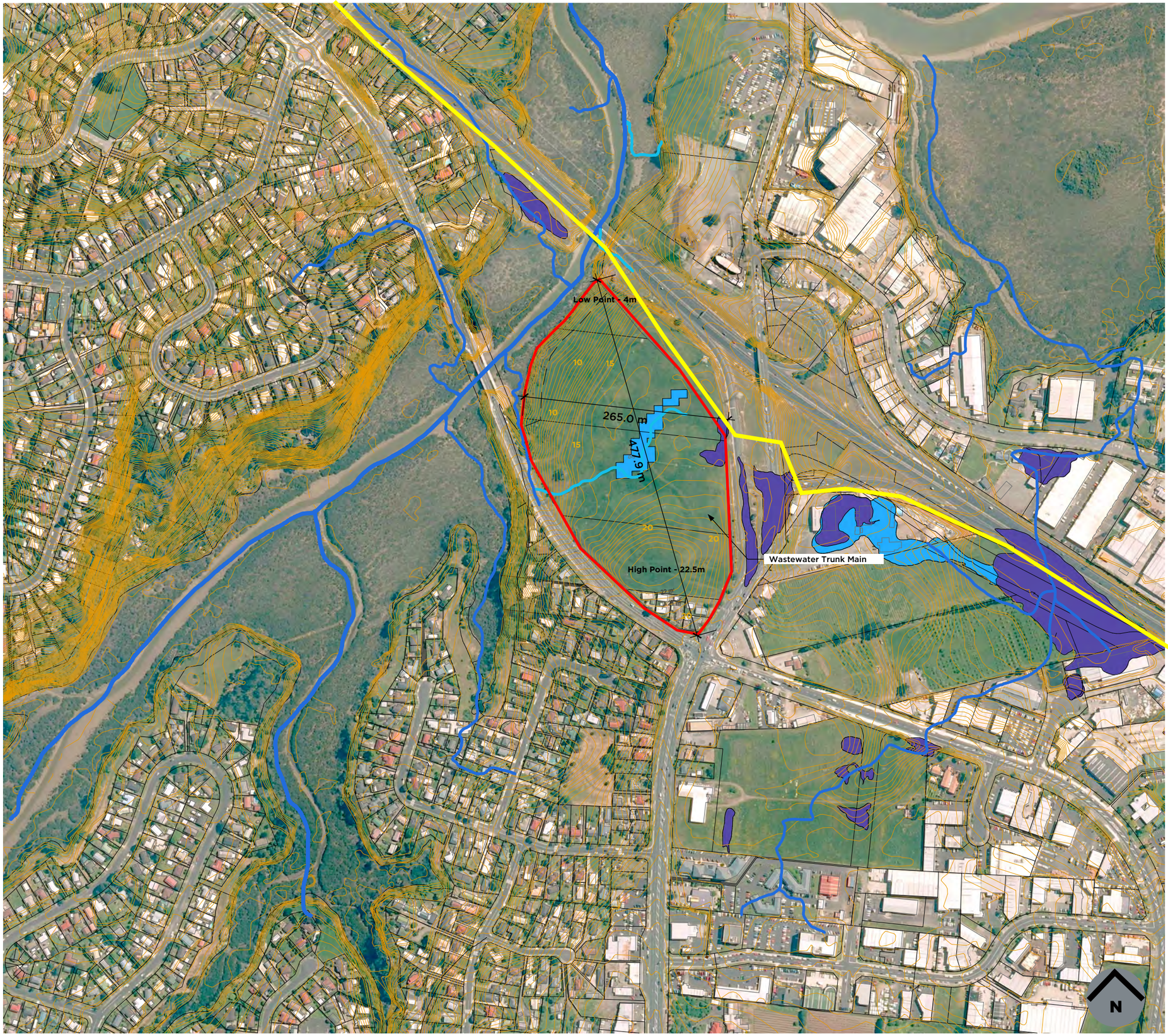
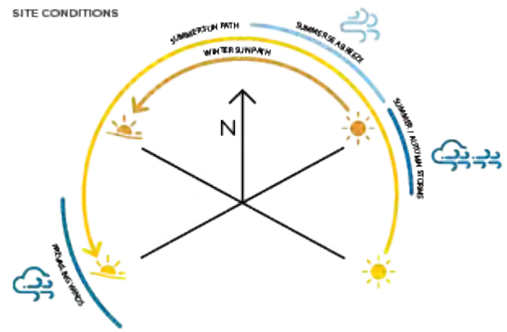
UD-003




## KEY

# PC 78 Sub #899

- Site Boundary (7.44ha)
- Lot Boundary
- 20 Existing Contours (0.5m intervals)
- Overland Flow Paths - 100ha and above (25,000)
- Overland Flow Paths - 3ha to 100ha (25,000)
- Overland Flow Paths - 1ha to 3ha
- Floodplains
- Flood Prone Areas
- Esplanade Reserve required (20m from MHWS)
- North-Western Cycleway




## PHYSICAL CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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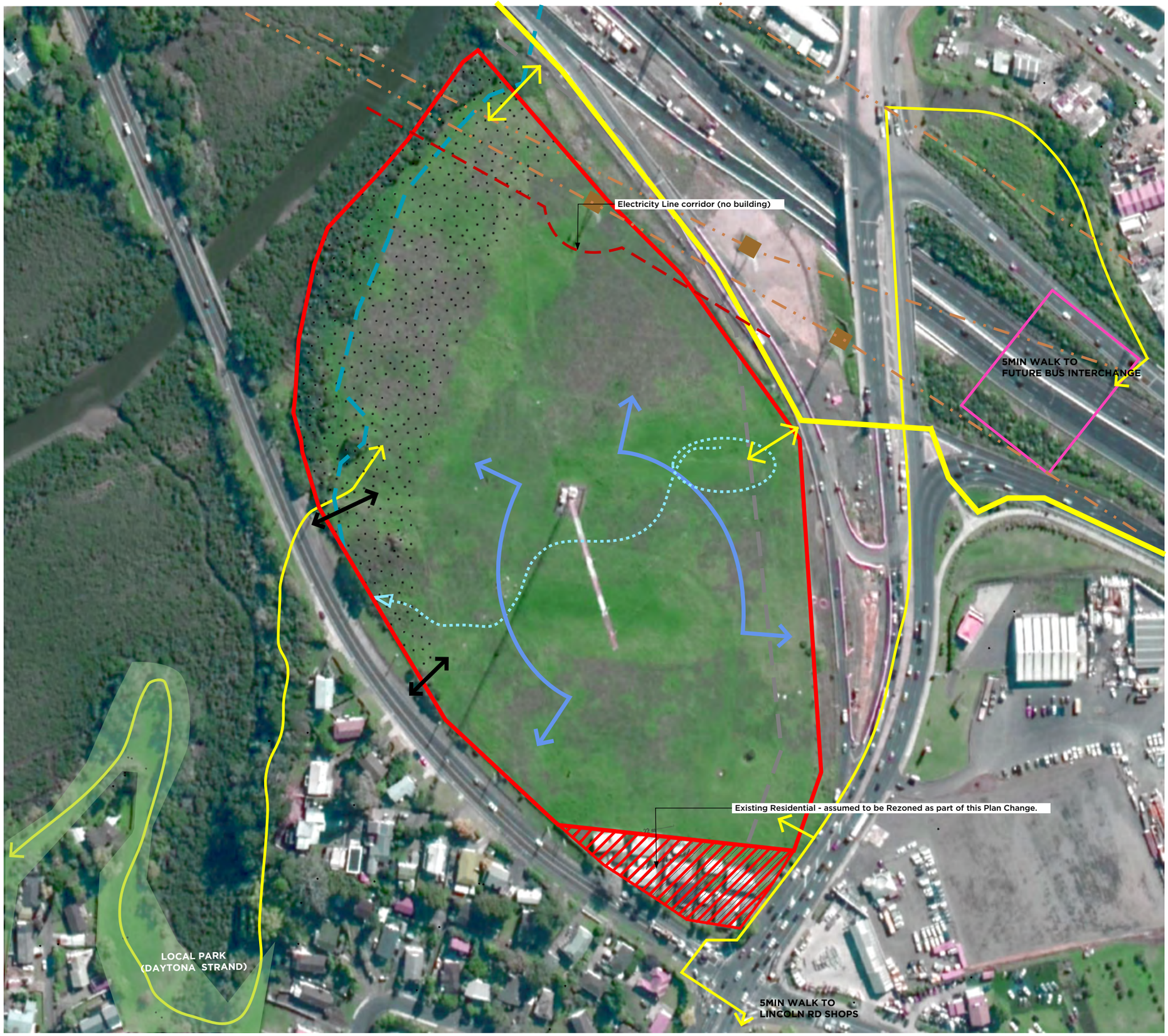
UD-004




# PC 78 Sub #899

## KEY

- Site Boundary
- Steeper land
- Power Pylons and Lines
- Natural edge of Esplanade and ecological area
- Views and outlook
- Future Bus Terminal
- Possible Connection points to Triangle Road
- Possible Pedestrian and Cycleway connections
- Motorway / Arterial road noise effects and access restrictions
- Overland Flow Path thorugh site (to preserve)

## OPPORTUNITIES

- A large site adjacent to the waitemata harbour, industrial land and a motorway is a prime opportunity for an attractive development opportunity.
- Auckland highest use separated Cycle paths runs adjacent to the site providing a safe path to the CBD. 30 minute travel time on an e-bike.
- The site is elevated and has a wide view of the surrounding area, especially to the north and west. This also provides excellent solar orientation.
- The site has a strong connection to the water. The estuary has reasonable walking and recreational opporutunities that could be enhanced as a result of this development. A continuous esplanade walkway around the estuary might be possible in years to come.
- The motorway and estuary combined provide the site with a strong locational identity.
- The size, shape and access offer potential for an internally-serviced and inward-focussing development, with a wide range of options for layouts and building intensity.
- The site will be a walkable distance to future rapid transit stop on NW Motorway.
- Lincoln Road shops are shops are nearby and the range of shops is improving over time (few daily needs are met in the immediate suroundings at present).

## CONSTRAINTS

- Vehicle entry/exit points. Lincoln Road area is congested and site exit/entry for vehicles is restricted.
- Electricity lines and pylons along the northern boundary create negative visual effects, as well as restricting building heights within the corridor.
- Edge of estuary environment requres sensitive urban development response - stormwater, ecological and earthworks implications.
- Access to recreational open space / parks is fairly limited.
- Motorway noise may be an issue in close proximity to the carriageway, although could probably be addressed through building acoustic design.
- 30% of the site is sloping at a grade of approx 1:8. This may trigger a need for signficant retaining walls or earthworked batters, and will impact the design of vehicle accessways.

## OPPORTUNITIES & CONSTRAINTS

| | |
|---|---|
| SCALE: | 1:2000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
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UD-005

## DESIGN NOTES

- Generous esplanade with public accessway.
- Low lying area has lower density for more human scale and buildings that connect with the landform.
- Stormwater flow is integrated with multiple options for treatment and conveyance through the site.
- Main vehicle accesspoint to Triangle Road.
- A public loop road to reduce overall vehicle space and priority within the development.
- Existing North-Western Cycleway
- Pedestrian/Cycle links to adjacent North Western Cycleway and transport routes.
- Space for vegetation & trees to buffer the powerline corridor.and motorway.
- Tall buildings form an "amphitheatre" arrangement to maximise views toward the estuary, and sunlight admission.
- A central amenity and multifunctional space (non-residential activity).
- Buildings do not face south toward existing residential properties or commercial development.

## KEY DESIGN MOVES

| | |
|---|---|
| SCALE: | 1:2000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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UD-006

## DEVELOPMENT YIELD

**PC 78 Sub #899**

| | | | |
|---|---|---|---|
| | Total Site Area | 77,894 | |
| | Esplanade & Electricity Corridor | 7,814 | |
| | Net Site Area | 70,080 | 90% |
| | Public Road to Vest | 6,232 | |
| | Additional Reserve to Vest | 12,372 | |
| | Net Development Area (includes accessways) | 51,476 | 66.1% |
| | Radio NZ EMR zone - 565m offset from mast | | |
| | Contours (0.5m) | | |

## TYPOLOGIES

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 190 | | 105 | 1 | 1 |
| 2 Bed Apart | 282 | | 62 | 1 | 1 |
| 2 Bed Apart (Walkup) | 42 | | 82 | 1 | 1 |
| 3 Bed Apart (Walkup) | 6 | | 162 | 2 | 1 |
| 3 Bed Terrace (Type 1) | 12 | 142 | 145 | 3 | 1 |
| 3 Bed Terrace (Type 2) | 8 | 142 | 144 | 2 | 1 |
| **TOTAL** | **540 Residential Units** | | | | |
| **DENSITY** | **69.3 dw/ha** | | | | |

## TYPOLOGY PLAN

SCALE: 1:2000 at A3
CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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A2212496.00-



UD-007

## MASTERPLAN

| | |
|---|---|
| SCALE: | 1:2000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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UD-008

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## PERSPECTIVE VIEW FROM NORTHWEST

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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## PERSPECTIVE VIEW FROM WEST

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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## APPENDIX 3: TERRACED HOUSING AND APARTMENT BUILDINGS REFERENCE SCHEME FOR THE LINCOLN ROAD SITES

# REFERENCE SCHEME

## PLAN CHANGE PROPOSAL
## 326 LINCOLN ROAD

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
7 July 2022

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| **UD-007** | TYPOLOGY PLAN |
| **UD-008** | MASTERPLAN |
| **UD-009** | PERSPECTIVE VIEW FROM NORTHWEST |
| **UD-010** | PERSPECTIVE VIEW FROM WEST |


HARRISON GRIERSON

## Purpose

The purpose of this study is to determine the potential for the 326 Lincoln Road site to be developed for residential use. The scheme prepared as part of this will demonstrate alignment with the National Policy Statement - Urban Design amendments made to the Auckland Unitary Plan Zone.

The project will be aligned with the objectives and policies of the Auckland Unitary Plan Zones as well as any proposed amendments to provisions that result from recent NPS-UD alignment.

Buildings shown in schemes are hypothetical and represent one of many possible permutations of the design. They are of sufficient detail to demonstrate probable capacity, bulk and location, and yield.

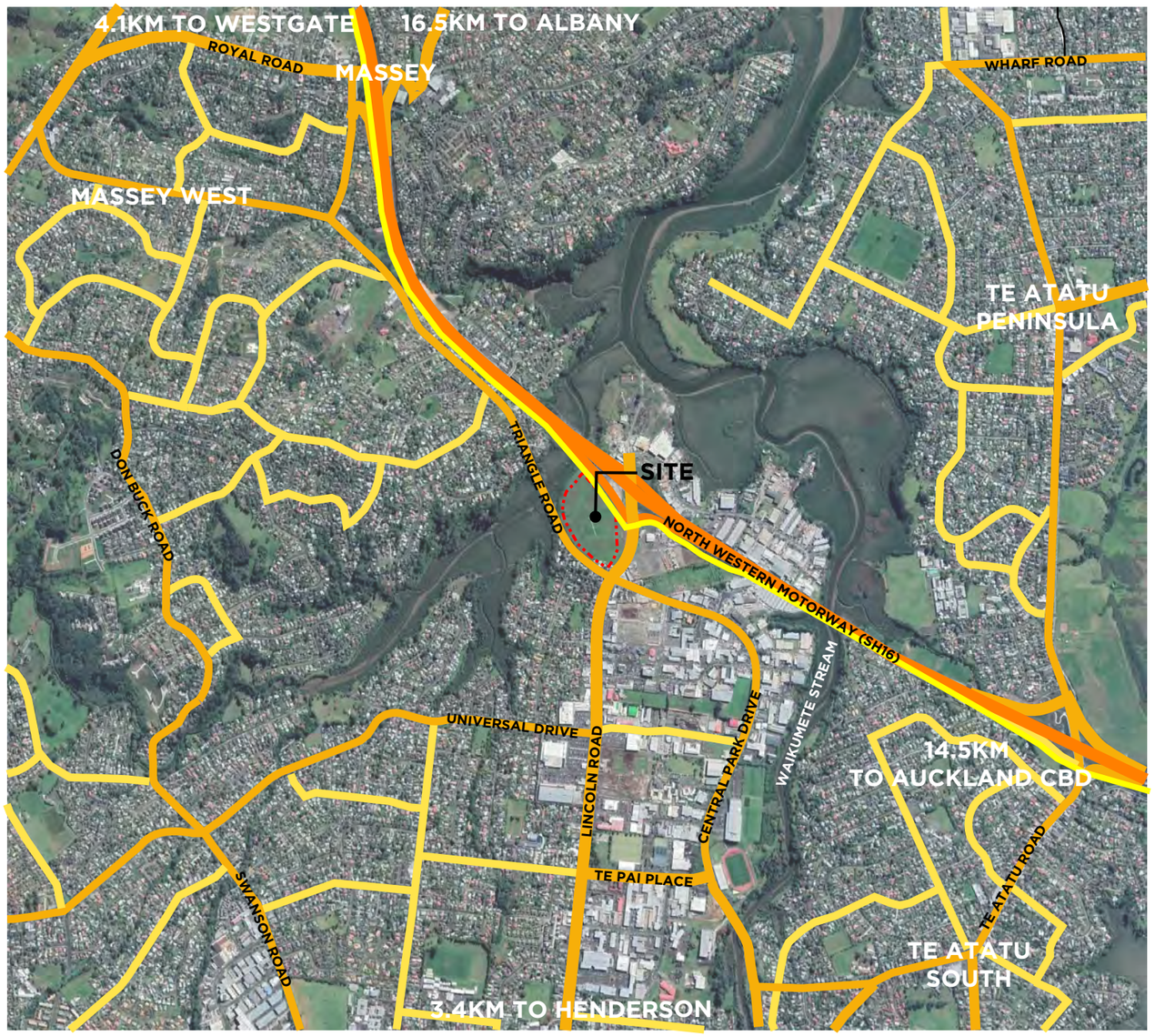
## Key Outcomes Sought

1) Acheive an urban density in line with the THAB zone; greater than 50dw/ha
2) A response to the site's unique natural and physical characteristics.
3) Provide a subdivision, access and earthworks design that enables a high-density development while managing natural and regulatory constraints.
4) Demonstrate built form that maximises residential potential, while maintaining the best urban design qualities and is representative of a prudent, feasible development.
5) Utilise conservative planning constraints including dimensions, setbacks, coverage and development controls in order to avoid compromising the pathway to a consent.
6) Maximise opportunities within the development for walking and cycling, given the future/proposed bus station on the SH16.

## Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The radio mast, and any other structures within the site, are to be removed.
- The site is able to be serviced for the targeted high development yield (ie, no capacity constraints) and is within a walkable catchment of a planned rapid & frequent transit stop.
- Appropriate wetlands, streams or coastal margins will be applied as required for urban development.
- Access to the site from Triangle Road is possible, while access to Lincoln Rd is considered unviable due to the high volume traffic caused by the on ramp.
- Any utility easesments or connections through the site could be relocated to the edges of the site.
- There is an overland flow path located in the north of the site that will be retained and may require a vegetated riparian buffer. Further ecological assessment is recommended to define the status and extent of this potential watercourse.
- The site is able to be developed in accordance with the policies and rules of **the Terraced Housing and Apartment Buildings Zone,** while it is recognised that further consents will be required for buildings.
- Existing dwellings adjacent to the southern corner of the site, at Triangle Road, are considered to be "future development sites" for the purposes of assessing effects.




**LOCATION PLAN**
Scale 1:20,000

N

| Name | Address | Legal Description | Area (Measured from LINZ) | Current Zone | Proposed Development |
|---|---|---|---|---|---|
| Northern End (2 Lots) | Lincoln Road, Henderson | Section 10/11 SO 505159 | 2.91 ha | Business - Light Industry Zone | Residential - THAB Zone |
| Radio Tower/Middle Area | 326 Lincoln Road, Henderson | Lot 5 DP 1034 | 2.98 ha | Business - Light Industry Zone | Residential - THAB Zone |
| Southern End | Lincoln Road, Henderson | Lot 4 DP 1034 | 1.55 ha | Business - Light Industry Zone | Residential - THAB Zone |

**Total 7.44 Hectares**
Total Legal Area (all sites) 7.4394 Hecatres

## DESIGN BRIEF

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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N:/1020/2212496_a MIT South Campus/UD/Lincoln Rd/Site Plans/A2212496-MHUD 326 LINCOLN RD.layout

A2212496.00-

**A** **TRIANGLE ROAD**
View of the site

**B** **TRIANGLE ROAD**
View of the site

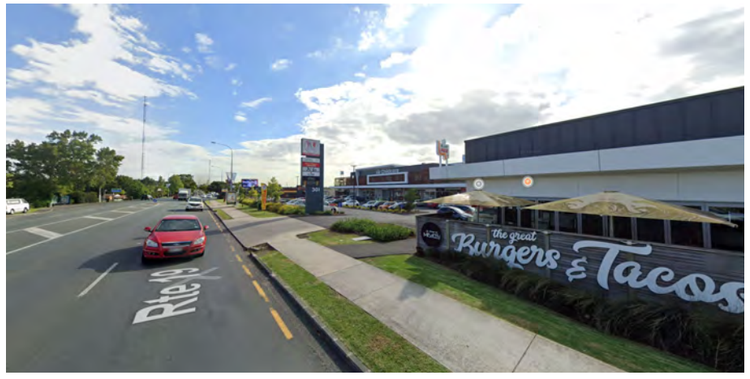
**C** **TRIANGLE ROAD**
View of the site

**D** **TRIANGLE ROAD**

**E** **TRIANGLE ROAD**

**F** **LINCOLN ROAD**
View of the site

**G** **LINCOLN ROAD**




**H** **LINCOLN ROAD**

**I** **LINCOLN ROAD**

## SITE AND SURROUNDS

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
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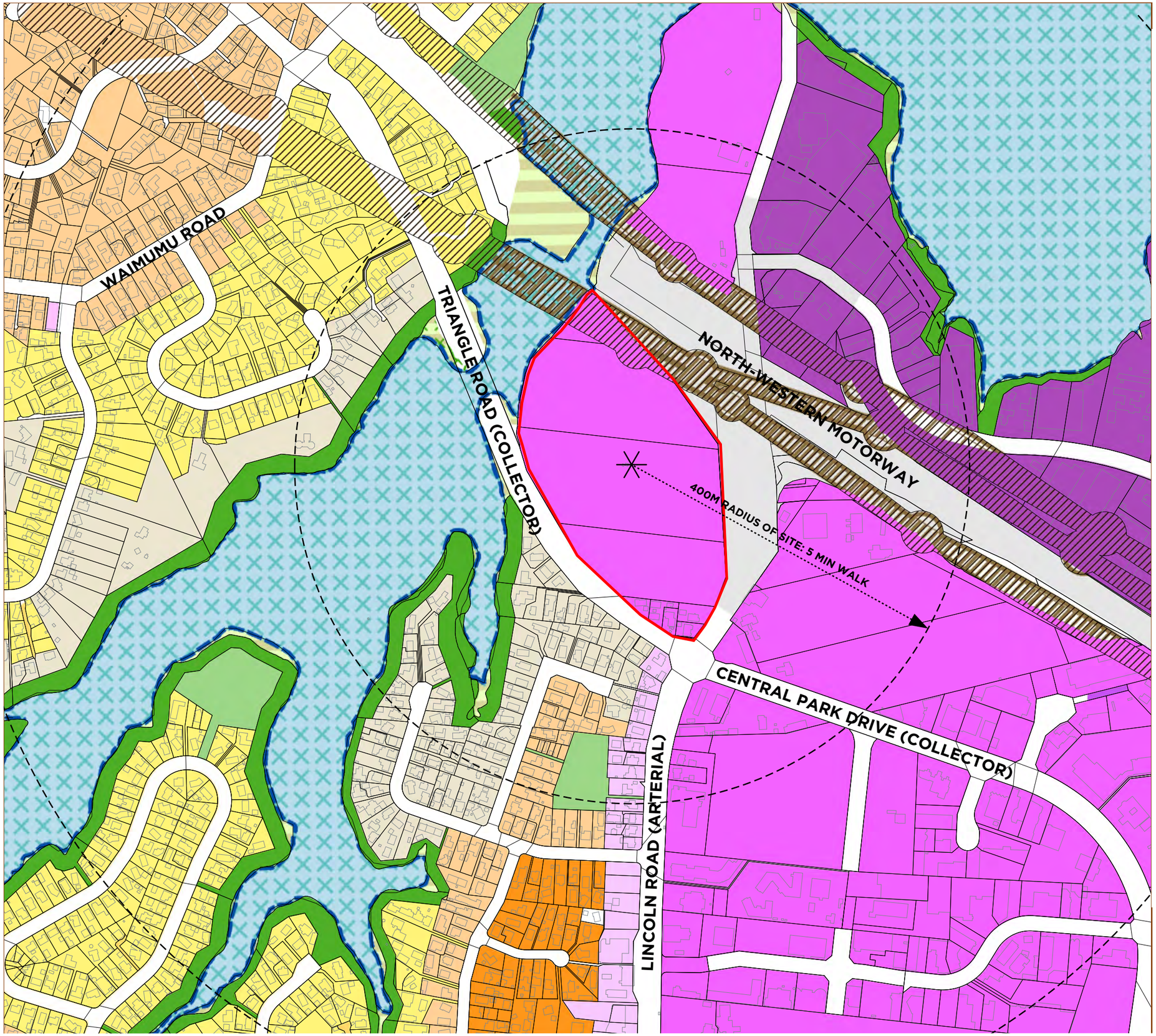


**KEY**

## PC 78 Sub #899

- Site Boundary
- Existing Property Boundary (Auckland Council Maps)
- Existing Building Outlines
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Business - Mixed Use Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - THAB Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Significant Ecological Areas Overlay - Marine 2
- National Grid Corridor Overlay
- Coastline (MHWS - approximate; AUP)

## REGULATORY CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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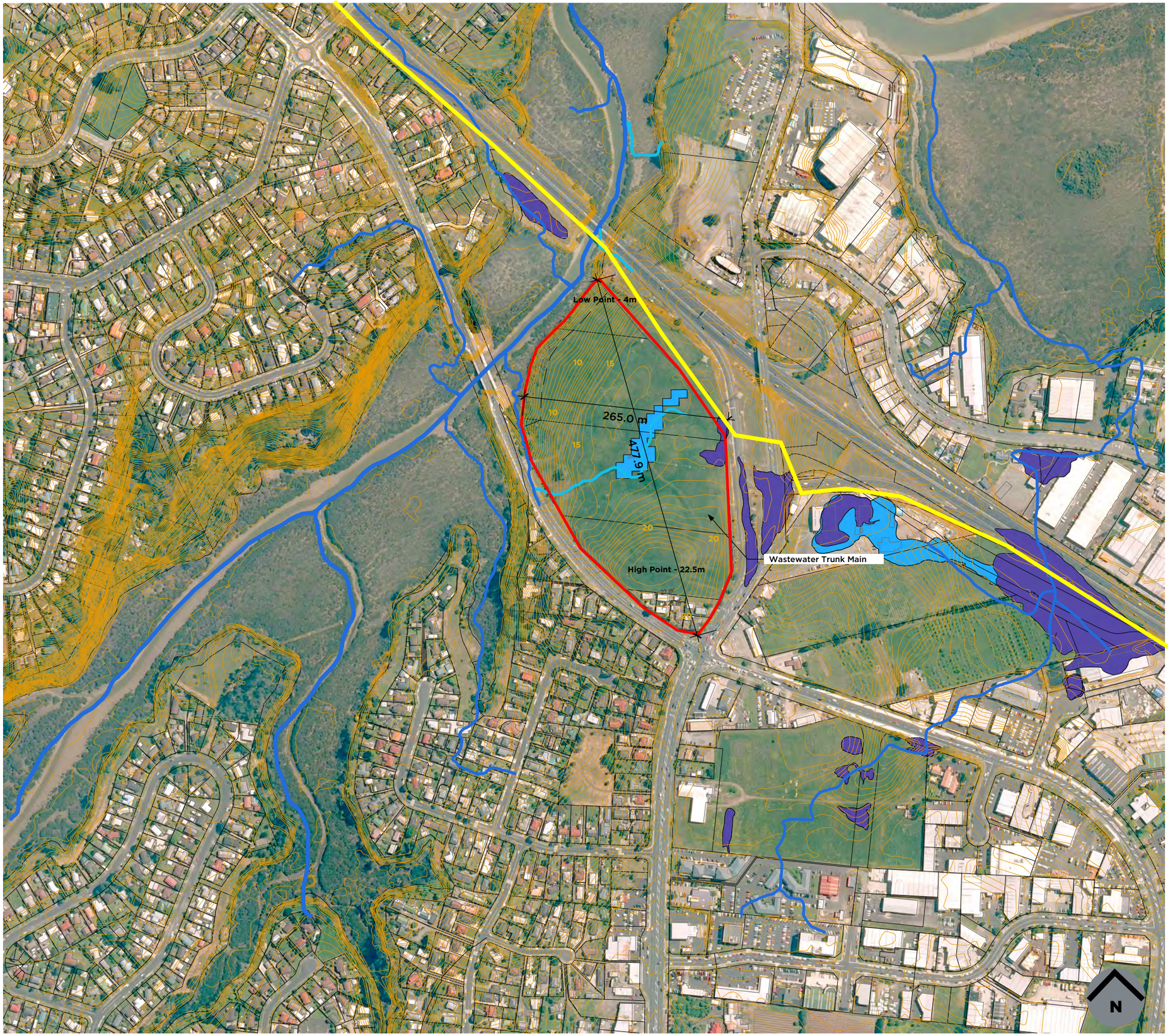
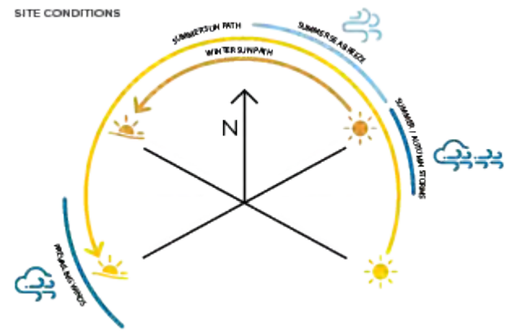
UD-003




# PC 78 Sub #899

## KEY

- Site Boundary (7.44ha)
- Lot Boundary
- 20 Existing Contours (0.5m intervals)
- Overland Flow Paths - 100ha and above (25,000)
- Overland Flow Paths - 3ha to 100ha (25,000)
- Overland Flow Paths - 1ha to 3ha
- Floodplains
- Flood Prone Areas
- Esplanade Reserve required (20m from MHWS)
- North-Western Cycleway




## PHYSICAL CONTEXT

SCALE: 1:5000 at A3
CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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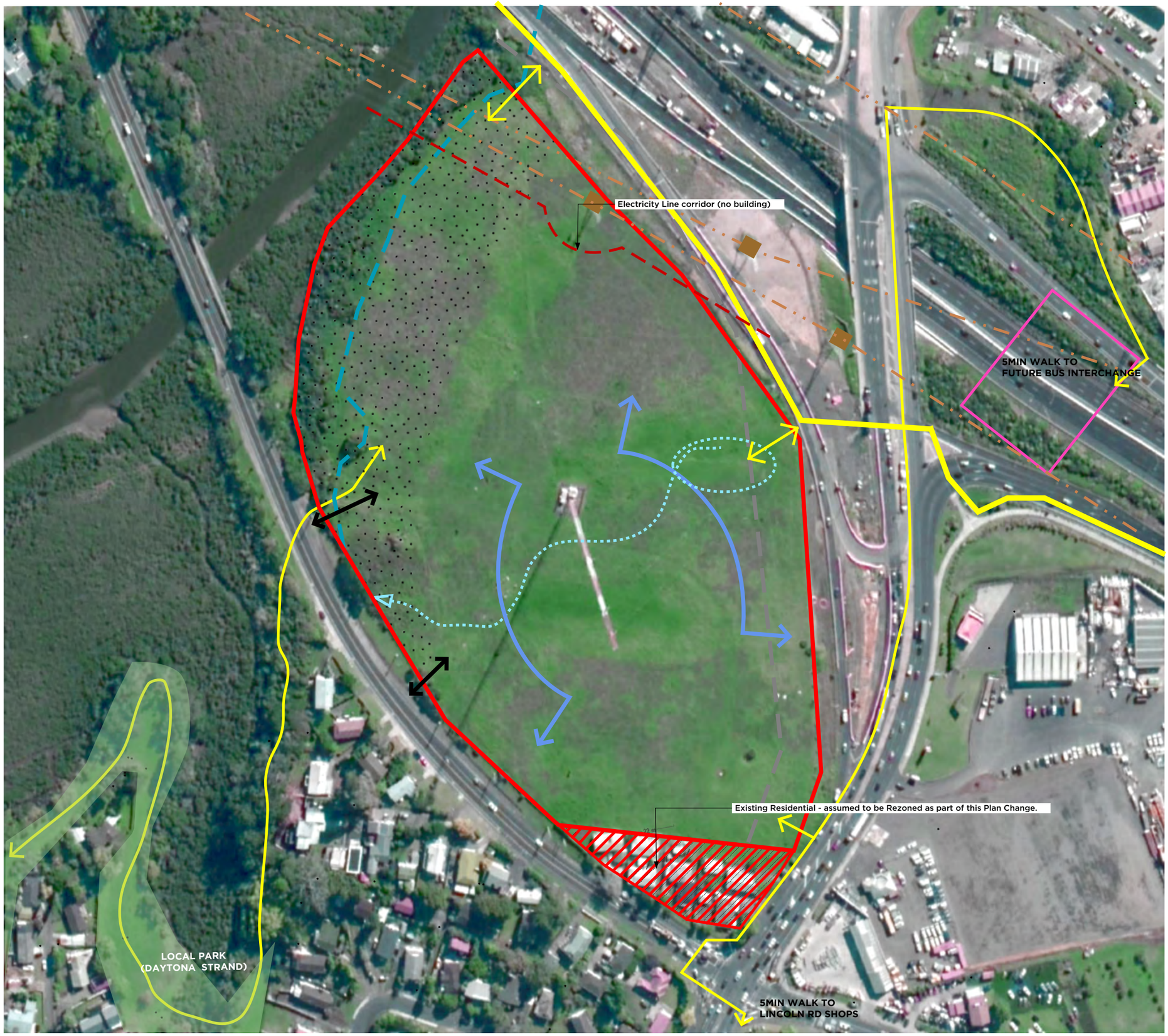
UD-004




## KEY

- Site Boundary
- Steeper land
- Power Pylons and Lines
- Natural edge of Esplanade and ecological area
- Views and outlook
- Future Bus Terminal
- Possible Connection points to Triangle Road
- Possible Pedestrian and Cycleway connections
- Motorway / Arterial road noise effects and access restrictions
- Overland Flow Path thorugh site (to preserve)

## OPPORTUNITIES

- A large site adjacent to the waitemata harbour, industrial land and a motorway is a prime opportunity for an attractive development opportunity.
- Auckland highest use separated Cycle paths runs adjacent to the site providing a safe path to the CBD. 30 minute travel time on an e-bike.
- The site is elevated and has a wide view of the surrounding area, especially to the north and west. This also provides excellent solar orientation.
- The site has a strong connection to the water. The estuary has reasonable walking and recreational opporutunities that could be enhanced as a result of this development. A continuous esplanade walkway around the estuary might be possible in years to come.
- The motorway and estuary combined provide the site with a strong locational identity.
- The size, shape and access offer potential for an internally-serviced and inward-focussing development, with a wide range of options for layouts and building intensity.
- The site will be a walkable distance to future rapid transit stop on NW Motorway.
- Lincoln Road shops are shops are nearby and the range of shops is improving over time (few daily needs are met in the immediate suroundings at present).

## CONSTRAINTS

- Vehicle entry/exit points. Lincoln Road area is congested and site exit/entry for vehicles is restricted.
- Electricity lines and pylons along the northern boundary create negative visual effects, as well as restricting building heights within the corridor.
- Edge of estuary environment requres sensitive urban development response - stormwater, ecological and earthworks implications.
- Access to recreational open space / parks is fairly limited.
- Motorway noise may be an issue in close proximity to the carriageway, although could probably be addressed through building acoustic design.
- 30% of the site is sloping at a grade of approx 1:8. This may trigger a need for signficant retaining walls or earthworked batters, and will impact the design of vehicle accessways.

# OPPORTUNITIES & CONSTRAINTS

| | |
|---|---|
| SCALE: | 1:2000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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## DESIGN NOTES

- Generous esplanade with public accessway.
- Low lying area has lower density for more human scale and buildings that connect with the landform.
- Stormwater flow is integrated with multiple options for treatment and conveyance through the site.
- Main vehicle accesspoint to Triangle Road.
- A public loop road to reduce overall vehicle space and priority within the development.
- Existing North-Western Cycleway
- Pedestrian/Cycle links to adjacent North Western Cycleway and transport routes.
- Space for vegetation & trees to buffer the powerline corridor.and motorway.
- Tall buildings form an "amphitheatre" arrangement to maximise views toward the estuary, and sunlight admission.
- A central amenity and multifunctional space (non-residential activity).
- Buildings do not face south toward existing residential properties or commercial development.

## KEY DESIGN MOVES

| | |
|---|---|
| SCALE: | 1:2000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
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## DEVELOPMENT YIELD

**PC 78 Sub #899**

| | | | |
|---|---|---|---|
| | Total Site Area | 77,894 | |
| | Esplanade & Electricity Corridor | 7,814 | |
| | Net Site Area | 70,080 | 90% |
| | Public Road to Vest | 6,232 | |
| | Additional Reserve to Vest | 12,372 | |
| | Net Development Area (includes accessways) | 51,476 | 66.1% |
| | Radio NZ EMR zone - 565m offset from mast | | |
| | Contours (0.5m) | | |

## TYPOLOGIES

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 190 | | 105 | 1 | 1 |
| 2 Bed Apart | 282 | | 62 | 1 | 1 |
| 2 Bed Apart (Walkup) | 42 | | 82 | 1 | 1 |
| 3 Bed Apart (Walkup) | 6 | | 162 | 2 | 1 |
| 3 Bed Terrace (Type 1) | 12 | 142 | 145 | 3 | 1 |
| 3 Bed Terrace (Type 2) | 8 | 142 | 144 | 2 | 1 |
| **TOTAL** | **540 Residential Units** | | | | |
| **DENSITY** | **69.3 dw/ha** | | | | |

## TYPOLOGY PLAN

SCALE: 1:2000 at A3
CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
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UD-007

## MASTERPLAN

| | |
|---|---|
| SCALE: | 1:2000 at A3 |
| CLIENT: | M.HUD |
| PROJECT: | 326 LINCOLN ROAD |
| DATE: | 07 July 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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## PERSPECTIVE VIEW FROM NORTHWEST

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PROJECT: 326 LINCOLN ROAD
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## PERSPECTIVE VIEW FROM WEST

CLIENT: M.HUD
PROJECT: 326 LINCOLN ROAD
DATE: 07 July 2022
STATUS: DRAFT FOR DISCUSSION

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A2212496.00-

## George Bramer

**From:** Katrina Jordan <K.Jordan@harrisongrierson.com>
**Sent:** Thursday, 29 September 2022 12:37 pm
**To:** Unitary Plan
**Subject:** MIT North - Submission on Plan Change 78: Intensification
**Attachments:** pc-78-form-MIT North.pdf; Final Submission - MIT North.pdf

Kia ora,

Please find a submission relating to the properties 67S Otara Road & 39 Alexander Crescent, attached to this email.

Documents supporting the submission are accessed via this link: MIT North
Password to Onedrive folder: 3124

Ngā mihi,

**KATRINA JORDAN**
Graduate Planner
Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

D +64 9 915 2547 P +64 9 917 5000

HARRISON GRIERSON. COM

All our emails and attachments are subject to conditions.

## 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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Mr Nick Grala - Harrison Grierson

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

Ministry of Housing and Urban Development

**Address for service of Submitter**

PO Box 5760, Wellesley Street Auckland 1141

Telephone: 211995050 Fax/Email: n.grala@harrisongrierson.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)

*Or*

Property Address: 67S Otara Road & 39 Alexander Crescent

*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:

The proposed zoning for the sites is no longer relevant and inconsistent with the zoning pattern of the surrounding area.

**(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. ☐

Zone the idenitified properties to Terraced Housing and Apartment Buildings.

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)*

09/29/2022
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.**

# Submission
# ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

| | |
|---|---|
| **TO** | Auckland Council (the 'Council') |
| **SUBMISSION ON** | Plan Change 78: Intensification ('PC 78') |
| **NAME OF SUBMITTER** | Ministry of Housing and Urban Development ('MHUD') |

MHUD could not gain an advantage in trade competition through this submission.

**SUBMISSION IN OPPOSITION (IN PART)**

## 1.0 SCOPE OF SUBMISSION

This submission will:

a) Provide an executive summary of the submission;

b) Provide background on MHUD;

c) Provide an overview of MHUD's submission to apply the Terraced Housing and Apartment Buildings (THAB) zone to the properties 67S Otara Road and 39 Alexander Crescent.

d) Provide supporting material for the submission:

- **Appendix 1**: Amended Planning Maps showing the change in zoning pattern sought by MHUD.
- **Appendix 2**: Preliminary Section 32AA evaluation report to support the change in zoning.
- **Appendix 3**: Reference Scheme. This shows a potential development scenario based on the requested zoning.

## 2.0 EXECUTIVE SUMMARY

MHUD own a number of properties within the Ōtara suburb of Auckland (the 'MIT North Block'). The MIT North Block properties comprise:

- 67S Ōtara Road, Ōtara; and
- 39 Alexander Crescent, Ōtara.

The two properties together are approximately 3ha in size and located within Ōtara, roughly 500m north of the town centre. They were previously developed and used as a tertiary education campus as part of the Manukau Institute of Technology (MIT). The properties were no longer required by MIT following the educator's relocation to Manukau and were sold to MHUD in 2019. The site is now no longer tenanted but still contains the classrooms and administration buildings from its past use. An aerial of the site is included as **Figure 1**.

The MIT North Block is zoned *Special Purpose – School Zone* and *Special Purpose – Tertiary Education* under the AUPOiP despite it no longer being used for education.

MHUD requests that the MIT North Block is zoned as *Residential – Terraced Housing and Apartment* Buildings ('THAB') zone under PC 78.

The proposed zoning pattern is illustrated within **Appendix 1** of this submission. MHUD does not seek amendments to the provisions of the THAB zone.

**FIGURE 1:** Site aerial of MIT North

## 3.0 ABOUT THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT

The Ministry of Housing and Urban Development (MHUD) was established in 2018 as the ministry dedicated to delivering the government's housing and urban development programme. MHUD performs a range of functions on behalf of the central government that seek to improve housing supply, including the acquisition of sites for development. For the purpose of this submission MHUD is referred to as the owner.

## 4.0 OUR SUBMISSION

MHUD requests that the THAB zone be extended to apply to all of the MIT North Block. It considers the THAB zoning would be appropriate for the MIT North Block because:

1. The Section 32 ('S32') report undertaken by Council for the AUPOiP's Special Purpose (SP) zones, did not investigate whether the SP zoning extent was still appropriate for the land areas it covers. Rather, the S32 sought to determine what activities enabled under the SP may require modification to their standards to enable further intensification. As such, the relevancy of SP zoning was not sufficiently evaluated by Council prior to the plan change being notified.
2. The site is no longer used for schooling purposes and was sold to MHUD in 2019. MOE approved this sale as detailed in the letter included as **Appendix 4.** SP zoning should function to enable education uses whilst the activity occurs onsite, but it is not an efficient use of land to retain that zoning if the land is no-longer required for or is being used for that activity.
3. Rezoning the site as THAB is appropriate and would create a contiguous zoning pattern with adjoining and surrounding THAB zoned land.
4. The Amendment Act enables the Council to rezone land as residential land. In carrying out its functions under s77G the Amendment Act enables a specified territorial authority to create a "new residential zone" (section 77G(4) – being an area proposed to become a relevant residential zone that is not shown in a district plan as a residential zone).
5. The Amendment Act and NPS-UD seek to enable greater levels of development in appropriate locations. This is a large site that is no longer suited to its current zoning and is prime development land that is suited to a residential use within 800m of Otara Town Centre.

6. The site already anticipates development up to 12m in height. Applying the THAB zone and enabling development unto 5 storeys (16m) would be appropriate in the context of the development currently enabled on the site, the size of the site, and its interface with adjoining properties (including the school site to the south and residential to the north).
7. The modified THAB zone should be applied as this site presents a good opportunity to accommodate intensified residential development in close proximity to the presence of amenities and public transport giving effect to Policy 1(c) of the NPS-UD.
8. The site is of a reasonable scale that can be comprehensively developed. The sites favourable topography, aspect and proximity to the Otara town centre and the Otara transport centre make it ideally suited to high density residential development. A reference scheme analysing the site and demonstrating how it could be developed for residential use based on best practice urban design principles is included as **Appendix 3**.

## 5.0 MHUD SEEKS THE FOLLOWING DECISION FROM THE COUNCIL:

a) That the Council amends the zoning of the MIT North site from *Special Purpose – Tertiary* and *Special Purpose – School* to *Terrace Housing and Apartment Buildings* zone in line with **Appendix 1**; 899.10

and

b) Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of MHUD;

or

c) Such other alternative relief to satisfy the concerns of MHUD.

6.0 MHUD wishes to be heard in support of its submission.

7.0 If others make a similar submission MHUD will not consider presenting a joint case with them at a hearing.

**Signature:**

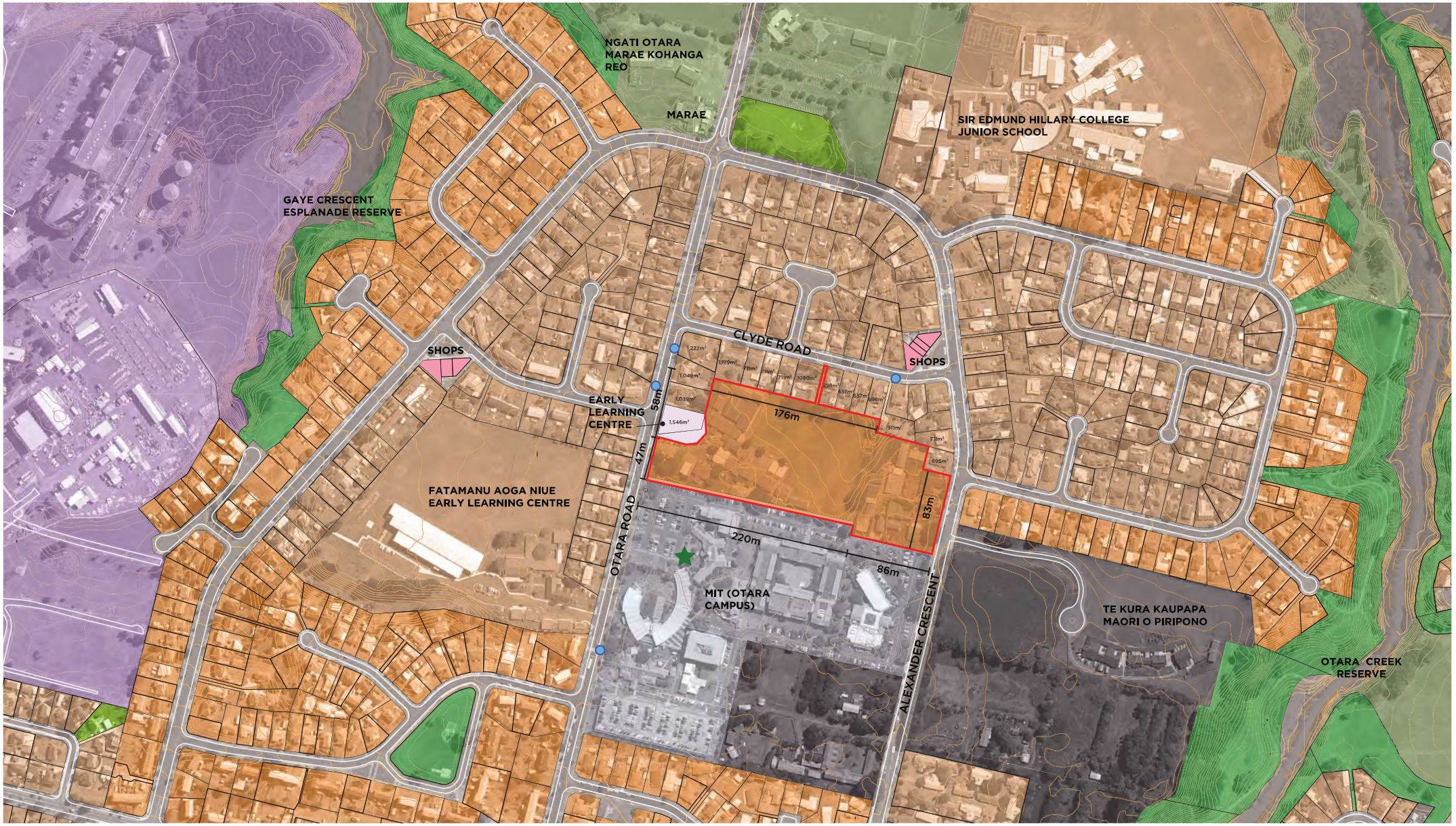
**Date:** 29th September 2022

**Address for Service of Submitter:**

Harrison Grierson
P O Box 5760, Wellesley Street
**AUCKLAND 1141**

**Telephone:** (09) 917 5073
**Email:** n.grala@harrisongrierson.com
**Contact Person:** Nick Grala

## APPENDIX 1: MHUD'S PROPOSED ZONING PATTERN FOR MIT NORTH




## LEGEND

- TERRACED HOUSING AND APARTMENT BUILDING ZONE
- MIXED HOUSING URBAN ZONE
- MIXED HOUSING SUBURBAN ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - TERTIARY EDUCATION ZONE
- SPECIAL PURPOSE - MAORI PURPOSE
- SPECIAL PURPOSE - SCHOOL ZONE
- SITE BOUNDARY (TOTAL SITE AREA 3.05ha)
- NOTABLE TREE (APPROX POSITION)
- BUS STOPS
- CONTOURS SHOWN AT 0.5m INTERVALS

## PROPOSED ZONING PLAN

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| DATE: | 23 SEP 2022 |
| STATUS: | DRAFT FOR COMMENT - NOT FOR CIRCULATION |

N

HARRISON GRIERSON

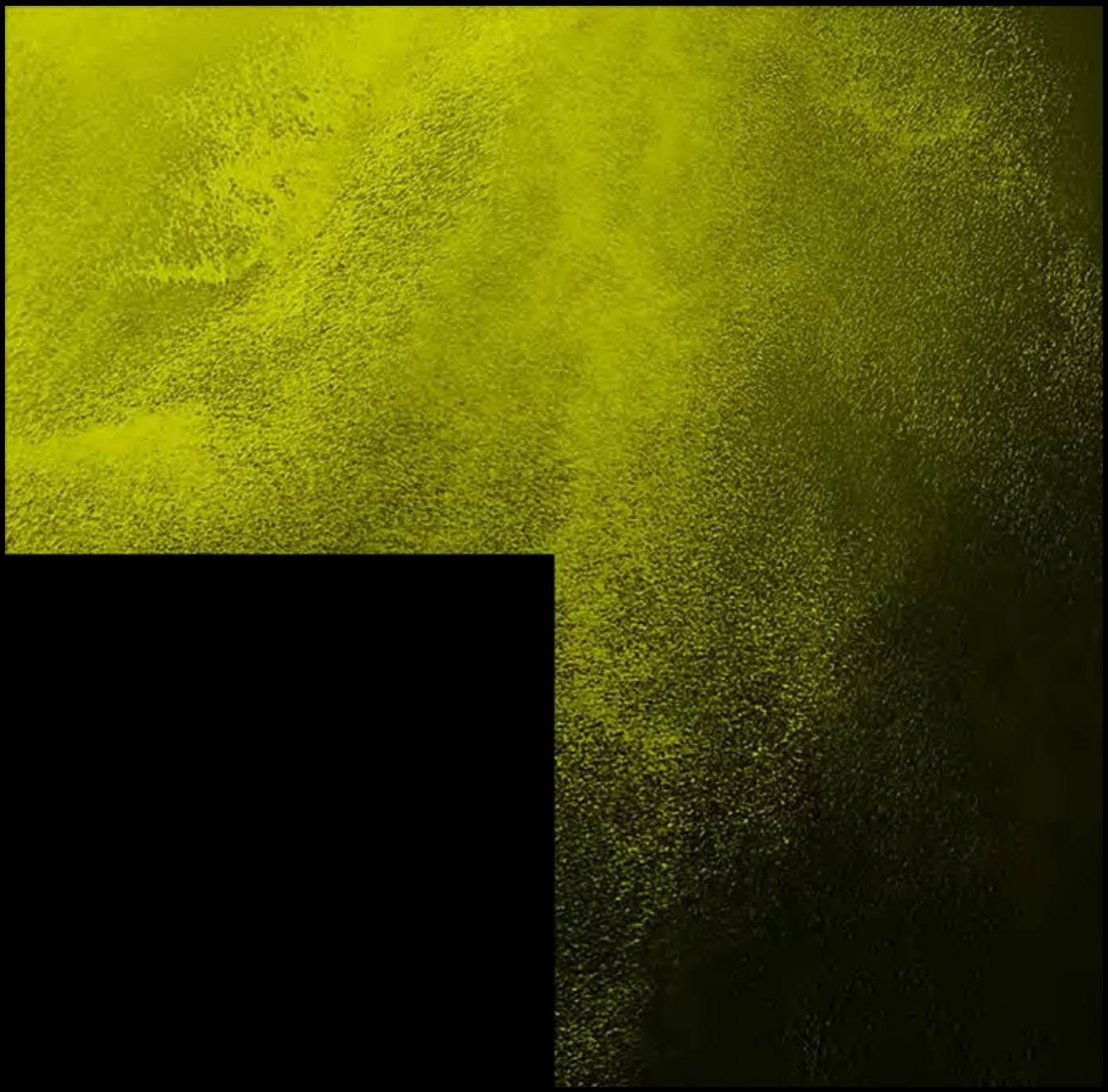
2000666_a

# MIT NORTH BLOCK

## APPENDIX 2: PRELIMINARY SECTION 32AA FOR MIT NORTH BLOCK

# MIT NORTH BLOCK PRELIMINARY S32AA EVALUATION

Ministry of Housing and Urban Development



# DOCUMENT CONTROL RECORD

| | |
|---|---|
| **CLIENT** | Ministry of Housing and Urban Development |
| **PROJECT** | Preliminary MIT North Block Section 32AA Evaluation |
| **HG PROJECT NO.** | A2212496.00 |
| **HG DOCUMENT NO.** | R0001v1-MHUD MIT North Block-draft for review |
| **DOCUMENT** | Preliminary S32AA Evaluation |

# ISSUE AND REVISION RECORD

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| **ORIGINATOR** | Katrina Jordan - Graduate Planner |

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| **REVIEWED** | Nick Grala - Planning and Urban Design Manager |

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| **APPROVED FOR ISSUE** | Nick Grala - Planning and Urban Design Manager |


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# 1.0
# THE APPLICANT AND PROPERTY DETAILS

| | |
|---|---|
| **APPLICANT** | Ministry of Housing and Urban Development |
| **SITE ADDRESS** | 67S Ōtara Road & 39 Alexander Crescent, Ōtara, Auckland |
| **ADDRESS FOR SERVICE** | Ministry of Housing and Urban Development<br>c/- Harrison Grierson<br>PO Box 5760<br>Victoria St West<br>Auckland 1142<br>**Attention: Katrina Jordan** |
| **LEGAL DESCRIPTION** | LOT 2 DP 354465 & LOT 2 DP 135655 |
| **TITLE LIMITATIONS** | No relevant title limitations apply |
| **SITE AREA** | 2.18ha & .86ha |
| **DISTRICT PLAN** | Auckland Unitary Plan – Operative in Part |
| **DISTRICT PLAN ZONING** | Special Purpose – School Zone |
| **DISTRICT PLAN OVERLAYS** | Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place |
| **DISTRICT PLAN CONTROLS** | Macroinvertebrate Community Index - Urban |
| **DESIGNATIONS** | Airspace Restriction Designations - ID 1102 |
| **HAZARDS** | Overland flowpaths impacting area around the junction of the two lots, travelling northwards<br>Floodplain extent impacting north-eastern corner of 67S Ōtara Road |
| **LOCALITY DIAGRAM** | |

# 2.0 INTRODUCTION

This is a preliminary version of a S32AA evaluation prepared in support of a submission made by the Ministry of Housing and Urban Development ('MHUD') on Plan Change 78: Intensification ('PC78'). The evaluation is provided as preliminary to enable feedback to be provided by Auckland Council officers either prior to, or as part, of preparing their s42A Report. We will finalise the evaluation prior to the s42A Report/ Planners Report being released.

PC78 was notified by Auckland Council (the 'Council') on August 18th, 2022. The plan change seeks to give effect to the National Policy Statement on Urban Development 2020 (NPSUD 2020) and the Medium Density Residential Standards (MDRS) that was introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMAA 2021).

The submission is requesting an amended zoning for the MIT North Site, seeking that the Residential - Terraced Housing and Apartments (THAB) zone is applied to the properties 67S Ōtara Road (LOT 2 DP 354465) and 39 Alexander Crescent (LOT 2 DP 135655) in Ōtara, Auckland.

The report contains the following sections:

- Section 3.0 gives an overview of the site and its surrounding environment
- Section 4.0 describes the ownership and legislative changes driving the submission
- Section 5.0 contain an analysis under Section 32AA of the Act, providing alternative options and evaluates the costs and benefits, efficiency, effectiveness and the risks of not acting
- Section 5.7 provides an indicative development scheme in line with the requested zoning.

This report has been prepared to address the applicable information as required by Section 32AA of the Resource Management Act 1991 (the 'Act') in appropriate detail relative to the scale and complexity of the proposal.

# 3.0
# THE SITE AND SURROUNDING AREA

The site is referred to as the MIT North site and comprises of two lots located at 67S Ōtara Road (LOT 2 DP 354465) and 39 Alexander Crescent (LOT 2 DP 135655) in Ōtara, Auckland (**FIGURE 1**).

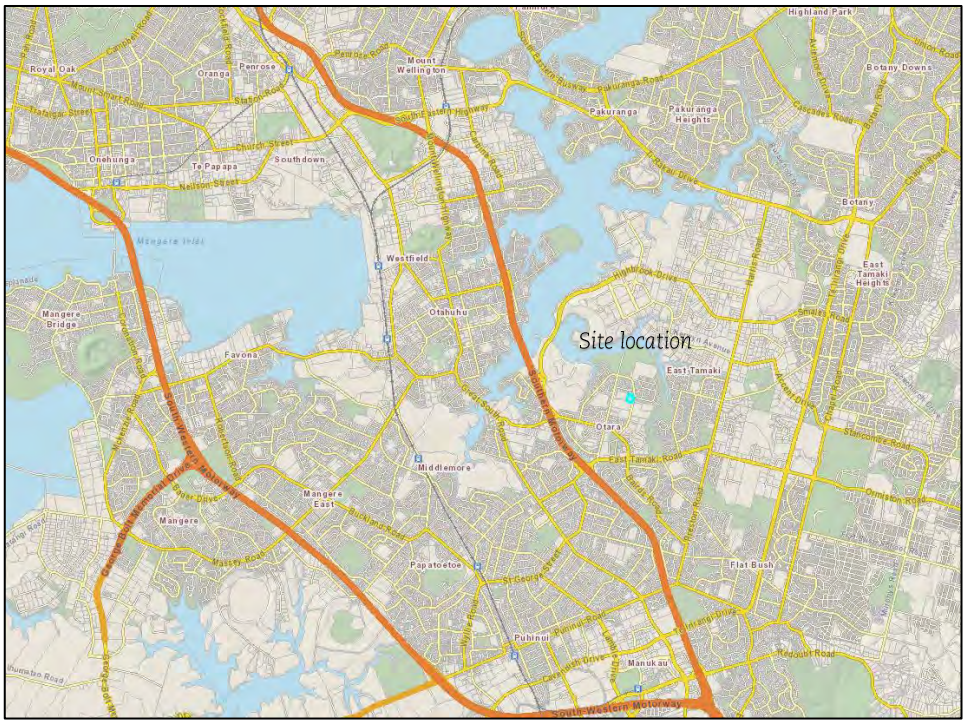



**FIGURE 1:** Location of the site within the wider Auckland context

The site is the ex-MIT North campus and covers an area approximately 3ha in size and is located approximately 500m north of the Ōtara town centre. The site although large is internally located with narrow street frontages to Ōtara Road and Alexander Crescent and is internal to properties fronting Clyde Road. The site formed the northern sections of the Manukau Institute of Technology tertiary education campus, comprising school buildings, classrooms with established landscaped areas and garden plots in between (refer **FIGURE 2**).

The subject site is held under two titles (222393 and 891304) both of which are registered to His Majesty the King.

**FIGURE 2:** Site aerial of MIT North Block

## 3.1 SITE TOPOGRAPHY AND LANDFORM

The site is flat, with almost no change in topography across the whole site.

Several overland flow paths originate and flow out of the site, joining ōtara Creek to the north. The north-eastern corner of 67S ōtara Road is identified as being a flood affected area in an 1% annual exceedance probability event (refer **Figure 3**).

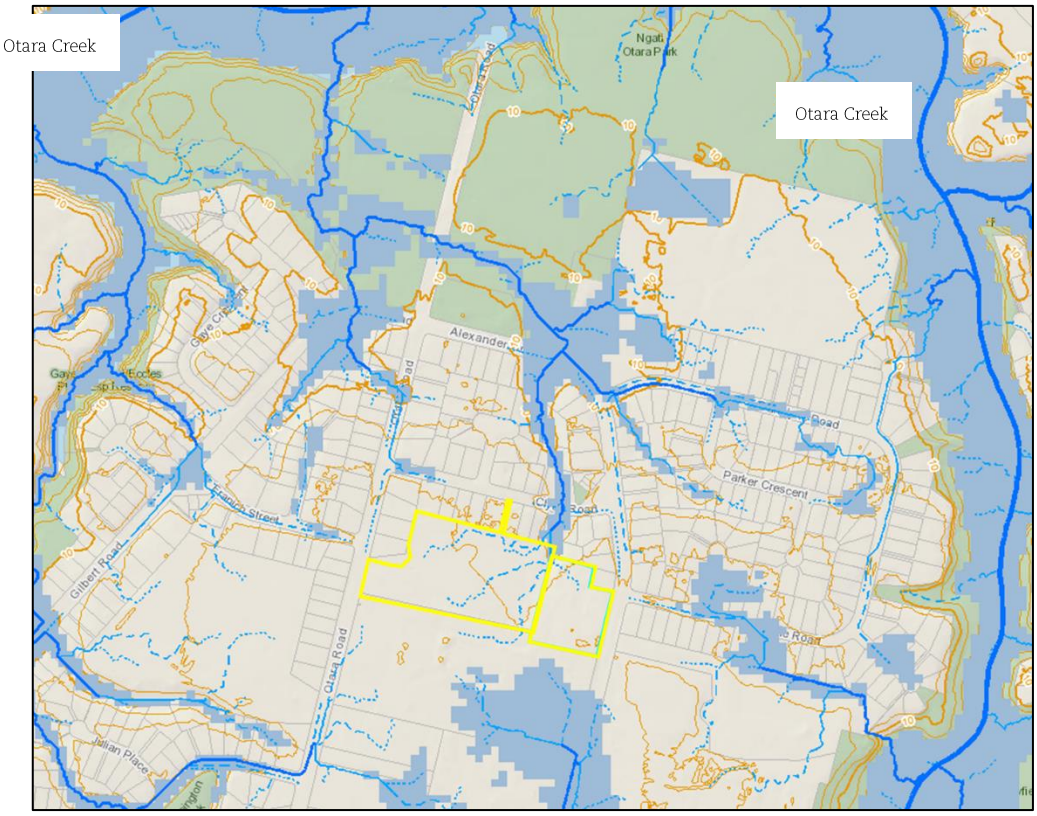



**FIGURE 3:** Flood hazards and overland flowpaths impacting the site

## 3.2 TITLE LIMITATIONS

The following interests are registered to the site's record of title (although we note neither are relevant for the submission):

- **Subject to Part IV A Conservation Act 1987** A strip of land 20 metres wide extending along and abutting the landward margin of the foreshore, normal level of the bed of any lake not subject to control by artificial means or the bed of any river or any stream at least 3 metres in width, shall be reserved from sale or other disposition by the Crown.
- **Subject to Section 11 Crown Minerals Act 1991** Every mineral, with the exception of pounamu, existing in its natural condition in the land shall be reserved in favour to the Crown even after the land is no longer possessed by the Crown.

Copies of the records of title are included as **Appendix 1**.

## 3.3 ACCESS

The site is currently accessible by Ōtara and Alexander Crescent Road, which are classified as collector roads (refer **Figure 4**). An access strip off 67S Ōtara extends to Clyde Road. The existing use of the site does not appear to acknowledge this access.

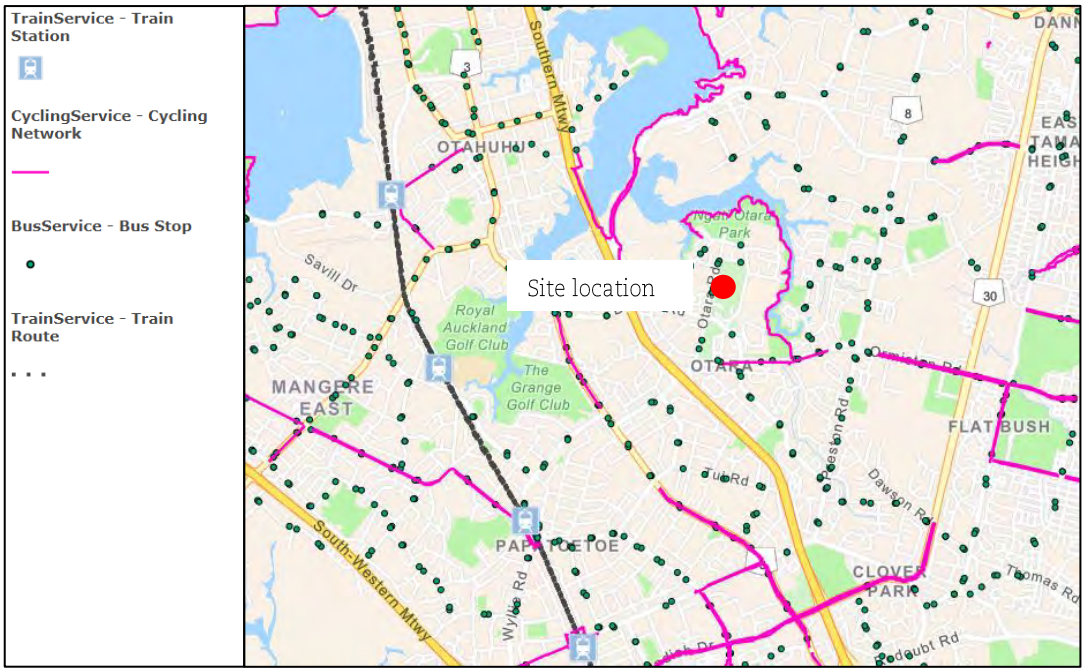



**FIGURE 4:** Transport network surrounding the MIT North Block.

From the site it is a roughly 15-minute (1.2km) walking journey to the Ōtara town centre and the Ōtara Transport Centre. The Ōtara Transport Centre is the primary transport hub of Ōtara, with four different services every 10-15 minutes at peaks hours.

The Southern motorway is located close to the site, being a 2km journey to the west. The Southern train line is also nearby with either the Middlemore or Papatoetoe Train stations being a 6km journey from the site

Cycling facilities are disjointed, but there are high-quality routes in the wider surrounding area.

## 3.4 OPERATIVE ZONING, OVERLAYS AND DESIGNATIONS

The site is currently zoned Special Purpose – School and Special Purpose – Tertiary Education zone under the AUPOiP, owing to its former use as the MIT tertiary education campus (refer **Figure 5**).

The Macroinvertebrate Community Index – Urban Control and the Airspace Restriction Designation 1102 apply to the site but are not relevant to the zoning sought for the site.

A Historic Heritage – Extent of Place overlay extends from 53 Ōtara Road. The extent relates to the former Dilworth Agricultural School, which is a Category A* scheduled building and Heritage New Zealand Category 2 Historic Place but is not contained within the site.

The immediately adjacent properties are zoned Residential – Mixed Housing Urban (MHU) and Special Purpose – Tertiary Education. Residential - Terraced Housing and Apartments (THAB) zoning fringes the SP and Open Space zones. Beyond the immediate surrounds, there is Business – Light Industrial, Open Space, Town Centre and Neighbourhood Centre Zones.

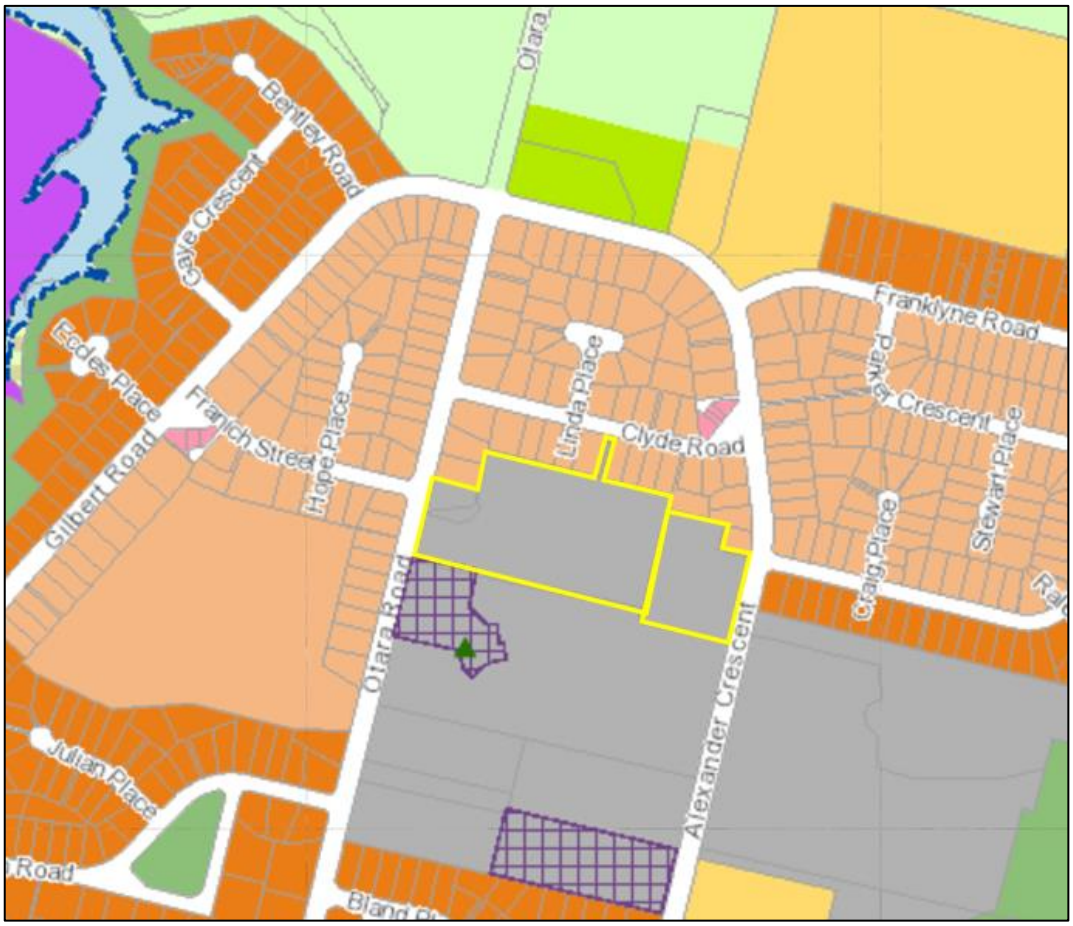



**FIGURE 5:** AUP-OP zoning of MIT North Block

## 3.5 SURROUNDING LOCALITY

The site is at the transition point from Ōtara's town centre and social, education and commercial activities to more residential use types. Nearby are several education facilities, parks and reserves and small-scale commercial uses, with commercial and industrial uses intensifying further south.

The residential typology of the area is predominantly standalone, single-storey housing with large front and rear yards. Some multi-storey terraced housing is located nearby on Franich Street and Bairds Road.

### 3.5.1 CENTRES

The Ōtara Town Centre is approximately 1km to the south of the site and approximately 5.7ha of Business – Town Centre Zoning covers its extent. It is identified as being small in size and highly accessible by Auckland Council.[1]

The town centre includes supermarkets, a library, a pharmacy, healthcare clinics and multiple food and retail outlets. A significant area of the town centre is dedicated to open air car parking (2.37ha), however it is notable that much of this area is the location of the Ōtara flea markets. The flea markets normally occur every Saturday and are an established and popular attraction to the area.

[1] Auckland Council Planning Committee. (2022). *Agenda of Planning Comittee, Attachments – Classifying local and town centres for size and accessibility*. Source: https://infocouncil.aucklandcouncil.govt.nz/Open/2022/03/PLA_20220303_AGN_10167_AT_WEB.htm

### 3.5.2 TRANSPORT

The Ōtara Transport Centre (1 Newbury Street, Ōtara, Auckland 2023) is approximately 1km to the south of the north block. It is serviced by four different routes which run every 10-15mins during peak periods and every 30mins off peak.

Otahuhu train station is an approximately 15-minute bike ride, 10-minute car ride and 20-minute transit journey from the site. Papatoetoe station is also nearby and is a roughly equivalent bike and car journey, however, is a 25–35-minute transit journey with the available services.

# 4.0
# DRIVERS FOR CHANGE IN ZONING

## 4.1 CHANGE OF OWNERSHIP

Several years ago, MIT approached the government seeking their purchase of the MIT North campus for housing use. MIT desired the sale of the ōtara north campus to consolidate MIT's sites and to provide capital for their new campus in Manukau.

MHUD acquired the sites in November2019, allowing MIT to continue to occupy the site under a lease-back agreement as their operations gradually relocated to their new Manukau campus.

Today MIT no longer occupies the site. Parts of the site are leased by healthcare services, who may continue to operate until redevelopment is ready to be undertaken.

The MIT ōtara North campus is zoned Special Purpose – Tertiary Education and Special Purpose – School, aligned with its previous established use. This zoning allows the development of dwellings and commercial activities, but of a very limited scale and these uses are to be associated with education activities.

The zoning is historical and no longer reflects its current use or intended use.

## 4.2 LEGISLATIVE CHANGES

Recent enacted legislation sets directives for urban development that reinforce the appropriateness of the site to be rezoned.

**National Policy Statement on Urban Development Policy 3**

The National Policy Statement on Urban Development (NPS-UD 2020) came into effect August 2020. Territorial authorities of Tier 1 urban environments are to modify their district plans as directed by Policy 3.

Policy 3 directs Tier 1 local authorities' district plan and regional policy statements to enable minimum levels of intensification and to public notify these changes for consultation no later than 18 months after the enactment of the NPS-UD. Accordingly, Auckland Council has notified Plan Change 78: Intensification, which gives effect to the following directions:

a) in city centre zones, are to enable as much capacity as possible;

b) in metropolitan centre zones building heights are to enable at least 6 storeys; and

c) building heights of least 6 storeys within at least a walkable catchment of the following:

   i. existing and planned rapid transit stops

   ii. the edge of city centre zones

   iii. the edge of metropolitan centre zones

d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), are to enable building heights and density of urban form commensurate with the level of commercial activity and community services

**Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021**

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMAA 2021) was enacted in 2021, modify Policy 3 of the NPSUD and introducing the Medium Density Residential Standards (MDRSs).

The MDRS direct the baseline level of development intensity that must be permitted by the district plans of all specified territorial authorities. Territorial authorities may apply the qualifying matters set out in Section 77I to reduce the intensity of development directed by the RMAA. There most significant changes directed by the standards are the requirement for all residential areas (except where qualifying matters apply) to allow 3 dwellings per site and 3 storeys as a permitted activity.

## 4.3 PROPOSED PLAN CHANGE 78: INTENSIFICATION

The zoning applied to the MIT North Block is not proposed to change under PC78 despite it no longer being used for tertiary education (refer **Figure 6**).

The following qualifying matters are shown to apply to the site:

- Flood Plains
- Historic Heritage Extent of Place Overlay (adjacent site)

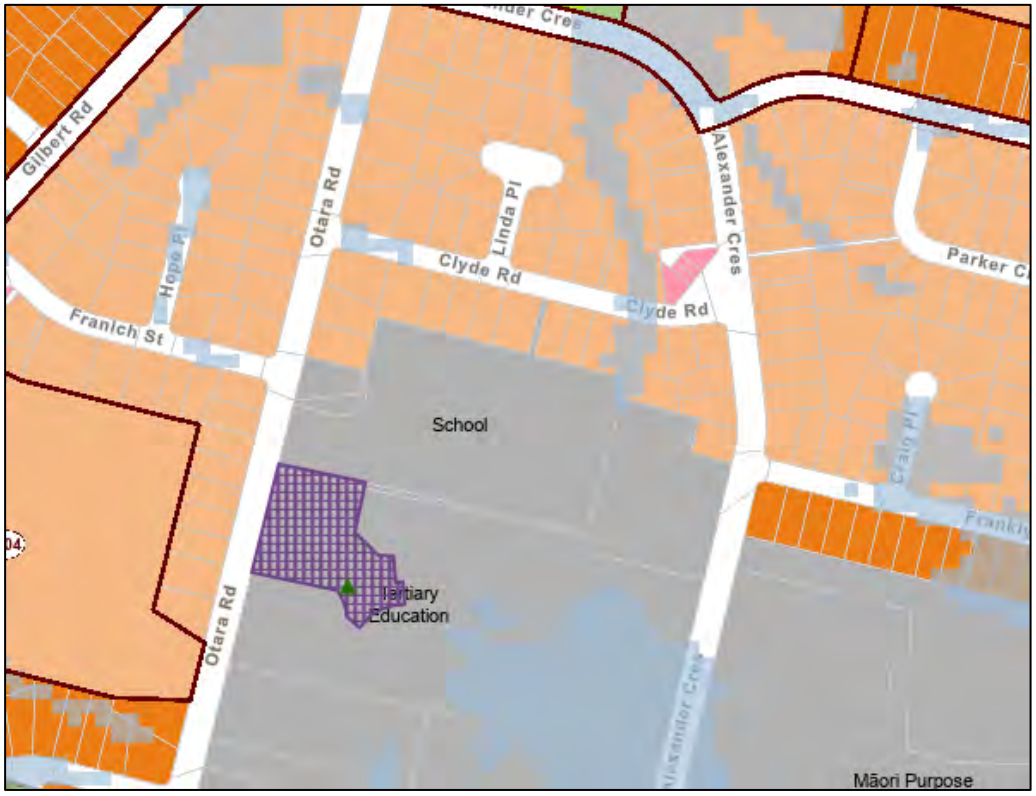



**FIGURE 6:** Proposed zoning and qualifying matters applying to 67S Ōtara Road & 39 Alexander Crescent, Ōtara

# 5.0
# SECTION 32AA ANALYSIS

The purpose of this s32AA evaluation is to assess the rezoning of MIT North Block site from *Special Purpose – Tertiary Education* and *Special Purpose – School* to *Residential – Terraced Housing and Apartment Buildings* zone.

On August 18th, 2022, Auckland Council notified Plan Change 78: Intensification and Plan Change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters. Auckland Council provided several Section 32 analysis reports in support of the plan changes. Those that are particularly relevant to this submission and S32AA are the reports that assess the application of Policy 3 of the NPSUD, the Residential and Business zones and the Special Purpose zones.

As the changes sought by the submission are proposed following the evaluation reports undertaken by Council, a s32AA assessment of the proposed changes is undertaken in the following sections.

## 5.1 REASONABLY PRACTICABLE OPTIONS

There are four reasonably practicable options to achieve the objectives of the plan change.

### 5.1.1 OPTION 1: STATUS QUO (RETAIN THE CURRENT SP-SZ & SP-TE ZONING AND PROVISIONS)

This option involves retaining the existing Special Purpose – School and Special Purpose – Tertiary Education zoning and developing it in accordance with the zone's objectives, policies and rules

This option would:

- Enable education-related activities and development to be pursued.
- Reserve the site for future education needs of Ōtara and the surrounding East Tāmaki area.
- Prevent the delivery of residential and mixed-use developments, being unaligned with the zones objectives and policies and not provided for under the zone's activity tables.
- Maintain the site as it currently exists
- Reduce the supply of new, conveniently located, medium- density housing in Ōtara.

### 5.1.2 OPTION 2: REZONE TO RESIDENTIAL – MIXED HOUSING SUBURBAN ZONE

This option involves rezoning the sites to Residential – Mixed Housing Urban Zone and enables it to be developed in accordance with the current Residential – Mixed Housing Urban Zone provisions.

This option would:

- Enable medium-density, public and market-priced housing to be realised in an accessible, existing suburb of Auckland.
- Enable the opportunity for new walking and cycling connections through the site.

- Enable an improved streetscape for ōtara Road and Alexander Crescent.
- Increase the planning potential of a currently under-utilised site in an accessible and high-amenity location.
- Would limit the development to an intensity below that which will likely be realised in the surrounding area in the future, given the zoning pattern of Franklyne Road and Gilbert Road.

#### 5.1.3 OPTION 3: REZONE TO RESIDENTIAL – TERRACED HOUSING AND APARTMENTS ZONE

This option involves rezoning the sites to Residential – Terraced Housing and Apartments Zone and enables it to be developed in accordance with the current Terraced Housing and Apartments Zone provisions.

This option would:

- Enable a mix of medium density, public and market-priced housing to be realised in an accessible, existing suburb of Auckland.
- Enable an improved streetscape of ōtara Road and Alexander Crescent and potentially deliver new public community and open spaces.
- Create the opportunity for new walking and cycling connections.
- Significantly increase the planning potential of a currently under-utilised site in an accessible location.
- Reduce the risk of development by providing a legislative environment that is supportive of higher-density residential activities.
- Align with the existing zoning pattern of ōtara.

#### 5.1.4 OPTION 4: ESTABLISH ON AN ALTERNATIVE SITE

This option would involve changing the zoning of an alternative site to Residential – Terraced Housing and Apartment zone and retaining the current zoning of the MIT North Block.

This option would:

- Retain a zoning that is not reflective of the site's current use and as a result, complicate the pursuit of future development activities, with private residential development being unaligned with Special Purpose – Tertiary Education and School zone's objectives, policies and rules.
- Deny ōtara receiving the benefits of additional high-quality housing supply that has the certainty and varied ownerships and pricing options that are enabled by public sector delivery.
- Not resolve the issue of the MIT North Block's zoning no longer being appropriate. If another site was zoned as proposed, the site would remain underutilised for a greater length of time, with the applicant having to either pursue a private plan change or a resource consent for residential development under the conflicting zone, with unneeded complexity.
- Considering the NPS-UD directives, selecting an alternative site to zone Residential – THAB in favour of the MIT North block site is not applicable, as the zoning of the whole Auckland region is being reassessed. As such, zoning an alternative site does not resolve the need to change the zoning of MIT North Block, as the entirety of the Auckland region is to be zoned to reflect its

accessibility, amenity and the demand for housing, to meet the directives of the NPS-UD.

### 5.1.5 THE REASONS FOR DECIDING ON THE PROVISONS

We have concluded that Option 3 is the most appropriate approach for achieving the objectives of the plan change as provides the legislative settings that enables the greatest potential housing supply for a sire that has the amenities and accessibility that makes it an optimal candidate for intensification.

The extent of the proposed zoning is illustrated within **Appendix 2**.

## 5.2 THE OBJECTIVES OF THE PLAN CHANGE

Section 32AA evaluations must undertake an assessment of any amended objectives as to whether they are the most appropriate way to achieve the purpose of the Act.

The proposal does not seek to amend any of the objectives proposed as part of Plan Change 78, Plan Change 80 or within the AUPOiP.

## 5.3 ASSESSMENT OF PROVISIONS

The provisions in the context of this s32AA evaluation is the amendment to the planning maps to rezone the MIT North Block site to Residential – Terraced Housing zone.

The most relevant objectives in the Proposed Plan Changes are set out below.

**TABLE 2: Assessment of the proposal against the Provisions**

| RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES | SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES |
|---|---|
| Objective 1A included as part of Plan Change 80<br><br>*(1A) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.* | The site being rezoned to enable medium-density residential uses would enable a significant number of people to live within a high-amenity and well-serviced location and as such, provide for their economic and social wellbeing.<br><br>The proposed zoning provides the development settings that will transition the site from its past use as a tertiary education site and enable uses such that will provide for the current and future needs of Ōtara and Tāmaki Makaurau.<br><br>The proposed zoning of THAB would provide almost immediate benefits. The design and construction relating to its consequential development, generating jobs and demand for local services and materials.<br><br>The zoning would provide benefits in the mid- to long-term, with the resulting housing addressing the housing need within Tāmaki Makaurau.<br><br>Development of the intensity permitted by the THAB zone is a robust use of the site, enabling high-density development to be delivered in a well-integrated and cohesive manner. This avoids the "locking-in" effect that enabling lower-density development would have. The establishment lower-density typologies and a lower-density subdivision pattern would act as a barrier to higher-density development. When this occurs to achieve high-density development would require the |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| | acquisition and amalgamation of smaller, prior-developed sites. Additionally, this would result in development of contrasting intensities neighbouring one another, with greater shading, overlooking and visual impact effects.<br><br>This intensification also enables a more efficient use a resilient site, being that is not at significant risk of flooding, coastal inundation or other natural hazards currently or as exacerbated by climate change. Intensification within the existing urban environment in a manner that reduces car reliance is also a climate responsive action. |
| Objective 1 included in AUPOiP, with provision (h) included by PC80<br><br>*(1) A quality compact urban form that enables all of the following:*<br><br>*(a) a higher-quality urban environment;*<br><br>*(b) greater productivity and economic growth;*<br><br>*(c) better use of existing infrastructure and efficient provision of new infrastructure;*<br><br>*(d) improved and more effective public transport;*<br><br>*(e) greater social and cultural vitality;*<br><br>*(f) better maintenance of rural character and rural productivity; and*<br><br>*(g) reduced adverse environmental effects and* | The proposed zoning would enable the site to realise a compact, urban form that is of a greater quality than that existing. It would transition the site from its current form, which of a low density and disengaged from Ōtara Road and Alexander Crescent. The residential development that would be enabled under the zoning would provide a transition between the remaining special purpose zoning, engaged and landscapes street frontage and could provide new through routes for the area.<br><br>THAB is the most optimal zoning to support greater productivity and economic growth within the area following the relocation of MIT campus to Manukau. The development of the site would create economic activity, however the additional population supported by the medium density housing would contribute to long term economic growth of Ōtara and South Auckland, by locating potential employees and talent close to Ōtara's town centre, industrial areas and nearby South Auckland employment hubs.<br><br>The housing typologies aligned with THAB zoning is varied, and as such, this form of development can enable a diverse range of people to live within the site.<br><br>THAB zoning would locate housing a short journey from the Ōtara Transport Centre, which supports high-frequency and high-capacity |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| *(h) improves resilience to the effects of climate change.* | transit services, including connections to the Southern train line. The redevelopment of the site could improve the walkability of Ōtara's suburban area, as the redevelopment of the site could provide additional public pedestrian routes and improved connectivity through the site. As such, the development of the site could support the improvement of walking and cycling modes, whilst further population density enables additional and improved transit services.<br>The redevelopment of the MIT North block is a positive outcome for the productivity and character of rural areas. Enabling higher intensity brownfield residential development reduces the need for greenfield development on productive soils, as it increases the number of houses that can be readily supplied in the existing urban area.<br>The density and walkable form supported by THAB zoning, along with its contribution to reducing demand for urban sprawl are outcomes that reduce the contribution to climate change. |
| Objective 2 included in AUPOiP<br>*(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).* | The site is within the urban area 2016. |
| Objective 3 included in AUPOiP<br>*(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.* | Auckland is currently experiencing severely inflated house prices and housing scarcity in its urban areas due, in part, to limited land supply and development capacity. Applying THAB zoning to the site would provide the greatest development capacity and therefore, the greatest potential housing supply.<br>The removal of the Special Purpose – School Zoning from the site will not cause a shortage in possible school locations within Tāmaki Makaurau nor South Auckland. MOE approved the sale of the site to |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| | MHUD in 2019 (see **Appendix 4**) and there is amble land supply in the area that MOE may acquire if demand requires.<br><br>The removal of the Special Purpose – Tertiary Education Zoning from the site does not equate to a loss in tertiary education providers within Tāmaki Makaurau nor South Auckland. MIT has already departed the site and relocated to nearby Manukau. As such, the zoning is no longer providing for a relevant activity. Changing the sites zoning to THAB would enable new uses to occur that transition this part of Ōtara and support growth in its population and its range of commercial and social activities. |
| Objective 4 included in AUPOiP<br><br>*(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.* | The site is within the Rural Urban Boundary. |
| Objective 5 included in AUPOiP, with provisions (a) and (b) included by PC80<br><br>*(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is:*<br><br>*(i) integrated with the provision of appropriate infrastructure; and*<br><br>*(j) resilient to the effects of climate change.* | The site is within the Rural Urban Boundary, and within an urban area that has existing infrastructure.<br><br>A desktop site analysis prepared by Calibre Consulting in 2018 found that Ōtara's stormwater mains, wastewater services (which are currently being upgraded) and water supply services will likely have sufficient capacity to support medium to high density development of the MHUD sites in the area (MIT North and South blocks). As such, appropriate infrastructure is in place to support additional population. The development of the sites would also see existing service connections which are not performing effectively, either upgraded or replaced. Stormwater drainage to Ōtara creek may need to be upgraded |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES | SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES |
| | to ensure the pipes continue to drain following sea level rise effects, but this should not limit the site's zoning.<br><br>Ōtara creek is nearby, however only a small portion of the northern edge of the site is shown to be impacted an 1% annual exceedance flood event. The site is not shown to be impacted by coastal inundation, including as exacerbated by sea level rise. As such, the site is not subject to natural hazards that would be intensified by climate change and accordingly, can be designed in a manner that is resilient to any climate-related effects. |

## 5.4 COST – BENEFIT ASSESSMENT

This section provides an assessment of the costs and benefits of the environmental, economic, social and cultural effects (including economic growth and employment) that are anticipated from the implementation of the provisions as required under sections 32(2)(a) and (b) of the Act.

TABLE 1: COST BENEFIT ANALYSIS IN ACCORDANCE WITH SECTION 32(2) OF THE ACT

| | BENEFITS | COSTS |
|---|---|---|
| Environmental | Enables urban regeneration, replacing the existing tertiary building stock with more energy efficient homes.<br><br>Improvement of the streetscape, with more engaged frontage, greater landscaping and the possibility of new public open spaces and greenways.<br><br>Improve existing stormwater systems with green infrastructure such as raingardens and swales.<br><br>The potential for a reduction in commuter distances and therefore, carbon emissions, through the provision of homes close to the Ōtara Town Centre. | Removal of existing vegetation and habitat within the site that is either unsuitable or is not practical to be retained as part of site development.<br><br>Consequential development may enable new impervious surfaces that would increase the volume of stormwater being generated as well the level of contaminants within the stormwater (associated with roads and yard areas). This has the potential to negatively impact surrounding waterways if not managed appropriately, potentially causing stream erosion and a reduction in water quality.<br><br>Soil erosion associated with land modification required to develop the site for more intensive residential uses. |
| Economic (including employment) | The development of the MIT North Block would create a short-term economic stimulas.<br><br>The proposal supports population growth within Ōtara, and therefore also supports long-term economic benefits. New population brings demand for new and existing businesses and those moving into Ōtara also bring their talent and skillsets.<br><br>Enabling transit-orientated developments within Ōtara is more cost-effective regarding transport infrastructure in the long-term. Containing growth within existing neighbourhoods whose | The financial cost of providing the necessary infrastructure to support the proposal. This includes the necessary upgrades to provide water, wastewater and stormwater services along with the necessary upgrades that are required for the transport network.<br><br>The financial cost of the rezoning process to enable the proposal. |

| | | |
|---|---|---|
| | residents utilise rapid transit networks for most of their transport, avoids congestion growth that drives demand for new roading. Reduced car reliance is also more cost effective for residents, who can reduce car ownership and petrol use. | |
| Social | Auckland's housing supply and cost crisis is contributing to poor social outcomes such as fragmented social and family networks, stress and over-crowded living situations. The additional capacity of THAB zoning would enable MHUD to deliver a greater number of public and affordably priced homes and therefore, enable more people to access secure, long-term living situations.<br><br>Enables growth in population that supports population diversity and more vibrant communities.<br><br>Ability of MHUD to deliver public housing reduces "push-out" effect resultant of gentrification.<br><br>Opportunity to collaborate with the Southern Initiative, Panuku and other Ōtara-based CCOs and NGOs to deliver further social outcomes. | Opportunity cost of losing inner urban tertiary education area that was reserved by Special Purpose zoning.<br><br>A portion of the financial cost of the infrastructure may be borne by Auckland Council (and ratepayers) although a significant proportion is expected to be funded by the applicant. This may preclude spending on other Council projects or initiatives that would derive a social benefit. |
| Cultural | There are no substantive cultural benefits or costs of aligning the zoning of the site to enable residential development.<br><br>No title interests or other instruments require the involvement of mana whenua or local iwi; however this does not preclude their potential involvement in the development's design. The involvement of iwi and other stakeholder groups will be determined later in development's design stages. | |

## 5.5 EFFICIENCY AND EFFECTIVENESS

Rezoning the MIT North Block to *Residential – Terraced Housing and Apartments* enables a sizeable area of high-amenity and accessible urban land to be developed for residential use in a way that acknowledges the value and scarcity of this resource.

THAB zoning creates the legislative settings supportive of the residential development that maximises the site's potential housing supply and therefore, the number of people who will benefits from being able to access housing in Ōtara. As such, it effectively addresses the issue of Special Purpose – School Zone and Special Purpose – Tertiary Education being disabling of residential development for private use.

As the site is in the ownership of MHUD and is no longer used for education purposes, a private plan change requesting a zoning change to enable residential development would have been eminent. Accordingly, it is an efficient action to utilise the existing, currently ongoing process that is the Auckland Council public plan change responding to the NPS-UD.

By using the public plan change process and assessing the site against the directives of the NPS-UD, the applicant avoids duplicating the public process with a future private plan change request. This approach also provides Council with an investigation of the zones they have opted to leave unchanged, such as Special Purpose zones, and as such, reduces the need for Council to undertake these investigations.

## 5.6 THE RISK OF NOT ACTING

Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the plan change.

We are of the view that the information that supports the submission is sufficient and not uncertain. The submission has been developed following an investigation of the site and its current use as well as a robust assessment of NPS-UD, its directives and how they apply to the site.

Council not acting on the proposal of this plan change if they believe there is uncertain or insufficient information brings the risk of this application being delayed and resultingly, the zoning change having to pursued outside of the public plan change process that is currently underway, with additional costs and delays for both the applicant and Council.

This has the domino effect of delaying investment in Ōtara and the redevelopment of the site, with it remaining underutilised and not contributing to the addressment of Auckland's housing shortage for a greater length of time.

## 5.7 DEVELOPMENT SCHEMES

We have developed a scheme that demonstrates how the MIT North site could be developed if the sites were to be rezoned as THAB. These are included as **Appendix 3.**

The development scheme concept envisions terraced housing along the sites' boundary with the existing residential uses and centrally located apartment at a scale consistent with the THAB zoning. A variety of roading alignments are possible but the concept envisions providing a new link between Alexander Crescent and Ōtara Road (refer **Figure 7**).

**FIGURE 6:** Terraced Housing and Apartment Buildings development concept.

# 6.0 CONCLUSION

The submission evaluated by this S32AA requests to change the zoning proposed for the properties 67S Ōtara Road & 39 Alexander Crescent, Ōtara, under PC78 to Residential – Terraced Housing and Apartment Buildings.

This assessment has demonstrated that:

1. The proposed zoning is the most appropriate option for achieving the objectives of the plan change as provides the legislative settings that enables the greatest potential housing supply for a site that has the amenities and accessibility that makes it an optimal candidate for intensification under the NPS-UD;

2. The provisions of the plan change are the most appropriate way to achieve the relevant objectives and preferred to alternative options;

3. The overall benefits of the proposal outweigh the costs on the community, the economy and the environment; and

4. The provisions are an efficient and effective way of achieving the objectives of the AUPOiP objectives as modified by PC80.

# 7.0 LIMITATIONS

## 7.1 GENERAL

This report has been prepared for the particular project described and for the purpose of satisfying the statutory information requirements for an application being made under the Resource Management Act 1991. No responsibility is accepted by Harrison Grierson Consultants Limited (or its directors, agents or employees) for the use of the report or any part of it in any other context or for any other purpose.

# APPENDICES

# APPENDIX 1
# RECORD OF TITLE

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017**

R.W. Muir
Registrar-General of Land

| | |
|---|---|
| **Identifier** | **222393** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 11 August 2006 |

**Prior References**
309383

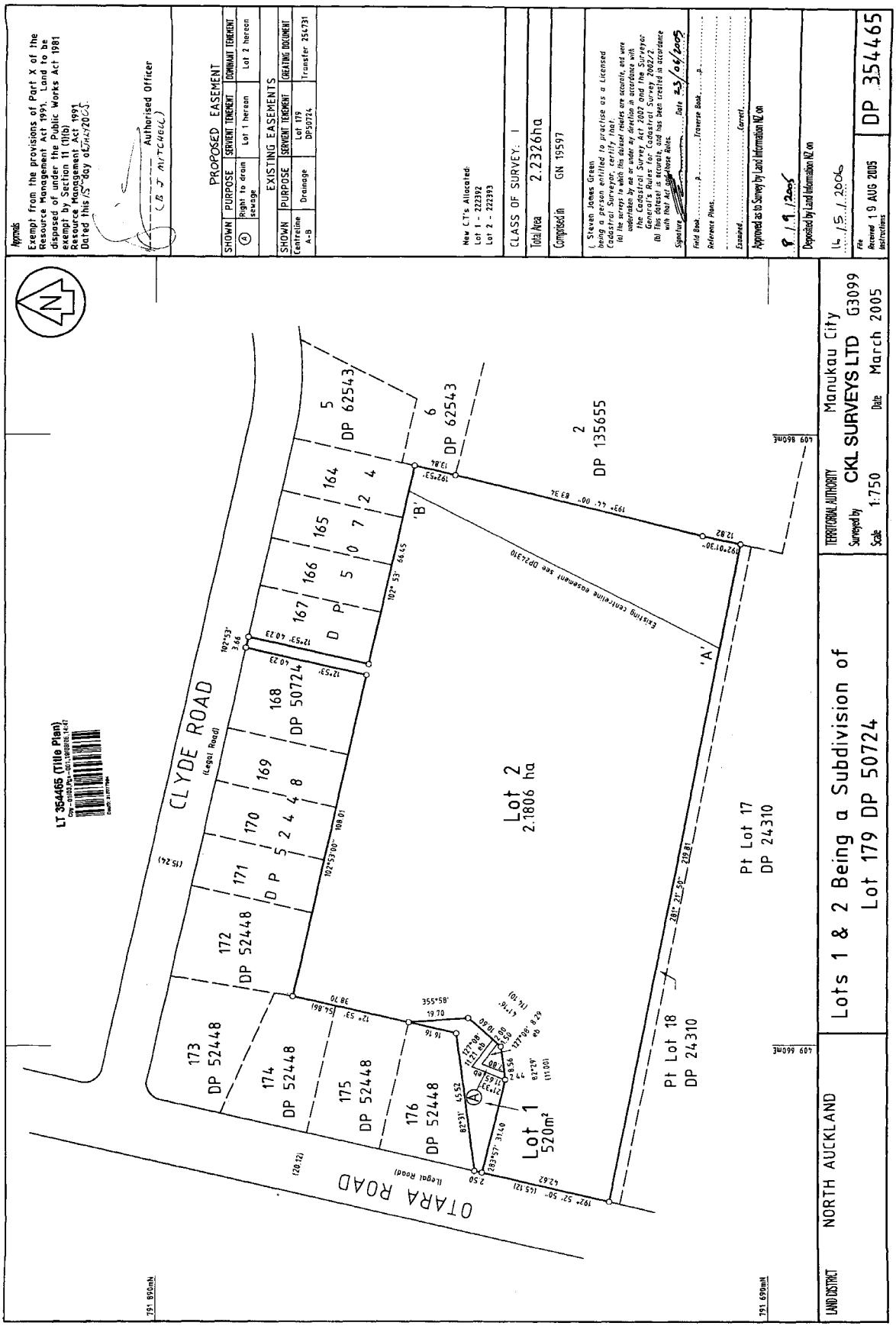
| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 2.1806 hectares more or less |
| **Legal Description** | Lot 2 Deposited Plan 354465 |
| **Purpose** | State Housing Purposes |

**Registered Owners**
Her Majesty the Queen

**Interests**

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991


Approvals
Exempt from the provisions of Part X of the Resource Management Act 1991. Land to be disposed of under the Public Works Act 1981 exempt by Section 11 (1)(b) Resource Management Act 1991
Dated this 15th day of JULY 2005
Authorised Officer
(B J MITCHELL)
PROPOSED EASEMENT
SHOWN | PURPOSE | SERVIENT TENEMENT | COMMANT TENEMENT
(A) | Right to drain sewage | Lot 1 hereon | Lot 2 hereon
EXISTING EASEMENTS
SHOWN | PURPOSE | SERVIENT TENEMENT | CREATING DOCUMENT
Centreline A-B | Drainage | Lot 179 DP50724 | Transfer 254731
New CT's Allocated
Lot 1 - 222392
Lot 2 - 222393
CLASS OF SURVEY: I
Total Area 2.2326ha
Computed in GN 19597
I, Steven James Green
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:
(a) the surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/212
(b) this dataset is accurate, and has been created in accordance with that Act and those Rules.
Signature ..... Date 23/06/2005
Field Book ..... p ..... Traverse Book ..... p .....
Reference Plans .....
.....
Examined ..... Correct .....
Approved as to Survey by Land Information NZ on
8/9/2005
Deposited by Land Information NZ on
14/5/2006
File Reviewed 19 AUG 2005 Instructions
DP 354465
LT 354465 (Title Plan)
CLYDE ROAD
(Legal Road)
OTARA ROAD
(Legal Road)
Lot 1
520m²
Lot 2
2.1806 ha
Pt Lot 17
DP 24310
Pt Lot 18
DP 24310
Existing centreline easement see DP224310
173 DP 52448
174 DP 52448
175 DP 52448
176 DP 52448
172 DP 52448
171 DP 52448
170 DP 52448
169 DP 52448
168 DP 50724
167 DP 50724
166 DP 50724
165 DP 50724
164 DP 50724
5 DP 62543
6 DP 62543
2 DP 135655
LAND DISTRICT NORTH AUCKLAND
Lots 1 & 2 Being a Subdivision of Lot 179 DP 50724
TERRITORIAL AUTHORITY Manukau City
Surveyed by CKL SURVEYS LTD G3099
Scale 1:750 Date March 2005

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017**

R.W. Muir
Registrar-General of Land

| | |
|---|---|
| **Identifier** | **891304** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 17 May 2019 |

**Prior References**
NA86D/104

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 8653 square metres more or less |
| **Legal Description** | Lot 2 Deposited Plan 135655 |
| **Purpose** | State Housing Purposes |

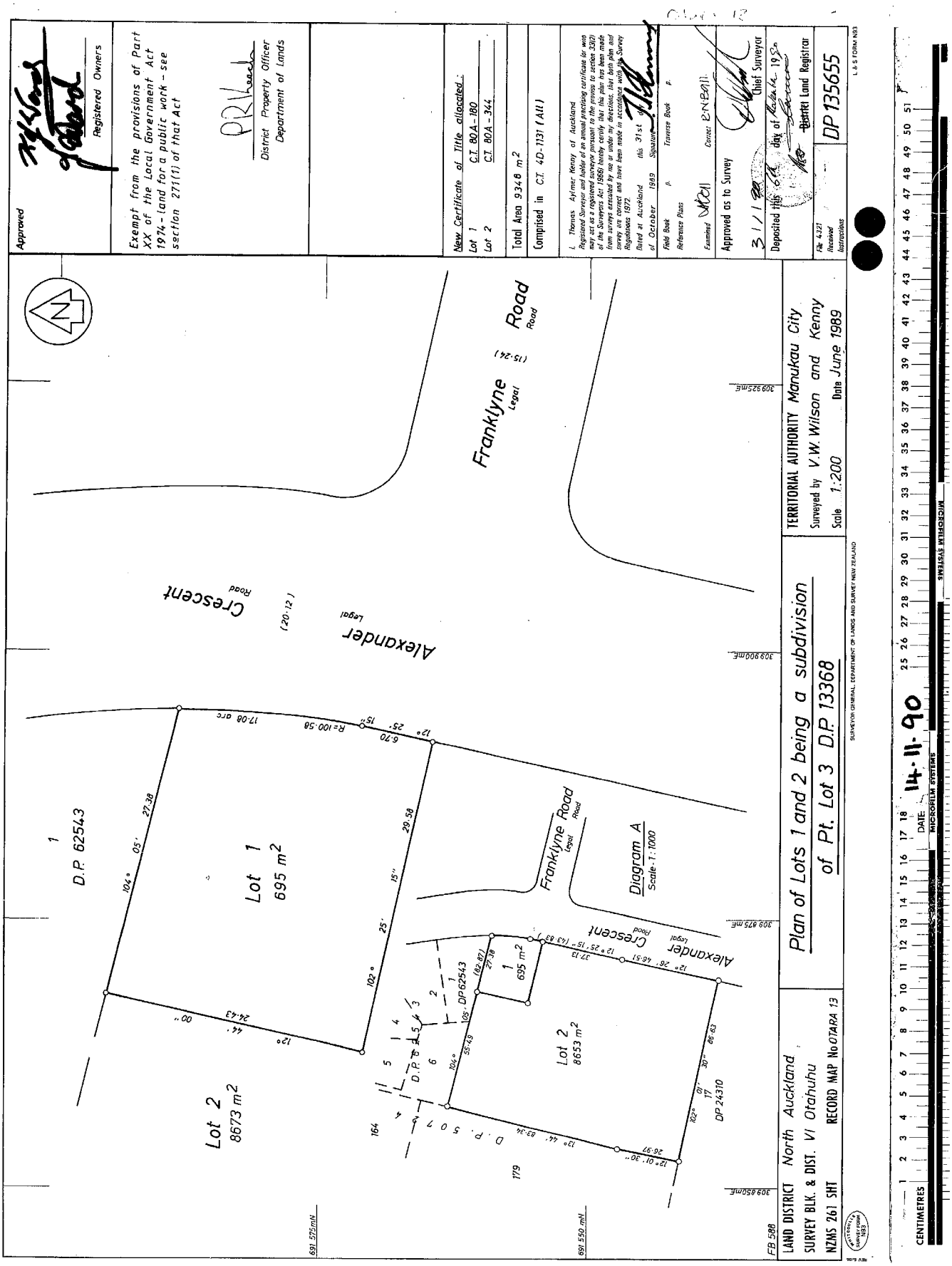
**Registered Owners**
Her Majesty the Queen

**Interests**

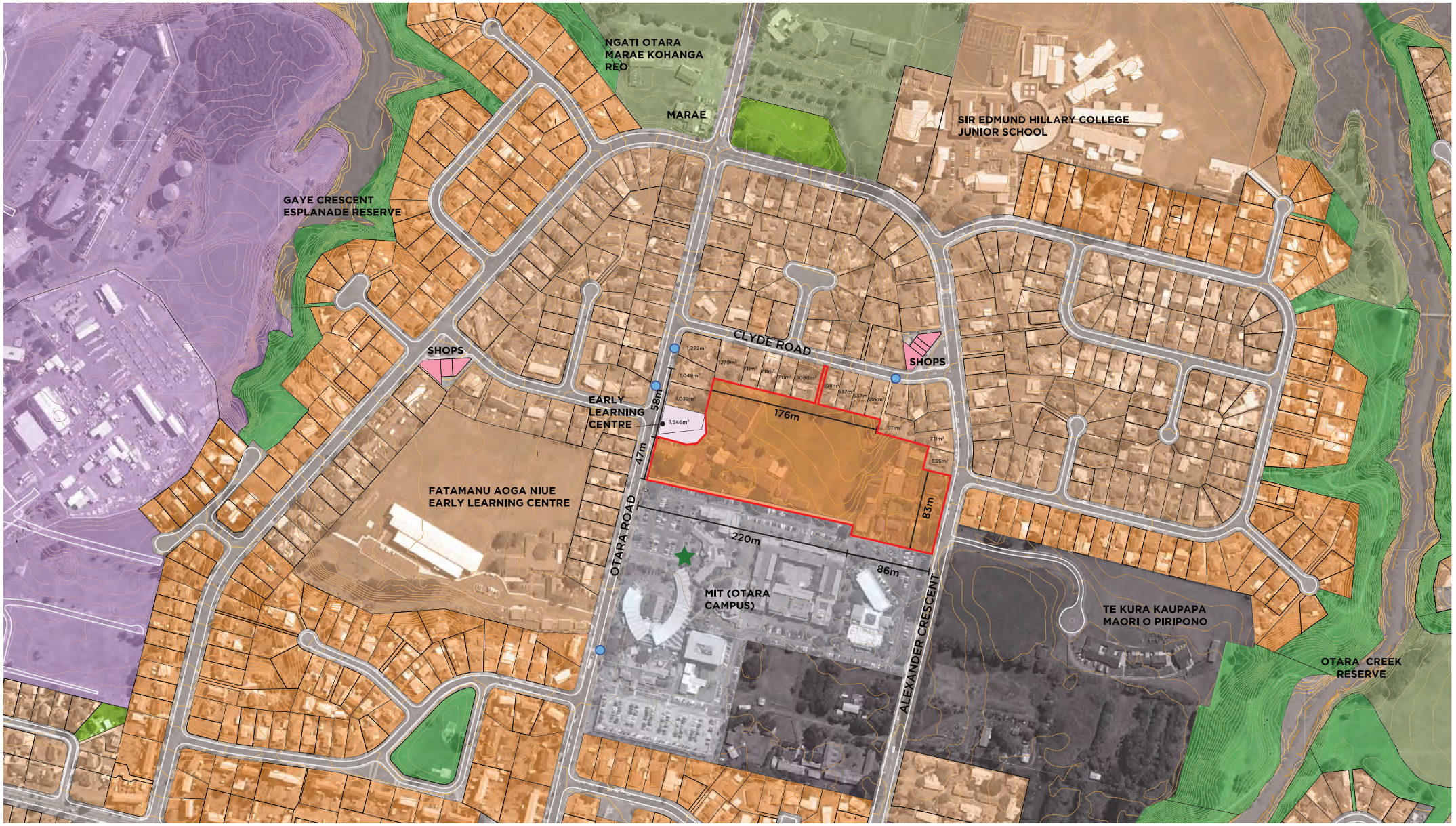
excluding coal and other minerals on cancelled CTs NA637/229 and NA180/152

Subject to Part IVA of the Conservation Act 1987

Subject to Section 11 of the Crown Minerals Act 1991


Approved
Registered Owners
Exempt from the provisions of Part XX of the Local Government Act 1974 - land for a public work - see section 271(1) of that Act
District Property Officer
Department of Lands
New Certificate of Title allocated:
Lot 1 C.T. 80A-180
Lot 2 C.T. 80A-344
Total Area 9348 m2
Comprised in C.T. 4D-1131 (All)
I, Thomas Aylmer Kenny of Auckland Registered Surveyor and holder of an annual practising certificate for with effect from 1st April 1989 hereby certify that the plan has been made from a survey carried out by me or under my supervision in accordance with the Survey Regulations 1972.
Dated at Auckland this 31st day of October 1989
Signature
Field Book p.
Traverse Book p.
Reference Plans
Examined
Correct
Approved as to Survey
Chief Surveyor
Deposited this day of
District Land Registrar
File 4321
Received
Instructions
DP 135655
L & S FORM N33
TERRITORIAL AUTHORITY Manukau City
Surveyed by V.W. Wilson and Kenny
Scale 1:200 Date June 1989
SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND
Plan of Lots 1 and 2 being a subdivision of Pt. Lot 3 D.P. 13368
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. VI Otahuhu
NZMS 261 SHT RECORD MAP No OTARA 13
FB 588
Diagram A
Scale - 1:1000
Franklyne Road
Legal Road
Alexander Crescent
Legal Road
Lot 1 695 m2
Lot 2 8673 m2
Lot 2 8653 m2
D.P. 62543
D.P. 24310
D.P. 50764
14-11-90
DATE
MICROFILM SYSTEMS
CENTIMETRES

# APPENDIX 2
# PROPOSED PLANNING MAP




## LEGEND

- TERRACED HOUSING AND APARTMENT BUILDING ZONE
- MIXED HOUSING URBAN ZONE
- MIXED HOUSING SUBURBAN ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - TERTIARY EDUCATION ZONE
- SPECIAL PURPOSE - MAORI PURPOSE
- SPECIAL PURPOSE - SCHOOL ZONE
- SITE BOUNDARY (TOTAL SITE AREA 3.05ha)
- NOTABLE TREE (APPROX POSITION)
- BUS STOPS
- CONTOURS SHOWN AT 0.5m INTERVALS

## PROPOSED ZONING PLAN

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| DATE: | 23 SEP 2022 |
| STATUS: | DRAFT FOR COMMENT - NOT FOR CIRCULATION |

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# MIT NORTH BLOCK

# APPENDIX 3
# REFERENCE SCHEME

# REFERENCE SCHEME

## PLAN CHANGE PROPOSAL
## M.I.T. OTARA CAMPUS BLOCK B & C

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
23 June 2022

### CONTENTS


| | |
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| **UD003-R0** | SITE CONTEXT |
| **UD004-R0** | OPPORTUNITIES + CONSTRAINTS |
| **UD307-R3** | SUBDIVISION PLAN OPTION A |
| **UD307-R3** | CONCEPT PLAN OPTION A |
| **UD308-R3** | PERSPECTIVE FROM SE: OPTION A |
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| **UD311-R2** | CONCEPT PLAN OPTION B |
| **UD311-R2** | PERSPECTIVE FROM SE: OPTION B |
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| **UD316-R9** | CONCEPT PLAN: ALL OPTIONS |


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## Purpose

The purpose of this study is to explore the development potential of the sites at 67S Otara Road, Otara, Auckland and 39 Alexander Crescent, Otara, Auckland.

This study will outline the potential for a low risk development including two and three story residential buildings. The development will demonstrate a proposal aligned with the objectives and policies of the Auckland Unitary Plan's Residential - Mixed Housing Urban zone.

## Key Outcomes Sought

1) Adopting a range of housing typologies that fit for purpose and reflect economy in design suitable for Kiwibuild purchasers.
2) Utilise conservative transport design including road widths, parking and accessway layout.
3) Achieve a quality urban neighbourhood that balances high yield with good public and private amenity.

Target Density: 30dw/ha or greater
Target Yield: 60% (net residential land) or greater

## Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The site will be re-zoned to either Mixed Housing - Urban or Mixed Housing Sub-Urban.
- All existing development is removed (or could be removed).
- The site is virtually flat; no earthworks or major retaining walls are envisaged.
- A Planning, Infrastructure and Transportation Assessment Report (Calibre, 30 August 2018) prepared for this site has indicated that there are no particular constraints on development within the broad expecations of this zone.
- Housing Typologies have been adopted and agreed with M.HUD as a precusor to our design.
- The two legal parcels are treated as one larger landholding for the purposes of development and no further amalgamation or subdivision with neighbouring properties is provided for.
- Any development proposal would be subject to Auckland Council design review and possibly Urban Design Panel review.

**LOCATION PLAN**
Scale 1:7500

| Name | Address | Legal Description | Area | Current Zone | Proposed Zone |
|---|---|---|---|---|---|
| Block B | 67S Otara Road, Otara, Auckland | LOT 2 DP 354465 | 21,806 m2 | Special Purpose - School Zone | Mixed Housing - Urban/Suburban |
| Block C | 39 Alexander Crescent, Otara, Auckland | LOT 2 DP 13 | 8,653 m2 | Special Purpose - Tertiary Education Zone | Mixed Housing - Urban/Suburban |
| | | | Total Area 3.05 Hectares | | |

## DESIGN BRIEF

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

## LEGEND

- TERRACED HOUSING AND APARTMENT BUILDING ZONE
- MIXED HOUSING URBAN ZONE
- MIXED HOUSING SUBURBAN ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - TERTIARY EDUCATION ZONE
- SPECIAL PURPOSE - MAORI PURPOSE
- SPECIAL PURPOSE - SCHOOL ZONE
- SITE BOUNDARY (TOTAL SITE AREA 3.05ha)
- NOTABLE TREE (APPROX POSITION)
- BUS STOPS
- CONTOURS SHOWN AT 0.5m INTERVALS

## SITE CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| PROJECT: | M.I.T. OTARA CAMPUS BLOCK C |
| DATE: | 11 OCTOBER 2021 |
| STATUS: | DRAFT FOR DISCUSSION |

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UD003-R0

## OPPORTUNITIES

- The surrounding area has a strong cultural identity and family-oriented facilities, parks, schools and services.
- The site has strong pedestrian links, as follows:
  **2** minute walk - two corner stores, bus stops (located on Otara Road and Clyde Road), and MIT;
  **5** minute walk - a school, play ground, access to nature walks, and a two Marae;
  **15** minute walk - Otara Town Centre.
- The existing M.I.T. horticulture and landscaping area could be maintained or re-applied through urban gardens within the site.
- Substantial earthworks will not be required since the topography of the site is quite flat, with a slope of less than 3%.
- Reinstating a narrow pedestrian walkway to the north of the site would provide convenient access to a corner store, school and playground.

## CONSTRAINTS

- Otara Road is a collector road and the existing intersection (vehicle crossing) location may need to be respected.
- Several suburban residential homes with their primary outdoor spaces are located along the site's northenr boundary. Apprioriate buildings setbacks should be considered to maintain amenity.
- A minor overland flow path is passes through the site, froom south to north. The points where it enters and exits the site may need to be retained.
- No vehicle access is available from the northern or southern boundaries of the site.

## LEGEND

- SITE AREA
- PEDESTRIAN CONNECTION TO KEY AREAS
- EXISTING VEHICLE ACCESS POINTS
- RESIDENTIAL INTERFACE
- OVERLAND FLOW PATH ENTRY & EXIT
- OVERLAND FLOW PATH
- FLOOD PLAIN/ FLOOD PRONE AREA
- EXISTING GREEN SPACES (WITH MATURE TREES)
- NOTABLE TREE (POSITION NOT VERIFIED)

## OPPORTUNITIES AND CONSTRAINTS

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| PROJECT: | M.I.T. OTARA CAMPUS BLOCK C |
| DATE: | 11 OCTOBER 2021 |
| STATUS: | DRAFT FOR DISCUSSION |

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UD004-R0

## KEY

**PC 78 Sub #899**

| | | | |
|---|---|---|---|
| | Site Boundary | 30,459m² | |
| | Net Residential | 15,971m² | 52.4% |
| | Subdivison Boundary | | |
| | JOAL | 4,515m² | 14.8% |

## SUBDIVISION PLAN: OPTION A

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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U:/1020/2212496_a MIT South Campus/UD/MIT/Site Plans/2212496-Design Concept Package-v4.layout

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UD307-R3

## DEVELOPMENT YIELD

**PC 78 Sub #899**

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 104 | | 62 | 1 | 1 |
| 4 Bed Duplex | 8 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 1) | 35 | 119 | 144 | 3 | 1 |
| 3 Bed Terrace (Type 2) | 6 | 113 | 144 | 3 | 1 |
| 4 Bed Terrace | 14 | 124 | 140 | 2 | 1 |

**TOTAL** **203 Residential Units**

**DENSITY** **67 dw/ha**

## CONCEPT PLAN: OPTION A

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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## PERSPECTIVE FROM SE: OPTION A

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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A2000666-

## PERSPECTIVE FROM SW: OPTION A

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

HARRISON GRIERSON

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This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

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A2000666-

UD309-R3

## KEY

**PC 78 Sub #899**

| | | | |
|---|---|---|---|
| | Site Boundary | 30,459m² | |
| | Net Residential | 20,730m² | 68.1% |
| | Subdivison Boundary | | |
| | JOAL | 2,017m² | 6.6% |

## SUBDIVISON PLAN: OPTION B

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

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A2000666-



UD310-R2

## DEVELOPMENT YIELD

**PC 78 Sub #899**

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 80 | | 62 | 1 | 1 |
| 4 Bed Duplex | 16 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 2) | 24 | 113 | 144 | 3 | 1 |
| 3 Bed Terrace | 50 | 124 | 140 | 2 | 1 |

**TOTAL** **206 Residential Units**

**DENSITY** **68 dw/ha**

## CONCEPT PLAN: OPTION B

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

N

HARRISON GRIERSON

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UD311-R2

## PERSPECTIVE FROM SE: OPTION B

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
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UD311-R2

## PERSPECTIVE FROM SW: OPTION B

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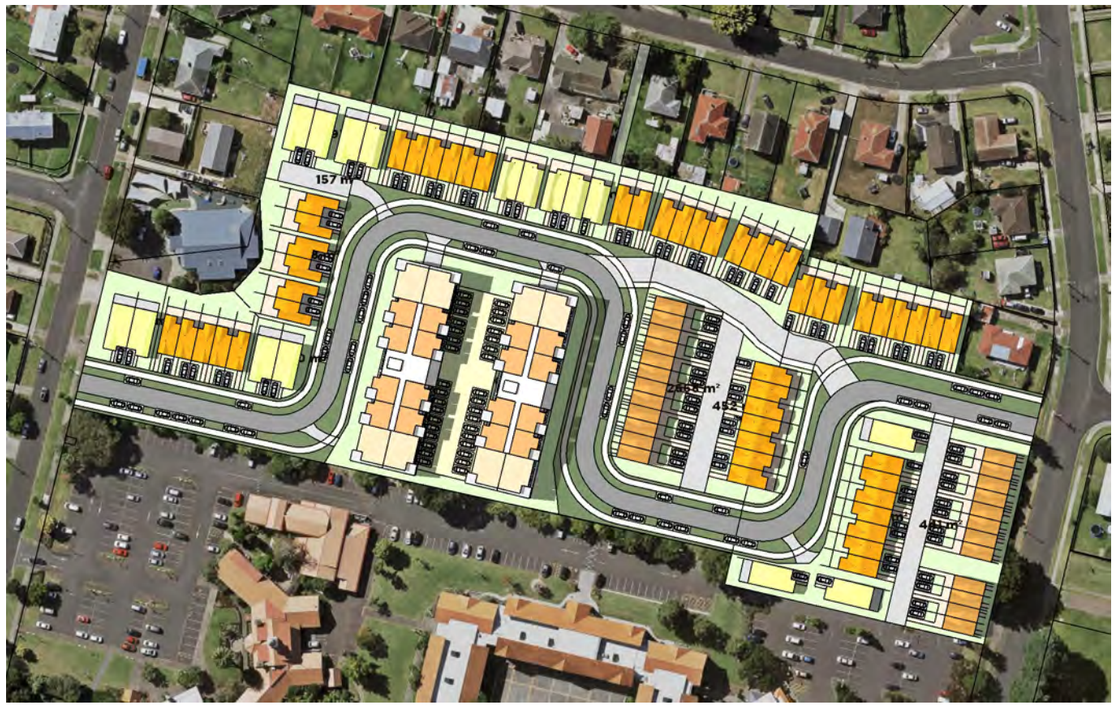
UD312-R2

## OPTION A

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 104 | | 62 | 1 | 1 |
| 4 Bed Duplex | 8 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 1) | 35 | 119 | 144 | 3 | 1 |
| 3 Bed Terrace (Type 2) | 6 | 113 | 144 | 3 | 1 |
| 4 Bed Terrace | 14 | 124 | 140 | 2 | 1 |

**TOTAL** **203 Residential Units**

**DENSITY** **67 dw/ha**




## OPTION B

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 80 | | 62 | 1 | 1 |
| 4 Bed Duplex | 16 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 2) | 24 | 113 | 144 | 3 | 1 |
| 3 Bed Terrace | 50 | 124 | 140 | 2 | 1 |

**TOTAL** **206 Residential Units**

**DENSITY** **68 dw/ha**

## CONCEPT PLAN: ALL OPTIONS WITH POTENTIAL YIELDS

SCALE: 1:3000 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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A2000666-



UD316-R9

# APPENDIX 4
# LETTER OF APPROVAL MINISTRY OF EDUCATION

MINISTRY OF EDUCATION
TE TĀHUHU O TE MĀTAURANGA

19 September 2022

To whom it may concern:

We write concerning Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development's (HUD) submission to change the zoning of the land at 67S Ōtara Road, Ōtara (the Site). The Site has been in HUD ownership since 2019 and in the ownership of Manukau Institute of Technology (MIT) from 2012-2019. The Ministry of Education can confirm that the Secretary for Education approved the sale of the Site to HUD in 2019.

The Site is currently zoned Special Purpose (School) under the Auckland Unitary Plan. The Ministry of Education can confirm that the Site is not required for the purpose of a School and has not been utilised for that purpose since the sale of the site to MIT in 2012.

Yours sincerely,

Deidre Alderson
Director of Education Auckland
Te Mahau | Te Tai Raro

DDI +6496329409 | Mobile +64272866218
Auckland Mt Eden Office

## APPENDIX 3: TERRACED HOUSING AND APARTMENT BUILDINGS REFERENCE SCHEME FOR MIT NORTH BLOCK

# REFERENCE SCHEME

## PLAN CHANGE PROPOSAL
## M.I.T. OTARA CAMPUS BLOCK B & C

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
23 June 2022

### CONTENTS


| | |
|---|---|
| **UD002-R0** | DESIGN BRIEF |
| **UD003-R0** | SITE CONTEXT |
| **UD004-R0** | OPPORTUNITIES + CONSTRAINTS |
| **UD307-R3** | SUBDIVISION PLAN OPTION A |
| **UD307-R3** | CONCEPT PLAN OPTION A |
| **UD308-R3** | PERSPECTIVE FROM SE: OPTION A |
| **UD309-R3** | PERSPECTIVE FROM SW: OPTION A |
| **UD310-R2** | SUBDIVISION PLAN OPTION B |
| **UD311-R2** | CONCEPT PLAN OPTION B |
| **UD311-R2** | PERSPECTIVE FROM SE: OPTION B |
| **UD312-R2** | PERSPECTIVE FROM SW: OPTION B |
| **UD316-R9** | CONCEPT PLAN: ALL OPTIONS |


HARRISON GRIERSON

## Purpose

The purpose of this study is to explore the development potential of the sites at 67S Otara Road, Otara, Auckland and 39 Alexander Crescent, Otara, Auckland.

This study will outline the potential for a low risk development including two and three story residential buildings. The development will demonstrate a proposal aligned with the objectives and policies of the Auckland Unitary Plan's Residential - Mixed Housing Urban zone.

## Key Outcomes Sought

1) Adopting a range of housing typologies that fit for purpose and reflect economy in design suitable for Kiwibuild purchasers.
2) Utilise conservative transport design including road widths, parking and accessway layout.
3) Achieve a quality urban neighbourhood that balances high yield with good public and private amenity.

Target Density: 30dw/ha or greater
Target Yield: 60% (net residential land) or greater

## Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The site will be re-zoned to either Mixed Housing - Urban or Mixed Housing Sub-Urban.
- All existing development is removed (or could be removed).
- The site is virtually flat; no earthworks or major retaining walls are envisaged.
- A Planning, Infrastructure and Transportation Assessment Report (Calibre, 30 August 2018) prepared for this site has indicated that there are no particular constraints on development within the broad expecations of this zone.
- Housing Typologies have been adopted and agreed with M.HUD as a precusor to our design.
- The two legal parcels are treated as one larger landholding for the purposes of development and no further amalgamation or subdivision with neighbouring properties is provided for.
- Any development proposal would be subject to Auckland Council design review and possibly Urban Design Panel review.

**LOCATION PLAN**
Scale 1:7500

| Name | Address | Legal Description | Area | Current Zone | Proposed Zone |
|---|---|---|---|---|---|
| Block B | 67S Otara Road, Otara, Auckland | LOT 2 DP 354465 | 21,806 m2 | Special Purpose - School Zone | Mixed Housing - Urban/Suburban |
| Block C | 39 Alexander Crescent, Otara, Auckland | LOT 2 DP 13 | 8,653 m2 | Special Purpose - Tertiary Education Zone | Mixed Housing - Urban/Suburban |
| | | | Total Area 3.05 Hectares | | |

## DESIGN BRIEF

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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## LEGEND

- TERRACED HOUSING AND APARTMENT BUILDING ZONE
- MIXED HOUSING URBAN ZONE
- MIXED HOUSING SUBURBAN ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - TERTIARY EDUCATION ZONE
- SPECIAL PURPOSE - MAORI PURPOSE
- SPECIAL PURPOSE - SCHOOL ZONE
- SITE BOUNDARY (TOTAL SITE AREA 3.05ha)
- NOTABLE TREE (APPROX POSITION)
- BUS STOPS
- CONTOURS SHOWN AT 0.5m INTERVALS

## SITE CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| PROJECT: | M.I.T. OTARA CAMPUS BLOCK C |
| DATE: | 11 OCTOBER 2021 |
| STATUS: | DRAFT FOR DISCUSSION |

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2000666_a

UD003-R0

## OPPORTUNITIES

- The surrounding area has a strong cultural identity and family-oriented facilities, parks, schools and services.
- The site has strong pedestrian links, as follows:
  **2** minute walk - two corner stores, bus stops (located on Otara Road and Clyde Road), and MIT;
  **5** minute walk - a school, play ground, access to nature walks, and a two Marae;
  **15** minute walk - Otara Town Centre.
- The existing M.I.T. horticulture and landscaping area could be maintained or re-applied through urban gardens within the site.
- Substantial earthworks will not be required since the topography of the site is quite flat, with a slope of less than 3%.
- Reinstating a narrow pedestrian walkway to the north of the site would provide convenient access to a corner store, school and playground.

## CONSTRAINTS

- Otara Road is a collector road and the existing intersection (vehicle crossing) location may need to be respected.
- Several suburban residential homes with their primary outdoor spaces are located along the site's northenr boundary. Apprioriate buildings setbacks should be considered to maintain amenity.
- A minor overland flow path is passes through the site, froom south to north. The points where it enters and exits the site may need to be retained.
- No vehicle access is available from the northern or southern boundaries of the site.

## LEGEND

- SITE AREA
- PEDESTRIAN CONNECTION TO KEY AREAS
- EXISTING VEHICLE ACCESS POINTS
- RESIDENTIAL INTERFACE
- OVERLAND FLOW PATH ENTRY & EXIT
- OVERLAND FLOW PATH
- FLOOD PLAIN/ FLOOD PRONE AREA
- EXISTING GREEN SPACES (WITH MATURE TREES)
- NOTABLE TREE (POSITION NOT VERIFIED)

## OPPORTUNITIES AND CONSTRAINTS

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| PROJECT: | M.I.T. OTARA CAMPUS BLOCK C |
| DATE: | 11 OCTOBER 2021 |
| STATUS: | DRAFT FOR DISCUSSION |

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UD004-R0

## KEY

**PC 78 Sub #899**

| | | | |
|---|---|---|---|
| | Site Boundary | 30,459m² | |
| | Net Residential | 15,971m² | 52.4% |
| | Subdivison Boundary | | |
| | JOAL | 4,515m² | 14.8% |

## SUBDIVISION PLAN: OPTION A

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
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UD307-R3

## DEVELOPMENT YIELD PC 78 Sub #899

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 104 | | 62 | 1 | 1 |
| 4 Bed Duplex | 8 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 1) | 35 | 119 | 144 | 3 | 1 |
| 3 Bed Terrace (Type 2) | 6 | 113 | 144 | 3 | 1 |
| 4 Bed Terrace | 14 | 124 | 140 | 2 | 1 |

**TOTAL** **203 Residential Units**

**DENSITY** **67 dw/ha**

## CONCEPT PLAN: OPTION A

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
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UD307-R3

## PERSPECTIVE FROM SE: OPTION A

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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## PERSPECTIVE FROM SW: OPTION A

CLIENT: M.HUD
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A2000666-

## KEY

**PC 78 Sub #899**

| | | | |
|---|---|---|---|
| | Site Boundary | 30,459m² | |
| | Net Residential | 20,730m² | 68.1% |
| | Subdivison Boundary | | |
| | JOAL | 2,017m² | 6.6% |

## SUBDIVISON PLAN: OPTION B

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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A2000666-



UD310-R2

## DEVELOPMENT YIELD

**PC 78 Sub #899**

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 80 | | 62 | 1 | 1 |
| 4 Bed Duplex | 16 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 2) | 24 | 113 | 144 | 3 | 1 |
| 3 Bed Terrace | 50 | 124 | 140 | 2 | 1 |

**TOTAL** **206 Residential Units**

**DENSITY** **68 dw/ha**

## CONCEPT PLAN: OPTION B

SCALE: 1:1500 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
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UD311-R2

## PERSPECTIVE FROM SE: OPTION B

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION

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UD311-R2

## PERSPECTIVE FROM SW: OPTION B

CLIENT: M.HUD
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A2000666-UD312-R2

## OPTION A

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 104 | | 62 | 1 | 1 |
| 4 Bed Duplex | 8 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 1) | 35 | 119 | 144 | 3 | 1 |
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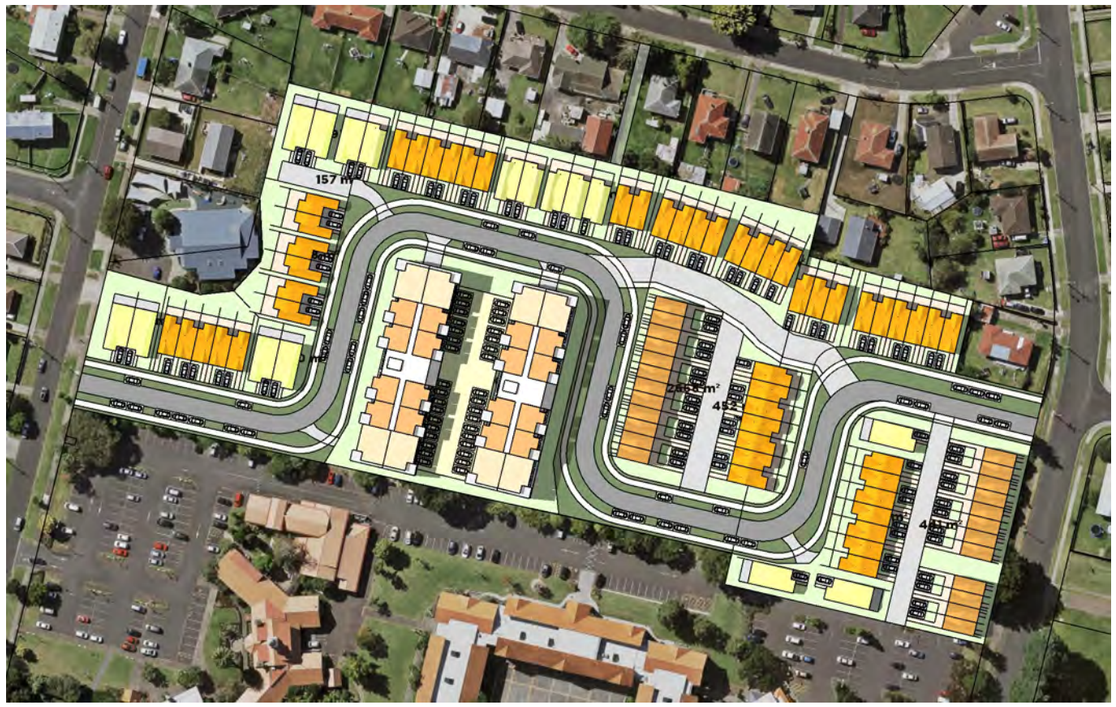
**TOTAL** **203 Residential Units**

**DENSITY** **67 dw/ha**




## OPTION B

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 3 Bed Apart | 36 | | 105 | 1 | 1 |
| 2 Bed Apart | 80 | | 62 | 1 | 1 |
| 4 Bed Duplex | 16 | 200 | 186 | 2 | 2 |
| 3 Bed Terrace (Type 2) | 24 | 113 | 144 | 3 | 1 |
| 3 Bed Terrace | 50 | 124 | 140 | 2 | 1 |

**TOTAL** **206 Residential Units**

**DENSITY** **68 dw/ha**

## CONCEPT PLAN: ALL OPTIONS WITH POTENTIAL YIELDS

SCALE: 1:3000 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
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A2000666-



UD316-R9

**APPENDIX 4: LETTER OF SUPPORT MINISTRY OF EDUCATION**

MINISTRY OF EDUCATION
TE TĀHUHU O TE MĀTAURANGA

19 September 2022

To whom it may concern:

We write concerning Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development's (HUD) submission to change the zoning of the land at 67S Ōtara Road, Ōtara (the Site). The Site has been in HUD ownership since 2019 and in the ownership of Manukau Institute of Technology (MIT) from 2012-2019. The Ministry of Education can confirm that the Secretary for Education approved the sale of the Site to HUD in 2019.

The Site is currently zoned Special Purpose (School) under the Auckland Unitary Plan. The Ministry of Education can confirm that the Site is not required for the purpose of a School and has not been utilised for that purpose since the sale of the site to MIT in 2012.

Yours sincerely,

Deidre Alderson
Director of Education Auckland
Te Mahau | Te Tai Raro

DDI +6496329409 | Mobile +64272866218
Auckland Mt Eden Office

## George Bramer

**From:** Katrina Jordan <K.Jordan@harrisongrierson.com>
**Sent:** Thursday, 29 September 2022 12:39 pm
**To:** Unitary Plan
**Cc:** Benjamin Speedy; Nick Grala
**Subject:** MIT South - Submission on Plan Change 78: Intensification
**Attachments:** Final Submission - MIT South.pdf; pc-78-form-MIT South.pdf

Kia ora,

Please find a submission relating to the properties 3S, 5S & 7 Otara Road, attached to this email.

Documents supporting the submission are accessed via this link: MIT South
Password to Onedrive folder: 3124

Ngā mihi,

**KATRINA JORDAN**
Graduate Planner
Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

D +64 9 915 2547 P +64 9 917 5000

HARRISON GRIERSON. COM

All our emails and attachments are subject to conditions.

## 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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Mr Nick Grala - Harrison Grierson

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

Ministry if Housing and Urban Development

**Address for service of Submitter**

PO Box 5760, Wellesley Street Auckland 1141

Telephone: 211995050 Fax/Email: n.grala@harrisongrierson.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)

*Or*

Property Address: 3S Otara Road, 5S Otara Road & 7 Otara Road

*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:

The proposed zoning is no longer relevant to the identified properties' current and future use.

The properties are within 200m of the Otara town centre and so qualify for commensurate intensification under Policy 3D.

**(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. ☐

Apply Residential - Terraced Housing and Apartment Buildings zone to 5S and 7 Otara Road and apply Business - Mixed Use to 3S Otara Road.

Apply the Walkable catchment, upzoning around centres map overlay to the identified properties.

Apply a Height Variation Control, allowing heights of up to 21m to the identified properties.

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 ☐

09/29/2022

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

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.**

# Submission
# ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

| | |
|---|---|
| **TO** | Auckland Council (the 'Council') |
| **SUBMISSION ON** | Plan Change 78: Intensification ('PC 78') |
| **NAME OF SUBMITTER** | Ministry of Housing and Urban Development ('MHUD') |

MHUD could not gain an advantage in trade competition through this submission.

**SUBMISSION IN OPPOSITION (IN PART)**

## 1.0 SCOPE OF SUBMISSION

This submission will:

a) Provide an executive summary of the submission;

b) Provide background on MHUD;

c) Provide an overview of MHUD's submission to apply Residential – Terraced Housing and Apartment Buildings ('THAB') and Business – Mixed Use ('MU') zone to the properties 3S, 5S and 7 Ōtara Road, Ōtara

d) Provide supporting material for the submission:

- Appendix 1: Amended Planning Maps showing the change in zoning pattern sought by MHUD.
- Appendix 2: Section 32AA evaluation report to support the change in zoning.
- Appendix 3: Reference Scheme. This shows a potential development scenario based on the requested zoning.

## 2.0 EXECUTIVE SUMMARY

MHUD own a number of properties within the Ōtara suburb of Auckland (the 'MIT South Block'). The MIT South Block properties comprise:

- 3S Ōtara Road, Ōtara;
- 5S Ōtara Road, Ōtara and;
- 7 Ōtara Road, Ōtara.

The three properties combined cover an area approximately 5ha in size and are located immediately adjacent to Ōtara town centre. They were developed and used as a tertiary education campus, most recently as part of the Manukau Institute of Technology (MIT). The properties were no longer required by MIT following the educator's relocation to Manukau and so were sold to MHUD in [year]. The majority of the site is untenanted, with some of the previous classrooms and administration buildings currently leased by healthcare services, who may continue to operate until redevelopment is ready to be undertaken. An aerial of the site is included as **Figure 1**.

The MIT South Block is zoned Special Purpose – Tertiary Education Zone under the AUPOiP despite it no longer being used for education.

In this submission, MHUD requests that the site be rezoned to reflect that it is no longer used by MIT for education and for a zoning to be applied that enables an efficient use of the land and aligns with its strategic location attributes. MHUD seek that:

- 5S and 7 Ōtara Road are zoned as Terrace Housing and Apartment Buildings (THAB) zone; and
- 3S Ōtara Road is zoned as Business: Mixed Use (MU); and
- A height variation overlay be applied to the entirety of the site to enable a height of 21m (6 storeys); and
- A walkable catchment be extended over the site.

The proposed zoning pattern is illustrated within **Appendix 1** of this submission. MHUD does not seek amendments to the provisions of the THAB and MU zones.

**FIGURE 1:** Site aerial of the MIT South Block

## 3.0 ABOUT THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT

The Ministry of Housing and Urban Development (MHUD) was established in 2018 as the ministry dedicated to delivering the government's housing and urban development programme. MHUD performs a range of functions on behalf of the central government that seek to improve housing supply, including the acquisition of sites for development. For the purpose of this submission MHUD is referred to as the owner.

## 4.0 OUR SUBMISSION

MHUD requests that the THAB, as modified within walkable catchments, be extended to apply to 5S and 7 ōtara Road and MU apply to 3S ōtara Road. It considers the two zones would be appropriate for the MIT South Block because:

1. The Section 32 ('S32') report undertaken by Council for the AUPOiP's Special Purpose (SP) zones, did not investigate whether the SP zoning extent was still appropriate for the land areas it covers. Rather, the S32 sought to determine what activities enabled under the SP may require modification to their standards to enable further intensification. As such, the relevancy of SP zoning was not sufficiently evaluated by Council prior to the plan change being notified.
2. SP zoning should function to enable education uses whilst the activity occurs onsite, but should not be kept following the conclusion of the activity.
3. The Amendment Act and NPS-UD seek to enable greater levels of development in appropriate locations. This is a large site that is no longer suited to its current zoning and is prime development land being land immediately adjacent to the Otara Town Centre. This development potential could be, and should be, enabled by the Council through its IPI.
4. The approach is consistent with Policy 3(d) in the NPS-UD, that within and adjacent to town centre zones, building heights and density of urban form must be commensurate with the level of commercial activities and community services. The land to the south of the Town Centre is already zoned THAB which supports that this type of development is consistent with the nature of the activities located in the Town Centre. The requested zoning will enable a level of development (16m – 18m) that is consistent with the ōtara Town Centre, which is subject to an 18m Height Variation Control.
5. The THAB zone is consistent with the Council's proposal to apply the modified THAB zone to residential areas up to 400m, or a walkable catchment, from large town centres with high accessibility and up to 200m from small town centres or large local centres with high accessibility. The ōtara Town Centre is identified as a small town centre with high accessibility and so qualifies for a 200m walkable catchment. The site is between 10m-200m from the town centre and so would qualify for commensurate residential intensification. As such, the walkable catchment overlay should be extended over the site.The proposed MU zone would give effect to Policy 3(d) of the NPSUD by enabling commercial and residential activity and support comprehensive development around the Town Centre.
6. Rezoning the remaining part of the site as MU would support the residential activity enabled under the plan change and compliments the Town Centre to provide for additional commercial services and access to goods as part of a well-functioning urban environment. Rezoning the site to MU is provided for under section 77N(3) of the Amendment Act, which enables Council to create new urban non-residential zones, or amend existing urban non-residential zones when changing its district plan for the first time to give effect to Policy 3 of the NPS-UD. Rezoning the site is also provided for in section 80E(1)(b)(iii) as this zone supports the AUP to give effect to policies 3 and 4 of the NPS UD.
7. Rezoning the MIT South Block will not impact the Notable Tree overlay provisions in the AUP which provide protection to one notable tree which is located on the site [where?]. The Notable Tree overlay is appropriate to provide this protection and can continue to do so while enabling more intensive development under a THAB and MU zone.
8. The application of the National Grid Corridor overlay to a small part of the site in the south-western corner of the southern site also does not preclude the ability to rezone and use the site for residential or business purposes. The relevant overlay provisions provide a buffer within the corridor.
9. A Preliminary Section 32AA evaluation has been undertaken to support the rezoning and is included as **Appendix 2** of this submission. The evaluation found that THAB and MU zoning was the best option, with the ability to deliver the greatest supply of housing in a manner that was economically viable and able to deliver multiple additional cultural, community and environmental benefits.
10. Rezoning the MIT South Block is an appropriate and efficient use of a large and well-located site and the site's size and shape can achieve good urban design outcomes. A reference scheme analysing the site and demonstrating how it could be developed for residential use based on best practice urban design principles is included as **Appendix 3**. This illustrates that the site could enable 381

residential units to be developed, providing homes for approximately 1,028 (assuming an average household size of 2.7 people per dwelling as per the census data from 2018[1] people.

**5.0 MHUD SEEKS THE FOLLOWING DECISION FROM THE COUNCIL:**

a) Amend the zoning of the MIT South site from Special Purpose – Tertiary Education to *Terrace Housing and Apartment Buildings* zone (for 5S and 7 Otara Road) and *Mixed Use* zone (for 3S Otara Road) in line with what is shown in **Appendix 1**; 899.11 899.12

and

b) Include the MIT South site within the Walkable Catchment Management Layer. 899.13

and

c) Apply a Height Variation Overlay across the MIT South Site enabling a height of 21m (6 storeys). 899.14

and

d) Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of MHUD;

or

e) Such other alternative relief to satisfy the concerns of MHUD.

6.0 MHUD wishes to be heard in support of its submission.

7.0 If others make a similar submission MHUD will not consider presenting a joint case with them at a hearing.

**Signature:**

**Date:** 29 September 2022

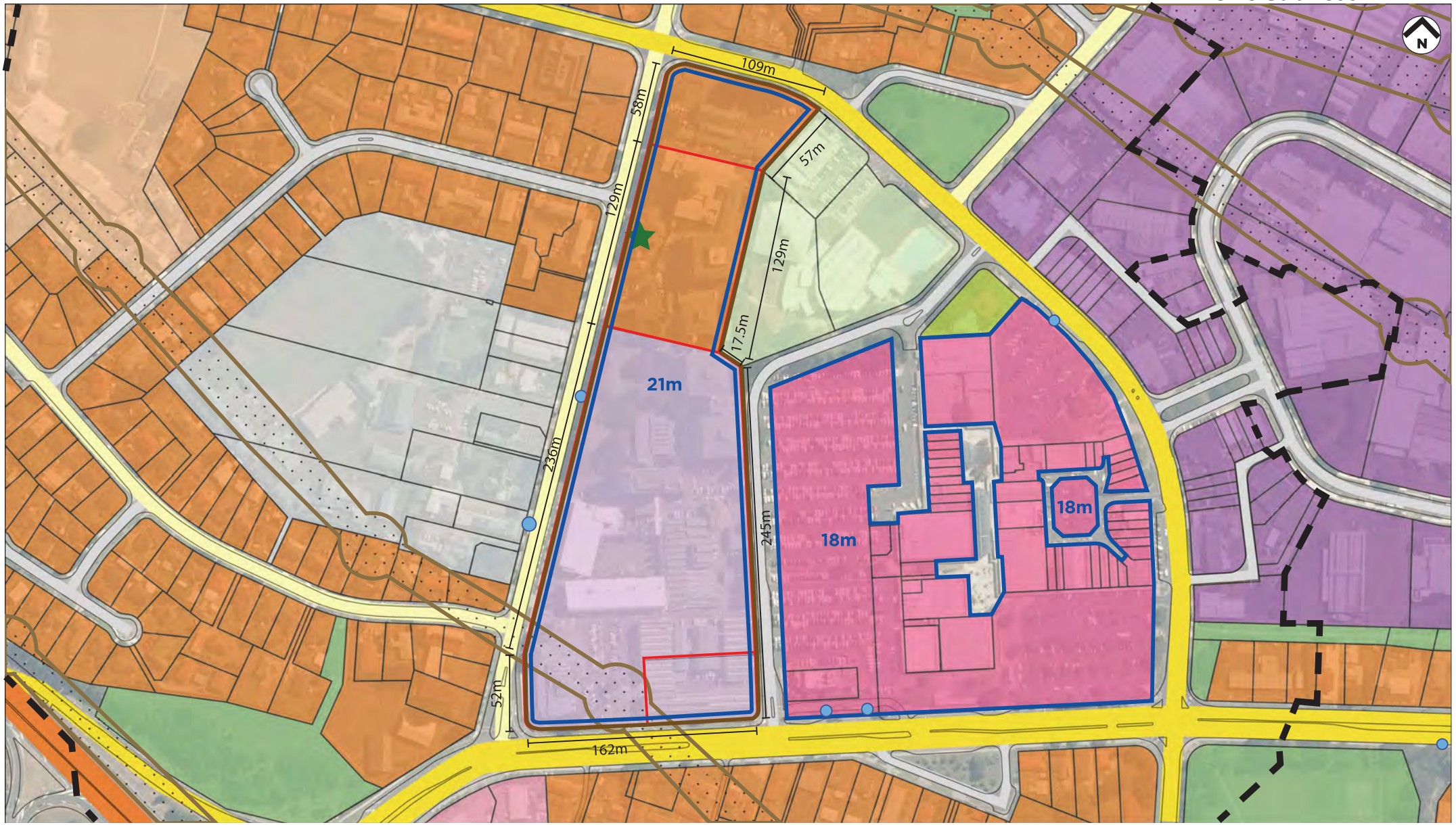
**Address for Service of Submitter:**

Harrison Grierson
P O Box 5760, Wellesley Street
**AUCKLAND 1141**

**Telephone:** (09) 917 5073
**Email:** n.grala@harrisongrierson.com
CONTACT PERSON: NICK GRALA

[1] https://www.stats.govt.nz/assets/Uploads/Reports/Housing-in-Aotearoa-2020/Download-data/housing-in-aotearoa-2020.pdf

## APPENDIX 1: MHUD'S PROPOSED ZONING PATTERN FOR MIT SOUTH




## LEGEND

- RESIDENTIAL - THAB ZONE
- RESIDENTIAL - MIXED HOUSING URBAN ZONE
- BUSINESS - TOWN CENTRE ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- BUSINESS - MIXED USE ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - SCHOOL ZONE
- HEIGHT VARIATION CONTROL - 18m
- NATIONAL GRID CORRIDOR OVERLAY
- MOTORWAY
- PRIMARY ATERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- BUS STOPS
- NOTABLE TREE (POSITION NOT VERIFIED)
- SITE AREA
- 800M WALKABLE CATCHMENT
- POLICY 3D - REZONING AROUND CENTRE ZONES
- HEIGHT VARIATION CONTROL

## PROPOSED ZONING PLAN

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| PROJECT NAME: | NPSUD PLAN CHANGE |
| DATE: | 29 SEP 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

HARRISON GRIERSON

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144200-HGCL-01-00-DR-Y

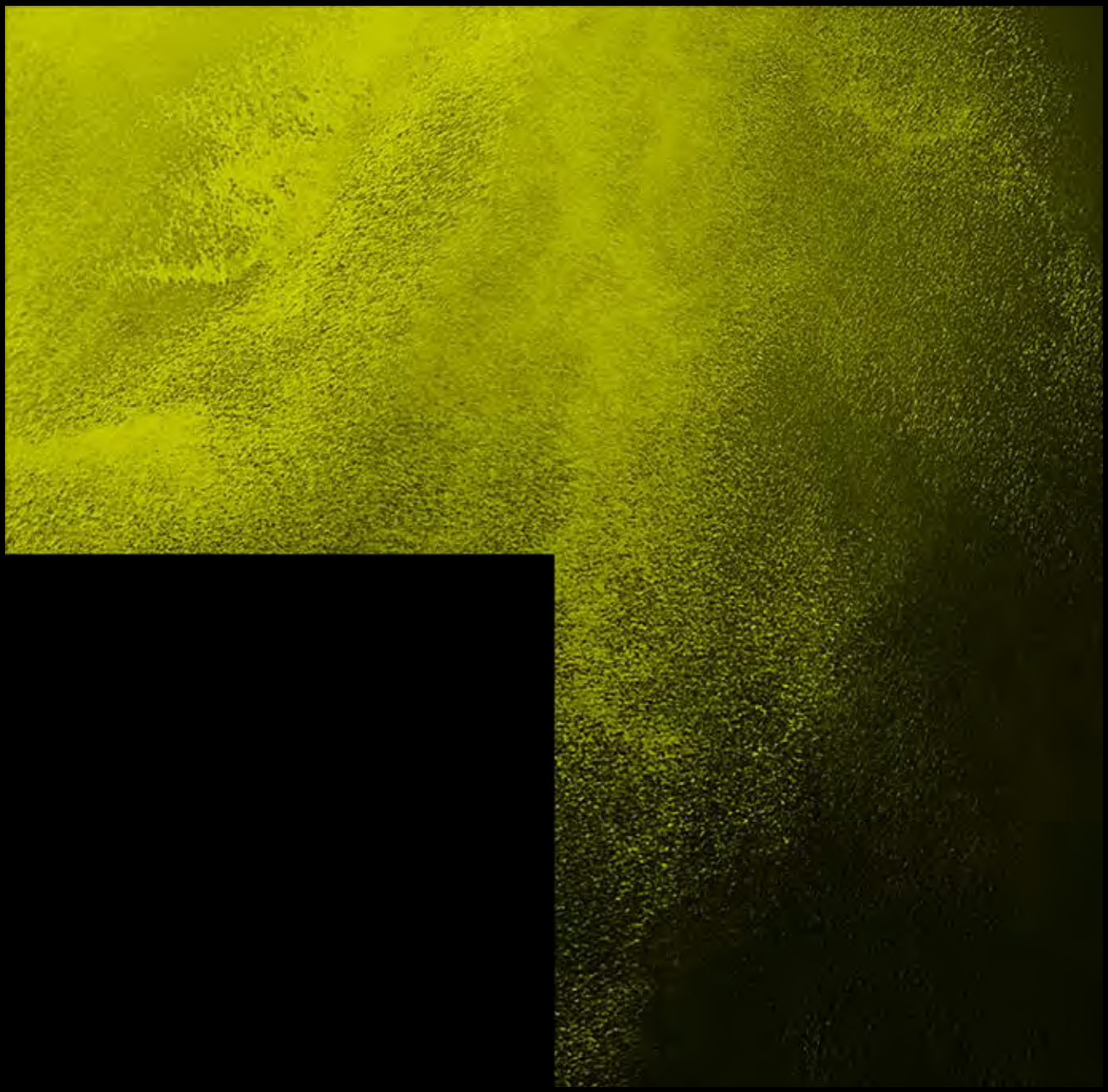


MIT SOUTH BLOCK

## APPENDIX 2: PRELIMINARY SECTION 32AA FOR MIT SOUTH BLOCK

# MIT SOUTH BLOCK PRELIMINARY S32AA EVALUATION

Ministry of Housing and Urban Development



# DOCUMENT CONTROL RECORD

| | |
|---|---|
| **CLIENT** | Ministry of Housing and Urban Development |
| **PROJECT** | Preliminary MIT South Block Preliminary S32AA Evaluation |
| **HG PROJECT NO.** | A2212496.00 |
| **HG DOCUMENT NO.** | 001 |
| **DOCUMENT** | Preliminary S32AA Evaluation |

# ISSUE AND REVISION RECORD

| | |
|---|---|
| **DATE OF ISSUE** | September 2022 |
| **STATUS** | Final |
| **ORIGINATOR** | Katrina Jordan - Graduate Planner |
| **REVIEWED** | Nick Grala - Planning and Urban Design Manager |
| **APPROVED FOR ISSUE** | Nick Grala - Planning and Urban Design Manager |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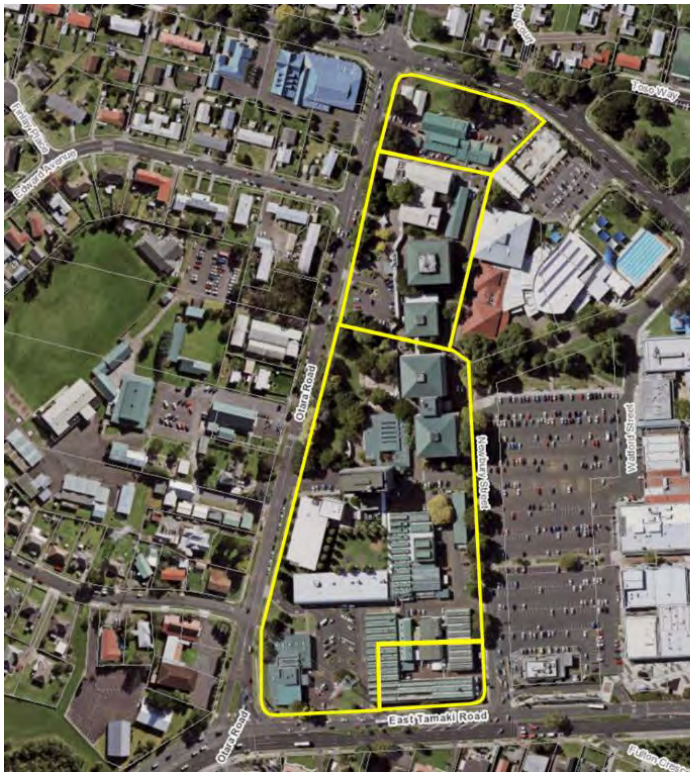
# 1.0
# THE APPLICANT AND PROPERTY DETAILS

| | |
|---|---|
| **APPLICANT** | Ministry of Housing and Urban Development |
| **SITE ADDRESS** | 3S, 5S & 7 ōtara Road, ōtara, Auckland |
| **ADDRESS FOR SERVICE** | Ministry of Housing<br>c/- Harrison Grierson<br>PO Box 5760<br>Victoria St West<br>Auckland 1142<br>**Attention: Katrina Jordan** |
| **LEGAL DESCRIPTION** | LOT 52 DP 55184, LOT 53 DP 5518<br>LOT 58 DP 55184<br>PT LOT 59 DP 60001 |
| **TITLE LIMITATIONS** | Subject to Part 4A of the Conservation Act 1987<br>Subject to Section 11 of the Crown Minerals Act 1991 |
| **SITE AREA** | 3.53ha, 1.05ha & .54ha<br>Total area: 5.12ha |
| **DISTRICT PLAN** | Auckland Unitary Plan – Operative in Part (AUPOiP) |
| **DISTRICT PLAN ZONING** | Special Purpose – Tertiary Education |
| **DISTRICT PLAN OVERLAYS** | Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place |
| **DISTRICT PLAN CONTROLS** | Macroinvertebrate Community Index - Urban |
| **DESIGNATIONS** | Airspace Restriction Designations - ID 1102 |
| **NATIONAL ENVIRONMENTAL STANDARDS** | A contamination investigation has not been undertaken.<br>No other NESs are anticipated to apply. |
| **HAZARDS** | Overland flowpaths impacting area around the junction of the two lots, travelling northwards<br>Floodplain extent impacting north-eastern corner of 67S ōtara Road |

2

**LOCALITY DIAGRAM**



# 2.0 INTRODUCTION

This is a preliminary version of a S32AA evaluation prepared in support of a submission made by the Ministry of Housing and Urban Development ('MHUD') on Plan Change 78: Intensification ('PC78'). The evaluation is provided as preliminary to enable feedback to be provided by Auckland Council officers either prior to, or as part, of preparing their s42A Report. We will finalise the evaluation prior to the s42A Report/ Planners Report being released.

PC78 was notified by Auckland Council (the 'Council') on August 18th, 2022. The plan change seeks to give effect to the National Policy Statement on Urban Development 2020 (NPSUD 2020) and the Medium Density Residential Standards (MDRS) that was introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMAA 2021).

The submission is requesting an amended zoning for the MIT South Site, seeking that the Residential - Terraced Housing and Apartments (THAB) zone is applied to the property 3S, 5S & 7 Ōtara Road, Ōtara, Auckland.

The report contains the following sections:

- Section 3.0 gives an overview of the site and its surrounding environment
- Section 4.0 describes the ownership and legislative changes driving the submission
- Section 5.0 contains an analysis under Section 32AA of the Act, providing alternative options and evaluates the costs and benefits, efficiency, effectiveness and the risks of not acting
- Section 5.7 provides an indicative development scheme in line with the requested zoning.

This report has been prepared to address the applicable information as required by Section 32AA of the Resource Management Act 1991 (the 'Act') in appropriate detail relative to the scale and complexity of the proposal.

# 3.0
# THE SITE AND SURROUNDING AREA

The site is referred to as the MIT South site and comprises of three parcels located at 3S, 5S & 7 Ōtara Road (LOT 52 DP 55184 & LOT 53 DP 5518, LOT 58 DP 55184 and PT LOT 59 DP 60001), in Ōtara, Auckland (refer **Figure 1**).

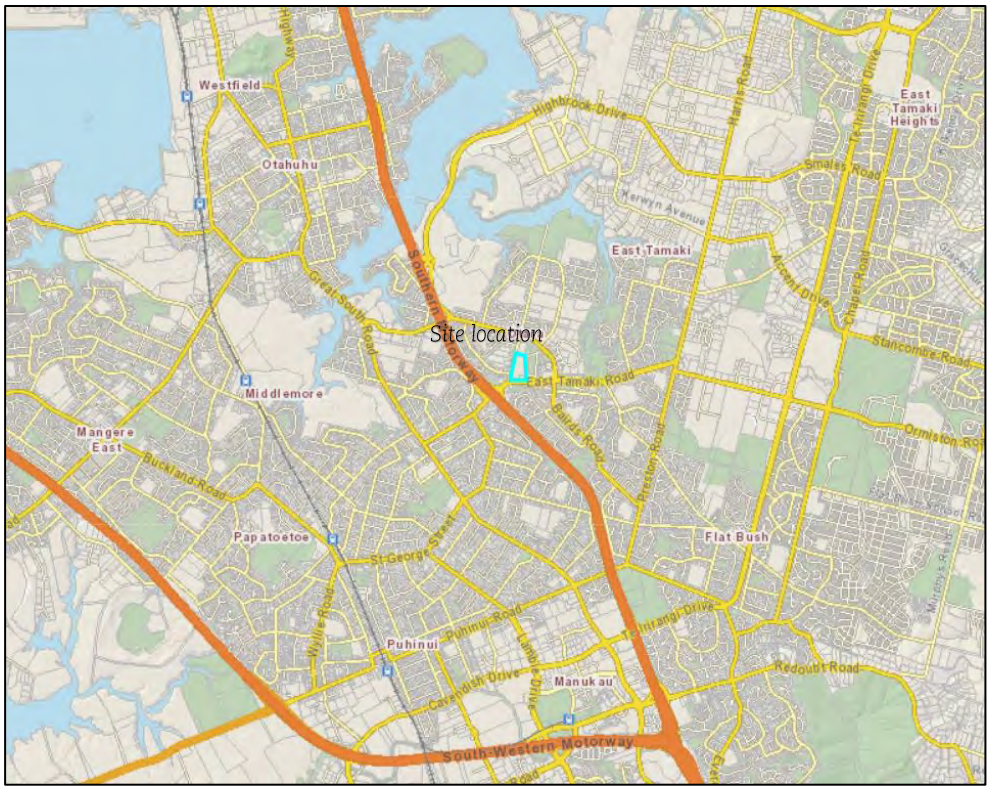



**FIGURE 1:** Location of the site within the wider Auckland context

The site is the ex-MIT South campus site, which covers an area of approximately 5ha and located immediately adjacent to Ōtara town centre. The sites created a long, rectangular shape with the Ōtara Recreation centre grounds forming the remainder of the block. They formed part of the Manukau Institute of Technology tertiary education campus, comprising school buildings, classrooms with established landscaped areas in between. There is an overhead transmission line along southern edge of the site (refer **Figure 2**).

The parcels comprising the site are held under a single title which is registered to His Majesty the King. The sites are bounded by Ōtara Road to the west, East Tāmaki Road to the South, Newbury Street to the East and Bairds Road to the north.

**FIGURE 2:** Site aerial of MIT South Block

## 3.1 SITE TOPOGRAPHY AND LANDFORM

The site is flat, with almost no change in topography across the whole site.

Several overland flow paths originate and flow out of the site, feeding into ōtara Creek to the north. The centre of 7 ōtara Road and the south-eastern corner of 3 ōtara Road are identified as flood effected areas in an 1% annual exceedance probability event (refer **Figure 3**).

**FIGURE 3:** Flood hazards and overland flowpaths impacting the site

## 3.2 TITLE LIMITATIONS

The following interests are registered to the site's record of title (although we note neither are relevant for the submission):

- **Subject to Part IV A Conservation Act 1987** A strip of land 20 metres wide extending along and abutting the landward margin of the foreshore or the bed of any river or any stream at least 3 metres in width, shall be reserved from sale or other disposition by the Crown.
- **Subject to Section 11 Crown Minerals Act 1991** Every mineral, with the exception of pounamu, existing in its natural condition in the land shall be reserved in favour to the Crown even after the land is no longer possessed by the Crown.

Copies of the records of title are included as **Appendix 1**.

## 3.3 ACCESS

The site is currently accessible by Baird, Ōtara and East Tāmaki Road as well as Newbury Street. All are classified as collector roads with the exception of East Tāmaki Road, which is a primary arterial road (refer **Figure 4**).

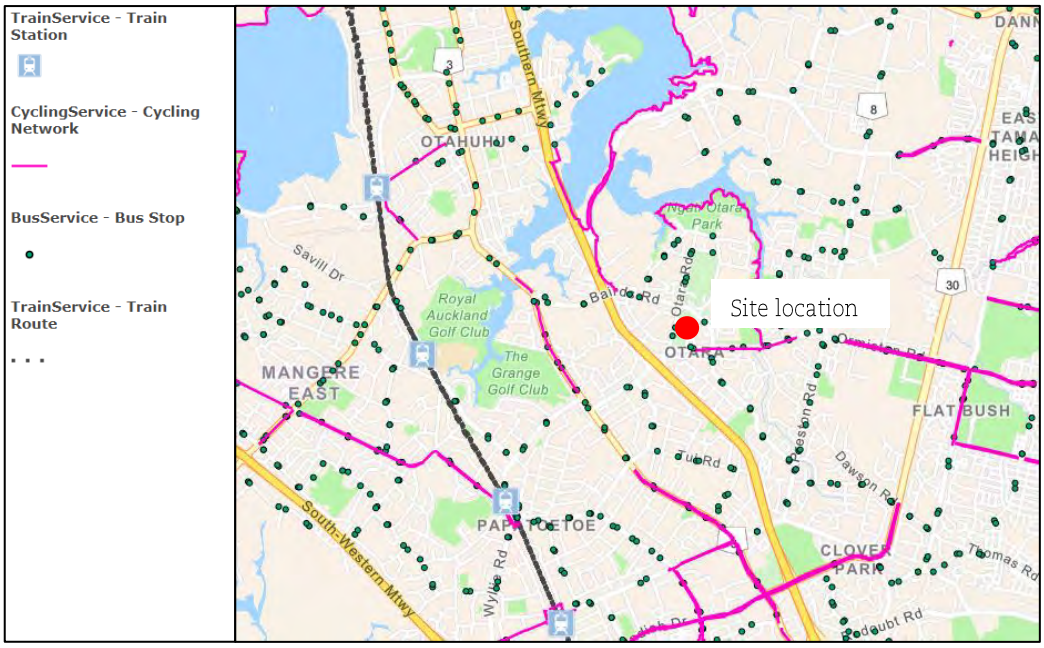



**FIGURE 4:** Transport network surrounding MIT South Block

From the site it is a roughly 15-minute (1.2km) walking journey to the Ōtara Town centre and the Ōtara Transport Centre. The Ōtara Transport Centre is the primary transport hub of Ōtara, with four different routes that operate every 10-15 minute at peak hours.

The Southern motorway is located close to the site, being a 2km journey to the west. The Northern Trunk rail is also nearby with either the Middlemore or Papatoetoe Train stations being a 6km journey from the site.

Cycling facilities are disjointed, but there are high-quality routes in the wider surrounding area.

## 3.4 OPERATIVE PLAN ZONING, OVERLAYS AND DESIGNATIONS

The sites are currently zoned Special Purpose – Tertiary Education zone under the AUPOiP owing to its former use as the MIT tertiary campus (refer **Figure 5**)

A Notable Tree Overlay is applied to 5S Ōtara Road that protects a single scheduled tree. The National Grid Corridor Overlay also crosses the southwestern corner of 3S Ōtara Road.

The Macroinvertebrate Community Index – Urban Control and the Airspace Restriction Designation 1102 apply to the site but are not relevant to the zoning sought for the site.

The parcels immediately adjacent to the site (20 Newbury Street) are zoned Open Space – Sport and Active Recreation Zone.

Nearby parcels are predominantly Residential – Terraced Housing and Apartments with pockets of Open Space – Informal Recreation zone. The Special Purpose – School zoning opposite the site across Ōtara Road reflects the sites use as the primary school, Saint John the Evangelist School. Business – Town Centre Zoning reflects the Ōtara town centre and Business – Light Industry applies further east. Beyond the immediate surrounds, residential zoning decreases in intensity and there are additional education-related Special Purpose and open space zoning.

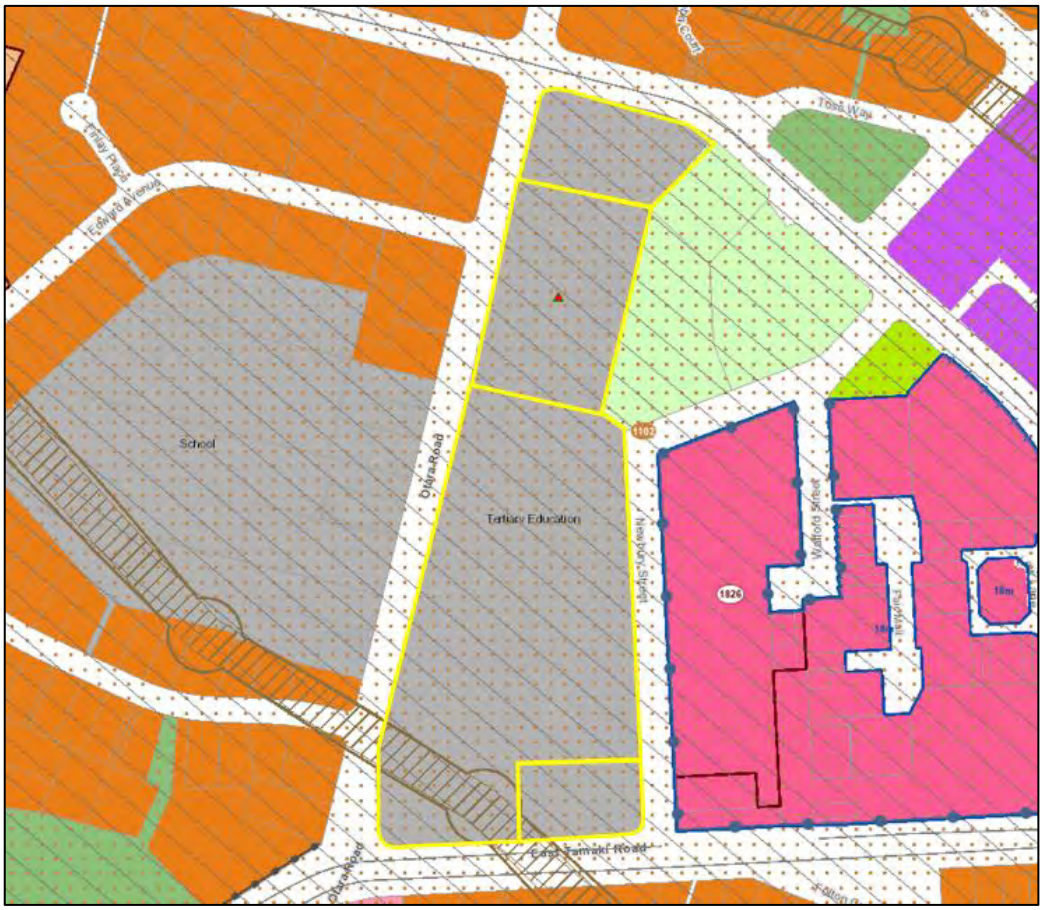



**FIGURE 4:** AUP-OP zoning of MIT North Block

The Ōtara town centre is constrained by the Height Variation Control, which limits building height for the Business – Town Centre zone area to 18m.

Nearby designations include Designation 1826 (Auckland Transport), which provides for public off-street parking.

## 3.5 SURROUNDING LOCALITY

The site is at the transition point from Ōtara's town centre and social, education and commercial activities to more residential use types. Nearby are several education facilities, parks and reserves and small-scale commercial uses, with commercial and industrial uses intensifying further south.

The residential typology of the area is predominantly standalone, single-storey housing with large front and rear yards. Some multi-storey terraced housing is located nearby on Bairds Road and Wyona Place.

### 3.5.1 CENTRES

The Ōtara Town Centre is opposite the site, across Newbury Street and approximately 5.7ha of Business – Town Centre Zoning covers its extent. It is identified as being small in size and highly accessible by Auckland Council.[1]

The town centre includes supermarkets, a library, a pharmacy, healthcare clinics and multiple food and retail outlets. A significant area of the town centre is dedicated to open air car parking (2.37ha), however it is notable that much of this area is the location of the Ōtara Flea Markets. The markets normally occur every Saturday and are an established and popular attraction to the area.

### 3.5.2 TRANSPORT

The Ōtara Transport Centre (1 Newbury Street, Ōtara, Auckland 2023) is serviced by four different routes which run every 10-15mins during peak periods and every 30mins off peak. The nearest edge of the site is 50m from this station, and the furthest is 460m (when measuring directly across the site, refer
T).

**FIGURE 6:** Aerial of MIT South Block showing distances from the Ōtara Transport Centre.

Papatoetoe train station is a roughly 2.5km from 3S Ōtara Road. Bike and car journeys from the site are both roughly 10minutes to the station or a 15-minute journey by bus. Otahuhu and Middlemore train stations are also nearby.

[1] Auckland Council Planning Committee. (2022). *Agenda of Planning Comittee, Attachments – Classifying local and town centres for size and accessibility*. Source: https://infocouncil.aucklandcouncil.govt.nz/Open/2022/03/PLA_20220303_AGN_10167_AT_WEB.htm

# 4.0
# THE DRIVERS FOR A CHANGE IN ZONING

## 4.1 CHANGE OF OWNERSHIP

Several years ago, MIT approached the government seeking their purchase of the MIT South campus for housing use. MIT desired the sale of the ōtara south campus to consolidate MIT's sites and to provide capital for the then new campus in Manukau.

MHUD acquired the site in November 2019, allowing MIT to continue to occupy the site under a lease-back agreement as their operations gradually relocated to their new Manukau campus.

Today MIT no longer occupies the site. Parts of the site are leased by healthcare services, who may continue to operate until redevelopment is ready to be undertaken.

The MIT ōtara South campus is zoned Special Purpose – Tertiary Education, which is aligned with its previous established use over the last 50 years. This zoning allows the development of dwellings and commercial activities, but of a very limited scale and requires that these uses are to be associated with education activities.

The zoning that is applied to the site is historical and longer reflects its current use or intended use.

## 4.2 LEGISLATIVE CHANGES

Recent enacted legislation sets directives for urban development that reinforce the appropriateness of the site to be rezoned.

**National Policy Statement on Urban Development Policy 3**

The National Policy Statement on Urban Development (NPS-UD 2020) came into effect August 2020. Territorial authorities of Tier 1 urban environments are to modify their district plans as directed by Policy 3.

Policy 3 directs Tier 1 local authorities' district plan and regional policy statements to enable minimum levels of intensification and to public notify these changes for consultation no later than 18 months after the enactment of the NPS-UD. Accordingly, Auckland Council has notified Plan Change 78: Intensification, which gives effect to the following directions:

a) in city centre zones, are to enable as much capacity as possible;

b) in metropolitan centre zones building heights are to enable at least 6 storeys; and

c) building heights of least 6 storeys within at least a walkable catchment of the following:

   i. existing and planned rapid transit stops

   ii. the edge of city centre zones

   iii. the edge of metropolitan centre zones

d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), are to enable building heights and density of urban form commensurate with the level of commercial activity and community services

The site qualifies for intensification under Policy 3d of the NPS-UD, being within the area that qualifies for commensurate intensification around the Ōtara town centre. Under Auckland Council's intensification approach, residential zones within 200m of town centres identified as small and highly accessible qualify for commensurate intensification.

All of the parcels that comprise the site are within 200m of the Ōtara town centre and so, if residentially zoned, qualify for intensification. Additionally, parcels surrounding the site on the far side of Ōtara Road and over 500m away from the current town centre are zoned THAB under the current AUPOiP.

The site is within a walkable catchment of the Ōtara Transport centre, which offers frequent, high-capacity bus services, including services that connect to the Southern train line. It is not identified as a Rapid Transit Stop in Auckland Council's s32 reports however, it does provide high-quality services that would greatly reduce car reliance.

**Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021**

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMAA 2021) was enacted in 2021, modify Policy 3 of the NPSUD and introducing the Medium Density Residential Standards (MDRSs).

The MDRS direct the baseline level of development intensity that must be permitted by the district plans of all specified territorial authorities. Territorial authorities may apply the qualifying matters set out in Section 77I to reduce the intensity of development directed by the RMAA. There most significant changes directed by the standards are the requirement for all residential areas (except where qualifying matters apply) to allow 3 dwellings per site and 3 storeys as a permitted activity.

## 4.3 PROPOSED PLAN CHANGE 78: INTENSIFICATION

The zoning applied to the MIT South is not proposed to change under PC78 despite it no longer being used for tertiary education (refer **Figure 7**).

The following qualifying matters are shown to apply to the site under PC78:

- Flood Plains
- Notable Trees Overlay
- National Grid Corridor Overlay

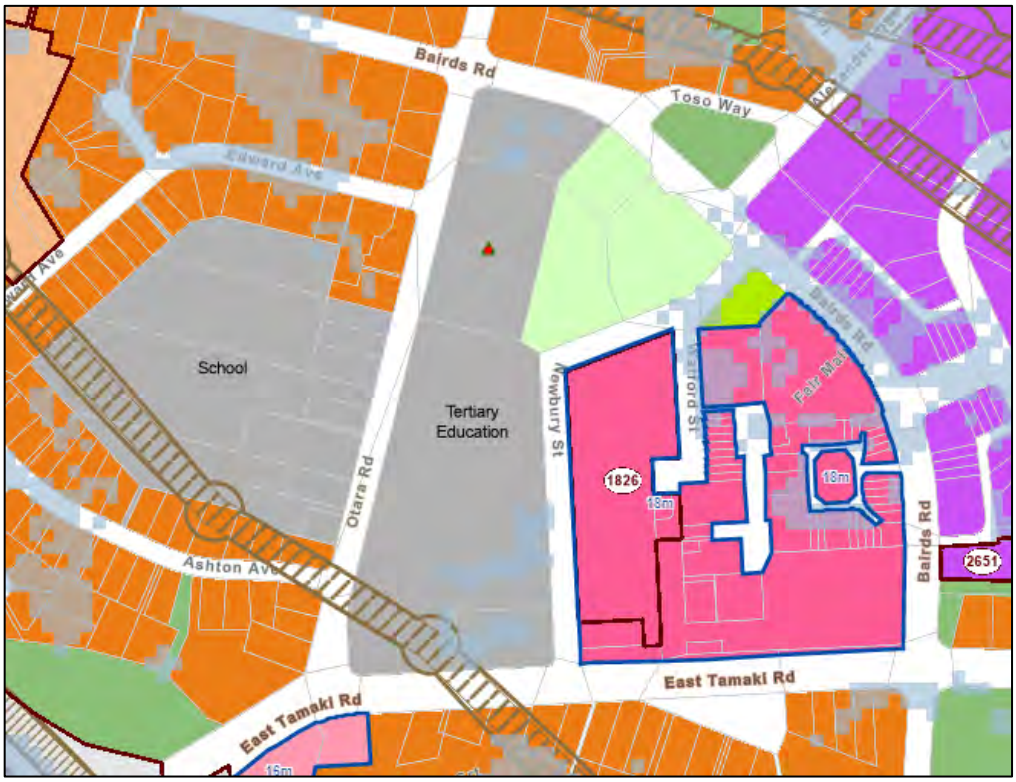



**FIGURE 7:** Proposed zoning and qualifying matters applying to 3s, 5s & 7 ōtara Road under PC78

# 5.0
# SECTION 32AA ANALYSIS

The purpose of this s32AA evaluation is to evaluate the proposed rezoning of the MIT South site from *Special Purpose – Tertiary Education* to *Residential – Terraced Housing and Apartment Buildings* zone and *Business – Mixed Use* zone.

On August 18th, 2022, Auckland Council notified Plan Change 78: Intensification and Plan Change 80: RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters. Auckland Council provided several Section 32 analysis reports in support of the plan changes. Those that are particularly relevant to this submission and S32AA are the reports that assess the application of Policy 3 of the NPSUD, the Residential and Business zones and the Special Purpose zones.

As the changes sought by the submission are proposed following the evaluation reports undertaken by Council, a s32AA evaluation of the proposed changes is undertaken in the following sections.

## 5.1 REASONABLY PRACTICABLE OPTIONS

There are four reasonably practicable options to achieve the objectives of the AUPOiP and the plan changes.

### 5.1.1 OPTION 1: STATUS QUO (RETAIN THE CURRENT SP-SZ ZONING AND PROVISIONS)

This option involves retaining the existing Special Purpose – Tertiary Education zoning and developing it in accordance with the zone's objectives, policies and rules.

This option would:

- Continue to enable education-related activities and development to be pursued.
- Reserve the site for future tertiary education needs of Ōtara and the surrounding East Tāmaki area.
- Prevent the delivery of residential and mixed-use developments, being unaligned with the zones objectives and policies and not provided for under the zone's activity tables.
- Maintain the site as it currently exists
- Reduce the supply of new, conveniently located, medium- and high-density housing in Ōtara.
- Prevent the realisation of new and improved connections to the Ōtara town centre and Ōtara transport centre.

### 5.1.2 OPTION 2: REZONE TO BUSINESS – TOWN CENTRE ZONE

This option involves rezoning the sites to Business – Town Centre Zone and developing it in accordance with the zone's objectives, policies and rules.

This option would:

- Enable high-density residential and commercial development to be realised in a highly accessible, existing suburb of Auckland.
- Enable the realisation of a diverse range of activity types as associated with a town centre.

- Expand the space available to commercial and community development and enable more uses of this kind to be realised as aligned with Ōtara's growth.
- Create the opportunity for new walking and cycling connections.
- Improve the streetscape of Ōtara and East Tāmaki Road and potentially deliver new public community and open spaces.
- Increase the planning potential of a currently under-utilised site in an accessible and high-amenity location.
- Potentially detract from the existing Ōtara town centre, with future development drawing away existing customer base.
- Risk that expanded commercial spaces may be left unleased for an extended period upon delivery due to market saturation.

#### 5.1.3 OPTION 3: REZONE TO A COMBINATION OF BUSINESS – MIXED USE AND RESIDENTIAL – TERRACED HOUSING AND APARTMENTS ZONE

This option involves rezoning the sites to Business – Mixed Use and Residential – Terraced Housing and Apartments zone and enabling it to be developed in accordance with the zones' objectives, policies and rules.

This option would:

- Enable the delivery of a range of housing types in a manner that provides for the area's growing population and gives effect to the NPS-UD.
- Enable high-density public and market-priced housing to be realised in an accessible, existing suburb of Auckland.
- Enable the delivery of a range of commercial and social uses that are compatible with residential uses such as offices, retail and eateries.
- Enable an improved streetscape of Ōtara and East Tamaki Road and Newbury Street.
- Enable the opportunity for new walking and cycling connections through the site.
- Enable the delivery of a range of non-residential activities that are of a type and scale that would support the growth of and compliment the Ōtara Town Centre.

#### 5.1.4 OPTION 4: ESTABLISH ON AN ALTERNATIVE SITE

This option would involve changing the zoning of an alternative site to Residential – Terraced Housing and Apartment and Business – Mixed Use and retaining the current of zoning for the MIT South Block.

This option would:

- Retain a zoning that is not reflective of the site's current use and as a result, complicate the pursuit of future development activities, with private residential and commercial development being unaligned with Special Purpose – Tertiary Education zone's objectives, policies and rules.
- Deny the Ōtara centre the benefits of additional population, customers and employment opportunities that high-density residential and mixed-use development at the MIT South site would have supported.

- Not resolve the issue of the MIT South Block's zoning no longer being appropriate. If another site was zoned as proposed, the site would remain underutilised for a greater length of time, with the applicant having to either pursue a private plan change or a resource consent for residential and commercial development under the conflicting zone, with unneeded complexity.
- Not implement the NPS-UD directives under Policy 3.

#### 5.1.5 THE REASONS FOR DECIDING ON THE PROVISONS

We have concluded that Option 3 is the most appropriate approach for achieving the objectives of the plan change as provides the legislative settings that enables the greatest potential housing supply for a site that has the amenities and accessibility that makes it an optimal candidate for intensification under the NPS-UD.

The extent of the proposed zoning is illustrated within **Appendix 2**.

### 5.2 THE OBJECTIVES OF THE PLAN CHANGE

Section 32AA evaluations must undertake an assessment of any amended objectives as to whether they are the most appropriate way to achieve the purpose of the Act.

The proposal does not seek to amend any of the objectives proposed as part of Plan Change 78, Plan Change 80 or within the AUPOiP.

## 5.3 ASSESSMENT OF PROVISIONS

The provisions in the context of this s32AA evaluation is the amendment to the planning maps to rezone the MIT South site to Residential – Terraced Housing and Apartment Buildings and Business – Mixed Use.

The most relevant objectives in the plan changes are set out below

**TABLE 2: Assessment of the proposal against the Provisions**

| RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES | SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES |
|---|---|
| Objective 1A included as part of Plan Change 80<br><br>*(1A) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.* | The site being rezoned to enable high-density residential uses would be enable a significant number of people to live within a high-amenity and well-serviced location and as such, provide for their economic and social wellbeing.<br><br>The proposed zoning provides the development settings that will transition the site from its past use as a tertiary education site and enable uses such that will provide for the current and future needs of Ōtara and Tāmaki Makaurau.<br><br>The proposed zoning of THAB and MU, would provide almost immediate benefits. The design and construction relating to its consequential development, generating jobs and demand for local services and materials.<br><br>The zoning would provide benefits in the mid- to long-term, with the resulting housing addressing the housing need within Tāmaki Makaurau whilst the commercial and social uses enabled by the MU zoning would provide for the services and employment opportunities that would support the additional population.<br><br>Development of the intensity permitted by the THAB and MU zone is a robust use of the site, enabling high-density development to be delivered in a well-integrated and cohesive manner. This avoids the "locking-in" effect that enabling lower-density development would have. |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| | The establishment of lower-density typologies and a lower-density subdivision pattern would act as a barrier to higher-density development. In this situation, high-density development reduces in feasibility as it would require the acquisition and amalgamation of sites that have already been developed and would be located adjacent to sites that have been developed at a size and scale that would be negatively impacted by intensified development.<br><br>This intensification also enables a more efficient use a resilient site, being that is not at significant risk of flooding, coastal inundation or other natural hazards currently or as exacerbated by climate change. Intensification within the existing urban environment in a manner that reduces car reliance is also a climate responsive action. |
| Objective 1 included in AUPOiP, with provision (h) included by PC80<br><br>*(1) A quality compact urban form that enables all of the following:*<br><br>*(a) a higher-quality urban environment;*<br><br>*(b) greater productivity and economic growth;*<br><br>*(c) better use of existing infrastructure and efficient provision of new infrastructure;*<br><br>*(d) improved and more effective public transport;*<br><br>*(e) greater social and cultural vitality;*<br><br>*(f) better maintenance of rural character and rural productivity; and* | The proposed zoning would enable the site to realise a compact, urban form that is of a greater quality than that existing. The site is of a significant size and is an optimal location for residential and mixed use development being located immediately adjacent to Ōtara town centre, the Ōtara transport centre and a short journey from the Southern rail line and several employment centres.<br><br>THAB and MU zoning is the most optimal zoning combination to support greater productivity and economic growth within the area following the relocation of MIT campus to Manukau. The residential zoning would provide the population density that would replace the demand for goods and services in the Ōtara town centre that was previously created by students and staff whilst the MU zoning would provide capacity for additional services to support the town centre and additional population demand.<br><br>The types housing and commercial spaces aligned with THAB and MU are varied, and as such, the this form of development can enable a diverse range of people to live within, work and visit the site. |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| *(g) reduced adverse environmental effects and*<br><br>*(h) improves resilience to the effects of climate change.* | THAB and MU zoning would closely locate homes and employment to the Ōtara Transport Centre, which supports high-frequency and high-capacity transit services, including connections to the Southern train line. The redevelopment of the site could provide additional pedestrian routes through to the town centre for the residential areas to the west of the site. As such, the development of the site in accordance with the proposed zoning would locate residents and employees to existing rapid transit services. Additionally, the development of the site could support the improvement of walking and cycling modes, whilst further population density enables additional and improved transit services.<br><br>The redevelopment of the MIT South Block is a positive outcome for the productivity and character of rural areas. Enabling higher intensity brownfield residential development reduces the need for greenfield development on productive soils, as it increases the number of houses that can be readily supplied in the existing urban area.<br><br>The density and walkable form supported by THAB zoning, along with its contribution to reducing demand for urban sprawl are outcomes that reduce the contribution to climate change. |
| Objective 2 included in AUPOiP<br><br>*(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).* | The site is within the urban area 2016. |
| Objective 3 included in AUPOiP<br><br>*(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial,* | Auckland is currently experiencing severely inflated house prices and housing scarcity in its urban areas due, in part, to limited land supply and development capacity. Applying THAB and MU zoning to the site would provide the greatest development capacity and therefore, the greatest potential housing supply. |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| **RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES** | **SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES** |
| *industrial growth and social facilities to support growth.* | The removal of the Special Purpose – Tertiary Education Zoning from the site does not equate to a loss in tertiary education providers within Tāmaki Makaurau nor South Auckland. MIT has already departed the site and relocated to nearby Manukau. As such, the zoning is no longer providing for a relevant activity. Changing the sites zoning to THAB and MU would enable new uses to occur that transition this part of Ōtara and support growth in its population and its range of commercial and social activities. |
| Objective 4 included in AUPOiP<br><br>*(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.* | The site is within the Rural Urban Boundary. |
| Objective 5 included in AUPOiP, with provisions (a) and (b) included by PC80<br><br>*(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is:*<br><br>*(i) integrated with the provision of appropriate infrastructure; and*<br><br>*(j) resilient to the effects of climate change.* | The site is within the Rural Urban Boundary, and within an urban area that has existing infrastructure.<br><br>A desktop site analysis prepared by Calibre Consulting in 2018 found that Ōtara's stormwater mains, wastewater services (which are currently being upgraded) and water supply services will likely have sufficient capacity to support medium to high density development of the MHUD sites in the area (MIT North and South blocks). As such, appropriate infrastructure is in place to support additional population.<br><br>The development of the sites would also see existing service connections which are not performing effectively either upgraded or replaced. Stormwater drainage to Ōtara creek may need to be upgraded |

| TABLE 2: Assessment of the proposal against the Provisions | |
|---|---|
| RELEVANT PROPOSED PLAN CHANGE 80 AND AUPOIP OBJECTIVES | SUMMARY OF HOW THE REZONING ACHIEVES THESE OBJECTIVES |
| | to ensure the pipes continue to drain following sea level rise effects, but this should not limit the site's zoning.<br><br>A tributary of Ōtara Creek is a small distance away across East Tāmaki Road, however it does not appear to contribute to flood or coastal inundation risk with only small patches of the site shown to be impacted in a 1% annual exceedance flooding event. As such, the site is not subject to risk that should limit its zoning.<br><br>Rather, enabling development aligned with THAB and MU zoning is a climate resilient actions, being that would locate homes and employment in a manner that would reduce car-reliance and therefore, emissions production. Additionally, development could be readily designed to respond to natural hazards that would be intensified by climate change and could provide the funding to upgrade stormwater infrastructure. |

## 5.4 COST – BENEFIT ASSESSMENT

This section provides an assessment of the costs and benefits of the environmental, economic, social and cultural effects (including economic growth and employment) that are anticipated from the implementation of the provisions as required under sections 32(2)(a) and (b) of the Act.

TABLE 1: COST BENEFIT ANALYSIS IN ACCORDANCE WITH SECTION 32(2) OF THE ACT

| | BENEFITS | COSTS |
|---|---|---|
| Environmental | Enables urban regeneration, replacing the existing tertiary building stock with more energy efficient homes and commercial buildings.<br><br>Improvement of the streetscape, with more engaged frontage, greater landscaping and the possibility of new public open spaces and greenways.<br><br>Improve existing stormwater systems with green infrastructure such as raingardens and swales.<br><br>The potential for a reduction in commuter distances and therefore, carbon emissions, through the provision of homes within a walkable catchment of the Ōtara Town Centre and high-frequency transit services. | Removal of existing vegetation and habitat within the site that is either unsuitable or is not practical to be retained as part of site development.<br><br>Enabling new impervious surfaces that may increase the volume of stormwater being generated as well the level of contaminants within the stormwater (associated with roads and yard areas). This has the potential to negatively impact surrounding waterways if not managed appropriately, potentially causing stream erosion and a reduction in water quality.<br><br>Soil erosion associated with land modification required to develop the site for more intensive residential uses. |
| Economic (including employment) | The development of the MIT South Block as enabled by the proposed zone, has the potential to generate a significant number of jobs from the pre-application, application, construction, landscaping and delivery phases.<br><br>The proposal supports population growth within Ōtara, and therefore also supports long-term economic benefits. New population brings demand for new and existing businesses and those moving into Ōtara also bring their talent and skillsets. | The financial cost of providing the necessary infrastructure to support the proposal. This includes the necessary upgrades to provide water, wastewater and stormwater services along with the necessary upgrades that are required for the transport network.<br><br>The financial cost of the rezoning process to enable the proposal. |

| | | |
|---|---|---|
| | Enabling transit-orientated developments within ōtara is more cost-effective in regard to transport infrastructure in the long-term. Containing growth within existing neighbourhoods whose residents utilise rapid transit networks for the majority of their transport, avoids congestion growth that drives demand for new roading. Reduced car reliance is also more cost effective for residents, who can reduce car ownership and petrol use. | |
| Social | Auckland's housing supply and cost crisis is contributing to poor social outcomes such as fragmented social and family networks, stress and over-crowded living situations. The additional capacity of THAB zoning would enable MHUD to deliver a greater number of public and affordably priced homes and therefore, enable more people to access secure, long-term living situations.<br><br>Enables growth in population that supports population diversity and more vibrant communities.<br><br>Ability of MHUD to deliver public housing reduces "push-out" effect resultant of gentrification.<br><br>Opportunity to collaborate with the Southern Initiative, Panuku and other ōtara-based CCOs and NGOs to deliver further social outcomes. | Opportunity cost of losing inner urban tertiary education area that was reserved by Special Purpose zoning.<br><br>A portion of the financial cost of the infrastructure servicing the future development may be borne by Auckland Council (and ratepayers). This may preclude spending on other Council projects or initiatives that would derive a social benefit. |
| Cultural | There are no substantive cultural benefits or costs of zoning a site to enable residential and commercial development.<br><br>No title interests or other instruments require the involvement of mana whenua or local iwi, however this does not preclude their potential involvement in the development's design. The involvement of iwi and other stakeholder groups will be determined later in development's design stages. | |

## 5.5 EFFICIENCY AND EFFECTIVENESS

Rezoning the MIT South Block to *Residential – Terraced Housing and Apartments* and *Business – Mixed Use* enables high-amenity urban land to be developed for residential and commercial use in a way that acknowledges the value and scarcity of this resource.

THAB zoning creates the legislative settings supportive of the residential development that maximises the site's potential housing supply and therefore, the number of people who will benefits from being able to access housing in Ōtara. The MU zoning provides the flexibility for either high-density residential or commercial use types to be pursued and so provides for development that responds to the needs of the community. As such, it effectively addresses the issue of Special Purpose – Tertiary Education being disabling of residential and commercial development for private use.

As the site is in the ownership of MHUD and is no longer used for education purposes, a private plan change requesting a zoning change to enable residential development would have been eminent. Accordingly, it is an efficient action to utilise the existing, currently ongoing process that is the Auckland Council public plan change responding to the NPS-UD.

By using the public plan change process and assessing the site against the directives of the NPS-UD, the applicant avoids duplicating the public process with a future private plan change request. This approach also provides Council with an investigation of the zones they have opted to leave unchanged, such as Special Purpose and Business zones, and as such, reduces the need for Council to undertake these investigations.

## 5.6 THE RISK OF NOT ACTING

Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the plan change.

We are of the view that the information that supports the submission is sufficient and not uncertain. The submission has been developed following an investigation of the site and its current use as well as a robust assessment of NPS-UD, its directives and how they apply to the site.

Council not acting on the proposal of this plan change if they believe there is uncertain or insufficient information brings the risk of this application being delayed and resultingly, the zoning change having to pursued outside of the public plan change process that is currently underway, with additional costs and delays for both the applicant and Council.

This has the domino effect of delaying investment in Ōtara and the redevelopment of the site, with it remaining underutilised and not contributing to the addressment of Auckland's housing shortage for a greater length of time.

## 5.7 DEVELOPMENT SCHEMES

We have developed a scheme that demonstrates how the MIT South site could be developed if it was to be rezoned as THAB and MU. These are included as **Appendix 3**

The development scheme concept envisions 4-6 storey apartments in the southern end of the site, with commercial uses on the prominent corner of Ōtara Road and East Tāmaki Drive. The centre of the site is preserved as green space and offers multiple new walking connections through to the Ōtara town centre.

**FIGURE 8:** Terraced Housing and Apartment Building and Mixed Use development scheme.

# 6.0 CONCLUSION

The submission evaluated by this S32AA requests to change the zoning proposed for the properties 3S, 5 and 7S Ōtara Road, Ōtara, under PC78 to Residential – Terraced Housing and Apartment Buildings and Business – Mixed Use.

This assessment has demonstrated that:

1. The proposed zoning is the most appropriate option for achieving the objectives of the plan change as provides the legislative settings that enables the greatest potential housing supply for a site that has the amenities and accessibility that makes it an optimal candidate for intensification under the NPS-UD;

2. The provisions of the plan change are the most appropriate way to achieve the relevant objectives and preferred to alternative options;

3. The overall benefits of the proposal outweigh the costs on the community, the economy and the environment; and

4. The provisions are an efficient and effective way of achieving the objectives of the AUPOiP objectives as modified by PC80.

# 7.0 LIMITATIONS

## 7.1 GENERAL

This report has been prepared for the particular project described and for the purpose of satisfying the statutory information requirements for an application being made under the Resource Management Act 1991. No responsibility is accepted by Harrison Grierson Consultants Limited (or its directors, agents or employees) for the use of the report or any part of it in any other context or for any other purpose.

# APPENDICES

# APPENDIX 1
# RECORD OF TITLE

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017**

R.W. Muir
Registrar-General of Land

| | |
|---|---|
| **Identifier** | **NA86D/103** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 20 August 1991 |

**Prior References**

GN 534497.1 GN A209875 GN A469413
GN A561227

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 5.1285 hectares more or less |
| **Legal Description** | Lot 52-53, 58 Deposited Plan 55184 and Part Lot 59 Deposited Plan 60001 |
| **Purpose** | State Housing Purposes |

**Registered Owners**

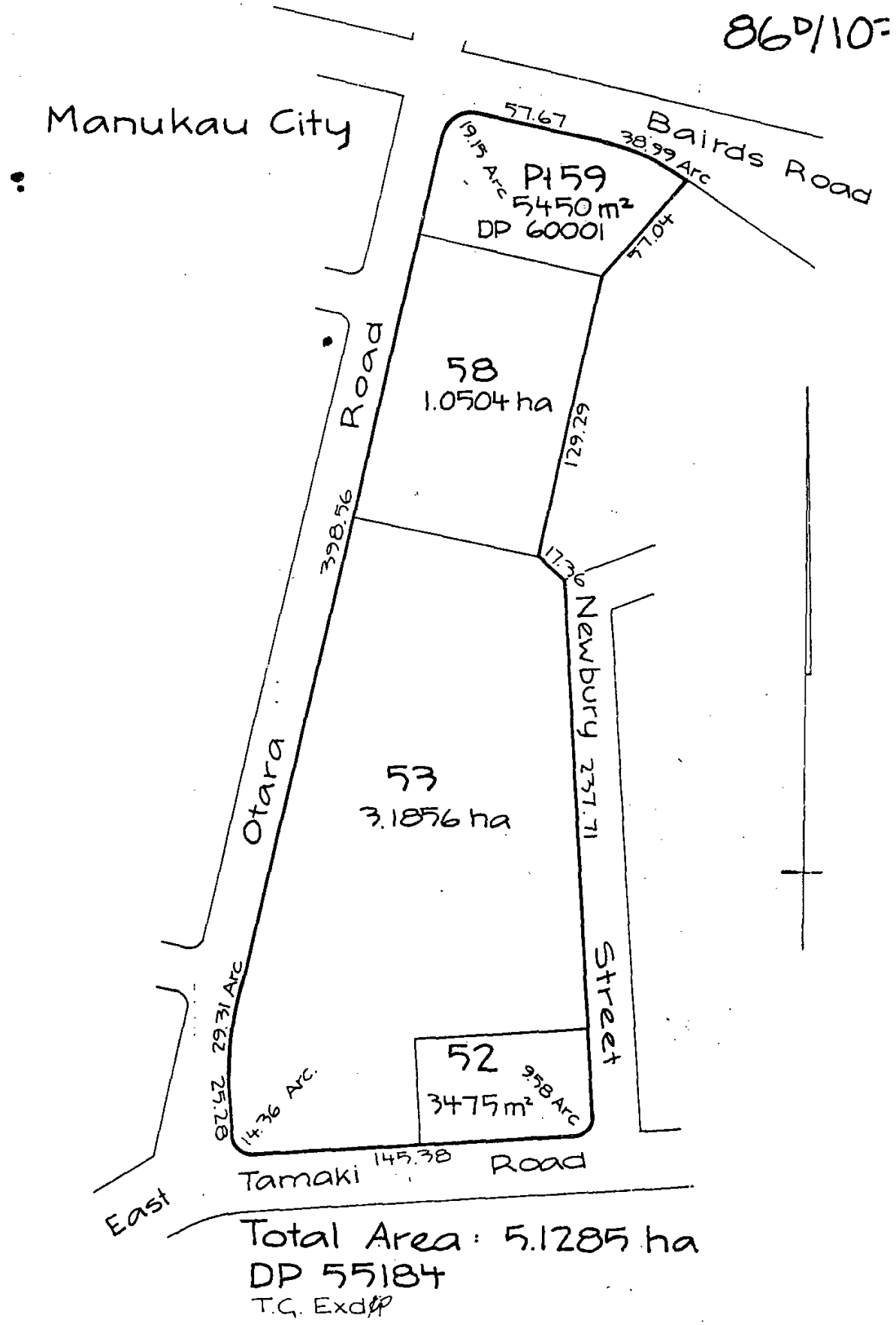
Her Majesty the Queen

**Interests**

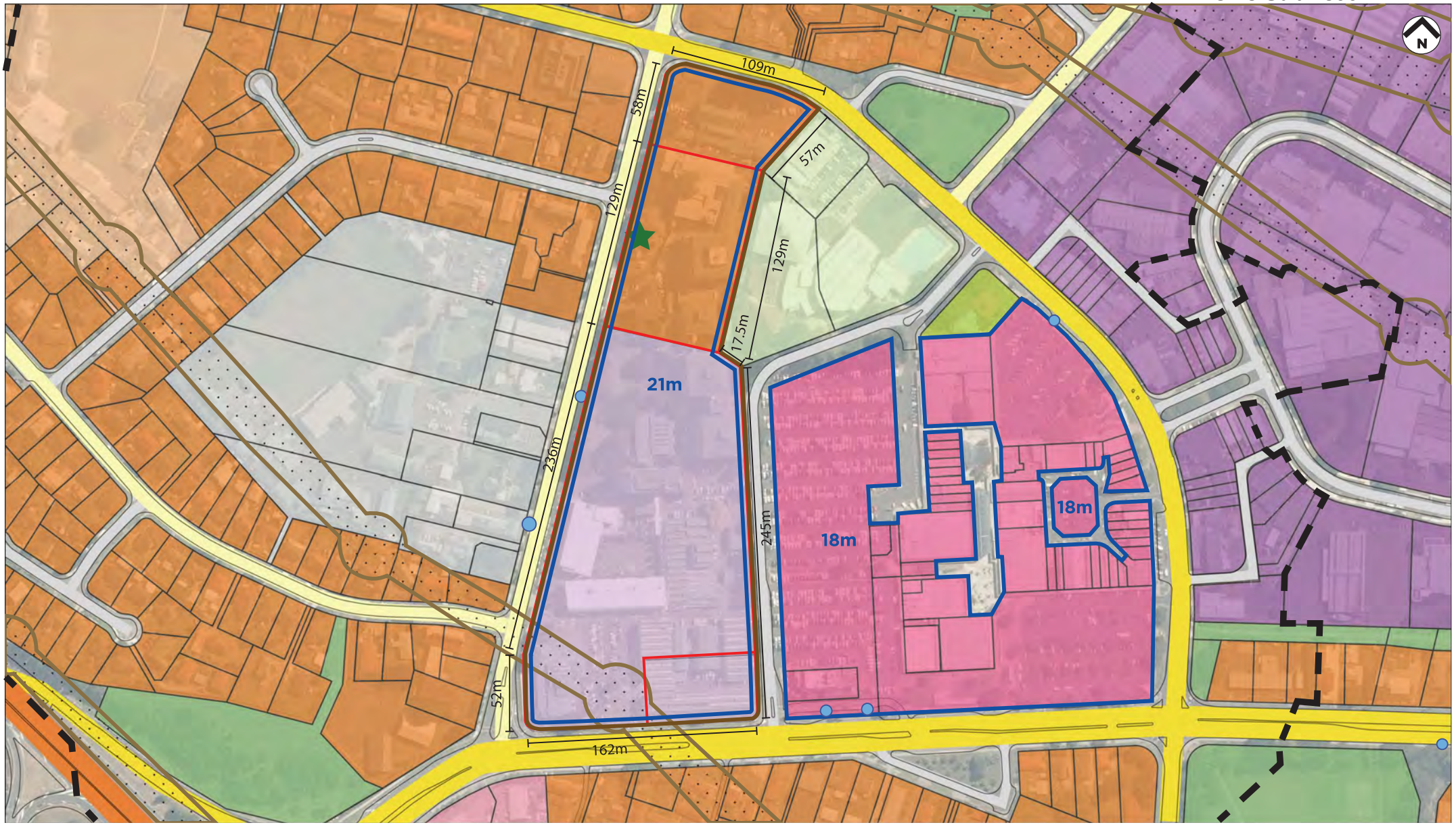
excluding coal and other minerals in cancelled CT NA803/72

Subject to Part 4A of the Conservation Act 1987

Subject to Section 11 of the Crown Minerals Act 1991


86D/107
Manukau City
57.67
Bairds Road
19.13 Arc
38.99 Arc
P159
5450 m²
DP 60001
47.04
58
1.0504 ha
Otara Road
126.29
398.56
17.36
Newbury Street
237.71
53
3.1856 ha
29.31 Arc
27.42
14.36 Arc
52
3475 m²
9.58 Arc
145.38
East Tamaki Road
Total Area: 5.1285 ha
DP 55184
T.C. Exd

# APPENDIX 2
# PROPOSED PLANNING MAP




## LEGEND

- RESIDENTIAL - THAB ZONE
- RESIDENTIAL - MIXED HOUSING URBAN ZONE
- BUSINESS - TOWN CENTRE ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- BUSINESS - MIXED USE ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - SCHOOL ZONE
- HEIGHT VARIATION CONTROL - 18m
- NATIONAL GRID CORRIDOR OVERLAY
- MOTORWAY
- PRIMARY ATERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- BUS STOPS
- NOTABLE TREE (POSITION NOT VERIFIED)
- SITE AREA
- 800M WALKABLE CATCHMENT
- POLICY 3D - REZONING AROUND CENTRE ZONES
- HEIGHT VARIATION CONTROL

## PROPOSED ZONING PLAN

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| PROJECT NAME: | NPSUD PLAN CHANGE |
| DATE: | 29 SEP 2022 |
| STATUS: | DRAFT FOR DISCUSSION |

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144200-HGCL-01-00-DR-Y



# MIT SOUTH BLOCK

# APPENDIX 3
# DEVELOPMENT REFERENCE SCHEME

# REFERENCE SCHEME

## PLAN CHANGE PROPOSAL
## M.I.T. OTARA CAMPUS BLOCK G-J

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
8 July 2022

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| **UD205-R1** | ELEVATIONS: OPTION A |
| **UD100-R1** | HOUSE TYPOLOGY STUDY: STREET-FRONTING LOTS |
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## Purpose

The purpose of this study is to explore the development potential of the sites at 3S, 5S & 7 Otara Road, Otara, Auckland.

This study will outline the potential for a low risk development including two to six story residential buildings with a minor number of commercial buildings. The development will demonstrate a proposal aligned with the objectives and policies of the Auckland Unitary Plan's Residential - Terraced Housing and Apartment Buildings (THAB) Zone.

## Key Outcomes Sought

1) Adopting a range of housing typologies that fit for purpose and reflect economy in design suitable for Kiwibuild purchasers.
2) Utilise conservative transport design including road widths, parking and accessway layout.
3) Achieve a quality urban neighbourhood that balances high yield with good public and private amenity.

Target Density: 60dw/ha or greater (gross)
Target Yield: 70% (net residential land) or greater

## Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The site will be re-zoned to THAB (or equivalent), and with a 6 storey/21m height limit.
- All existing development is removed (or could be removed) except for the electricity pylon.
- The site is virtually flat; no earthworks or major retaining walls are envisaged.
- A Planning, Infrastructure and Transportation Assessment Report (Calibre, 30 August 2018) prepared for this site has indicated that there are no particular constraints on development within the broad expecations of this zone.
- Housing Typologies have been adopted and agreed with M.HUD as a precusor to our design.
- The legal parcels are treated as one larger landholding for the purposes of development and no further amalgamation or subdivision with neighbouring properties is provided for.
- Any development proposal would be subject to Auckland Council design review and possibly Urban Design Panel review.

**LOCATION PLAN**
Scale 1:7500

N

| Name | Address | Legal Description | Area | Current Zone | Proposed Zone |
|---|---|---|---|---|---|
| Block G | 7 Otara Road, Otara, Auckland | Pt. Lot 59 DP 60001 | 5,450m2 | Special Purpose - Tertiary Education Zone | Mixed Housing - Urban / Suburban |
| Block H | 5s Otara Road, Otara, Auckland | Lot 58 DP 55184 | 8,653 m2 | Special Purpose - Tertiary Education Zone | Mixed Housing - Urban/Suburban |
| Block I & J | 3s Otara Road, Otara, Auckland | Lot 52 DPP 55184 | 35,332m2 | Special Purpose - Tertiary Education Zone | |
| | | | Total Area 5.13 Hectares | | |

## DESIGN BRIEF

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
DATE: 09 November 2021
STATUS: DRAFT FOR COMMENT - NOT FOR CIRCULATION

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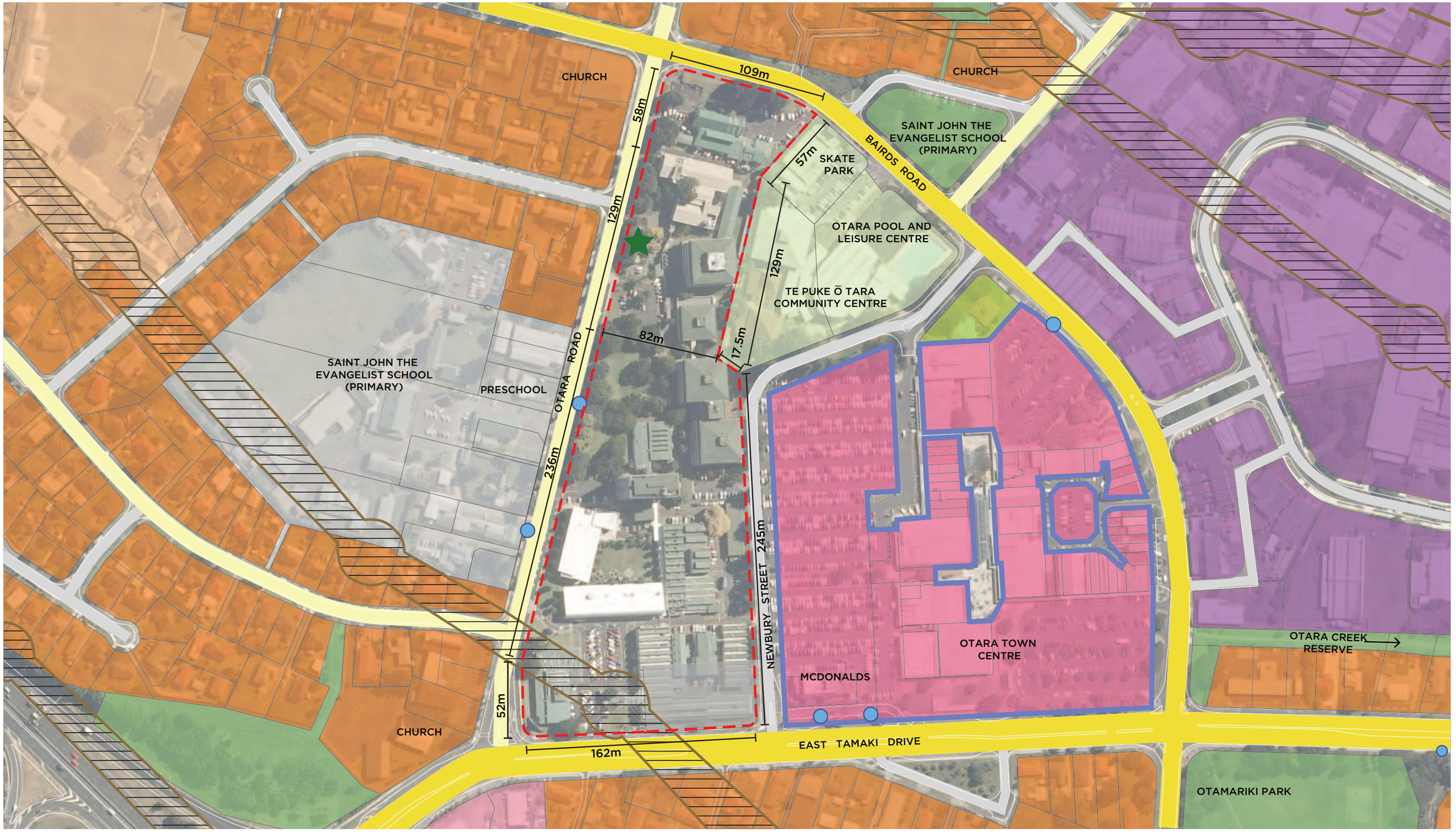


## LEGEND

- RESIDENTIAL - THAB ZONE
- RESIDENTIAL - MIXED HOUSING URBAN ZONE
- BUSINESS - TOWN CENTRE ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - SCHOOL ZONE
- HEIGHT VARIATION CONTROL - 18m
- NATIONAL GRID CORRIDOR OVERLAY (BUILDING RESTRICTION APPLIES)
- PRIMARY ATERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- SITE BOUNDARY (TOTAL SITE AREA 5.13ha)
- NOTABLE TREE (APPROX POSITION)
- BUS STOPS

## SITE CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| DATE: | 11 OCTOBER 2021 |
| STATUS: | DRAFT FOR COMMENT - NOT FOR CIRCULATION |

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2000666_a

UD002-R0

## OPPORTUNITIES

- The site, at 5 hectares, is exceptionally large within this local context and offers the opportunity to develop an integrated community, with a mixture of activities and housing options.
- Residents would have easy and convenient access to amenities within the Otara Town Centre and Leisure Centre.
- Public transport is provided adjacent to the site, on Otara Road and in the Otara Town Centre. This will support a low-vehicle-use community.
- Surrounding area is zoned THAB and other high-intensity uses, making it a good interface for similarly-intense buildings (5 storeys). This heigt would fit with the existing character of the site (up to 6 storeys in parts)
- Numerous vehicle entrances are available (but there is no obvious “main entrance”). Newbury Street is currently a good option but is essentially a car park entrance at present.
- Access to two entrences into Otara town centre, these could be used and extended into the site.
- Large mature trees located along Otara Road and Newbury Street could be retained and work into the design to buffer the effects of tall buildings on the surrounding streetscape.
- Existing pockets of gardens and trees could be incorporated into the deisgn as communal open space.
- Existing building could be retained and utilised for non-residential purposes; depending on condition.

## CONSTRAINTS

- Notable tree located in north of site should be retained along with cluster of trees surrounding it.
- Large sections of mature trees are an opportunity for green spaces but could constrain development area.
- Arterial road along southern boundary restricts access (access is only left in left out). Limited vehicle access points from Otara Road (west boundary) due to bus route.
- Otara Town Centre’s car park is a low-amenity feature in terms of residential outlook.
- A National Grid Overlay restricts development in the dashed area (south-western part of the site). The tell pylon in this location is unattractive.
- Large buildings and trees within the Community Centre could negatively impact resdiental amenity in the part of the site adjcent. Intensive recreation within the Skate Park could also ipmact the residential interface.
- Lack of adjacent communal green spaces for residents - closest amenity is Otamariki Park.

## LEGEND

- SITE BOUNDARY
- ARTERIAL ROAD FRONTAGE (RESTRICTED ACCESS)
- INTERFACE WITH COMMUNITY CENTRE
- POTENTIAL THROUGH-SITE CONNECTIONS
- PEDESTRIAN CONNECTION TO KEY AREAS
- EXISTING VEHICLE ACCESS POINTS
- EXISTING TREES AND LANDSCAPING
- NOTABLE TREE (POSITION NOT VERIFIED)
- FLOOD PLAIN
- OVERLAND FLOW PATH
- NATIONAL GRID OVERLAY AREA
- OTARA TOWN CENTRE PEDESTRIAN MALL

## OPPORTUNITIES AND CONSTRAINTS

N

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
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UD003-R3

## DESIGN COMMENTARY

1. Buildings are considered to be "end of life" and are cleared, with the exception of M.I.T. culinary school building and carpark; these lie within the Electricity Transmission Line corridor and, if removed, it would be unlikely that any new building would be able to locate there. Instead, a renovation of the building for a commercial use would be a good fit for this corner site on a busy intersection.

2. The existing Power Pylon, at approx 40m tall, is a 'landmark' of the southern part of the site; not an attractive outlook for residential units. Carparking underneath this pylon is a suitable response to the constraints of building-restrictions and low amenity.

3. The main entrance to the site will likley be via East Tamaki Road into Newbury Street (a legal road of 20m width). Other vehicle entry opportunities are highlighted in red and aligned to existing vehicle crossings; maintain these will avoid issues related to bus lanes, car parking and other A.T. assets along these busy corridors. Cycle lanes may be added in future, so minimising the number vehicle crossings onto existing roads is an important consideration in this development.

4. Existing trees on the site are mature and provide a very effective "Frame" for the future development. Trees of this scale will effectively balance the adverse effects of tall buildings along on the lower-scale of the existing streetscape, and will offer considerable amenity and well-being to residents. They may also provide useful wind and water management roles.

The only scheduled tree (green outline, likely to be a Kauri) is a good specimen and approx 25m in height. It is part of a cluster of mature trees which should be retained as a cluster, if possible.

## SITE FEATURES TO RETAIN

N

SCALE: 1:2000 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
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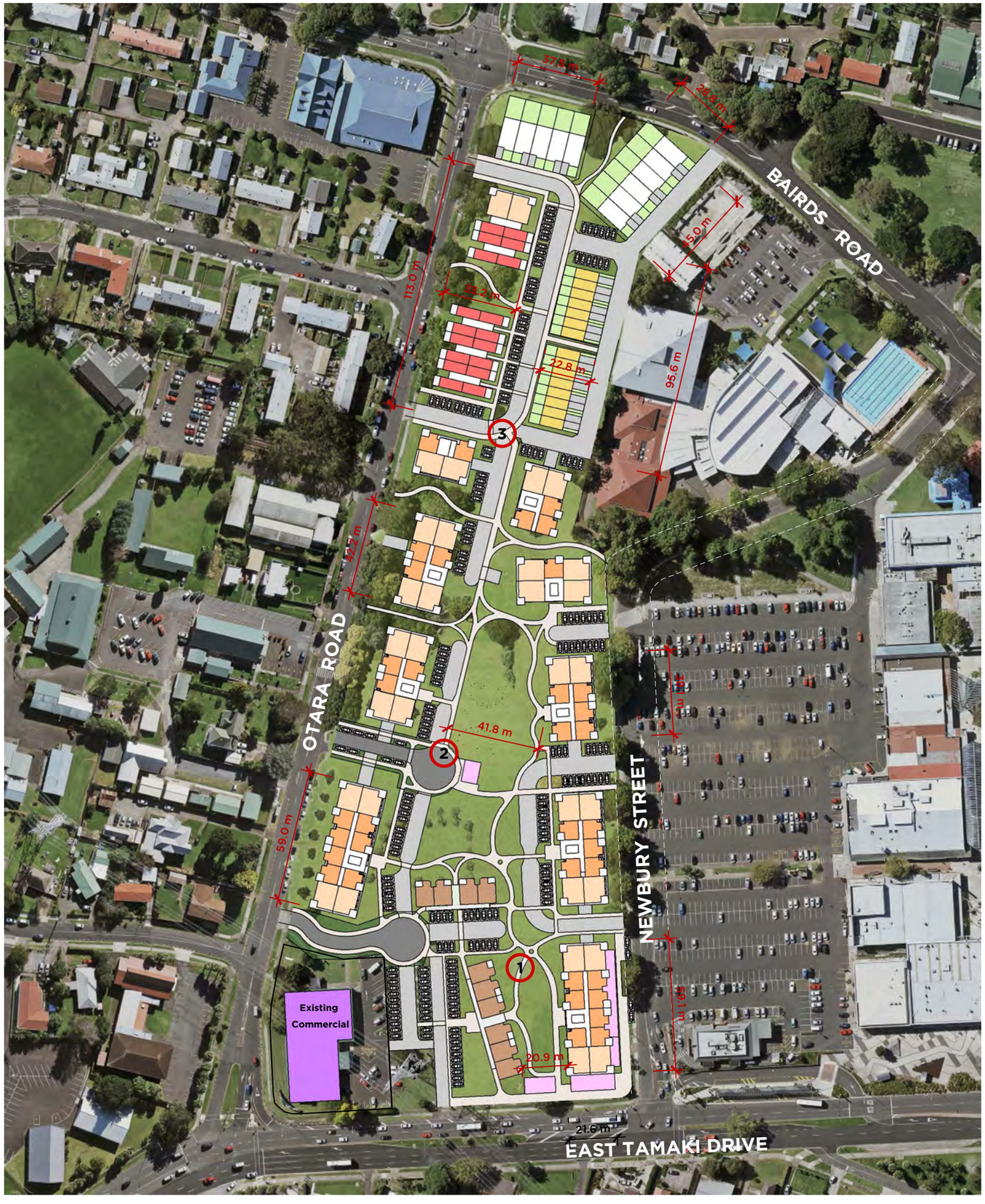


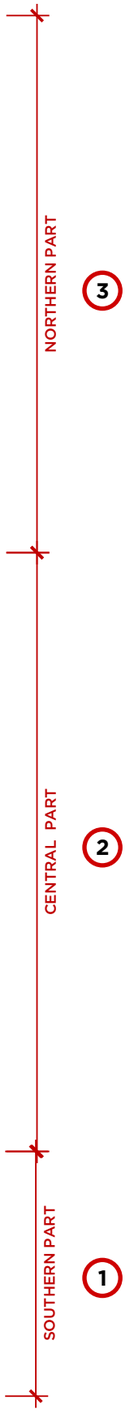


## POTENTIAL YIELD

**PC 78 Sub #899**

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 5 Bed Terrace | 11 | 200 | 200 | 2 | 2 |
| 4 Bed Terrace | 15 | 113 | 152 | 3 | 1 |
| 3 Bed Apartment | 134 | - | 105 | 1 | 1 |
| 2 Bed Apartment | 155 | - | 62 | 1 | 1 |
| 3 Bed Walkup | 18 | - | 97 | 2 | 1 |
| 2 Bed Walkup | 30 | - | 81 | | |
| 1 Bed Walkup | 18 | - | 49 | 1 | 1 |
| **TOTAL** | **381 Residential Units** | | | | **Gross Dwellings per Hectare: 74** |
| Visitor Car Parks | **87** | | | | |
| Extng Commercial | 1 | 3637 | 1280 | 1 | 31 |
| New Retail | 7 | - | 147/unit | 1 | - |

## DESIGN COMMENTARY

**1** The southern part of the site is defined by the East Tamaki Road corridor and Otara Town Centre, with existing Pylon and parking area a key constraint. The response in this area is to provide taller buildings, to capitalise on the open-ness of the space, and buildings that back on to the lower-amenity areas. Car parking is concentrated under the electricity corridor.

New retail is proposed around the corner of Otara Rd/Newbury Street, to capture passing trade and to eliminate the adverse effects of placing residential use at ground level.

**2** The central part of the site becomes wider and is framed with tall trees on Newbury Street and Otara Road. Here, buildings are placed along edges that enclose a large area of communal open space. The front entrances of buildings also open into this communal space, making it a focal point.
Car parking lanes are short, and as compact as possible.

**3** The northern part is focussed around an internal street. Block width does not allow for significant internal open space, but small pockets of space are allocated, surrounding the protected tree cluster.

The eastern edge of the northern site is lined with a rear-lane because it is in proximity to tall buildings on the neighbouring site.
The northern and western edges are provided with more open space or front yard setbacks, to harmonise with the character of surrounding streets.

## CONCEPT PLAN: OPTION A

N

SCALE: 1:2000 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
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UD201-R1

## DESIGN COMMENTRY

1. A winding network of pedestrian & cycle paths is key to defining the development as a whole, and one benefit of this large, integrated design. Apartment buildings entrances will tend to face "internally" toward the pedestrian and recreational space.

2. Access for this site is considered to be best provided through small lanes and driveways. This will encourage slow speed and multi-modal use. Vehicular through-traffic is not provided for, except occasional loop accessways for rubbish and emergency vehicles. Pedestrians and cyclists will have excellent access throughout and across the site .

3. Three lanes are indicated as "public" and could be vested or maintained with a public easement over them.
The larger lane in the north is designed to take on a more traditional 'street' role in that it is linear and provides access to fee-simple units, as opposed to the Body Corporate that would manage the lower half of the site.

4. The Car Parking Strategy for apartments is to provide all apartment blocks with a lift core with a semi-basement level; open to the air, and raising the ground level of the building approx 1.5m above the surrounding area. This is an effective balance of cost/amenity and will enable the land surrounding each building to be utilise for communal recreation space.

5. Small accessways are shown at ~7m in width to enable 90-deg parking. These are distributed around the site to attempt to avoid the large at-grade parking areas, and place car parks in close proximity to residential units for better surveillance and convenience. In future, some of these external car parks could repurposed into open space.

## CIRCULATION: OPTION A

N

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Note; Assumes a flat site. Does not provide for Roof Volumes.

## PERSPECTIVE FROM SW: OPTION A

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UD203-R1

Note; Assumes a flat site. Does not provide for Roof Volumes.

## PERSPECTIVE FROM SE: OPTION A

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A2000666-UD204-R1

## DIAGRAMMATIC ELEVATION FROM WEST (OTARA ROAD)

Scale 1:1500

## DIAGRAMMATIC ELEVATION FROM EAST (NEWBURY STREET)

Scale 1:1500

Note; Assumes a flat site. All features are indicative.

## ELEVATIONS: OPTION A

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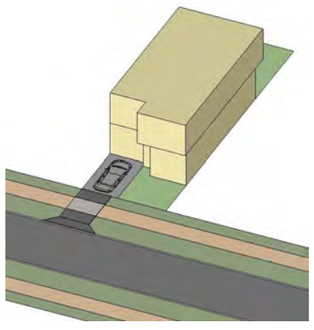

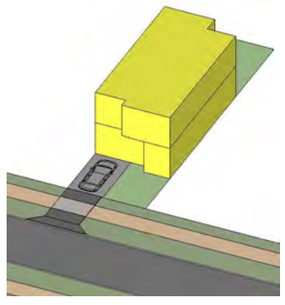

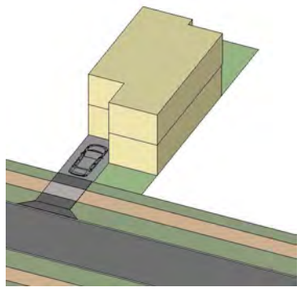

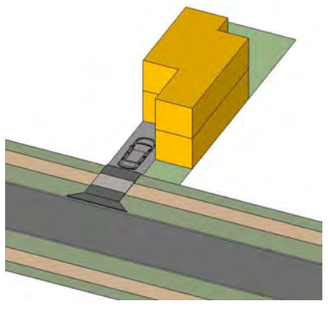

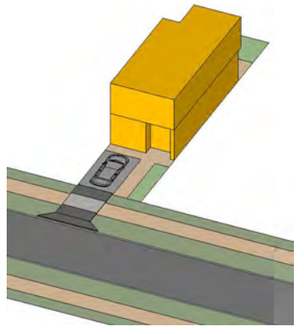

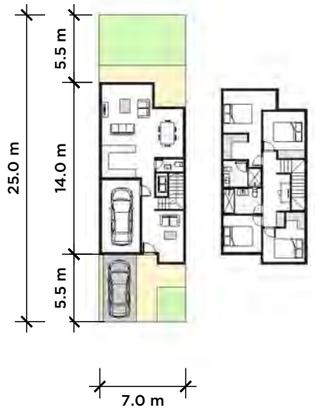


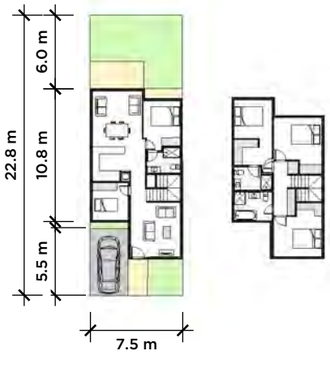


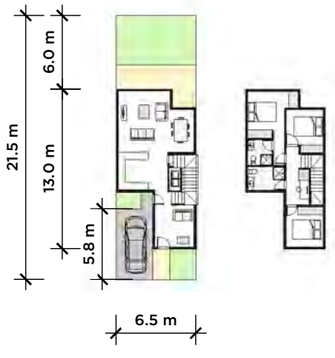

**5 Bedroom Terrace**

Two Storey

200m$^2$ GFA

Minimum Lot Size 188m$^2$

2 Car Park Spaces

**4 Bedroom Terrace**

Two Storey

188m$^2$ GFA

Minimum Lot Size 175m$^2$

2 Car Park Spaces

**4.5 Bedroom Terrace**

Two Storey

176m$^2$ GFA

Minimum Lot Size 171m$^2$

1 Car Park Space

**3 Bedroom Terrace**

Two Storey

130m$^2$ GFA

Minimum Lot Size 140m$^2$

1 Car Park Space

**3 Bedroom Terrace**

Two Storey

137m$^2$ GFA

Minimum Lot Size 175m$^2$

1 Car Park Space

(Requires Side Yard)

## NOTES

1. The minimum lot width considered acceptable for Street-fronting lots is 6.5m; this provides suitable spacing between vehicle crossings, assuming one driveway per unit.

2. All areas are "minimums" and would increase in certain cases; for example end-of-block units (to accommodate additional yards) or where south - facing gardens would occur (requiring additional outdoor space for solar access).

3. All units shown are "generic" typologies for site planning/layout purposes and are not intended to provide architectural, civil or landscape details. Further specific design is required in all situations.

## HOUSE TYPOLOGY STUDY: STREET-FRONTING LOTS

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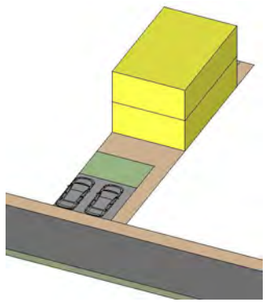
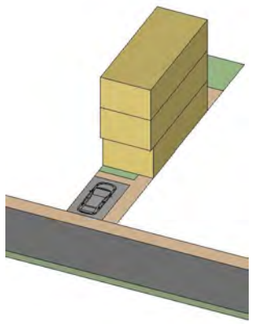
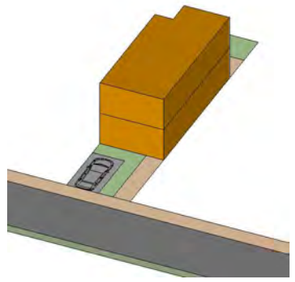
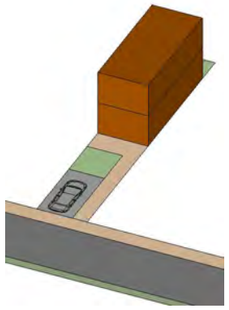
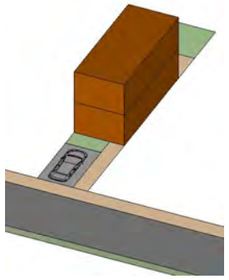
UD100-R1

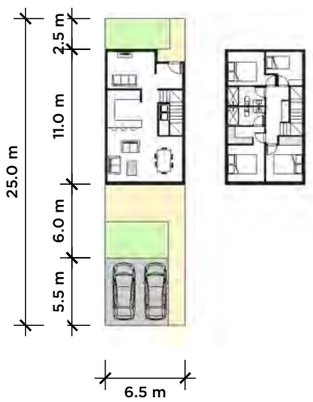


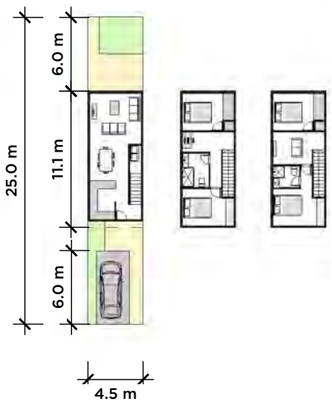


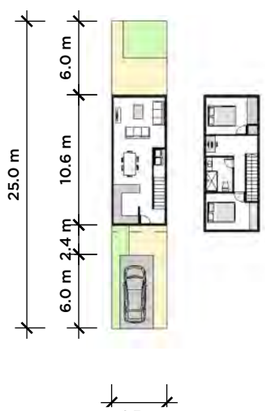











**3.5 Bedroom Terrace**

Two Storey

96m$^2$ GFA

Minimum Lot Size 162m$^2$

2 Car Park Spaces

**4 Bedroom Terrace**

Three Storey

152m$^2$ GFA

Minimum Lot Size 113m$^2$

1 Car Park Space

**3 Bedroom Terrace**

Two Storey

140m$^2$ GFA

Minimum Lot Size 143m$^2$

1 Car Park Space

**2 Bedroom Terrace**

Two Storey

96m$^2$ GFA

Minimum Lot Size 113m$^2$

1 Car Park Space

**2 Bedroom Terrace**

Two Storey

102m$^2$ GFA

Minimum Lot Size 113m$^2$

1 Car Park Space

(Front Yard Living Space)

## NOTES

1. The minimum lot width considered acceptable for Street-fronting lots is 6.5m; this provides suitable spacing between vehicle crossings, assuming one driveway per unit. Widths of less than 6.5m would be possibly only if used in combination with other widths or in duplex/detached configuration.

2. All areas are "minimums" and would increase in certain cases; for example end-of-block units (to accommodate additional yards) or where south - facing gardens would occur (requiring additional outdoor space for solar access).

3. All units shown are "generic" typologies for site planning/layout purposes and are not intended to provide architectural, civil or landscape details. Further specific design is required in all situations.

## HOUSE TYPOLOGY STUDY:
## REAR LANE LOTS

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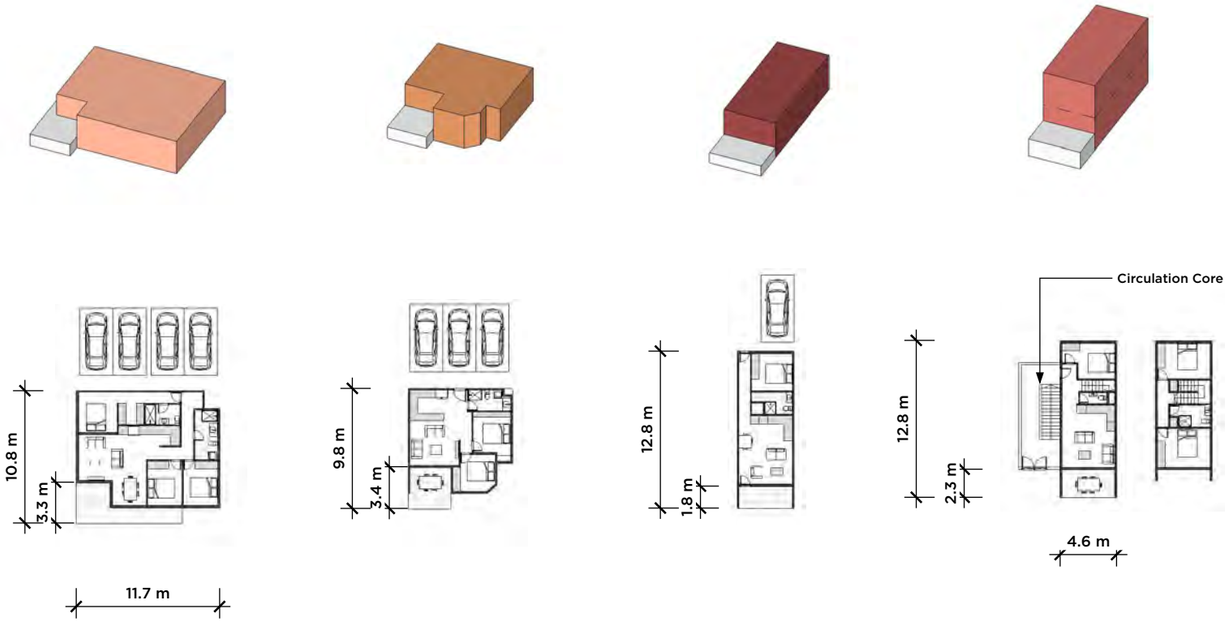



**3 Bedroom Apartment**

One Level

105m$^2$ GFA

Min. Balcony 20m$^2$

**2 Bedroom Apartment**

One Level

62m$^2$ GFA

Min. Balcony 12m$^2$

**Studio Apartment**

One Level

48m$^2$ GFA

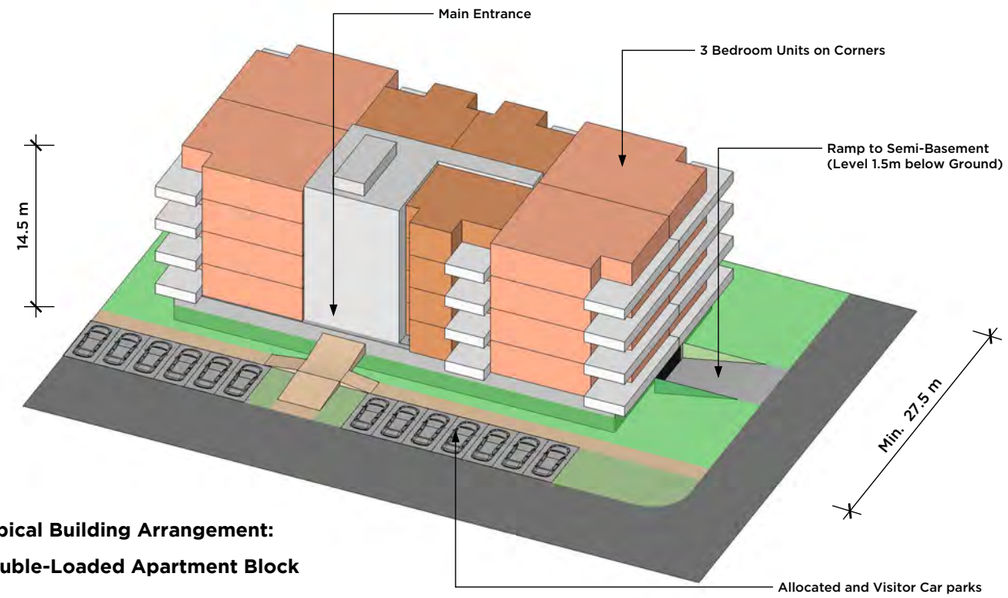
Min. Balcony 8m$^2$

**3 Bedroom Walk-up**

Two Levels

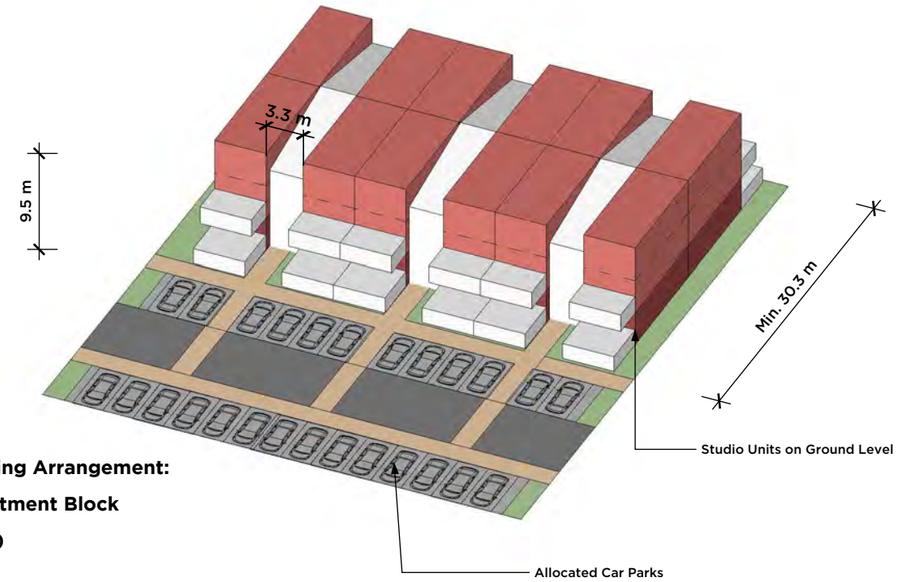
97m$^2$ GFA

Min. Balcony 8m$^2$




**Typical Building Arrangement:**

**Double-Loaded Apartment Block**




**Typical Building Arrangement:**

**Walkup-Apartment Block**

**(Dual Aspect)**

## HOUSE TYPOLOGY STUDY: APARTMENTS

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
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**APPENDIX 3: TERRACED HOUSING AND APARTMENT BUILDINGS AND MIXED USE REFERENCE SCHEME FOR MIT SOUTH BLOCK**

# REFERENCE SCHEME

## PLAN CHANGE PROPOSAL
## M.I.T. OTARA CAMPUS BLOCK G-J

MINISTRY OF HOUSING AND URBAN DEVELOPMENT
8 July 2022

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## Purpose

The purpose of this study is to explore the development potential of the sites at 3S, 5S & 7 Otara Road, Otara, Auckland.

This study will outline the potential for a low risk development including two to six story residential buildings with a minor number of commercial buildings. The development will demonstrate a proposal aligned with the objectives and policies of the Auckland Unitary Plan's Residential - Terraced Housing and Apartment Buildings (THAB) Zone.

## Key Outcomes Sought

1) Adopting a range of housing typologies that fit for purpose and reflect economy in design suitable for Kiwibuild purchasers.
2) Utilise conservative transport design including road widths, parking and accessway layout.
3) Achieve a quality urban neighbourhood that balances high yield with good public and private amenity.

Target Density: 60dw/ha or greater (gross)
Target Yield: 70% (net residential land) or greater

## Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The site will be re-zoned to THAB (or equivalent), and with a 6 storey/21m height limit.
- All existing development is removed (or could be removed) except for the electricity pylon.
- The site is virtually flat; no earthworks or major retaining walls are envisaged.
- A Planning, Infrastructure and Transportation Assessment Report (Calibre, 30 August 2018) prepared for this site has indicated that there are no particular constraints on development within the broad expecations of this zone.
- Housing Typologies have been adopted and agreed with M.HUD as a precusor to our design.
- The legal parcels are treated as one larger landholding for the purposes of development and no further amalgamation or subdivision with neighbouring properties is provided for.
- Any development proposal would be subject to Auckland Council design review and possibly Urban Design Panel review.

**LOCATION PLAN**
Scale 1:7500

| Name | Address | Legal Description | Area | Current Zone | Proposed Zone |
|---|---|---|---|---|---|
| Block G | 7 Otara Road, Otara, Auckland | Pt. Lot 59 DP 60001 | 5,450m2 | Special Purpose - Tertiary Education Zone | Mixed Housing - Urban / Suburban |
| Block H | 5s Otara Road, Otara, Auckland | Lot 58 DP 55184 | 8,653 m2 | Special Purpose - Tertiary Education Zone | Mixed Housing - Urban/Suburban |
| Block I & J | 3s Otara Road, Otara, Auckland | Lot 52 DPP 55184 | 35,332m2 | Special Purpose - Tertiary Education Zone | |
| | | | Total Area 5.13 Hectares | | |

## DESIGN BRIEF

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
DATE: 09 November 2021
STATUS: DRAFT FOR COMMENT - NOT FOR CIRCULATION

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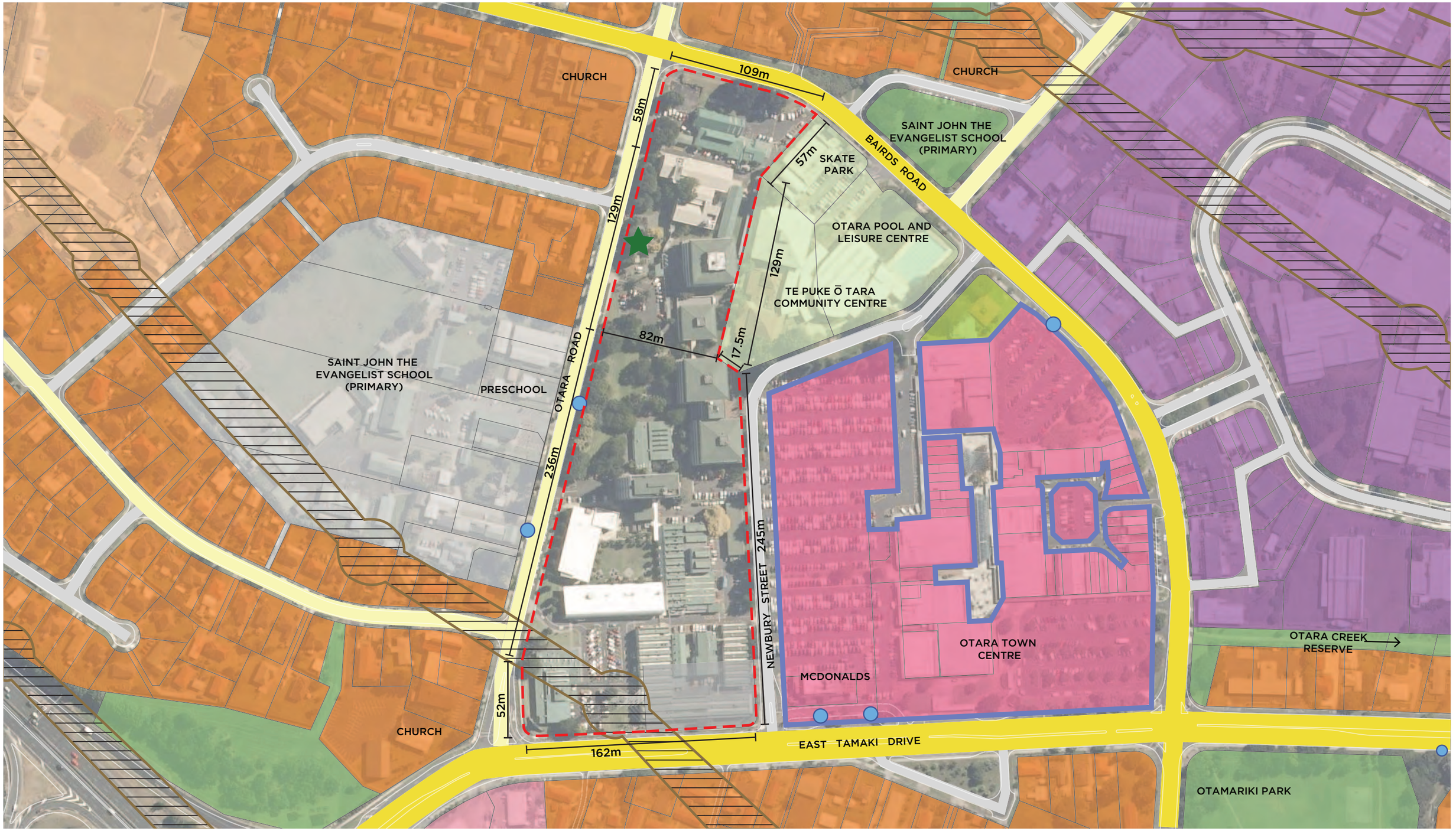


## LEGEND

- RESIDENTIAL - THAB ZONE
- RESIDENTIAL - MIXED HOUSING URBAN ZONE
- BUSINESS - TOWN CENTRE ZONE
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- BUSINESS - LIGHT INDUSTRY ZONE
- OPEN SPACE - SPORT & ACTIVE RECREATION ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- SPECIAL PURPOSE - SCHOOL ZONE
- HEIGHT VARIATION CONTROL - 18m
- NATIONAL GRID CORRIDOR OVERLAY (BUILDING RESTRICTION APPLIES)
- PRIMARY ATERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- SITE BOUNDARY (TOTAL SITE AREA 5.13ha)
- NOTABLE TREE (APPROX POSITION)
- BUS STOPS

## SITE CONTEXT

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
| CLIENT: | M.HUD |
| DATE: | 11 OCTOBER 2021 |
| STATUS: | DRAFT FOR COMMENT - NOT FOR CIRCULATION |

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UD002-R0

## OPPORTUNITIES

- The site, at 5 hectares, is exceptionally large within this local context and offers the opportunity to develop an integrated community, with a mixture of activities and housing options.
- Residents would have easy and convenient access to amenities within the Otara Town Centre and Leisure Centre.
- Public transport is provided adjacent to the site, on Otara Road and in the Otara Town Centre. This will support a low-vehicle-use community.
- Surrounding area is zoned THAB and other high-intensity uses, making it a good interface for similarly-intense buildings (5 storeys). This heigt would fit with the existing character of the site (up to 6 storeys in parts)
- Numerous vehicle entrances are available (but there is no obvious “main entrance”). Newbury Street is currently a good option but is essentially a car park entrance at present.
- Access to two entrences into Otara town centre, these could be used and extended into the site.
- Large mature trees located along Otara Road and Newbury Street could be retained and work into the design to buffer the effects of tall buildings on the surrounding streetscape.
- Existing pockets of gardens and trees could be incorporated into the deisgn as communal open space.
- Existing building could be retained and utilised for non-residential purposes; depending on condition.

## CONSTRAINTS

- Notable tree located in north of site should be retained along with cluster of trees surrounding it.
- Large sections of mature trees are an opportunity for green spaces but could constrain development area.
- Arterial road along southern boundary restricts access (access is only left in left out). Limited vehicle access points from Otara Road (west boundary) due to bus route.
- Otara Town Centre’s car park is a low-amenity feature in terms of residential outlook.
- A National Grid Overlay restricts development in the dashed area (south-western part of the site). The tell pylon in this location is unattractive.
- Large buildings and trees within the Community Centre could negatively impact resdiental amenity in the part of the site adjcent. Intensive recreation within the Skate Park could also ipmact the residential interface.
- Lack of adjacent communal green spaces for residents - closest amenity is Otamariki Park.

## LEGEND

- SITE BOUNDARY
- ARTERIAL ROAD FRONTAGE (RESTRICTED ACCESS)
- INTERFACE WITH COMMUNITY CENTRE
- POTENTIAL THROUGH-SITE CONNECTIONS
- PEDESTRIAN CONNECTION TO KEY AREAS
- EXISTING VEHICLE ACCESS POINTS
- EXISTING TREES AND LANDSCAPING
- NOTABLE TREE (POSITION NOT VERIFIED)
- FLOOD PLAIN
- OVERLAND FLOW PATH
- NATIONAL GRID OVERLAY AREA
- OTARA TOWN CENTRE PEDESTRIAN MALL

## OPPORTUNITIES AND CONSTRAINTS

N

| | |
|---|---|
| SCALE: | 1:5000 - A3 |
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UD003-R3

## DESIGN COMMENTARY

1. Buildings are considered to be "end of life" and are cleared, with the exception of M.I.T. culinary school building and carpark; these lie within the Electricity Transmission Line corridor and, if removed, it would be unlikely that any new building would be able to locate there. Instead, a renovation of the building for a commercial use would be a good fit for this corner site on a busy intersection.

2. The existing Power Pylon, at approx 40m tall, is a 'landmark' of the southern part of the site; not an attractive outlook for residential units. Carparking underneath this pylon is a suitable response to the constraints of building-restrictions and low amenity.

3. The main entrance to the site will likley be via East Tamaki Road into Newbury Street (a legal road of 20m width). Other vehicle entry opportunities are highlighted in red and aligned to existing vehicle crossings; maintain these will avoid issues related to bus lanes, car parking and other A.T. assets along these busy corridors. Cycle lanes may be added in future, so minimising the number vehicle crossings onto existing roads is an important consideration in this development.

4. Existing trees on the site are mature and provide a very effective "Frame" for the future development. Trees of this scale will effectively balance the adverse effects of tall buildings along on the lower-scale of the existing streetscape, and will offer considerable amenity and well-being to residents. They may also provide useful wind and water management roles.

The only scheduled tree (green outline, likely to be a Kauri) is a good specimen and approx 25m in height. It is part of a cluster of mature trees which should be retained as a cluster, if possible.

## SITE FEATURES TO RETAIN

N

SCALE: 1:2000 - A3
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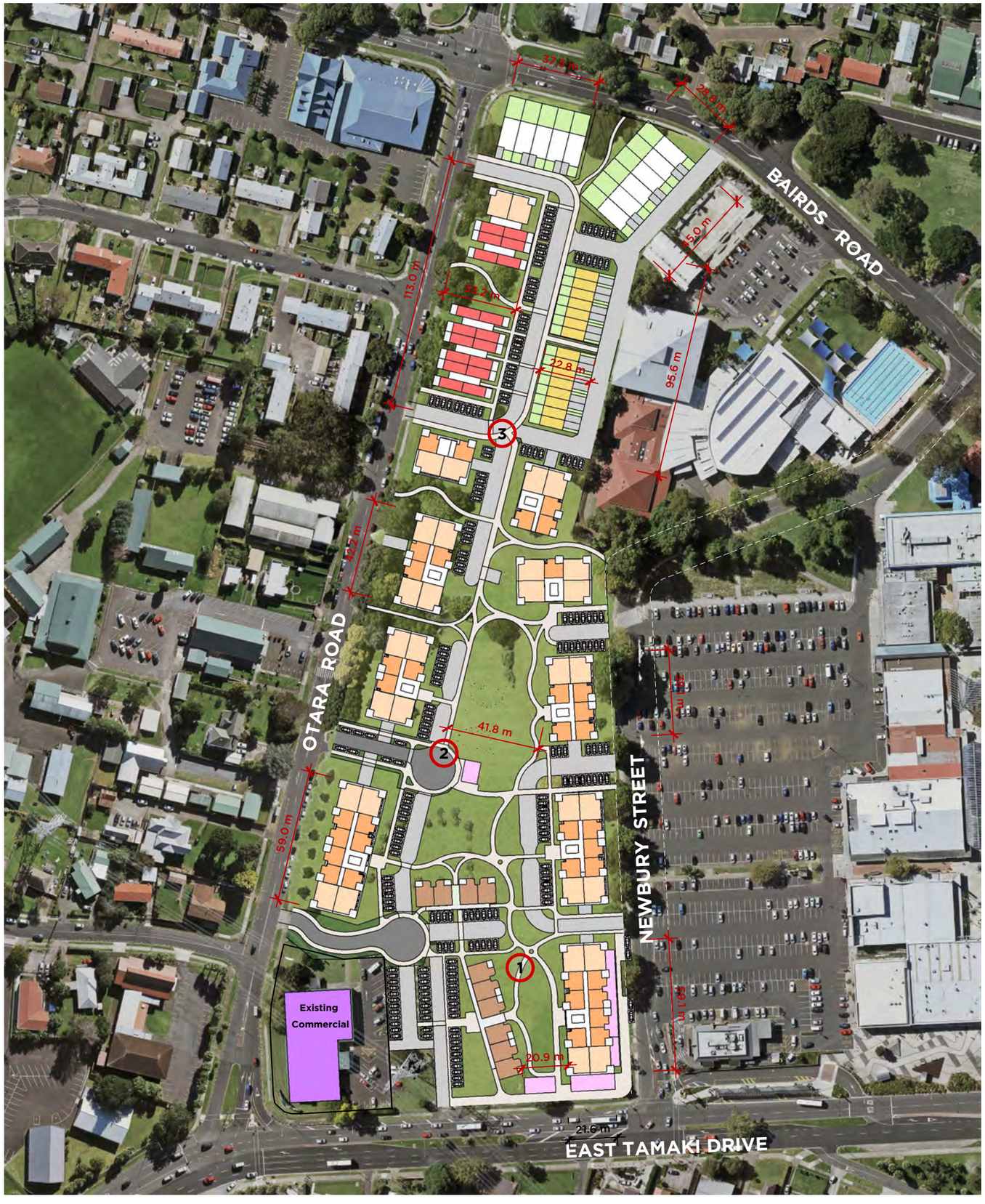


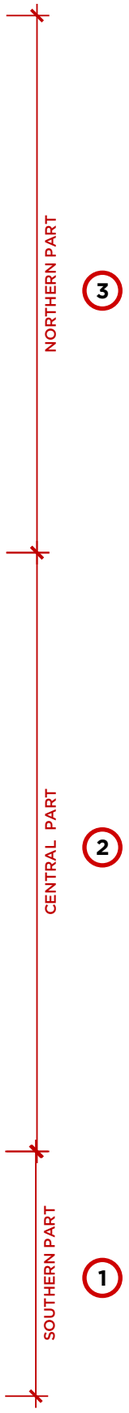


## POTENTIAL YIELD

**PC 78 Sub #899**

| | NUMBER | LOT AREA | GFA | STOREYS | CAR SPACES |
|---|---|---|---|---|---|
| 5 Bed Terrace | 11 | 200 | 200 | 2 | 2 |
| 4 Bed Terrace | 15 | 113 | 152 | 3 | 1 |
| 3 Bed Apartment | 134 | - | 105 | 1 | 1 |
| 2 Bed Apartment | 155 | - | 62 | 1 | 1 |
| 3 Bed Walkup | 18 | - | 97 | 2 | 1 |
| 2 Bed Walkup | 30 | - | 81 | | |
| 1 Bed Walkup | 18 | - | 49 | 1 | 1 |
| **TOTAL** | **381 Residential Units** | | | | **Gross Dwellings per Hectare: 74** |
| Visitor Car Parks | **87** | | | | |
| Extng Commercial | 1 | 3637 | 1280 | 1 | 31 |
| New Retail | 7 | - | 147/unit | 1 | - |

## DESIGN COMMENTARY

**1** The southern part of the site is defined by the East Tamaki Road corridor and Otara Town Centre, with existing Pylon and parking area a key constraint. The response in this area is to provide taller buildings, to capitalise on the open-ness of the space, and buildings that back on to the lower-amenity areas. Car parking is concentrated under the electricity corridor.

New retail is proposed around the corner of Otara Rd/Newbury Street, to capture passing trade and to eliminate the adverse effects of placing residential use at ground level.

**2** The central part of the site becomes wider and is framed with tall trees on Newbury Street and Otara Road. Here, buildings are placed along edges that enclose a large area of communal open space. The front entrances of buildings also open into this communal space, making it a focal point.
Car parking lanes are short, and as compact as possible.

**3** The northern part is focussed around an internal street. Block width does not allow for significant internal open space, but small pockets of space are allocated, surrounding the protected tree cluster.

The eastern edge of the northern site is lined with a rear-lane because it is in proximity to tall buildings on the neighbouring site.
The northern and western edges are provided with more open space or front yard setbacks, to harmonise with the character of surrounding streets.

## CONCEPT PLAN: OPTION A

N

SCALE: 1:2000 - A3
CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
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## DESIGN COMMENTRY

1. A winding network of pedestrian & cycle paths is key to defining the development as a whole, and one benefit of this large, integrated design. Apartment buildings entrances will tend to face "internally" toward the pedestrian and recreational space.

2. Access for this site is considered to be best provided through small lanes and driveways. This will encourage slow speed and multi-modal use. Vehicular through-traffic is not provided for, except occasional loop accessways for rubbish and emergency vehicles. Pedestrians and cyclists will have excellent access throughout and across the site .

3. Three lanes are indicated as "public" and could be vested or maintained with a public easement over them.
The larger lane in the north is designed to take on a more traditional 'street' role in that it is linear and provides access to fee-simple units, as opposed to the Body Corporate that would manage the lower half of the site.

4. The Car Parking Strategy for apartments is to provide all apartment blocks with a lift core with a semi-basement level; open to the air, and raising the ground level of the building approx 1.5m above the surrounding area. This is an effective balance of cost/amenity and will enable the land surrounding each building to be utilise for communal recreation space.

5. Small accessways are shown at ~7m in width to enable 90-deg parking. These are distributed around the site to attempt to avoid the large at-grade parking areas, and place car parks in close proximity to residential units for better surveillance and convenience. In future, some of these external car parks could repurposed into open space.

## CIRCULATION: OPTION A

N

SCALE: 1500 - A3
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UD202-R1

Note; Assumes a flat site. Does not provide for Roof Volumes.

## PERSPECTIVE FROM SW: OPTION A

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UD203-R1

Note; Assumes a flat site. Does not provide for Roof Volumes.

## PERSPECTIVE FROM SE: OPTION A

CLIENT: M.HUD
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## DIAGRAMMATIC ELEVATION FROM WEST (OTARA ROAD)

Scale 1:1500

## DIAGRAMMATIC ELEVATION FROM EAST (NEWBURY STREET)

Scale 1:1500

Note; Assumes a flat site. All features are indicative.

## ELEVATIONS: OPTION A

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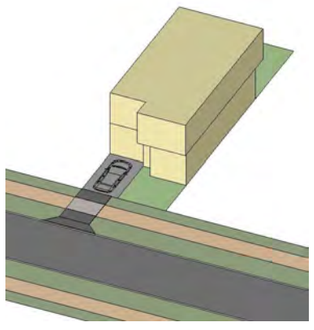
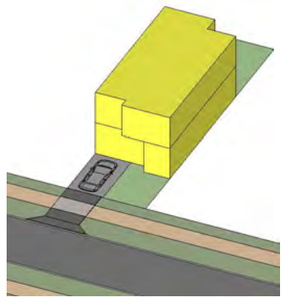
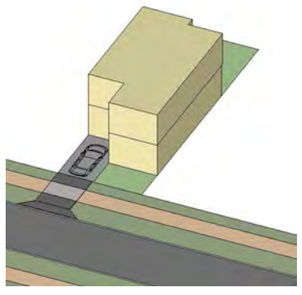
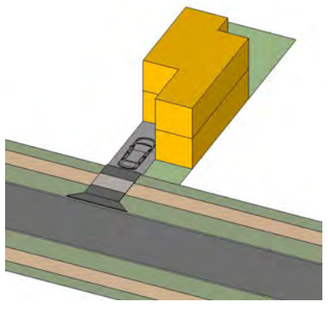
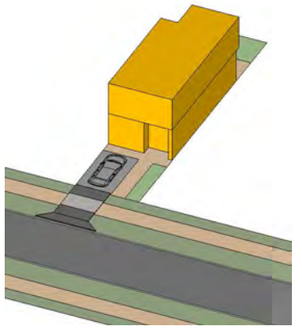
UD205-R1

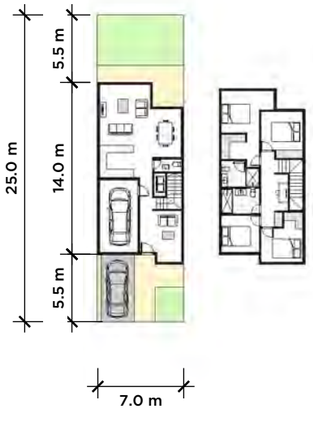


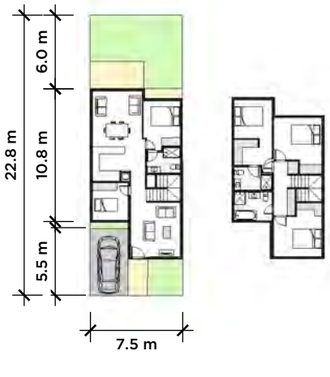


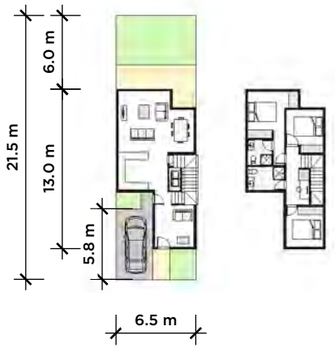








**5 Bedroom Terrace**

Two Storey

200m$^2$ GFA

Minimum Lot Size 188m$^2$

2 Car Park Spaces

**4 Bedroom Terrace**

Two Storey

188m$^2$ GFA

Minimum Lot Size 175m$^2$

2 Car Park Spaces

**4.5 Bedroom Terrace**

Two Storey

176m$^2$ GFA

Minimum Lot Size 171m$^2$

1 Car Park Space

**3 Bedroom Terrace**

Two Storey

130m$^2$ GFA

Minimum Lot Size 140m$^2$

1 Car Park Space

**3 Bedroom Terrace**

Two Storey

137m$^2$ GFA

Minimum Lot Size 175m$^2$

1 Car Park Space

(Requires Side Yard)

## NOTES

1. The minimum lot width considered acceptable for Street-fronting lots is 6.5m; this provides suitable spacing between vehicle crossings, assuming one driveway per unit.

2. All areas are "minimums" and would increase in certain cases; for example end-of-block units (to accommodate additional yards) or where south - facing gardens would occur (requiring additional outdoor space for solar access).

3. All units shown are "generic" typologies for site planning/layout purposes and are not intended to provide architectural, civil or landscape details. Further specific design is required in all situations.

## HOUSE TYPOLOGY STUDY: STREET-FRONTING LOTS

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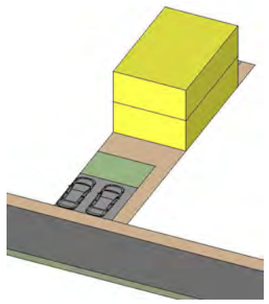
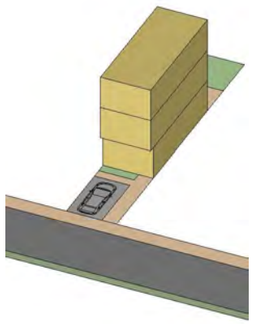
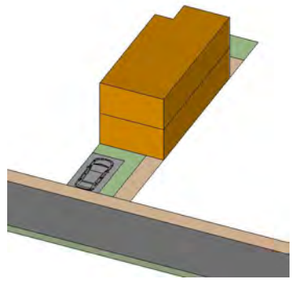
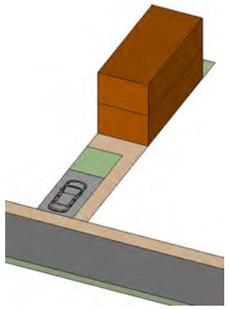
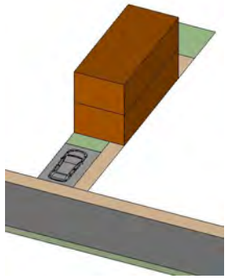
UD100-R1

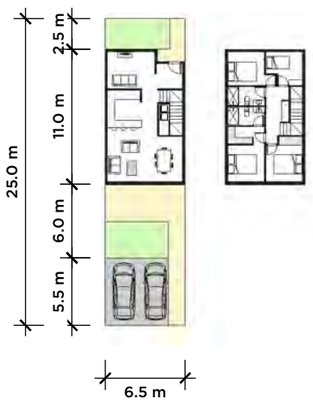


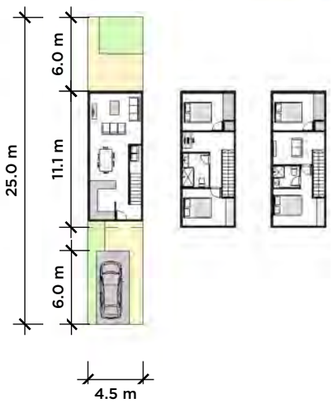










**3.5 Bedroom Terrace**

Two Storey

96m$^2$ GFA

Minimum Lot Size 162m$^2$

2 Car Park Spaces

**4 Bedroom Terrace**

Three Storey

152m$^2$ GFA

Minimum Lot Size 113m$^2$

1 Car Park Space

**3 Bedroom Terrace**

Two Storey

140m$^2$ GFA

Minimum Lot Size 143m$^2$

1 Car Park Space

**2 Bedroom Terrace**

Two Storey

96m$^2$ GFA

Minimum Lot Size 113m$^2$

1 Car Park Space

**2 Bedroom Terrace**

Two Storey

102m$^2$ GFA

Minimum Lot Size 113m$^2$

1 Car Park Space

(Front Yard Living Space)

## NOTES

1. The minimum lot width considered acceptable for Street-fronting lots is 6.5m; this provides suitable spacing between vehicle crossings, assuming one driveway per unit. Widths of less than 6.5m would be possibly only if used in combination with other widths or in duplex/detached configuration.

2. All areas are "minimums" and would increase in certain cases; for example end-of-block units (to accommodate additional yards) or where south - facing gardens would occur (requiring additional outdoor space for solar access).

3. All units shown are "generic" typologies for site planning/layout purposes and are not intended to provide architectural, civil or landscape details. Further specific design is required in all situations.

## HOUSE TYPOLOGY STUDY:
## REAR LANE LOTS

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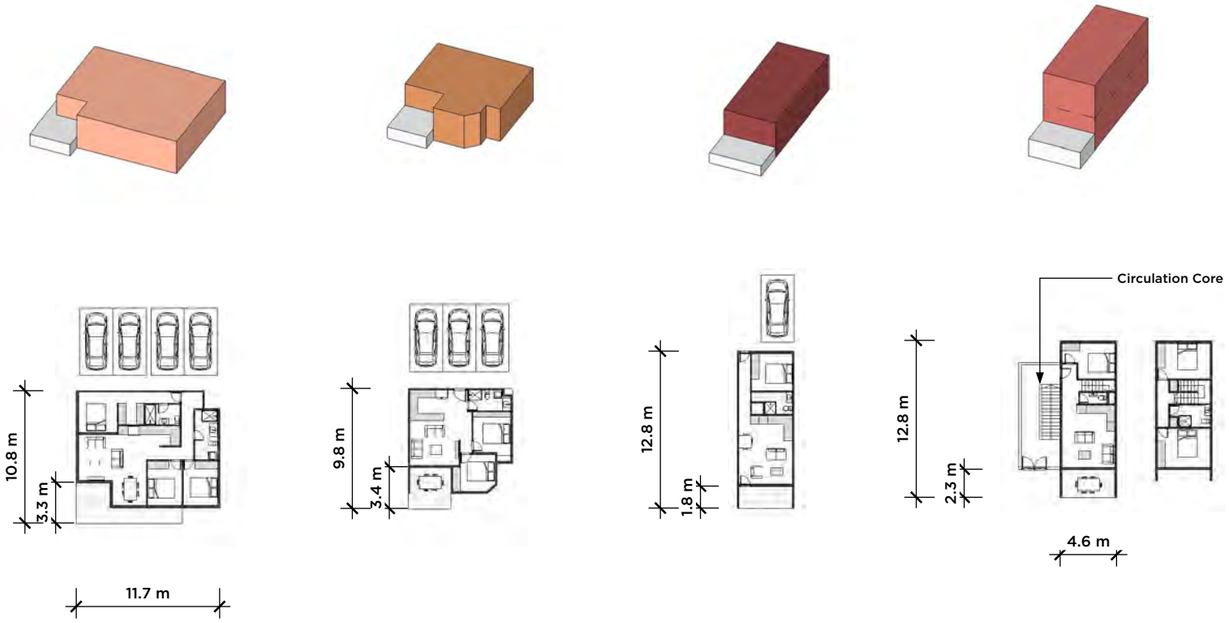



**3 Bedroom Apartment**

One Level

105m$^2$ GFA

Min. Balcony 20m$^2$

**2 Bedroom Apartment**

One Level

62m$^2$ GFA

Min. Balcony 12m$^2$

**Studio Apartment**

One Level

48m$^2$ GFA

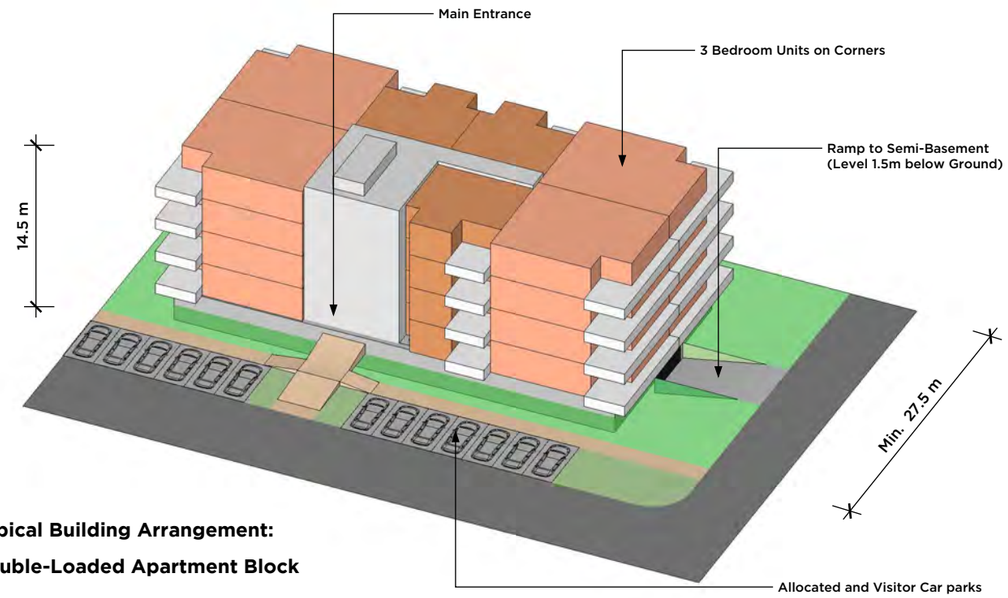
Min. Balcony 8m$^2$

**3 Bedroom Walk-up**

Two Levels

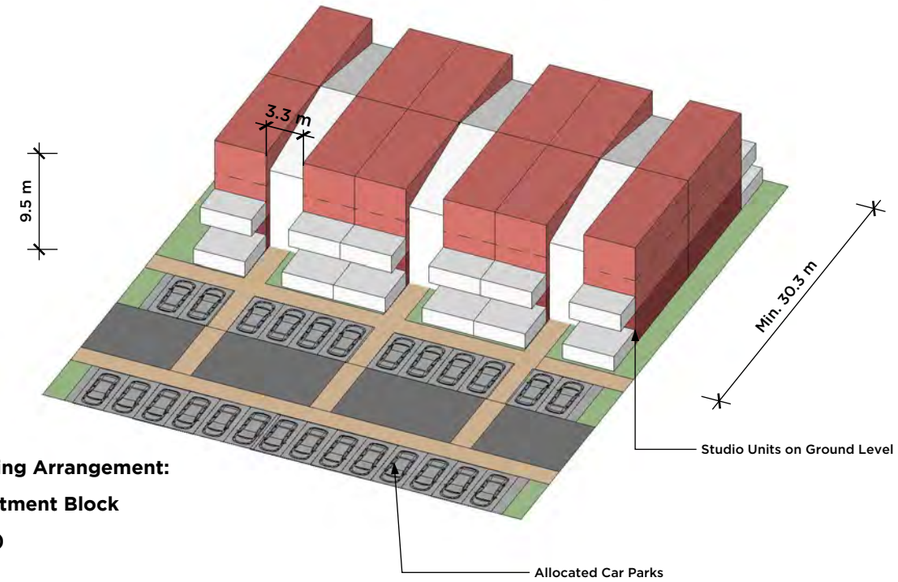
97m$^2$ GFA

Min. Balcony 8m$^2$




**Typical Building Arrangement:**

**Double-Loaded Apartment Block**




**Typical Building Arrangement:**

**Walkup-Apartment Block**

**(Dual Aspect)**

## HOUSE TYPOLOGY STUDY: APARTMENTS

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCKS B-C & G-J
DATE: 09 November 2021
STATUS: DRAFT FOR COMMENT - NOT FOR CIRCULATION

HARRISON GRIERSON

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A2000666-

## George Bramer

**From:** Katrina Jordan <K.Jordan@harrisongrierson.com>
**Sent:** Thursday, 29 September 2022 12:39 pm
**To:** Unitary Plan
**Cc:** Benjamin Speedy; Nick Grala
**Subject:** 348 St John's - Submission on Plan Change 78: Intensification
**Attachments:** pc-78-form-St Johns.pdf; Final Submission - St Johns.pdf

Kia ora,

Please find a submission relating to the properties 324 St John's Road, St Johns' attached to this email.

Ngā mihi,

**KATRINA JORDAN**
Graduate Planner
Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

D +64 9 915 2547 P +64 9 917 5000

HARRISON GRIERSON. COM

All our emails and attachments are subject to conditions.

## 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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Mr Nick Grala - Harrison Grierson

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

Ministry of Housing and Urban Development

**Address for service of Submitter**

PO Box 5760, Wellesley Street Auckland 1141

Telephone: 211995050 Fax/Email: n.grala@harrisongrierson.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)

*Or*

Property Address: 348 St John's Road, St John's

*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:

**(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. ☐

The site is within a well-established urban area and is not subject to qualifying matters that should constrain its zoning.

The Significant Ecological Areas overlay provides adequate protection for ecological features and so should not constrain the site's zoning.

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)*

09/29/2022
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.**

# Submission
# ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

| | |
|---|---|
| **TO** | Auckland Council (the 'Council') |
| **SUBMISSION ON** | Plan Change 78: Intensification ('PC 78') |
| **NAME OF SUBMITTER** | Ministry of Housing and Urban Development ('MHUD') |

MHUD could not gain an advantage in trade competition through this submission.

**SUBMISSION IN SUPPORT**

## 1.0 SCOPE OF SUBMISSION

This submission will:

a) Provide an executive summary of the submission;

b) Provide background on MHUD; and

c) Provide an overview of MHUD's submission in support of the proposed zoning applied to 348 St Johns Road by PC78.

## 2.0 EXECUTIVE SUMMARY

MHUD owns a property within the St John's suburb of Auckland (the 'St Johns site'). The St John site is located at 348 St Johns Road and comprises of 3.7ha greenfield land with established vegetation along its rear northern boundary. An aerial of the site is included below as **Figure 1.**

The site is subject to Designation 1620, which provides for the "Eastern Transport Corridor," a historic project which is no longer being pursued but resulted in the site remaining undeveloped. New Zealand Transport Agency disposed of the site to MHUD, on behalf of Ngāti Maru.

The St John's site is currently zoned Residential – Mixed Housing Suburban under the Operative AUPOiP and is proposed to be zoned Residential – Mixed Housing Urban Zone (MHUZ) (as modified to incorporate the MDRS standards of RMAA 2021) by PC78, as shown in **Figure 2**.

**FIGURE 1:** Site aerial of the St John's site

**FIGURE 2:** Mixed Housing Urban zoning proposed by Plan Change 78

## 3.0 ABOUT THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT

The Ministry of Housing and Urban Development (MHUD) was established in 2018 as the ministry dedicated to delivering the government's housing and urban development programme. MHUD performs a range of functions on behalf of the central government that seek to improve housing supply, including the acquisition of sites for development. For the purpose of this submission MHUD is referred to as the owner.

## 4.0 OUR SUBMISSION

MHUD considers the MHUZ is an appropriate zoning for the St John's site because:

1. The zoning is consistent with the zoning applied to the surrounding residential sites;
2. The Significant Ecological Area overlay applies to only a small portion of the site that is already afforded protection by those existing planning provisions.
3. The NPS-UD 2020 defines an "urban area" as any area of land that is, or is intended to be, predominantly urban in character, or is, or is intended to be, part of a housing and labour market of at least 10,000 people. Section 77G(1) of the RMAA 2021 directs that every relevant residential zone of a specified territorial authority must have the MDRS incorporated into that zone.
4. The zoning implements the objectives and policies required by s75(1) of the RMA, most notably B2.2.2(2), B2.2.2(7) and B2.4.1.(3). The MHU zoning will supply land that is well-located within an existing urban area. The site is a short distance from the Glenn Innes local centre, the Glenn Innes train station and the adjoining industrial zone, which provides both services and employment opportunities. The proposed zoning is appropriate given the existing level of service surrounding of the site and the area's anticipated growth.
5. The proposed zone will enable an efficient and medium-yield development of a substantial site within an accessible and high-amenity suburb of Auckland.

## 5.0 MHUD SEEKS THE FOLLOWING DECISION FROM THE COUNCIL:

a) That the Council approves PC 78 with a MHUZ applied to the site; 899.15

and

b) Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of MHUD;

or

c) Such other alternative relief to satisfy the concerns of MHUD.

6.0 MHUD wishes to be heard in support of its submission.

7.0 If others make a similar submission MHUD will not consider presenting a joint case with them at a hearing.

**Signature:**

**Date:** 29 September 2022

**Address for Service of Submitter:**

Harrison Grierson
P O Box 5760, Wellesley Street
**AUCKLAND 1141**

**Telephone:** (09) 917 5073
**Email:** n.grala@harrisongrierson.com
CONTACT PERSON: NICK GRALA

# SUBMISSION ON PLAN CHANGE 78 TO THE AUCKLAND UNITARY PLAN UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

**To:** unitaryplan@aucklandcouncil.govt.nz

**Name of Submitter:** Metlifecare Limited

**Address:**
c/- MinterEllisonRuddWatts
PO Box 105249
Auckland 1143
Attention: Bianca Tree

Telephone No: (09) 353 9700
Email: bianca.tree@minterellison.co.nz

## INTRODUCTION

1. This is a submission on the Plan Change 78 to the Auckland Unitary Plan (**Plan Change**) on behalf of Metlifecare Limited (**Metlifecare**). The Plan Change was notified by Auckland Council on 18 August 2022.

2. This submission relates to the provisions in the Plan Change for the use and development of retirement villages and associated infrastructure in the district.

3. Metlifecare could not gain an advantage in trade competition through this submission.

## BACKGROUND TO METLIFECARE

4. Metlifecare was established in 1984 and is a leading owner and operator of retirement villages in New Zealand. Metlifecare focuses on providing outstanding care and ensuring the comfort, happiness and wellbeing of its residents by developing and maintaining high quality housing and creating dynamic, vibrant and diverse social communities for older people throughout New Zealand.

5. Metlifecare operates using a range of different development models which generally include a full variety of residential unit layouts ranging from apartments and townhouses for independent living, through to assisted living apartments and residential care homes with rest home to hospital level care for residents who need additional assistance.

6. Metlifecare is actively providing feedback to all councils on their district plans to recognise and provide for retirement villages in appropriate locations. Within Auckland, Metlifecare has 19 existing retirement villages located across urban and suburban locations in addition to several development sites, including in greenfield and brownfield locations.

**ROLE OF RETIREMENT VILLAGE DEVELOPMENT**

7. Retirement villages are communities specifically designed to cater to the needs and lifestyles of older people who are some of the most vulnerable members of the community. As New Zealand's population grows and ages, the continued supply of retirement village housing will be crucial to ensure that the elderly population have suitable housing that meets their needs.

8. The local community benefits from the provision of retirement villages:

   (a) Retirement villages are purpose-built to enable older people to live comfortably with an appropriate level of physical care and support;

   (b) Retirement village living leads to greater social interaction and more opportunities for companionship for older people, who are particularly vulnerable to social isolation and loneliness – which has been shown to improve health outcomes. Metlifecare's research shows that retirement village residents live around five years longer than average;

   (c) Retirement villages release pressure on social and health services;

   (d) Typically, they will have community meeting rooms, a library and active and passive recreation facilities which support mental and physical wellbeing. These can include bowling greens, vegetable gardens, outdoor seating, formal gardens, swimming pools, gyms, cafes and salons;

   (e) They provide residents with a sense of both social and physical security;

   (f) Metlifecare's new, non-gated developments are designed and built around an urban village philosophy which seeks to integrate the villages with the local community, providing benefits to both the residents and the wider community;

(g) Metlifecare as a retirement village provider is also focused on sustainability. This is one of its key design principles. Each new development implements new ideas (such as modular and off-site manufacturing initiatives) which contribute towards Metlifecare's goal to reduce its carbon footprint;

(h) Retirement village development increases the supply of retirement village housing releasing existing housing stock into the market. It frees up existing housing and potentially creates opportunities for more intensive use of that housing; and

(i) Retirement villages also reduce pressure on existing infrastructure. As explained above, retirement villages are self-contained in terms of the recreational and community facilities which are provided by and funded by the retirement village. Retirement villages also generate less traffic, as residents have lower average car ownership (either due to resident mobility constraints or access to services on site). Therefore, they have lower demand on council services and lower usage of public assets compared to the demand and use from standard residential development.

9. These benefits should be recognised and provided for in Plan Change 78, to align with the mandate in the National Policy Statement on Urban Development 2020 (**NPS-UD**) and Resource Management (Enabling Housing and Other Matters) Amendment Act 2021 (**Amendment Act**), which seek to provide for more intensive development and recognise that the built form of our urban areas will change to provide greater housing choice and supply.

**DEMAND AND DEVELOPMENT CONSTRAINTS**

10. There are currently 345,960 New Zealanders over 75 and it is estimated this will reach 832,810 by 2048.[1] The demand for retirement village units continues to grow as a reflection of this population increase, and an estimated 24,413 new units will be required by 2033.[2]

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[1] JLL's 10th White Paper - Retirement Villages Market Review 2022, dated July 14 2022.

[2] JLL's 10th White Paper - Retirement Villages Market Review 2022, dated July 14 2022.

11. The Auckland region:

    (a) accounts for the majority of retirement villages;

    (b) makes the largest contribution to New Zealand's 75+ years population growth, which is set to further increase, as shown in the Figure below; and

    (c) is expected to be home to the highest proportion of population growth (to 2033 and 2048).[3]

12. While development continues, Auckland Council should recognise the land use requirements and constraints that apply to retirement village developments:

    (a) Retirement village development generally requires a large lot of 4-7 hectares to be able to provide sufficient scale of residential accommodation and the on-site facilities and services associated with retirement living. Sites of this size are becoming scarce within existing residential areas.

    (b) New greenfield areas are limited, and the rate of release and service delivery has been slow.

    (c) There are limited suitable sites available meaning competition for land, particularly for suburban development, is high.

    (d) Market challenges including the global pandemic, rising inflation, labour shortages and supply chain constraints continue to put pressure on the industry.

13. A recent Market Review by JLL concluded that retirement villages across New Zealand continue to deliver new units to meet increasing demand, however demand is outstripping development pipeline.

14. For the reasons set out above, consideration needs to be given to the health, welfare and housing needs of older people in the community. To do that the Council must support and enable the development of retirement villages in appropriate locations in Auckland, to ensure that housing for the elderly can be provided without unnecessary development constraints and delay.

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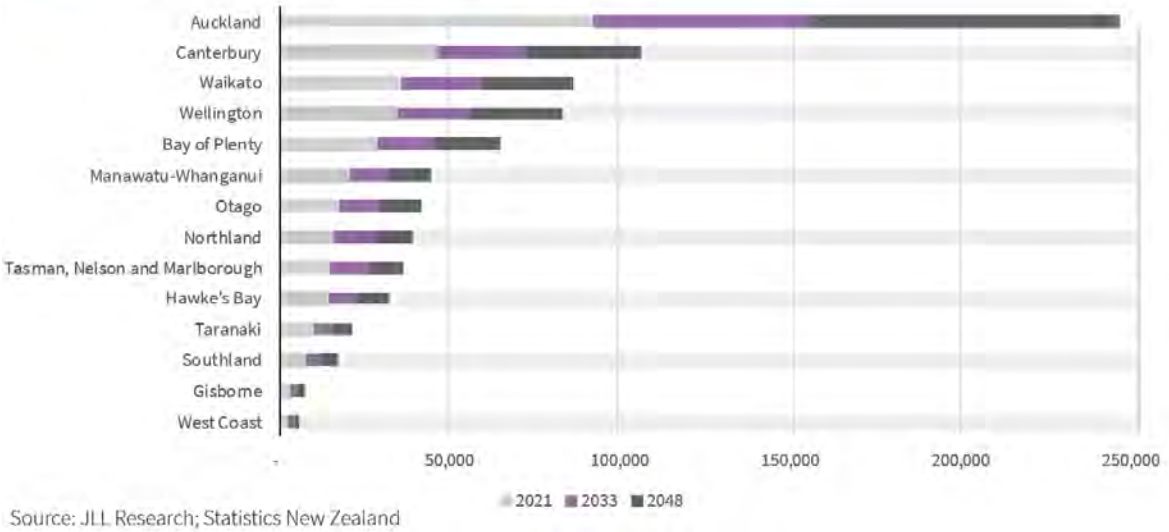
[3] JLL's 10th White Paper - Retirement Villages Market Review 2022, dated July 14 2022.

15. It is therefore critical that the construction, operation and ongoing maintenance of retirement villages is appropriately provided for in the Auckland Unitary Plan.

Figure 3 : 75+ population by region 2021-2048




Source: JLL Research; Statistics New Zealand

## SUMMARY OF SUBMISSION

16. The Explanatory Note in the Amendment Bill specifically mentions the need to increase capacity and provide a wider variety of housing options to suit people's "needs at different stages in their lives". The housing shortage is affecting all age groups, including the elderly.

17. Metlifecare is generally supportive of PC78 and efforts to promote quality intensification throughout Auckland. However, Metlifecare considers that amendments are required to provide a more effective planning framework which recognises the concerns around a lack of housing supply and the need to provide for more intensive development within our urban areas.

18. Metlifecare supports the following aims and provisions of the Plan Change:

    (a) The application of the modified Mixed Housing Urban (**MHU**) zone throughout urban residential areas as a basis for incorporating the Medium Density Residential Standards (**MDRS**). Metlifecare considers the proposed spatial extent of the MHU zone to be broadly consistent with the objectives and policies of the NPS UD, and supportive of the delivery of diverse well-designed housing developments.

    (b) The provisions that better enable and support residential intensification around a clearly defined hierarchy of commercial centres, transport

nodes, and in high amenity locations. In particular, the application of the modified Terraced Housing and Apartment Building (**THAB**) zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.

(c) The provisions in the Plan Change which enable development of retirement villages (as an integrated residential development) as a restricted discretionary activity in residential zones.

19. Metlifecare also seeks recognition of the following:

(a) To ensure that the policies and rules applicable to retirement village development recognise the social and health benefits of the activity and provide for the functional and operational needs of this type of development.

(b) An appropriate height strategy. Metlifecare is seeking amendments to the height limits proposed within the THAB zone and also seeks that the THAB zone be extended to apply to some of its sites. In particular, it is an efficient and appropriate use of land to provide for the larger land holdings owned by Metlifecare to be developed more intensively while mitigating effects on surrounding sites.

20. Overall, it is critical that the Plan Change adequately recognises these development constraints and provides clear direction for the establishment of retirement villages in appropriate locations in Auckland by ensuring the objectives, policies and rules more clearly recognise the functional and operational needs of this housing typology.

21. The specific provisions that are supported or opposed, and the amendments sought to the Plan Change, are set out in the tables attached as **Appendix 1** and **Appendix 2** (and diagrams provided as **Appendix 3, 4 and 5**).

**REASONS FOR RELIEF SOUGHT**

22. The reasons for the relief sought are set out in **Appendix 1** and **Appendix 2**. In addition to those specific reasons, the amendments sought are to ensure that the Plan Change:

(a) will give effect to the objectives and policies of the NPS UD;

(b) will contribute to well-functioning urban environments;

(c) is consistent with the sustainable management of physical resources and the purpose and principles of the RMA;

(d) will meet the requirements to satisfy the criteria of section 32 of the RMA;

(e) will meet the reasonably foreseeable needs of future generations; and

(f) is consistent with sound resource management practice.

**DECISION SOUGHT AND HEARING**

23. The relief sought by Metlifecare is set out in **Appendix 1** and **Appendix 2**. In addition to that specific relief, Metlifecare seeks such other additional or consequential relief to give effect to the matters raised in this submission.

24. Metlifecare wishes to be heard in support of its submission. If others wish to make a similar submission, Metlifecare will consider presenting a joint case with them at the hearing.

**DATED** this 29th day of September 2022

**Metlifecare Limited** by its solicitors and duly authorised agents MinterEllisonRuddWatts

Bianca Tree

**Address for service**
Metlifecare Limited
c/- MinterEllisonRuddWatts
PO Box 105 249
AUCKLAND 1143
Attention: Bianca Tree
Telephone No: (09) 353 9700
Fax No. (09) 353 9701
Email: bianca.tree@minterellison.co.nz

**APPENDIX 1: Metlifecare's submission on Plan Change 78 to the Auckland Unitary Plan**

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
|---|---|---|---|---|---|
| Chapter H5 Residential – Mixed Housing Urban Zone | H5.1 Zone description | Support in part | The introduction explains the need for a range of housing typologies but does not explicitly recognise the crucial role that retirement and aged care facilities have in providing for the health and wellbeing of the New Zealand community and the provision of housing for elderly residents.<br><br>Retirement villages should be explicitly referenced here. They provide benefits to the local community and have a crucial role in the general housing market because the supply of retirement village housing releases existing housing stock into the market and reduces pressure on existing infrastructure.<br><br>Metlifecare seeks that amendments be made to this section to recognise the growing role that retirement villages will have in providing healthy, safe, affordable homes that meet the needs of older people in the community and in keeping up with housing demand.<br><br>It also seeks that recognition be made of the functional and operational requirements of activities and developments, consistent with policy H5.2(10) further explained below. | Amend the zone description as shown in red below (or words to similar effect):<br><br>Over time, the appearance of neighbourhoods within this zone will change, with development of typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing ~~within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.~~ The functional and operational requirements of these activities and developments should be recognised. Particular consideration also needs to be given to the growing demand for housing for the elderly, including retirement villages which are anticipated in this zone. | 901.1 |
| | H5.2. Objectives – (A1) | Support | Metlifecare supports these objectives on the basis that they are consistent with the Amendment Act. | Retain H5.2(A1) as notified. | 901.2 |
| | H5.2. Objectives – (B1) | Support | | Retain H5.2(B1) as notified. | 901.3 |
| | H5.2. Objectives - (1) | Support | Metlifecare supports the recognition that land can and should be used more efficiently and to increase housing capacity. | Retain H5.2(1) as notified. | 901.4 |
| | H5.2 Objectives – (3) | Oppose in part | Development should be required to provide high quality on-site amenity and to integrate with the neighbourhood, but should not necessarily be required to provide high-quality amenity to adjoining sites due to the nature of this zone and the planned built form. | Amend H5.2(3) as shown in red below (or words to similar effect):<br><br>(3) Development provides high-quality on-site amenity~~:~~ ~~that integrates with the planned built form of, and addresses adverse effects on,~~<br><br>~~(a) on-site residential amenity for residents;~~<br><br>~~(b) to~~ adjoining sites~~;~~ and<br><br>~~(c) to~~ the street. | 901.5 |
| | H5.3 Objectives - (7) | Support | Metlifecare supports enabling development where it can be serviced by water, wastewater and stormwater networks to manage adverse effects because it recognises that this infrastructure can be provided onsite to enable development in areas that are not otherwise serviced. | Retain H5.2(7) as notified. | 901.6 |
| | H5.3 Policies (A1 – E1) | Support | Metlifecare supports these policies on the basis that they are consistent with the Amendment Act. | Retain H5.2(A1 – E1) as notified. | 901.7 |
| | H5.3. Policies – (6A) | Oppose | As noted above, development should be required to contribute to high-quality amenity or built environment outcomes. However, these need to reflect the new objectives and policies set out in the Amendment Act which focus on ensuring compatibility with the planned built character, minimising adverse effects and providing high-quality onsite amenity that meets the needs of residents.<br><br>This ensures the focus is on the quality of the interface between the village and adjacent streets without imposing an undue burden on the design of retirement villages which is inconsistent with their functional and operational requirements.<br><br>Other amendments have been made to consolidate considerations relating to visual dominance and adverse effects on the natural environment. This policy should avoid being overly prescriptive so the relevant effects can be taken into account, depending on the type of | Amend H5.2(6A) as shown in red below (or words to similar effect):<br><br>Require development to achieve a built form that contributes to high-quality built environment outcomes by:<br><br>(a) ensuring new development is compatible with the planned built character of the zone;<br><br>(b) ~~maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents~~ enable high-quality on-site amenity that meets the needs of residents;<br><br>(c) providing for residents' safety and privacy while enabling passive surveillance on ~~the~~ public streets; | 901.8 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
|---|---|---|---|---|---|
| | | | | (d) minimising visual dominance effects to adjoining sites and streets; and maintaining a level of privacy , and sunlight and daylight access for adjoining sites;<br><br>(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;<br><br>(f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;<br><br>(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;<br><br>(h) designing practical, sufficient space for residential waste management; and<br><br>(i) designing practical, sufficient space for internal storage and living areas. | 901.8 |
| | H5.3 Policies - (9) | Support | Metlifecare supports enabling more efficient use of larger sites by providing for integrated residential development because the intensification opportunities provided by larger sites are intended to be recognised and enabled by the Amendment Act and there is a need for the more efficient use of these scarce sites. | Retain H5.3(9) as notified. | 901.9 |
| | H5.3 Policies - (10) | Support in part | A consenting challenge faced by the retirement village sector is the expectation that internal amenity controls used for other forms of residential development are appropriate for retirement village development (for example, outlook space, outdoor living spaces and landscaping).<br><br>Metlifecare therefore supports policy 10 which recognises the functional and operational requirements of certain types of development but seeks that it is amended, in light of the Amendment Act to ensure it is clear that the built form of a development will reflect the functional and operational needs of the development. For example:<br><br>Retirement villages provide necessary accommodation and care for elderly people who have different housing and care needs compared to the rest of the population and some residents do not require the same outdoor living space and others can rely on a range of communal spaces as well as their homes. They also have certain functional and operational needs which need to be taken into consideration, for example, they may require greater density than the planned urban built character to enable efficient provision of services. They may also have unique layout and internal amenity needs to cater for the requirements of residents as they age. These factors are considered in the design of a retirement village and should be reflected in the consenting process. | Amend H5.3(10) as shown in red below (or words to similar effect):<br><br>Recognise the functional and operational requirements of activities and development, including that they:<br><br>a. May require greater density than the planned urban built character to enable efficient provision of services.<br><br>b. May have unique layout and internal amenity requirements to reflect the needs of residents as they age. | 901.10 |
| | H5.3 Policies – (13) | Support | Metlifecare supports new dwellings being required to provide appropriate infrastructure when they are located in areas with infrastructure constraints. | Retain policy 13 as notified. | 901.11 |
| | H5.3 Policies – (14) | Oppose | As currently drafted this policy places a significant obligation on developers to make improvements to the adjacent road network. In Metlifecare's view, the requirement should be clarified and narrowed to ensure that the developers responsibility is to contribute to ensuring a safe environment for pedestrians. More general connectivity and roading improvements are funded through development contributions. | Amend H5.3(10) as shown in red below (or words to similar effect):<br><br>Require development of four or more dwellings per site to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network. | 901.12 |
| | H5.[x] | Support | As explained above, Plan Change 78 should not ignore the unique features of retirement villages when providing for housing across Auckland. A new policy has therefore been proposed which aligns with the Amendment Act and explicitly refers to the benefits of retirement villages. | Introduce a new policy which provides the following (or words to a similar effect):<br><br>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons, such as retirement villages, and recognise the positive benefits of these types of developments. | 901.13 |

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| | H5.[x] | Support | A policy is required to recognise the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community. This is consistent with the Amendment Act and the intent of the Act which is to enable residential development and to recognise the changing nature of the built environment. | Introduce a new policy which provides the following (or words to a similar effect):<br>Provide for the diverse and changing residential needs of communities, by recognising that the existing character and amenity of the Mixed Housing Urban zone will change over time to enable a variety of housing types with a mix of densities. | 901.14 |
| | H5.4.1 Activity table (A8) | | Integrated residential development, including retirement village development, is a restricted discretionary activity in the Mixed Housing Urban zone, subject to compliance with certain standards.<br>Metlifecare seeks to make minor amendments to Rule A8 to clarify that the standards apply where applicable. | Amend Rule H5.4 Activity table (A8) as shown in red below (or words to similar effect):<br>• Standard H5.6.4 Building height;<br>• Standard H5.6.5 Height in relation to boundary;<br>• ~~Standard H5.6.6 Alternative height in relation to boundary;~~<br>• ~~Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones~~<br>• Standard H5.6.8 Yards;<br>• Standard H5.6.9 Maximum impervious area;<br>• Standard H5.6.10(1) Building coverage;<br>• Standard H5.6.11(5), (6) and (7) Landscaped<br>• area; H5.6.12(1) – (9) Outlook space;<br>• Standard H5.6.13 Daylight (if applicable); H5.6.14(1) and (4) Outdoor living space;<br>• Standard H5.6.15 Front, side and rear fences and walls;<br>• Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways (if applicable);<br>• Standard H5.6.19 Deep soil area and canopy tree (if applicable). | 901.15 |
| | H5.4.1 Activity Table (A14A), (A14B) and (A14C) | Oppose | The following three new rules have been proposed:<br>(a) (A14A), Two or more per site dwellings within the Infrastructure – Beachlands Constraints Control is a non-complying activity<br>(b) (A14B), One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control is a permitted activity<br>(c) (A14C), Two or more dwellings per site in the Infrastructure – Water and Wastewater Constraints Control is a restricted discretionary activity<br>Metlifecare opposes the introduction of the Council-identified qualifying matters under section 77I(j) of the RMA Amendment Act, and in particular the introduction of the following:<br>• Infrastructure – Water and Wastewater Constraint Control<br>• Infrastructure - Beachlands Transport Constraint Control<br>Metlifecare opposes the introduction of qualifying matters into zones. There are other mechanisms available within the Auckland Unitary Plan to address such matters meaning that the complexity added to zones is unnecessary and avoidable.<br>Most of Auckland is significantly constrained by the capacity of existing infrastructure networks. Metlifecare notes that Council, its CCOs and utility providers possess a wide range of funding, delivery and operational tools and are best placed to address any deficiency in capacity in existing networks and to provide for growth. Those tools appropriately sit outside the Auckland Unitary Plan. | Delete the proposed new rules at H5.4.1 (A14A), (A14B), and (A14C). | 901.16<br>901.17<br>901.18 |
| | H5.4.1 Activity table (A30A) Internal and external alterations to buildings for a development of four or more dwellings | Oppose | Amendments have been made to (A30) which mean that there are now two rules relating to internal and external alterations (up to three dwellings and four or more dwellings). It is unclear whether internal and external alterations to other developments also fit within rules (A30) or (A30A).<br>It should be explicit that other developments must also comply with these rules and that only the relevant standards must be complied with i.e. for a retirement village, only the standards applying to retirement villages will apply. | Amend (A30A) as follows:<br>Internal and external alterations to buildings for a development of four or more dwellings and any other development<br>Provide a note that indicates that the following standards do not apply to internal and external alterations to retirement villages:<br>• Standard H5.6.12(1) – (9) Outlook space;<br>• Standard H5.6.13 Daylight;<br>• Standard H5.6.14(1) - (4) Outdoor living space;<br>• Standard H5.6.16 Minimum dwelling size; | 901.19 |

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| | | | | • Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways;<br>• Standard H5.6.19 Deep soil area and canopy tree. | 901.19 |
| | H5.6.11. Landscaped area | Oppose | Metlifecare supports the ability to be able to provide a landscaped area within any part of a development site.<br>It therefore opposes the landscape standard for four or more dwellings on basis that provision is not provided for landscaped areas within a development containing four or more dwellings or any other developments to be located on any part of the development site. Other developments can include integrated residential development and multi-unit apartments.<br>Metlifecare also seeks:<br>(a) an amendment to remove the requirement that grass be natural. Artificial grass can be appropriately provided as part of a permeable landscaped area, and often is a suitable low maintenance option, particularly for smaller and harder to access areas.<br>(b) clarification that the requirement for front yards to be landscaped should only apply to sites that face public roads. This is an additional control that is not entirely consistent with the requirement for at least 20% of the net site area to be landscaped. Metlifecare supports the aim of this requirement but considers that it should only apply to sites with street frontage. Otherwise, the total landscaped area should be able to be applied anywhere on the site. | Amend Standard H5.6.11 as shown in red below (or words to similar effect):<br>**Development containing four or more dwellings and any other developments must comply with the following:**<br>(5) The minimum landscaped area must be at least 20 per cent of the net site area and comprise ~~natural~~ grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in ~~natural~~ grass, plants or natural mulch.<br>(6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m$^2$ ~~as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area nad the Safety and privacy buffer~~.<br>(7) A minimum 50 per cent of the front yard facing public roads must be a landscaped area.<br>(8) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling. | 901.20 |
| | H5.6.12 – Outlook space | Oppose | This standard is not workable for all units across a comprehensive retirement village development and is simply not needed for all residents.<br>Residents have a range of different spaces that they can enjoy, if they are able, which are typically well orientated for daylight, and provide outlook onto large and attractive outdoor spaces. | Provide as H5.6.12(2)(d) (or words to similar effect):<br>**Development containing four or more dwellings and any other development must comply with the following**<br>(2) The minimum dimensions for a required outlook space are as follows:<br>(d) For retirement units, all habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in depth.<br>Amend H5.6.12(9)(d) as follows (or words to similar effect):<br>(9) Outlook spaces must:<br>…<br>(d) ~~must~~ may align with private outdoor living space, except where the outlook space is over a public street or public open space as outlined in H6.6.12(15) above) | 901.21 |
| | H5.6.13 – Daylight | Oppose | The purpose of providing a daylight standard is to enable adequate daylight and to manage visual dominance effects within a site by ensuring habitable rooms have an outlook and sense of space.<br>As explained above, this is simply not needed for all residents due to the nature of the services and nature of the residents in a retirement village.<br>The provision of daylight is already managed by policies relating to on-site amenity (which become relevant if any of the other standards are breached) and this specific standard should not apply to retirement village development. | Provide as H5.6.13(5):<br>(5) This standard does not apply to retirement village units. | 901.22 |
| | H5.6.14 – Outdoor living space | Oppose | As drafted, this standard would require retirement village development to have private outdoor living space for each resident and communal spaces.<br>Retirement villages provide a range of private and communal outdoor areas that can be enjoyed by residents. These are provided to ensure that residents have the facilities that they need.<br>However: | Amend H5.6.14 as shown in red below (or words to similar effect):<br>**Development containing four or more dwellings and any other development must comply with the following:**<br>(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have a~~n~~ private outdoor living space | 901.23 |

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| | | | (a) Not all residents require these amenities, particularly those in care units; and<br>(b) Residents tend to spend a large amount of time indoors due to their sensitivity to the elements.<br><br>These factors should be reflected in this standard. | that is at least 20m² that comprises ground floor, patio ~~and/~~or balcony/roof terrace space that:<br>(a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and~~/or~~<br>(b) where provided in the form of balcony, patio or roof terrace is at least 5m2 and has a minimum dimension of 1.8m; and<br>(c) is accessible from the dwelling, supported residential care unit or boarding house; and<br>(d) is free of buildings, parking spaces, servicing and manoeuvring areas.<br><br>(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have a~~n~~ private outdoor living space in the form of a balcony, patio or roof terrace that:<br>(a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or<br>(b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and<br>(c) is accessible from the dwelling, supported residential care unit or boarding house.<br>(d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.<br>(3) Where private outdoor living space required by Standard H5.6.14(1) or StandardH5.6.14(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H5.6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.<br>(4) In addition to H5.6.14(1) and H5.6.14(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide at least one communal outdoor living space that:<br>(a) is located in a communally accessible location;<br>~~(b) is at least 10m² for every five dwellings it serves;~~<br>(c) is a minimum dimension of 4m;<br>(d) free of buildings, parking spaces and servicing and manoeuvring areas;<br>(e) for at least 20m² of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June;<br>(f) has a gradient not exceeding 1 in 20; and<br>(g) A retirement village may provide up to 50% of the outdoor living space as indoor living spaces in one or more communally accessible location.<br>~~(h) may be split into no more than two outdoor communal living spaces per development.~~<br><br>Standards (1) – (3) do not apply to Retirement Villages. | 901.23 |
| | H5.6.18 – Windows to street and private vehicle and pedestrian accessways | Oppose | This standard currently requires integrated residential development facing the street or private vehicle accessways or private pedestrian accessways, to have a minimum of 20 percent of the relevant façade in glazing. This can be in the form of windows or doors.<br><br>The purpose of providing windows is to provide passive surveillance and maintaining privacy for residents and users.<br><br>Due to the nature of retirement village communities:<br><br>(a) units can have up to three sides facing internal accessways and therefore application of this standard can adversely affect privacy within a unit. | Provide as H5.6.18(3):<br><br>(3) This standard does not apply to Retirement Villages.<br><br>*Or*<br><br>Amend the standard as shown in red below (or words to similar effect):<br><br>(2) Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street ~~or private vehicle accessway~~ or ~~private~~ public pedestrian accessway, must have a minimum of 20 | 901.24 |

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| | | | (b) passive surveillance is not a priority. | percent of the relevant façade in glazing. This can be in the form of windows or doors. | |
| | H5.6.19 – Deep soil area and canopy tree | Oppose | Limited justification has been provided for the deep soil area and canopy tree standard.<br>Metlifecare is unclear what justification there is to provide a 3m deep soil area that contains a canopy tree and makes up 10% of the site area. There are already landscaping requirements and building coverage requirements.<br>As retirement village sites are typically large, this control would impact a large area of the site. In addition, retirement villages generally require less outdoor space, and provide their own stormwater systems, meaning there is limited benefit in providing canopy trees that will obstruct outdoor areas that would otherwise be used as communal areas for activities for elderly residents. | Provide as H5.6.19(3):<br>(3) This standard does not apply to Retirement Villages. | 901.25 |
| | H5.6.20 – Safety and privacy buffer from private pedestrian and vehicle access | Support | Metlifecare supports the provision of a safety and privacy buffer from private pedestrian and vehicle accessways. | Retain H5.6.20 shown below, as notified.<br>**H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways**<br>Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.<br>(1) A minimum 1m buffer area must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer above.<br>(2) The buffer area must be:<br>(a) free of buildings, parking spaces, servicing and manoeuvring areas.<br>(b) planted with shrubs or ground cover plants. | 901.26 |
| | H5.8 Assessment – restricted discretionary activities and 5.8.1 Matters of discretion | Oppose in part | Activities are classed as restricted discretionary where they are generally anticipated in the existing environment and the range of potential adverse effects are able to be identified in the Plan.<br>To be a restricted discretionary activity, a retirement village must comply with all of the relevant standards. The decision maker's discretion in granting the consent is limited to these matters of discretion. If a retirement village complies with all relevant standards, the decision maker should not have wide discretion in relation to the effects of the building intensity, scale, location and form.<br>Metlifecare has therefore proposed clarifying the relevant considerations as the following:<br>(a) the effects arising from the quality of the interface of the development with the adjacent neighbourhood streets and public open spaces (considering the location, orientation and design as well as the planned urban built character and functional needs of the development);<br>(b) the effects on the safety of adjacent streets through the provision of safe pedestrian access. | Amend H5.8 as shown in red below (or words to similar effect):<br>The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:<br>…<br>(3) for integrated residential development:<br>~~(a)~~ ~~the effects~~ ~~on~~ the interface between the development and adjacent public streets or public open spaces ~~neighbourhood character, residential amenity, safety, and the surrounding residential area~~ ~~from all of the following:~~<br>i. ~~building intensity, scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects~~ taking into account:<br>A. the planned urban built character of the zone;<br>B. the functional and operational needs of the activity and development;<br>C. the location, orientation and design of development~~; and.~~<br>D. ~~the effect of the proposed height on the surrounding and neighbouring development~~.<br>ii. traffic;<br>iii. location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided); and<br>iv. noise, lighting and hours of operation.<br>~~(b)~~ [deleted] ~~all of the following standards:~~<br>~~i. Standard H5.6.9 Maximum impervious areas;~~<br>~~ii. Standard H5.6.10 Building coverage;~~<br>~~iii. Standard H5.6.11 Landscaped area;~~<br>~~iv. Standard H5.6.12 Outlook space;~~<br>~~v. Standard H5.6.13 Daylight;~~ | 901.27 |

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| | | | | ~~vi. Standard H5.6.14 Outdoor living space;~~<br>~~vii. Standard H5.6.15 Front, side and rear fences and walls; and~~<br>~~viii. Standard H5.6.16 Minimum dwelling size.~~<br><br>(c) Infrastructure and servicing<br><br>(d) the effects of the development on the safe access for pedestrians on the adjacent public road network. | 901.27 |
| | H5.8.1(4) – Matters of discretion for buildings that do not comply with the relevant standards | Oppose | If an integrated residential development does not comply with relevant standards, it is appropriate to focus on the effects of exceeding the relevant standards, in light of the policy directives. Metlifecare does not consider it necessary to further consider the effects on urban built character, amenity, or special or unusual characteristics because these would be relevant when considering the effects of the infringement of the standards.<br><br>Metlifecare also seeks to remove the Water and Wastewater Constrains Control, as further explained below. | Amend H6.8(4)-(7) as shown in red below (or words to similar effect):<br>(4) for buildings that do not comply with the relevant Standard(s) specified in Table H5.4.1 …:<br>(a) any policy which is relevant to the standard or the activity;<br>(b) the purpose of the standard;<br>(c) the effects of the infringement of the standard<br>~~(d) the effects on the urban built character of the zone;~~<br>~~(e) the effects on the amenity of neighbouring sites;~~<br>~~(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;~~<br>~~(g) the characteristics of the development;~~<br>(h) any other matters specifically listed for the standard; and<br>(i) where more than one standard will be infringed, the effects of all infringements.<br><br>(5) [deleted]<br>~~(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.~~<br>~~(a) Infrastructure and servicing.~~<br>(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.<br>(a) Stormwater disposal. | 901.28 |
| | H5.8.2 Assessment criteria (3) | Oppose | Policy 10 recognises the functional and operational requirements of certain types of development. This is relevant to the assessment criteria and should be referred to in (3).<br><br>Care should also be taken not to be overly prescriptive and limit the types of measures that may be considered to ensure safe pedestrian movement. Integrated residential development is broadly defined so an amendment has been suggested to reflect this. | Amend Standard H5.6.11(3) as shown in red below (or words to similar effect):<br>(3) for integrated residential development:<br>(a) the extent to which or whether the development achieves the purpose outlined in the ~~following~~ relevant standards and identified in Table H5.4.1 or what alternatives are provided that result in the same or a better outcome:<br>(i) [deleted] ~~Standard H5.6.9 Maximum impervious areas;~~<br>(ii) [deleted] ~~Standard H5.6.10 Building coverage;~~<br>(iii) [deleted] ~~Standard H5.6.11 Landscaped area;~~<br>(iv) [deleted] ~~Standard H5.6.12 Outlook space;~~<br>(v) [deleted] ~~Standard H5.6.13 Daylight;~~<br>(vi) [deleted] ~~Standard H5.6.14 Outdoor living space;~~ | 901.29 |

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| | | | | (vii) [deleted] ~~Standard H5.6.15 Front, side and rear fences and walls; and~~<br><br>(viii)[deleted] ~~Standard H5.6.16 Minimum dwelling size (excluding retirement villages).~~<br><br>(aa) refer to Policy H5.3(C1)<br><br>(ab) refer to Policy H5.3(D1)<br><br>(ac) refer to Policy H5.3(E1)<br><br>(b) [deleted] ~~refer to Policy H5.3(1);~~<br><br>(c) [deleted] ~~refer to Policy H5.3(2);~~<br><br>(d) [deleted] ~~refer to Policy H5.3(3);~~<br><br>(e) [deleted] ~~refer to Policy H5.3(4);~~<br><br>(f) [deleted] ~~refer to Policy H5.3(5);~~<br><br>(g) refer to Policy H5.3(6A);<br><br>(h) [deleted] ~~refer to Policy H5.3(7);~~<br><br>(i) refer to Policy H5.3(8);<br><br>(j) refer to Policy H5.3(9); ~~and~~<br>(jj) refer to Policy H5.3(10);<br><br>(ja) refer to Policy H5.3(11);<br><br>(jb) refer to Policy H5.3(12);<br><br>(ic) refer to Policy H5.3(14); and<br><br>(k)infrastructure and servicing:<br><br>(i)Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br><br>(ii)Where adequate network capacity is not available, whether adequate mitigation is proposed.<br><br>(l) The extent to which the adjacent road network enable safe pedestrian movements~~, including:~~<br><br>~~i. Footpaths of at east 1.8m in width~~<br><br>~~ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving,~~<br><br>~~iii. Narrowed pedestrian crossing distances of vehicle carriageways~~<br><br>~~vi. Front berms to separate pedestrians from traffic.~~ | 901.29 |
| Chapter H – Residential – Terrace Housing and Apartment | H6.1 Zone Description | Support in part | Metlifecare is generally supportive of the zone description, including because it recognises that the THAB zone anticipates greater intensity of development and enables a mix of housing types including integrated residential developments and retirement villages. | Amend H6.1 as shown in red below (or words to similar effect):<br><br>The zone provides for the greatest density, height and scale of development of all the residential zones. Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply. Outside the walkable catchments, ~~B~~buildings are enabled up to six storeys. | 901.30 |

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| Buildings Zone (**THAB**) | | | | ~~at least~~ ~~five storeys six or seven storeys in.~~ In identified Height Variation Control areas buildings of seven or more storeys are enabled. Permitted height standards vary depending on the scale of the adjoining centre, to achieve a transition in height from the centre to adjoining ~~lower scale~~ residential zones.<br>…<br>The Residential – Terrace Housing and Apartment Buildings Zone is a relevant residential zone as defined in the RMA. The zone incorporates Medium Density Residential Standards (MDRS). The development outcomes anticipated by the RMA are enabled in the zone and are less enabling of development where one or more qualifying matters apply.<br>Standards are applied to all buildings and resource consent is required for ~~all~~ developments with four or more dwellings and for other specified buildings and activities in order to:<br>• support ~~achieve~~ the planned urban built character of the zone;<br>• achieve attractive and safe streets and public open spaces;<br>• manage the effects of development on adjoining sites, ~~including visual amenity, privacy and access to daylight and sunlight~~; and<br>• achieve high quality on-site living environments.<br>Otherwise retain the zone description. | 901.30 |
| | H6.2. Objectives – (A1) | Support | Metlifecare supports these objectives on the basis that they are consistent with the Amendment Act. | Retain H6.2(A1) as notified. | 901.31 |
| | H6.2. Objectives – (B1) | Support | | Retain H6.2(B1) as notified. | 901.32 |
| | H6.2. Objectives – (1) | Support | Metlifecare supports the imperative to use land adjacent to centres and near the public transport network efficiently to provide high-density urban living that increases housing capacity and choice and access to centres and public transport. | Retain H6.2(1) as notified. | 901.33 |
| | H6.2. Objectives – (1A) | Support | Development within the THAB should transition to development of higher density in identified areas suitable to seven or more storeys. However, Metlifecare seeks that a minor amendment be made to ensure that this objective aligns with the Amendment Act which requires that development not meeting permitted activity status be provided for, while *encouraging* high-quality developments (Policy 5). | Amend H.6.2(1A) as shown in red below (or words to similar effect):<br>(1A) Development of at least six storeys is enabled within walkable catchments, with seven or more storey buildings in identified areas, while also ~~achieving~~ encouraging a high-quality built environment. | 901.34 |
| | H6.2. Objectives – (2) | Oppose in part | The Plan Change proposes to apply a six-storey height limit within walkable catchments and retains the existing five storey height limit outside of walkable catchments.<br>Metlifecare does not support this approach and is of the view that an enabling height limit should apply across the entire THAB zone to facilitate high density apartment development.<br>Enabling apartment and retirement village typologies within the Auckland residential market is important in achieving housing choice for Auckland's diverse population and is consistent with the Regional Policy Statement (**RPS**) B2.4.1(4) and NPS-UD Policy 1. | Amend H6.2(2) as shown in red below (or words to similar effect):<br>Development ~~outside walkable catchments~~ is in keeping with the areas' changing planned urban built character of predominantly ~~five storeys or~~ six or seven storey buildings ~~where specified in identified areas~~, in a variety of forms. | 901.35 |
| | H6.2 Objectives – (3) | Oppose in part | In the THAB zone development should be required to integrate with the neighbourhood and encourage high amenity values on-site, but should not necessarily be required to provide high-quality amenity to adjoining sites due to the nature of this high-density zone and the planned built form. | Amend Objective (3) as shown in red below (or words to similar effect):<br>(3) Development ~~provides~~ encourages high-quality on-site amenity ~~:~~ and integrates with the planned built form of, and addresses adverse effects on,<br>~~(a) on-site residential amenity for residents;~~<br>~~(b)~~ to adjoining sites~~;~~ and<br>~~(c)~~ to the street. | 901.36 |

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| | H6.3 Objectives - (7) | Support | Metlifecare supports enabling development where it can be serviced by water, wastewater and stormwater networks to manage adverse effects because it recognises that this infrastructure can be provided onsite to enable development in areas that are not otherwise serviced. | Retain H6.2(7) as notified. | 901.37 |
| | H6.3 Policies (A1 – E1) | Support | Metlifecare supports these policies on the basis that they are consistent with the Amendment Act. | Retain H6.2(A1 – E1) as notified. | 901.38 |
| | H6.3 Policies - (1) | Support in part | The THAB zone anticipates high density development including apartments and retirement villages. Policy 1 has been amended to limit the application of existing Policy 1 so that it is only relevant within walkable catchments.<br>An amendment is required to ensure that the policy intent is not unnecessarily limited by the implementation of the MDRS. | Amend H6.3(1) as shown in red below (or words to similar effect):<br>(1) Enable a variety of housing types at high densities in this zone including terrace housing and low to mid-rise and higher rise apartments ~~within walkable catchments~~ and integrated residential development such as retirement villages. | 901.39 |
| | H6.3 Policies - (2) | Oppose in part | Metlifecare has proposed changes to this policy to align with its comments on Objective 3 above. | Amend H6.3(2) as shown in red below (or words to similar effect):<br>(2) Require the height, bulk, form and appearance of multi-unit development ~~and the provisions of setbacks and landscaped areas~~ to contribute to ~~achieve~~ a high-quality built environment:<br>(a) with a high-density urban built character of predominately ~~five,~~ six~~,~~ or seven storey buildings ~~in identified areas~~; and<br>(b) through building and site design which integrates with the planned built form of adjacent sites ~~locates bulk and mass towards the street~~ and provides for setbacks, outlook spaces, ~~private and communal~~ outdoor spaces, and landscaped areas. | 901.40 |
| | H6.3 Policies - (A4) | Oppose in part | As noted above, development should be required to contribute to high-quality amenity or built environment outcomes. However, these outcomes need to reflect the new objectives and policies set out in the Amendment Act which focus on ensuring compatibility with the planned built character, minimising adverse effects and providing high-quality onsite amenity that meets the needs of residents. | Amend H6.3(A4) as shown in red below (or words to similar effect):<br>Require development to achieve a built form that contributes to high-quality built environment outcomes by:<br>(a) maintaining ~~privacy, outlook, daylight and sunlight access to provide for the health and safety of residents~~ on-site amenity that meets the needs of residents;<br>(b) providing for residents' safety and privacy while enabling passive surveillance on the street;<br>(c) integrating the development with the planned built character of the zone;<br>(d) addresses adverse effects by minimising visual dominance effects to adjoining sites and public streets~~;~~ and maintaining a level of privacy to ~~and sunlight and daylight access for~~ adjoining sites;<br>~~(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;~~<br>(f) minimising adverse effects on the natural environment~~, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated~~;<br>(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;<br>(h) designing practical, sufficient space for residential waste management; and<br>(i) designing practical, sufficient space for internal storage and living areas. | 901.41 |

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| | H6.3 Policies (4) | Oppose in part | The Plan Change proposes to apply a six-storey height limit within walkable catchments and retains the existing five storey height limit outside of walkable catchments.<br>As noted above, Metlifecare does not support this approach and is of the view that an enabling height limit should apply across the entire THAB zone to facilitate high density apartment development.<br>Enabling apartment and retirement village typologies within the Auckland residential market is important in achieving housing choice for Auckland diverse population and is consistent with the Regional Policy Statement (**RPS**) B2.4.1(4) and NPS-UD Policy 1.<br>The THAB zone has been applied to the most accessible land within Auckland in areas where the Council has sought to make efficient use of land and promote the development of high-density residential development to enable housing choice (RPS B2.4.1(3)). | Amend H6.3(4) as shown in red below (or words to similar effect):<br>In identified locations adjacent to centres, enable greater building height through the ~~of five storey's outside walkable catchments, at least six storeys within walkable catchments and the~~ application of the Height Variation Control where additional development potential is enabled and which:<br>(a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring ~~lower intensity~~ residential zones, and;<br>(b) supports public transport networks, social infrastructure and the vitality of the adjoining centre. | 901.42 |
| | H6.3 Policies - (10) | Support in part | As noted above - A consenting challenge faced by the retirement village sector is the expectation that internal amenity controls used for other forms of residential development are appropriate for retirement village development (for example, outlook space, outdoor living spaces and landscaping).<br>Metlifecare therefore supports policy 10 which recognises the functional and operational requirements of certain types of development but seeks that it is amended, in light of the Amendment Act to ensure it is clear that the built form of a development will reflect the functional and operational needs of the development. For example:<br>Retirement villages provide necessary accommodation and care for elderly people who have different housing and care needs compared to the rest of the population and some residents do not require the same outdoor living space and others can rely on a range of communal spaces as well as their homes. They also have certain functional and operational needs which need to be taken into consideration, for example, they may require greater density than the planned urban built character to enable efficient provision of services. They may also have unique layout and internal amenity needs to cater for the requirements of residents as they age. These factors are considered in the design of a retirement village and should be reflected in the consenting process. | Amend H6.3(10) as shown in red below (or words to similar effect):<br>Recognise the functional and operational requirements of activities and development, including that they:<br>a. May require greater density than the planned urban built character to enable efficient provision of services.<br>b. May have unique layout and internal amenity requirements to reflect the needs of residents as they age. | 901.43 |
| | H6.4.1 Activity table | Oppose | As explained above, Metlifecare is of the view that an enabling height limit should apply across the entire THAB zone to facilitate high density apartment type development. | As noted above, combine the columns relating to standards within and outside of the walkable catchment and remove references to being both inside and outside the walkable catchment. | 901.44<br>901.45 |
| | H6.4 Activity table – (A7) | Oppose in part | Integrated residential development, including retirement village development, is a restricted discretionary activity in the THAB zone, subject to compliance with certain standards.<br>As explained above, Metlifecare considers that sites in the THAB zone should all be subject to a 6-storey height limit, rather than differentiating between sites in and outside of the walkable catchment. Amendments have been proposed to align with this approach. | Amend Rule H6.4 Activity table (A7) as shown in red below (or words to similar effect):<br>• Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps;<br>• Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls;<br>• Standard H6.6.9 Yards;<br>• Standard H6.6.10 Maximum impervious area;<br>• Standard H6.6.11 Building coverage;<br>• Standard H6.6.12(1) – (3) Landscaped area;<br>• Standard H6.6.13 (1) – (9) Outlook space;<br>• Standard H6.6.14 Daylight (if applicable);<br>• Standard H6.6.15 (1) – (4) Outdoor living space;<br>• Standard H6.6.16 Front, side and rear fences and walls;<br>• Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways;<br>• Standard H6.6.20 Deep soil area and canopy tree (if applicable);<br>• Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.<br>~~**Additional standards to be complied with outside walkable catchments**~~<br>~~• Standard H6.6(1)(b) Building height;~~ | 901.46 |

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| | | | | • ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary~~;<br>• Standard H6.6.8 Height in relation to boundary adjoining lower density zones;<br><br>~~**Additional standards to be complied with inside walkable catchments**~~<br>• Standard H6.6.5(1)(c) Building height;<br>• Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary; | 901.46 |
| | H6.4 Activity table – (A31A) | Oppose | Amendments have been made to (A31) which mean that there are now two rules relating to internal and external alterations (up to three dwellings and four or more dwellings). It is unclear whether internal and external alterations to other developments also fit within rules (A31) or (A31A).<br><br>It should be explicit that other developments must also comply with these rules and that only the relevant standards must be complied with i.e. for a retirement village, only the standards applying to retirement villages will apply. | Amend Rule H6.4 Activity table (A31) as shown in red below (or words to similar effect):<br><br>Internal and external alterations to buildings for a development of four or more dwellings and any other development<br><br>Provide a note that indicates that the following standards do not apply to internal and external alterations to retirement villages:<br><br>• Standard H5.6.12(1) – (9) Outlook space;<br>• Standard H5.6.13 Daylight;<br>• Standard H5.6.14(1) - (4) Outdoor living space;<br>• Standard H5.6.16 Minimum dwelling size;<br>• Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways;<br>• Standard H5.6.19 Deep soil area and canopy tree. | 901.47 |
| | H6.4 Activity table – (A33A) | Oppose | As above. | Amend Rule H6.4 Activity table (A33A) as shown in red below (or words to similar effect):<br><br>Additions to an existing dwelling from a development of four or more dwellings and any other development<br><br>Provide a note that indicates that the following standards do not apply to additions to existing retirement villages:<br><br>• Standard H5.6.12(1) – (9) Outlook space;<br>• Standard H5.6.13 Daylight;<br>• Standard H5.6.14(1) - (4) Outdoor living space;<br>• Standard H5.6.16 Minimum dwelling size;<br>• Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways;<br>• Standard H5.6.19 Deep soil area and canopy tree. | 901.48 |
| | H6.4 Activity table – (A35) | Support | Metlifecare supports retention of the rule that provides that new buildings and additions to buildings have the same activity status and standards as would apply to the land use activity which the building or addition is designed to accommodate. | Retain A35 as notified. | 901.49 |
| | H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control | Oppose | As further explained below, Metlifecare opposes the Combined Wastewater Network Control. | Remove H6.6.4B or otherwise amend the standard to require that developments be adequately serviced. | 901.50<br>901.146 |
| | H6.6.5 – Building Height | Height Strategy in the THAB zone | The NPS UD has introduced a new policy direction which has changed the approach to how Auckland Council must provide for height and development within the urban area.<br><br>In Metlifecare's view this new policy directive requires the Council to set height limits which are broadly enabling of feasible high-density development within the THAB zone, as this zone has been applied within walkable catchments and also within other highly accessible areas. This will | Amend H6.6.5 as shown in red below (or words to similar effect):<br><br>Any other development:<br>~~(b) Buildings outside a walkable catchment must not exceed 16m (5 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.~~ | 901.51<br>901.147 |

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| | | | achieve the wider policy directives of the NPS UD including a well-functioning urban environment, promote housing choice, enable more people to access employment and amenities by public or active transport modes and recognise amenity values associated with accessibility.<br><br>In some circumstances a very enabling height limit may not be appropriate and in these areas, height may need to be lowered to manage particular values or constraints. This is anticipated by Policy 4 of the NPS UD and is managed through qualifying matters. Although this will be to be targeted and appropriately justified, having regard to the clear priority and focus of the NPS UD to enable intensive development in accessible locations. Likewise, in other areas which are relatively unconstrained and are also accessible it may be appropriate to be even more enabling of height through the application of a Height Variation Control to support the efficient use of land.<br><br>In Metlifecare's view the height strategy has not efficiently or effectively implemented the collective NPS UD policy directive. The height strategy within the Plan Change has not been adequately evaluated in terms of section 32 and has not been informed by an evidential basis of Auckland's local circumstances. In particular:<br><br>• The six storey height limit within walkable catchments is the minimum height limit directed by Policy 3(c) of the NPS-UD and the Council has not provided an evidential basis to support the appropriateness of this height limit within the Auckland context, nor have they evaluated alternative height limits.<br><br>• In applying a 21m height limit to enable six storey development the Council has not followed its own technical advice from Jasmax which recommends that a 22.5m height control provides the best flexibility, greater amenity and cost efficiency along with providing an allowance for site topography.<br><br>• The operative height limits do not take into account the broader policy directives within the NPS-UD including what a well-functioning urban environment means within Auckland's context and the amenity values associated with accessibility (Policy 6).<br><br>• No consideration has been given to the feasibility of development and the role of building heights (and related standards) in improving feasibility, and ultimately the supply of more intensive forms of housing within the urban area.<br><br>The Council has acknowledged within the Section 32 evaluation report that the proposed height limits may not be efficient and effective at achieving the NPS-UD policy directive:<br><br>*"Due to the time constraints on the council in preparing PC78 (along with other related plan changes) no new areas within walkable catchments have been identified for additional height beyond six storeys. Existing Height Variation Controls that enable buildings beyond six storeys (i.e. 21m) remain unchanged. Further work is required to determine where heights of more than six storeys might be appropriate."* | (c) Buildings ~~in a walkable catchment~~ must not exceed 21m (6 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.<br><br>Require the proposed height strategy for centres, the MHU zone and the THAB zone to be informed by an evidential basis that considers market feasibility and a wider accessibility analysis. This would include evidence from developers like Metlifecare and other large-scale operators working in the residential development sector. This provides empirical real-world evidence on feasibility that can sit alongside more theoretical development capacity and feasibility analysis. | 901.51<br>901.147<br>901.52<br>901.148 |
| | H6.6.12. Landscaped area | Oppose | Metlifecare supports the ability to be able to provide a landscaped area within any part of a development site.<br><br>It therefore opposes the landscape standard for four or more dwellings on basis that provision is not provided for landscaped areas within a development containing four or more dwellings or any other developments to be located on any part of the development site. Other developments can include integrated residential development and multi-unit apartments.<br><br>Metlifecare also seeks an amendment to remove the requirement that grass be natural. Artificial grass can be appropriately provided as part of a permeable landscaped area, and often is a suitable low maintenance option, particularly for smaller and harder to access areas. | Amend H6.6.12 as shown in red below (or words to similar effect):<br><br>**Development containing four or more dwellings and any other developments must comply with the following:**<br><br>(1) The minimum landscaped area must be at least ~~30~~20 per cent of the net site area and comprise ~~natural~~ grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in ~~natural~~ grass, plants or natural mulch.<br><br>(2) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m$^2$ ~~as shown below in Figure H6.6.20.1 Example of Deep~~ | 901.53 |

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| | | | | ~~soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer~~.<br>(3) A minimum 50 per cent of the front yard facing public roads must be a landscaped area.<br>(4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling. | |
| | H6.6.13.A1(1) – Outlook space | Oppose | This standard is not workable for all units in a comprehensive retirement village development and is simply not needed for all residents.<br>Residents have a range of different spaces that they can enjoy, if they are able, which are typically well orientated for daylight, and provide and outlook onto large and attractive outdoor spaces.<br>It is also not necessary to mandate that these areas algin with private outdoor living areas. | Provide as H6.6.13.A1(1) (or words to similar effect):<br>**Development containing four or more dwellings and any other development must comply with the following**<br>(2) The minimum dimensions for a required outlook space are as follows:<br>(d) For retirement units, all habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in depth.<br><br>Amend H6.6.13.A1(9) as follows (or words to similar effect):<br>(9) Outlook spaces must:<br>...<br>(d) ~~must~~ may align with private outdoor living space, except where the outlook space is over a public street or public open space as outlined in H6.6.12(15) above) | 901.54 |
| | H6.6.14 – Daylight | Oppose | As explained above, this providing a daylight standard is simply not needed for all residents due to the nature of the services and nature of the residents in a retirement village.<br>The provision of daylight is already managed by policies relating to on-site amenity (which become relevant if any of the other standards are breached) and this specific standard should not apply to retirement village development. | Provide as H6.6.14(5):<br>(5) This standard does not apply to retirement village units. | 901.55 |
| | H5.6.15 – Outdoor living space | Oppose | As drafted, this standard would require retirement village development to have private outdoor living space for each resident and communal spaces.<br>Retirement villages provide a range of private and communal outdoor areas that can be enjoyed by residents. These are provided to ensure that residents have the facilities that they need.<br>However:<br>(c) Not all residents require these amenities, particularly those in care units; and<br>(d) Residents tend to spend a large amount of time indoors due to their sensitivity to the elements.<br>These factors should be reflected in this standard. | Amend H5.6.15 as shown in red below (or words to similar effect):<br>**Development containing four or more dwellings and any other development must comply with the following:**<br>(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have a~~n~~ private outdoor living space that is at least 20m² that comprises ground floor, patio ~~and/~~or balcony/roof terrace space that:<br>(e) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and~~/or~~<br>(f) where provided in the form of balcony, patio or roof terrace is at least 5m2 and has a minimum dimension of 1.8m; and<br>(g) is accessible from the dwelling, supported residential care unit or boarding house; and<br>(h) is free of buildings, parking spaces, servicing and manoeuvring areas.<br>(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have a~~n~~ private outdoor living space in the form of a balcony, patio or roof terrace that:<br>(e) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or | 901.56 |

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| | | | | (f) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and<br>(g) is accessible from the dwelling, supported residential care unit or boarding house.<br>(h) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.<br><br>(3) Where private outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.<br><br>(4) In addition to H6.6.15(1) and H6.6.15(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide at least one communal outdoor living space that:<br><br>(i) is located in a communally accessible location;<br>~~(j) is at least 10m² for every five dwellings it serves;~~<br>(k) is a minimum dimension of 4m;<br>(l) free of buildings, parking spaces and servicing and manoeuvring areas;<br>(m) for at least 20m² of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June;<br>(n) has a gradient not exceeding 1 in 20; and<br>(o) A retirement village may provide up to 50% of the outdoor living space as indoor living spaces in one or more communally accessible location.<br>~~(p) may be split into no more than two outdoor communal living spaces per development.~~<br><br>Standards (1) – (3) do not apply to Retirement Villages. | 901.56 |
| | H5.6.18 – Windows to street and private vehicle and pedestrian accessways | Oppose | This standard currently requires integrated residential development facing the street or private vehicle accessways or private pedestrian accessways, to have a minimum of 20 percent of the relevant façade in glazing. This can be in the form of windows or doors.<br><br>The purpose of providing windows is to provide passive surveillance and maintaining privacy for residents and users.<br><br>Due to the nature of retirement village communities:<br><br>(a) units can have up to three sides facing internal accessways and therefore application of this standard can adversely affect privacy within a unit.<br>(b) passive surveillance is not a priority. | Provide as H5.6.18(3):<br><br>(3) This standard does not apply to Retirement Villages.<br><br>*Or*<br><br>Amend the standard as shown in red below (or words to similar effect):<br><br>(2) Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street ~~or private vehicle accessway~~ or ~~private~~ public pedestrian accessway, must have a minimum of 20 percent of the relevant façade in glazing. This can be in the form of windows or doors. | 901.57 |
| | H6.6.20 Deep soil area and canopy tree | Oppose | Limited justification has been provided for the deep soil area and canopy tree standard.<br><br>Metlifecare is unclear what justification there is to provide a 3m deep soil area that contains a canopy tree and makes up 10% of the site area, particularly in the THAB zone. There are already landscaping requirements and building coverage requirements.<br><br>The approach is also inconsistent with the increase in density which is enabled in the THAB.<br><br>In any event, retirement villages generally require less outdoors space, and provide their own stormwater systems, meaning there is limited benefit in providing canopy trees that will obstruct outdoor areas that would otherwise be used as communal areas for activities for elderly residents. | Delete H6.6.20.<br><br>*Or in the alternative:*<br><br>Provide at H6.6.20:<br><br>(3) This standard does not apply to Retirement Villages. | 901.58 |
| | H6.8(3) – Matters of discretion for integrated | Oppose | To be a restricted discretionary activity, a retirement village must comply with all of the relevant standards. The decision maker's discretion in granting the consent is limited to these matters of discretion. If a retirement village complies with all relevant standards, the decision maker should not have wide discretion in relation to the effects of the building intensity, scale, location and form.<br><br>Metlifecare has therefore proposed clarifying the relevant considerations as the following: | Amend H6.8(3) as shown in red below (or words to similar effect):<br><br>The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:<br><br>… | 901.59 |

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| | residential development | | (c) the effects arising from the quality of the interface of the development with the adjacent neighbourhood streets and public open spaces (considering the location, orientation and design as well as the planned urban built character and functional needs of the development);<br><br>(d) the effects on the safety of adjacent streets through the provision of safe pedestrian access. It is unclear what effects a development could have on walkability to public transport that cannot otherwise be considered in relation to the safety and accessibility of a development. | (3) for integrated residential development:<br><br>(a) the effects ~~on~~ the interface between the development and adjacent streets or public open spaces ~~neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:~~<br><br>i. ~~building intensity, scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects~~ taking into account:<br><br>A. the planned urban built character of the zone;<br>B. the functional and operational needs of the activity and development;<br>C. the location, orientation and design of development.~~; and~~<br>D. ~~the effect of the proposed height on the surrounding and neighbouring development~~.<br><br>ii. traffic;<br>iii. location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided); and<br>iv. noise, lighting and hours of operation.<br><br>~~(a)~~ [deleted] ~~all of the following standards:~~<br>~~ix. Standard H5.6.9 Maximum impervious areas;~~<br>~~x. Standard H5.6.10 Building coverage;~~<br>~~xi. Standard H5.6.11 Landscaped area;~~<br>~~xii. Standard H5.6.12 Outlook space;~~<br>~~xiii. Standard H5.6.13 Daylight;~~<br>~~xiv. Standard H5.6.14 Outdoor living space;~~<br>~~xv. Standard H5.6.15 Front, side and rear fences and walls; and~~<br>~~xvi. Standard H5.6.16 Minimum dwelling size.~~<br><br>(b) Infrastructure and servicing<br><br>(a) the effects of the development on the safe access for pedestrians ~~and walkability of the immediate urban road environment to frequent public transport stops~~. | 901.59 |
| | H6.8(4)-(7) – Matters of discretion for buildings that do not comply with the relevant standards | Oppose | If an integrated residential development does not comply with relevant standards, it is appropriate to focus on the effects of exceeding the relevant standards, in light of the policy directives.<br><br>Metlifecare does not consider it necessary to further consider the effects on urban built character, amenity, or special or unusual characteristics because these would be relevant when considering the effects of the infringement of the standards. | Amend H6.8(4)-(7) as shown in red below (or words to similar effect):<br><br>(4) for buildings that do not comply with the relevant standard(s) specified in Table H6.4.1 …:<br><br>(a) any policy which is relevant to the standard or the activity;<br><br>(b) the purpose of the standard;<br><br>(c) the effects of the infringement of the standard<br><br>~~(d) the effects on the urban built character of the zone;~~<br><br>~~(e) the effects on the amenity of neighbouring sites;~~<br><br>~~(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;~~<br><br>~~(g) the characteristics of the development;~~<br><br>(h) any other matters specifically listed for the standard; and<br><br>(i) where more than one standard will be infringed, the effects of all infringements.<br><br>(5) [deleted] | 901.60 |

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| | | | | ~~(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.~~<br>~~(a) Infrastructure and servicing.~~<br>(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.<br>(a) Stormwater disposal. | 901.60<br>901.149 |
| | H6.8.2 Assessment criteria | Oppose | | Amend H6.8.2 Assessment criteria as shown in red below (or words to similar effect):<br>(3) for integrated residential development:<br>(a) the extent to which or whether the development achieves the purpose outlined in the ~~following~~ relevant standards specified and identified in Table H6.4.1 or what alternatives are provided that result in the same or a better outcome<br>(ba) refer to Policy H6.3(A1);<br>(b) refer to Policy H6.3(1);<br>(c) refer to Policy H6.3(2);<br>(d) refer to Policy H6.3(3);<br>(da) refer to Policy H6.4(A4);<br>(e) refer to Policy H6.3(4);<br>~~(f)refer to Policy H6.3(5);~~<br>~~(g)refer to Policy H6.3(6);~~<br>(h) refer to Policy H6.3(7);<br>(i) refer to Policy H6.3(8); ~~and~~<br>(ia) refer to Policy H6.3(10)<br>(ib) refer to Policy H6.3(11)<br>(ic) refer to Policy H6.3(12);<br>(id) refer to Policy H6.3(13);<br>(ie) refer to Policy H6.3(15) and<br>(j) infrastructure and servicing:<br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br>(k) traffic:<br>(i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.<br>(ii) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.<br>Safe walkability and accessibility of route to frequent public transport: | 901.61 |

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| | | | | (i)the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop ~~by a combination of the following:~~<br>• ~~Footpaths of at least 1.8m in width;~~<br>• ~~Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~<br>• ~~Narrowed pedestrian crossing distances of vehicle carriageways;~~<br>• ~~Front berms to separate pedestrians from traffic; and~~<br>• ~~Other traffic management measures as relevant to improve the safety of pedestrians.~~ | 901.61 |
| Qualifying matters - Significant Infrastructure Constraints | Water and Wastewater Servicing Constraints | Oppose | The Plan Change proposes three new qualifying matters in relation to areas or sites which are subject to "significant infrastructure constraints".<br>These qualifying matters are proposed a new qualifying matter under section 77I(j) of the RMA, being any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate on a site. The Section 32 evaluation report states that these infrastructure constraints will not be able to be addressed in the next 10 years.<br>Metlifecare opposes this proposal of making areas subject to Water and Wastewater Servicing Constraints a 'significant infrastructure constraints' a qualifying matter under section 77I(j) of the RMA along with the proposed associated density and subdivision provisions. Growth needs to be linked to funding and infrastructure delivery as growth alone without supporting investment in infrastructure will only exacerbate current issues.<br>Most of Auckland is significantly constrained by infrastructure, particularly in the context of the development capacity that would be enabled by the Plan Change. Council and infrastructure providers have a relatively wide range of tools which sit outside of the Auckland Unitary Plan to cover the capital and operational costs of providing infrastructure in Auckland including general or targeted rates, development contributions, network connection and service charges, user charges, central government funding and, potentially, private investment.<br>Metlifecare further notes that infrastructure and servicing constraints are already managed within the residential zones for developments of four or more dwellings through matters of discretion and assessment criteria (explained above).<br>Other methods will also continue to apply, which require developers to obtain approval from Watercare for new wastewater connections, and Healthy Waters for connections to the public stormwater network. These methods are efficient and effective and do not need to be duplicated through the additional controls in the Plan Change. Metlifecare support the operative plan approach as it has proven to be efficient and effective at achieving the Regional Policy Statement policy directive to integrate development with infrastructure. | Remove Water and Wastewater Servicing Constraints as a 'significant infrastructure constraint' that is a qualifying matter. | 901.62 |
| | Beachlands Transport Constraint qualifying matter | Oppose | Metlifecare opposes making Beachlands a qualifying matter under section 77I(j) of the RMA along with the proposed associated density and subdivision provisions due to transport infrastructure constraints. The reasoning within the Section 32 evaluation is based on the costs involved with upgrading the Whitford-Maraetai Road and the limited ferry and bus options. In Metlifecare's view this reasoning is flawed as most of Auckland is going to become more congested as a result of development capacity that would be enabled by PC78. However, Beachlands does have public transport options and while these may be currently limited, Council and infrastructure providers have a relatively wide range of tools which sit outside of the AUP to increase these services.<br>Metlifecare further notes that related amendments are proposed under PC79 to reduce the threshold for when an integrated transport assessment is required for residential development. This requirement will manage any adverse traffic effects arising from medium density residential development within Beachlands. | Remove Beachlands Transport Constraints as a qualifying matter. | 901.63 |
| | Table H9.4.1 Activity table | Support | Metlifecare considers it appropriate that integrated residential development is a permitted activity with a maximum height of 72.5m in the Metropolitan Centre zone. | Retain integrated residential development as a permitted activity, as notified. | 901.64 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
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| Business - Metropolitan Centre zone | | | | | |
| | H11.6.3 Residential at ground floor | Oppose | Prohibiting dwellings located on the ground floor in the Metropolitan Centre zone is inconsistent with the Amendment Act and NPS UD which seeks to enable development in appropriate places. It should be recognised that there are some instances where providing for residential use at ground floor is appropriate, such as in retirement village development. | Amend H11.6.3 Residential at ground floor:<br><br>(1) Dwellings including units within an integrated residential development (excluding a retirement village) must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets. | 901.65 |
| Business - Mixed Use zone | H13.4 Activity table and H13.6.1 Building Height | Support | Metlifecare supports integrated residential development being a permitted activity with a maximum building height of 21m in a walkable catchment. | Retain integrated residential development as a permitted activity, as notified. | 901.66 |
| Qualifying matters | Significant Ecological Area Overlay policies | Support in part | Metlifecare supports the provisions which require development to be enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological area (**SEA**).<br><br>Metlifecare opposes the provisions which require buildings to be of a scale that protects and maintains the SEA. The scale of development should not be limited if it can provide for the protection of an SEA. | Retain Objective H.5.2(9) as notified.<br><br>Retain Objective H.6.2(9) as notified.<br><br>(9) Development is enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological values.<br><br>Delete Policy H.5.3(15) in full.<br><br>Delete Policy H.6.3(15) in full.<br><br>(15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas. | 901.67 |
| | Significant Ecological Area Overlay mapping | Oppose | Provision should be made for SEA area to be updated if an ecological assessment or survey identifies that the true extent of an SEA is less than what has been identified in the Auckland Unitary Plan maps. | Provide that SEAs boundaries may be updated based on survey boundaries or ecological assessments and reflect this throughout the plan, including in the building coverage provisions. | 901.68 |
| | 1 Seventh Avenue, Beachlands | Oppose | The Plan Change identifies four qualifying matters relevant to Metlifecare's Pohutukawa Landing village under development at 1 Seventh View Avenue, Beachlands.<br><br>Metlifecare considers that some of the Council-identified qualifying matters introduced under section 77I(j) are inappropriate and do not justify a restriction on development capacity.<br><br>Most of Auckland is significantly constrained by the capacity of existing infrastructure networks. Metlifecare notes that Council, its CCOs and utility providers possess a wide range of funding, delivery and operational tools and are best placed to address any deficiency in capacity in existing networks and to provide for growth. Those tools appropriately sit outside the AUP.<br><br>Some of the mapped constraints (Infrastructure) can and will evolve over time. This is likely to lead to the planning maps becoming out of date and add unnecessary complexity to consenting processes. There are other options (inside and outside the AUP) for ensuring infrastructural capacity is appropriately considered as part of applications.<br><br>The Beachlands 1 Precinct is also identified as a qualifying matter. The Precinct already sits across the zone and amends the suite of rules relevant to the site. It is inappropriate and inconsistent with the NPS UD and RMA Amendment Act to identify the Precinct as a qualifying matter. | Delete references (mapped extent and text) to qualifying matters introduced under section 77I(j) of the RMA Amendment Act as they relate to Metlifecare's village at 1 Seventh View Avenue, Beachlands, and the surrounding area:<br>▪ Infrastructure – Beachlands Transport Constraint Control<br>▪ Infrastructure – Water and Wastewater Constraint Control<br>▪ Flooding constraint<br>▪ Beachlands 1 Precinct | 901.69<br>901.70<br>901.71<br>901.72<br>901.150 |
| | 3 & 17 Clevedon-Kawakawa Road, Clevedon | Oppose | The Plan Change identifies flooding and the Clevedon Precinct as qualifying matters relevant to Metlifecare's village under development at 3 & 17 Clevedon-Kawakawa Road, Clevedon.<br><br>Metlifecare considers that the Council-identified qualifying matters introduced under section 77I(j) are inappropriate and do not justify a restriction on development capacity.<br><br>The identified qualifying matter does not relate to intensity of development and accordingly should not be utilised to constrain development potential. | Delete all references to qualifying matters introduced under section 77I(j) of the RMA, as they relate to the land at 3 & 17 Clevedon-Kawakawa Road, Clevedon, and the surrounding area. | 901.73<br>901.74<br>901.151 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
|---|---|---|---|---|---|
| | 195-197 Botany Road, Howick | Oppose | PC78 identifies flooding as a qualifying matter relevant to Metlifecare's Fairway Gardens village under development at 195-197 Botany Road, Howick.<br>Metlifecare considers that the Council-identified qualifying matters introduced under section 77I(j) are inappropriate and do not justify a restriction on development capacity.<br>The identified qualifying matter does not relate to intensity of development and accordingly should not be utilised to constrain development potential. | Delete references to qualifying matters introduced under section 77I(j) of the RMA as they apply to this site and the surrounding area. | 901.75 |
| | Jellicoe Road, Pukekohe | Oppose | The Plan Change identifies a number of qualifying matters within the I433 Pukekohe Hill Precinct relevant to Metlifecare's proposed Jellicoe Road, Pukekohe village. These relate to subdivision, stormwater and density requirements.<br>Metlifecare considers that the Council-identified qualifying matters introduced under section 77I(j) are inappropriate and do not justify a restriction on development capacity.<br>The stated purpose of the Pukekohe Hill Precinct primarily is to ensure development enables groundwater recharge of aquifers to occur by limiting impervious surfaces and requiring specific on-site stormwater detention and soakage systems, and to protect the heritage and amenity values of the summit of Pukekohe Hill and the amenity values of the upper slopes of Pukekohe Hill (as defined by Sub-precincts C and D).<br>No infrastructure constraints exist (i.e.there are no capacity issues) that should limit intensity of development.<br>Any subdivision and density limitations of the Precinct are inconsistent with the proposed Mixed Housing Urban zone and unnecessarily restrict implementation of the MDRS within the Precinct. | Delete references to qualifying matters introduced under section 77I(j) of the RMA within I433 Pukekohe Hill Precinct and the surrounding area. | 901.76<br>901.152 |
| Scott's Point Precinct | Precinct provisions | Oppose | Auckland Council has carved out Special Housing Areas (**SHAs**), created under the Housing Accords and Special Housing Areas Act 2013 (**HASHAA**) from its intensification planning instrument.<br>Therefore, the precinct provisions are not consistent with the MDRS.<br>Now that all SHAs have been disestablished and the HASHAA has been repealed for twelve months, the HASHAA cannot "trump" the Amendment Act. It would also be contrary to the RMA to deem that plan provisions determined under HASHAA were to be retained indefinitely and could not be subject to further change through a plan change process.<br>Given that Scott's point is in a relevant residential zone, the Council has a duty under the Amendment Act to implement the MDRS and give effect to policy 3. | Amend the Scott's Point Precinct provisions to be consistent with the underlying zone and MDRS. | 901.77 |
| I403 Beachlands 1 Precinct | I403.1. Precinct Description | Support | The amendment to the Precinct description to reflect the change in underlying zones is supported to give effect to the RMA Amendment Act.<br>The zoning of land within this precinct is the Open Space – Informal Recreation Zone, the Residential – Low Density Residential Zone and the Residential - ~~Single House~~ Mixed Housing Urban Zone. Refer to the planning maps for the location and extent of the precinct. | Retain the amendment to 1403.1 as notified. | 901.78 |
| | Deletion of (2) under I403.2. Objectives [rcp/dp] – 'Subdivision and development establishes and maintains a low density, open, spacious rural and coastal | Support | The deletion of the Objective 1403.2 (2) is supported to give effect to the RMA Amendment Act. | Retain the deletion of 1403.2(2) as notified. | 901.79 |

<table>
<tr><th>Chapter / Sub-part</th><th>Specific provision / matter</th><th>Position</th><th>Reason for submission</th><th>Decisions requested / relief sought</th><th></th></tr>
<tr><td rowspan="4"></td><td>village character’</td><td></td><td></td><td></td><td></td></tr>
<tr><td>Deletion of and amendments to policies under I403.3. Policies</td><td>Support</td><td>The deletion and amendment to Policies 1403.3 is supported to give effect to the RMA Amendment Act.<br>General<br>(1) Require that land use, subdivision and development be generally in accordance with the I403.10.1 Beachlands 1: Precinct plan 1.<br>~~(2) Maintain the long-term growth limit of Beachlands village with the precinct boundary.~~ [Deleted]<br>(3) Create a clear distinction between the urban area of Beachlands and the Whitford rural area to the south and east by requiring edge treatment planting along the full length of Jack Lachlan Drive.<br>Integrated growth<br>(4) Require subdivision and land use activities to be designed in a way that integrates with the roads pattern, open space pattern and rural and coastal character of the Beachlands village.<br>~~Low-density coastal character~~<br>~~(5) Maintain the existing pattern of development and low-density character of the area.~~ [Deleted]<br>Subdivision, use and development<br>~~(6) Require a development pattern characterised as one house per site.~~ [Deleted]<br>(7) Require a minimum site size of 800m² for vacant lots unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.<br>(11) ~~Require that accessory buildings are single storey.~~ [Deleted]</td><td>Retain the deletion and amendments to 1403.3 as notified.</td><td>901.80</td></tr>
<tr><td>I403.4. Activity table</td><td>Oppose</td><td>There are no rules within the Beachlands 1 Precinct that relate to the construction and use of up to 3 dwellings. This proposed addition to the Activity Table is opposed.</td><td>Delete the proposed amendment to 1403.4 that provides for:<br>The rules in Activity Table I403.4.1 in I403 Beachlands 1 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.</td><td>901.81</td></tr>
<tr><td>I403.4.1 Activity table</td><td>Support</td><td>The other amendments to the Activity Table to delete A2, A3, A4 and A5 and amend A1 and A11 are supported to give effect to the RMA Amendment Act.
<table>
<tr><th colspan="2">Activity</th><th>Activity status</th></tr>
<tr><td colspan="3">Use</td></tr>
<tr><td>(A1)</td><td>Any of the activities listed in the Residential - ~~Single House~~ Mixed Housing Urban Zone or Residential – Lowdensity Residential Zone but located within this precinct other than those activities listed below.</td><td></td></tr>
<tr><td>~~(A2)~~</td><td>~~More than one dwelling per site~~ [Deleted]</td><td>~~NC~~</td></tr>
<tr><td>~~(A3)~~</td><td>~~Any activity requiring wastewater servicing that is connected to a public reticulated sewerage system~~ [Deleted]</td><td>~~P~~</td></tr>
<tr><td>~~(A4)~~</td><td>~~Any activity requiring wastewater servicing that is not connected to a public reticulated sewerage system~~ [Deleted]</td><td>~~NC~~</td></tr>
<tr><td>(A5)</td><td>~~The conversion of an existing dwelling into two dwellings where the dwelling complies with H3.4.1(A4) of the Residential – Single House Zone.~~ [Deleted]</td><td>~~NC~~</td></tr>
<tr><td>(A11)</td><td>Any activity which does not comply with the following standards:<br>I403.6.8.1 Site area;<br>I403.6.9.1 Site frontage;<br>I403.6.10.1 Vacant Rrear sites; and/or<br>I403.6.11 Site layout</td><td>NC</td></tr>
</table></td><td>Retain the amendments to 1403.4.1 as notified.</td><td>901.82</td></tr>
</table>

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
|---|---|---|---|---|---|
| | I403.6. Standards | Oppose | There are no standards within the Beachlands 1 Precinct that relate to the construction and use of up to 3 dwellings. This proposed amendment to 1403.6 Standards is opposed. | Delete the proposed amendment to 1403.6 set out below, in full.<br>The standards in I403.6 in I403 Beachlands 1 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying zone for the construction and use of up to 3 dwellings per site. | 901.83 |
| | Deletion of various I403.6. Standards | Support | The deletion of standards in 1403.6 (1), (2), (3), (4) and (5) is appropriate to give effect to the NPS UD and RMA Amendment Act.<br>- I403.6.1. Building height<br>- I403.6.2. Yards<br>- I403.6.3. Maximum impervious area<br>- I403.6.4. Building coverage<br>- I403.6.5. Water storage tank | Delete the standards in 1403.6 (1), (2), (3), (4) and (5) as notified. | 901.84 |
| | I403.6.8. Site area | Support | The amendment to this standard is supported to give effect to the RMA Amendment Act. | Retain 1403.6.8 as notified<br>(1) The minimum vacant net site area must be 800m², except that:<br>(a) the minimum vacant site area may be reduced to 750m² in Sub-precinct A and 700m² in Sub-precinct B as shown on I403.10.1 Beachlands 1: Precinct plan 1. | 901.85 |
| | I403.6.9. Site frontage | Support | The amendment to this standard is supported to give effect to the RMA Amendment Act. | Retain 1403.6.9 as notified.<br>**I403.6.9. Site frontage**<br>(1) The minimum site frontage for new vacant sites must be as follows:<br>(a) front sites: 20m;<br>(b) rear sites: 3m. | 901.86 |
| | I403.6.10. Rear sites | Support | The amendment to this standard is supported to give effect to the RMA Amendment Act. | Retain 1403.6.10 as notified.<br>**I403.6.10. Vacant rRear sites**<br>(1) There must be no rear sites, except to the maximum number of vacant rear sites within each block shown in I403.10.1 Beachlands 1: Precinct plan 1. | 901.87 |
| | I403.7. Assessment – controlled activities | Oppose | There are no controlled activities within the Beachlands 1 Precinct, and no linkages from E38 – Subdivision (Urban) for the consideration of these matters of control and assessment criteria. | Delete 1403.7 in full.<br>**I403.7. Assessment – controlled activities**<br>~~There are no controlled activities in this precinct~~<br>**I403.7.1. Matters of control**<br>In addition to the matters of control for the relevant controlled activity in the Auckland-wide subdivision rules, the Council will restrict its control to the matters below:<br>(1) Subdivision that is a controlled activity<br>(a) road network;<br>(b) stormwater management;<br>(c) the matters outlined in I403.11.1 Beachlands 1 Beachlands Village Design Guidelines;<br>(d) rear sites. | 901.88 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
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| | | | | **I403.7.2. Assessment criteria**<br>In addition to the criteria for the relevant controlled activity in the Auckland-wide subdivision rules, the following assessment criteria apply:<br>(1) Subdivision that is a controlled activity<br>(a) Subdivision in accordance with a Precinct Plan<br>(b) Road network<br>(i) Whether the road pattern produces a rectangular grid layout consistent with that shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network<br>(ii) All roads should be designed to enable integration with existing or potential road layouts on adjoining sites.<br>(iii) The extent to which the road pattern is designed to enhance public access to reserves and take advantage of coastal and rural vistas.<br>(c) Stormwater management<br>(i) The extent to which the revegetation plan for stormwater management areas retain existing trees either on a permanent basis or until the new planting has been established.<br>(d) Beachlands Village Design Guidelines<br>(i) The extent to which the proposed subdivision meets the principles contained in I403.11.1 Beachlands 1 Beachlands Village Design Guidelines.<br>(e) Rear sites<br>(i) Whether rear sites that will ultimately front a proposed local road shown in I403.10.1 Beachlands 1 Precinct plan 1 are designed to enable all future buildings to face and front the proposed local road.<br>(f) Jack Lachlan Drive Edge<br>(i) Whether vacant sites in excess of 800m² adjoin the majority of the length of Jack Lachlan Drive. | 901.88 |
| | I403.8.1. Matters of discretion | Support | The amendments to the matters of discretion are supported to give effect to the RMA Amendment Act. | Retain 1403.8.1 as notified<br>The Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Residential – Low Density Residential Zone and the Residential - ~~Single House~~ Mixed Housing Urban zone:<br>(a) character and amenity of the neighbourhood;<br>(b) Beachlands Village Precinct Design Guidelines<br>~~In addition to the general matters set out in Rule C1.9(3) Infringements of standards the specific matters set out for the infringement in the Residential - Single House Mixed Housing Urban zone, the Council will restrict its discretion to the matters below:~~<br>~~(a) Building height:~~ [Deleted]<br>(ii) ~~disruption of views~~ [Deleted] | 901.89 |
| | | Support | The deletion of the height standard is supported to give effect to the RMA Amendment Act. | Delete 1403.8.2(3) as notified. | 901.90 |

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| | | | | (3) ~~Standards~~ [Deleted]<br>~~(a) b~~Building height<br>(i) ~~The extent to which buildings are compatible with the height and visual character of the streetscape, surrounding area and the character of the Beachlands village; and/or~~<br>(ii) ~~Whether buildings disrupt the views to the sea and the coastal edge from Whitford-Maraetai Road.~~ | 901.90 |
| | I403.10.1 – Beachlands 1: Precinct Plan 1 | Oppose in part | Metlifecare requests an amendment to Precinct Plan 1 to acknowledge that they are not delivering the Eighth View Avenue extension (identified as 'Proposed Road' on the Precinct Plan) as part of their Pohutukawa Landing Village in Beachlands. Approved resource consents have confirmed that outcome, and the provision of a public pedestrian and cycle connection through the site along approximately the same alignment, to be protected by way of easement in favour of Auckland Council. The area of proposed change is identified in the image below, and in full at Appendix 3 to this submission:<br> <br>Metlifecare has resource consents approved which do not deliver the 'Proposed Road' (Eighth View Avenue extension) identified on Precinct Plan 1 as running east-west through the centre of their site at 1 Seventh View Avenue, Beachlands. Instead, the consents provide for a 'Public pedestrian and cycle easement' along approximately the same alignment. For completeness, Metlifecare is delivering public roading extensions to Seventh View Avenue, Ninth View Avenue and Winterman Road as per the Precinct Plan.<br>To avoid the need to relitigate this issue in the future, and to appropriately manage public expectation for roads | Amend I403.10.1 – Beachlands 1: Precinct Plan 1 as per Appendix 3 to this submission. | 901.91 |
| | I403.10.2 – Beachlands 1: Precinct Plan 2 | Oppose in part | Metlifecare requests an amendment to Precinct Plan 2 to acknowledge that they are not delivering the Eighth View Avenue extension (identified as 'Local Road' on the Precinct Plan) as part of their Pohutukawa Landing Village in Beachlands. Approved resource consents have confirmed that outcome, and the provision of a public pedestrian and cycle connection through the site along approximately the same alignment, to be protected by way of easement in favour of Auckland Council. The area of proposed change is identified in the image below, and in full at Appendix 4 to this submission: | Amend I403.10.2 – Beachlands 1: Precinct Plan 2 as per Appendix 4 to this submission | 901.92 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
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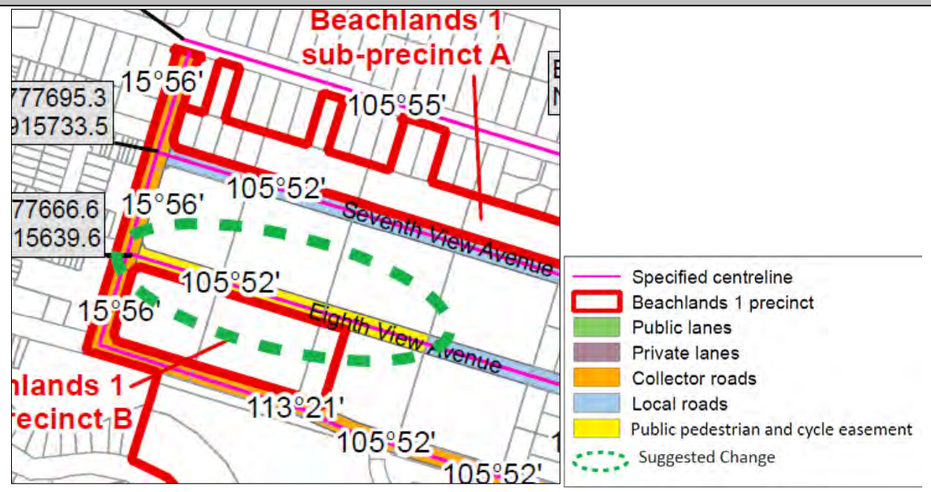
| | | |  <br>Metlifecare has resource consents approved which do not deliver the 'Local Road' (Eighth View Avenue extension) identified on Precinct Plan 2 as running east-west through the centre of their site at 1 Seventh View Avenue, Beachlands. Instead, the consents provide for a 'Public pedestrian and cycle easement' along approximately the same alignment. For completeness, Metlifecare is delivering public roading extensions to Seventh View Avenue, Ninth View Avenue and Winterman Road as per the Precinct Plan.<br>Metlifecare seeks this amendment to avoid the need to relitigate this issue in the future (in the event of any variations to the approved village), and to appropriately manage public expectation for the public road network through this part of Beachlands. | | |
| I431 Pine Harbour Precinct | I431.1. Precinct description | Support | The amendment to the Precinct description is supported to give effect to the RMA Amendment Act. | Retain the amendment to the Precinct description as notified. | 901.93 |
| | I431.4. Activity table: | Support | The amendment to Activity Table to provide for the construction and use of 3 dwellings per site is supported to give effect to the RMA Amendment Act. | Retain the amendment to 1431.4 that provides for:<br>The rules in Activity Table I431.4.1 and I431.4.2 in I431 Pine Harbour Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. | 901.94 |
| | Table I431.4.1 Activity table – Sub-precinct B and C: | Support | The amendments to 1431.4.1 to delete (A3) and add (A3A) and (A3B) is supported to give effect to the RMA Amendment Act. | Retain the deletion and amendment to 1431.4.1 (A3), (A3A) and (A3B) as notified.<br>~~(A3)~~ ~~Dwellings~~ [Deleted] ~~RD~~<br>(A3A) Development of up to three residential units per site<br>(A3B) Development of four or more residential units per site | 901.95 |
| | Table I431.4.2 Activity table – Sub-precinct D | Support | The amendments to 1431.4.2 to delete (A16) and add (A16A) and (A16B) is supported to give effect to the RMA Amendment Act. | Retain the deletion and amendment to 1431.4.2 (A16), (A16A) and (A16B) as notified.<br>**Development**<br>~~(A16)~~ ~~Dwellings~~ [Deleted] ~~RD~~<br>(A16A) Development of up to three residential units per site<br>(A16B) Development of four or more residential units per site | 901.96 |

<table>
<tr><th>Chapter / Sub-part</th><th>Specific provision / matter</th><th>Position</th><th>Reason for submission</th><th>Decisions requested / relief sought</th><th></th></tr>
<tr><td rowspan="5"></td><td>Deletion of I431.6. Standards</td><td>Support</td><td>The deletion of the standards 1431.6(4), (5), (6) and (10) is supported to give effect to the RMA Amendment Act.<br>- I431.6.4. Threshold condition (ground floor above adjacent footpath)<br>- I431.6.5. Site width<br>- I431.6.6. Site depth<br>- I431.6.10. Minimum permeable area</td><td>Retain deletion of the standards 1431.6(4), (5), (6) and (10) as notified.</td><td>901.97</td></tr>
<tr><td>I431.6.2 Number of floors</td><td>Support</td><td>The amendments to 1431.6.2 is supported to give effect to the RMA Amendment Act.</td><td>Retain the amendments to 1431.6.2 below, as notified.<br>I431.6.2. Number of floors<br>(1) The number of storeys for each building permitted in each sub-precinct must meet the minimum and maximum as set out in Table I431.6.2.1 below. Where 'NA' is specified in the table, the number of storeys is not controlled.<br>Table I431.6.2.1 Number of floors
<table>
<tr><th>Sub-precinct</th><th>Minimum number of storey</th><th>Maximum number of storey</th></tr>
<tr><td>B</td><td>~~2~~ NA</td><td>~~2 + 1 (for habitable roof space)~~ NA</td></tr>
<tr><td>C</td><td>~~2~~ NA</td><td>~~2 + 1 (for habitable roof space)~~ NA</td></tr>
<tr><td>D</td><td>~~2~~ NA</td><td>~~5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1~~<br><br>~~3 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1~~ NA</td></tr>
<tr><td>E</td><td>~~2~~ NA</td><td>~~5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1~~<br><br>~~4 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1~~ NA</td></tr>
<tr><td>F</td><td>2</td><td>2</td></tr>
<tr><td>G</td><td>NA</td><td>NA</td></tr>
</table></td><td>901.98</td></tr>
<tr><td>I431.6.3 Maximum height</td><td>Support</td><td>The amendments to 1431.6.3 is supported to give effect to the RMA Amendment Act.</td><td>Retain amendments to 1431.6.3 as notified.<br>I431.6.3. Maximum height<br>(1) Buildings ~~within sub-precincts~~ must not exceed the maximum height as set out in Table I431.6.3.1 below. Where 'NA' is specified in the table, the maximum building height in the underlying zone applies.<br>Table I431.6.3.1 Maximum height
<table>
<tr><th>Sub-precinct</th><th>Maximum height</th></tr>
<tr><td>B</td><td>~~9m~~ NA</td></tr>
<tr><td>C</td><td>~~9m~~ NA</td></tr>
<tr><td>D</td><td>12m<br>18m for building located within</td></tr>
</table></td><td>901.99</td></tr>
<tr><td>I431.6.7. Yards</td><td rowspan="2">Support</td><td rowspan="2">The amendments to 1431.6.7 is supported to give effect to the RMA Amendment Act.</td><td rowspan="2">Retain amendments to 1431.6.7 as notified<br>(1) Buildings within sub-precincts B – G must meet the following yard setback requirements as outlined in Table I431.6.7.1 below. Where 'NA' is specified in the table, the yard setback in the underlying zone applies.<br>(2) ~~For garages within sub-precincts B and C, the front yard setback requirement is 0.5m from the building frontage and 5m minimum setback from the front boundary.~~ [Deleted]<br>(3) ~~The separation distance between balconies or windows of primary living spaces in directly opposing buildings within sub-precincts D and E must be greater than 20m and must otherwise be not less than 15m. Facades with no glazing must be greater than 10m apart.~~ [Deleted]</td><td rowspan="2">901.100</td></tr>
<tr><td>Table I431.6.7.1 Yards</td></tr>
</table>

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
|---|---|---|---|---|---|
| | | | | <table><tr><th>Yard</th><th colspan="6">Sub-precinct</th></tr><tr><td></td><td>B</td><td>C</td><td>D</td><td>E</td><td>F</td><td>G</td></tr><tr><td>Front yard set back</td><td>~~Minimum – 2m~~ ~~Maximum – 5m~~ ~~Also see standard I431.6.7(2)~~ NA</td><td>~~Minimum – 2m~~ ~~Maximum – 5m~~ ~~Also see standard I431.6.7(2)~~ NA</td><td>Minimum –0m Maximum – 1m</td><td>Minimum –0m Maximum – 1m</td><td>Minimum –0m Maximum – 1m</td><td>~~0m~~ NA</td></tr><tr><td>Rear yard set back</td><td>~~Minimum – 8m~~ NA</td><td>~~Minimum – 8m~~ NA</td><td>~~See standard I431.6.7(3)~~ NA</td><td>~~See standard I431.6.7(3)~~ NA</td><td>NA</td><td>See standard I431.6.7(4)</td></tr></table> | 901.100 |
| | I431.6.8. Maximum building coverage | Oppose | There has been a clear inconsistency / conflict in this standard for some time regarding the building coverage that applies within Sub-precinct B for sites from 200m$^2$ to 500m$^2$. If it is appropriate for sites less than 200m$^2$ within Sub-precinct B to have 65% building coverage, and it is appropriate for sites greater than 500m$^2$ within Sub-precinct B to have 65% building coverage, surely it is appropriate for sites between 200m$^2$ and 500m$^2$ within Sub-precinct B to have 65% building coverage. | Amend proposed I431.6.8 Maximum building coverage so that a 65% maximum building coverage applies across Sub-precinct B, regardless of site size. | 901.101 |
| | I431.6.11. Minimum private open space for sub-precinct B | Support | The deletion of 1431.6.11 is supported to give effect to the RMA Amendment Act. | Retain deletion of 1431.6.11 as notified. | 901.102 |
| | I431.6.14. Minimum floor to ceiling height for sub-precinct B | Support | The deletion of 1431.6.14 is supported to give effect to the Amendment Act and NPS UD. | Retain deletion of 1431.6.14 as notified. | 901.103 |
| I408 Clevedon Precinct | | Support | No changes proposed to the Clevedon Precinct under the Plan Change. | Retain operative Precinct, as proposed. | 901.104 |
| I433 Pukekohe Hill Precinct | I433.1. Precinct Description | Support | The amendments to the Precinct description are supported to give effect to the RM 901.100 nt Act. | Retain the amendments to 1433. 1 shown below as notified.<br>The Pukekohe Hill Precinct contains four sub-precincts:<br>• Pukekohe Hill Sub-precinct A which is predominantly zoned Residential ~~– Single House Zone~~ Mixed Housing Urban Zone with some Residential – Low Density Residential Zone in flooding areas around Sunset Place/Wa Shing Place/Catherine McLean Road;<br>• Pukekohe Hill Sub-precinct B which is zoned Rural - Countryside Living Zone;<br>• Pukekohe Hill Sub-precinct C which is zoned Rural - Countryside Living Zone (but has additional activity standards); and<br>• Pukekohe Hill Sub-precinct D which is predominantly zoned Rural - Rural Production Zone.<br>The underlying zones are Residential – Low Density Residential Zone, Residential – Mixed Housing Urban Zone, ~~Single House Zone~~, Rural - Countryside Living Zone, Rural - Rural Production Zone, Special Purpose – Healthcare Facility and Hospital Zone, Open Space – Information Recreation Zone and Open Space – Conservation Zone. | 901.105 |
| | I433.4. Activity table | Support | The amendments to the Activity Table are supported to give effect to the RMA Amendment Act. | Retain the amendments to 1433.4 shown below as notified.<br>The rules in Activity Table I433.4.1 in I433 Pukekohe Hill Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. | 901.106 |
| | I433.6. Standards | Support | The amendments to the Standards 1433.6 are supported to give effect to the RMA Amendment Act. | Retain the amendments to 1433.6 shown below as notified. | 901.107 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
|---|---|---|---|---|---|
| | | | | The standards in I433.6 in I433 Pukekohe Hill Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential – Low Density Residential Zone and Residential - Mixed Housing Urban Zone for the construction and use of up to 3 dwellings per site.<br>The standards applicable to the zone and Auckland-wide apply in this precinct, except for the following:<br>• ~~Standard H3.6.9 Maximum impervious area;~~<br>• ~~Standard H3.6.10 Building coverage; and~~ | 901.107 |
| | I433.6.1 Maximum dwelling density | Oppose | The stated purpose of the Pukekohe Hill Precinct is primarily to ensure development enables groundwater recharge of aquifers to occur by limiting impervious surfaces and requiring specific on-site stormwater detention and soakage systems, and to protect the heritage and amenity values of the summit of Pukekohe Hill and the amenity values of the upper slopes of Pukekohe Hill (as defined by Sub-precincts C and D). The Precinct does not identify any specific matters that need to be managed that would necessitate a reduction in development intensity.<br>No infrastructure constraints exist (i.e. there are no capacity issues) that should limit intensity of development. While the groundwater recharge / impervious area limitation is applicable, it does not by itself justify a constraint on development intensity.<br>The constraints on development intensity appear not to relate to any of the objectives or policies of the Precinct, and instead relate more to the historic use of the land and the operative Single House zoning. Neither of those matters is relevant going forward with a Mixed Housing Urban zone applying. | Delete I433.6.1 in full.<br>~~*I433.6.1 Maximum dwelling density*~~<br>~~*(1) The number of dwellings must not exceed one dwelling per site.*~~<br>~~*(2) Standard I433.6.1(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone*~~ | 901.108 |
| | I433.6.7 Minimum site size | Oppose | The stated purpose of the Pukekohe Hill Precinct is primarily to ensure development enables groundwater recharge of aquifers to occur by limiting impervious surfaces and requiring specific on-site stormwater detention and soakage systems, and to protect the heritage and amenity values of the summit of Pukekohe Hill and the amenity values of the upper slopes of Pukekohe Hill (as defined by Sub-precincts C and D). The Precinct does not identify any specific matters that need to be managed that would necessitate a reduction in development intensity.<br>No infrastructure constraints exist (i.e. there are no capacity issues) that should limit intensity of development. While the groundwater recharge / impervious area limitation is applicable, it does not by itself justify a constraint on development intensity.<br>The constraints on development intensity appear not to relate to any of the objectives or policies of the Precinct, and instead relate more to the historic use of the land and the operative Single House zoning. Neither of those matters is relevant going forward with a Mixed Housing Urban zone applying. | Delete I433.6.1 in full<br>~~*I433.6.7 Minimum site size*~~<br>~~*(1) Subdivision must comply with the following minimum site sizes:*~~<br>~~*(a) Within Sub-precinct A there must be an average net site area of 1000m2 provided no site is less than 800m2 in net site area; and*~~<br>~~*(b) Standard I433.6.7(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone*~~ | 901.109 |
| I533 Red Beach Precinct | I533.1. Precinct description | Support | The amendments to the Precinct description are supported to give effect to the RMA Amendment Act. | Retain the amendments to 1533.1 shown below as notified.<br>The precinct includes three sub-precincts:<br>• Sub-precinct A provides for Large Lots with a minimum lot size 600m²<br>• Sub-precinct B provides for Medium Lots with a minimum lot size 450m²<br>• Sub-precinct C provides for Small Lots~~, as for the Residential – Mixed Housing Suburban Zone~~.<br>The provisions applicable within the sub-precincts enable a moderate level of intensification, while retaining a relatively spacious quality consistent with the existing neighbouring suburban residential character. Specific standards within the identified Development Control Area shown on Red Beach: Precinct plan 1 also ensures a transition in both height and intensity of development around the periphery of the precinct ~~where it abuts areas zoned Residential – Single House Zone~~.<br>The zoning of the land within this precinct is ~~Residential – Mixed Housing Suburban Zone~~ Residential - Mixed Housing Urban Zone. | 901.110 |
| | I533.3. Policies (4) | Oppose | The proposed requirement is not consistent with the outcomes sought under the RMA Amendment Act and does not give effect to the NPS UD. This restriction is also inappropriate in the context of the rezoning of the adjacent land to Mixed Housing Urban. | Delete Policy I533.3(4) shown below in full.<br>(4) Require built development to be restricted in height and intensity on the boundary of the precinct to a level that is integrated with the existing neighbouring development at the time of the creation of the precinct ~~on land zoned Residential – Single House Zone.~~ | 901.111 |
| | I533.4. Activity table | Support | The amendments to the Activity Table are supported to give effect to the RMA Amendment Act. | Retain the amendments to 1533.4 shown below as notified. | 901.112 |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought | |
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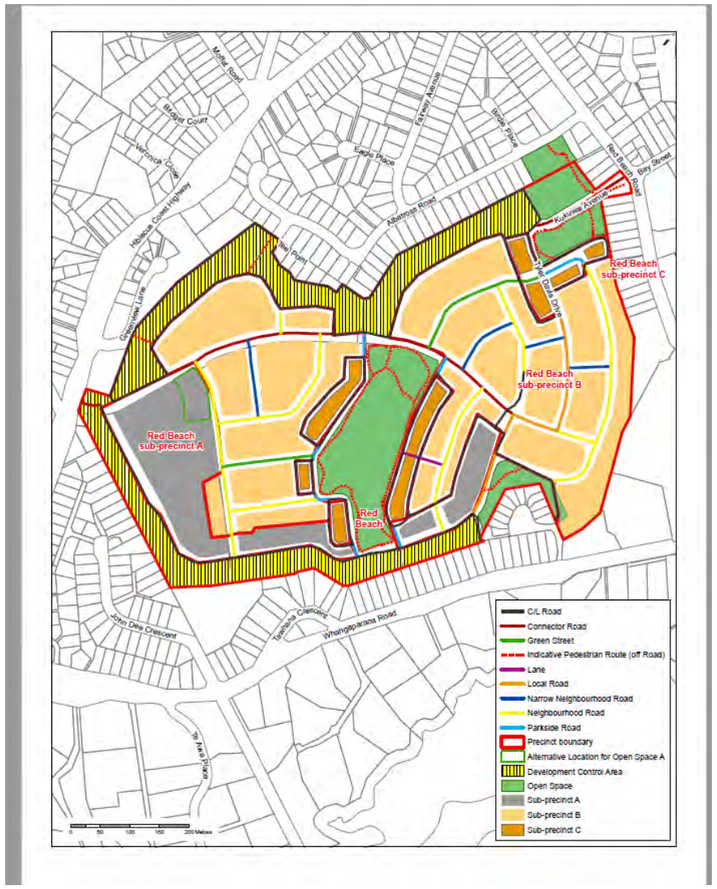
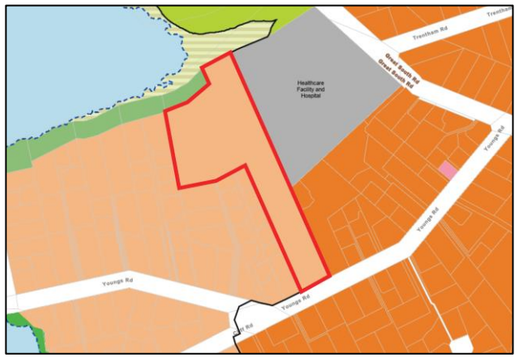
| | | | | The rules in Activity Table I533.4.1 in I533 Red Beach Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. | 901.112 |
| | I533.6. Standards | Support | The amendments to the Standards are supported to give effect to the RMA Amendment Act. | Retain the amendments to 1533.6 shown below as notified.<br>The standards in I533.6 in I533 Red Beach Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone for the construction and use of up to 3 dwellings per site. | 901.113 |
| | I533.10.1 – Red Beach: Precinct plan 1 | Oppose in part | Metlifecare requests an amendment to Precinct Plan 1 to acknowledge that they are not delivering the east-west roads through 89 Symes Drive property (identified as 'Local Road' and 'Parkside Road' on the Precinct Plan) as part of their Gulf Rise Village in Red Beach. Approved resource consents have confirmed that outcome. The area of proposed change is identified in the image below, and in full at Appendix 5 to this submission:<br>  <br>Metlifecare has resource consents approved which do not deliver the 'Local Road' and 'Parkside Road' identified on Precinct Plan 1 as running east-west through the 89 Symes Drive property. Approved resource consents have confirmed that outcome.<br>To avoid the need to relitigate this issue in the future, and to appropriately manage public expectation for roads it is appropriate for the precinct plan to be updated. | Amend I533.10.1 – Red Beach: Precinct Plan 1 as per Appendix 5 to this submission. | 901.114 |

**Appendix 2: Site Specific Relief sought by Metlifecare (Planning Maps)**

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Metlifecare Oaks**<br>21 Youngs Road, Papakura<br>  <br> | Oppose | Metlifecare are seeking that the site at 21 Youngs Road, Papakura is rezoned to Residential-Terrace Housing and Apartment Building zone and included within the walkable catchment of the Papakura Metropolitan Centre to enable at least six storey development:<br>• Policy 3(c) of the National Policy Statement on Urban Development 2020 (**NPS UD**) requires Tier 1 authorities to enable a minimum of at least 6 storeys within walkable catchments from the edge of Metropolitan Centres. Auckland Council has proposed a walkable catchment of 800m from metropolitan centres subject to modifying factors. The site is located approximately **500m** from the edge of the Papakura Metropolitan Centre and is therefore within a walkable catchment. There are no modifying factors to warrant a smaller walkable catchment within this location as it is generally a flat and easy walk from the centre. The site is also a large site that can accommodate high density development. Therefore, the Residential-Terrace Housing and Apartment Building zone with the 21m height limit should be applied to this site to ensure it is consistent with and gives effect to Policy 3(c) of the NPS UD.<br>• Additionally, the site is a large landholding which adjoins the road, the coast and a healthcare facility. Greater height can therefore be accommodated without significant effects on the surrounding locality.<br>• Applying Residential-Terrace Housing and Apartment Building zone on the northern side of Youngs Road would also provide a consistent and appropriate edge to the street, noting that Residential-Terrace Housing and Apartment Building zone applies on the southern side.<br><br> | • Amend the zoning of 21 Youngs Road, Papakura to Residential-Terrace Housing and Apartment Building zone.<br>• In accordance with the Metlifecare submission on H6 Terrace Housing and Apartment Building zone amend H6.6.5 Building Height to enable development of at least six stories throughout the entire THAB zone.<br>• As an alternative enable development of at least six stories on the site through the extension of the walkable catchment for the Papakura Metropolitan Centre to include the site. |
| **Highlands**<br>70 Aviemore Drive, Highland and adjoining properties:<br>(80A Aviemore Drive, 80B Aviemore Drive, 1/82 Aviemore Drive, 2/82 Aviemore Drive, 1/84 Aviemore Drive, 2/84 Aviemore Drive, 86A Aviemore Drive, 86B Aviemore Drive, 1/88 Aviemore Drive, 2/88 Aviemore Drive, 85 Aberfeldy Avenue, 83A Aberfeldy Avenue, 83B Aberfeldy Avenue, 81 Aberfeldy Avenue, 79A Aberfeldy Avenue, 79B Aberfeldy Avenue, 77A Aberfeldy Avenue, 77B Aberfeldy Avenue, 1/75 Aberfeldy Avenue, 2/75 Aberfeldy Avenue, 73 Aberfeldy Avenue, 71 Aberfeldy Avenue, 69 Aberfeldy Avenue, 1/67 Aberfeldy Avenue, 2/67 Aberfeldy Avenue, 65 Aberfeldy Avenue, 63 Aberfeldy | Oppose | Metlifecare are seeking that the site at 70 Aviemore Drive, Highland and the adjoining properties are rezoned to Residential-Terrace Housing and Apartment Building zone:<br>• Policy 3(d) of the NPS UD requires Tier 1 authorities to enable building heights on land adjacent to town centres commensurate with the level of commercial activity and community services. Auckland Council has identified Highland Park Town Centre as a large town centre with a high population and employment catchment. Accordingly, it is proposed to apply the Residential-Terrace Housing and Apartment Building zone within a **400m** walkable catchment from the centre. The site is located less than 400m from the edge of the Highland Park Town Centre. There are no modifying factors to warrant a smaller walkable catchment within this location as it is generally a flat and easy walk from the centre. Therefore, the Residential-Terrace Housing and Apartment Building zone should be applied to ensure consistency with and to give effect to Policy 3(d) of the NPS UD. | • Amend the zoning of 70 Aviemore Drive, Highland to Residential-Terrace Housing and Apartment Building zone.<br>• Amend the zoning of 80A Aviemore Drive, 80B Aviemore Drive ,1/82 Aviemore Drive, 2/82 Aviemore Drive, 1/84 Aviemore Drive, 2/84 Aviemore Drive, 86A Aviemore Drive, 86B Aviemore Drive, 1/88 Aviemore Drive, 2/88 Aviemore Drive, 85 Aberfeldy Avenue, 83A Aberfeldy Avenue, 83B Aberfeldy Avenue, 81 Aberfeldy Avenue, 79A Aberfeldy Avenue, 79B Aberfeldy Avenue, 77A Aberfeldy Avenue, 77B Aberfeldy Avenue, 1/75 Aberfeldy Avenue, |

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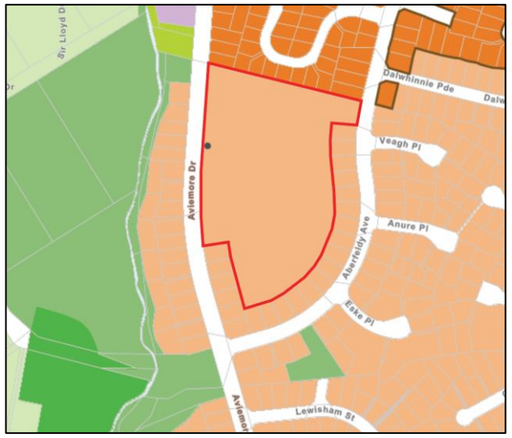
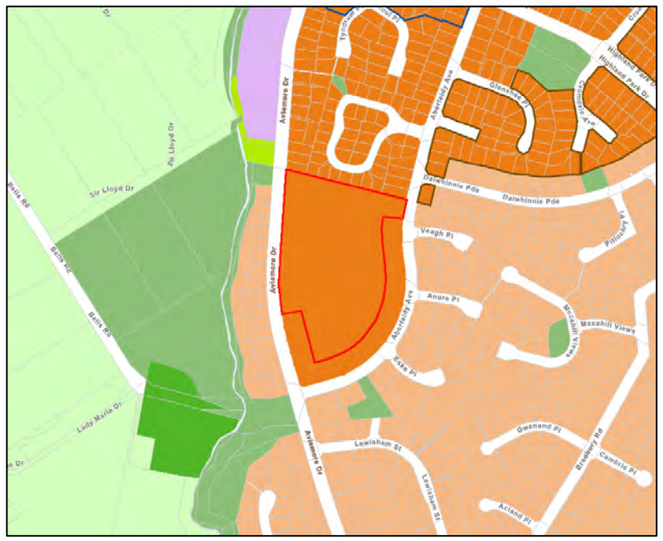
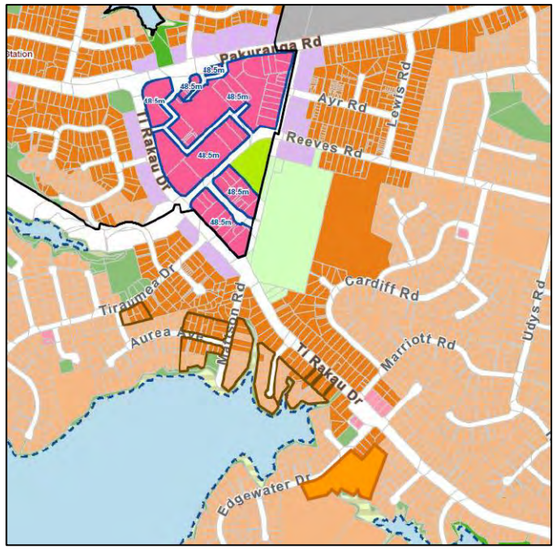
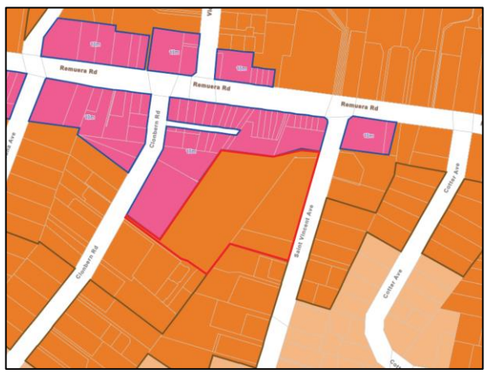
| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| Avenue, 61A Aberfeldy Avenue, 61B Aberfeldy Avenue, 59 Aberfeldy Avenue, 57 Aberfeldy Avenue, 55 Aberfeldy Avenue and 53 Aberfeldy Avenue)<br>  | | • Policy B2.4.2 of the AUP seeks to enable higher residential intensities in areas close to existing open space. The site is less than 100m from Lloyd Elsmore Park a very large open space. The Residential-Terrace Housing and Apartment Building zoning would enable more people to live surrounding this open space to promote a well-functioning urban environment and will give effect to the NPS UD and RPS.<br>• Additionally, the site is a large landholding and therefore greater height can therefore be accommodated without significant effects on the surrounding locality.<br>• The adjoining properties should be rezoned to ensure a consistent zoning pattern.<br>  | 2/75 Aberfeldy Avenue, 73 Aberfeldy Avenue, 71 Aberfeldy Avenue, 69 Aberfeldy Avenue, 1/67 Aberfeldy Avenue, 2/67 Aberfeldy Avenue, 65 Aberfeldy Avenue, 63 Aberfeldy Avenue, 61A Aberfeldy Avenue, 61B Aberfeldy Avenue, 59 Aberfeldy Avenue, 57 Aberfeldy Avenue, 55 Aberfeldy Avenue and 53 Aberfeldy Avenue to Residential-Terrace Housing and Apartment Building zone. 901.119<br>• Provide for a walkable catchment around Highland Park Town Centre that includes the site. 901.120 901.155 |
| **Edgewater Village**<br>14 Edgewater Drive, Pakuranga<br> | Oppose | Metlifecare are seeking that the site at 14 Edgewater Drive, Pakuranga is rezoned to Residential-Terrace Housing and Apartment Building zone:<br>• Policy 3(d) of the NPS UD requires Tier 1 authorities to enable building heights on land adjacent to town centres commensurate with the level of commercial activity and community services. Auckland Council has identified Pakuranga Town Centre as a large town centre with a high population and employment catchment. Accordingly, it is proposed to apply the Residential-Terrace Housing and Apartment Building zone within a 400m walkable catchment from the centre. While the subject site is located 600m from the edge of the Pakuranga Town Centre Town Centre, Metlifecare consider that in this instance it is appropriate to apply the Residential-Terrace Housing and Apartment Building zone:<br>o The site is an extension to the Residential-Terrace Housing and Apartment Building zoning that has been applied surrounding the Pakuranga Town Centre Town Centre and the centre can be accessed via walking or via the route 70 bus which ravels along Ti Rakau Drive every ten minutes.<br>o The site is located on the Eastern Busway route which will result in increased accessibility via active modes and frequent bus service between the site and Botany Metropolitan Centre, Pakuranga Town Centre and the rail network in Panmure.<br>o The site is also located less than 100m to a neighbourhood centre to service day to day needs of residents; and | • Amend the zoning of 14 Edgewater Drive, Pakuranga to Residential-Terrace Housing and Apartment Building zone. 901.121 901.156 901.157 |

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| | | o Additionally, the site is a large landholding and therefore greater height can therefore be accommodated without significant effects on the surrounding locality, and high density development would enable an efficient use of this land.<br>  | |
| **7 Saint Vincent**<br>7 St Vincent Avenue, Remuera<br>  | Support in part | Metlifecare supports the proposed Residential-Terrace Housing and Apartment Building zoning of the site at 7 St Vincent Avenue, Remuera but seek amendments to enable at least six storey development on the site to recognise that:<br>• The site has a high level of accessibility to multiple transport and employment options, and other amenities including:<br>o Remuera Town Centre (directly adjacent to the site);<br>o the Frequent Bus network that runs along Remuera Road connecting the site to Newmarket Metropolitan Centre and the City Centre;<br>o the Remuera Train Station and Greenlane Town Centre (approximately 1km away); and<br>o Other amenities including the Mercy Ascot Hospital, the Ellerslie Racecourse, Remuera Intermediate all within approximately 800m walking distance from the site.<br>• The site is a large landholding which adjoins the road, properties zoned Residential-Terrace Housing and Apartment Building and properties zoned Business – Local Centre also subject to a Height Variation Control (18m). Greater height can therefore be accommodated without significant effects on the surrounding locality. | • Support the application of the Terrace House and Apartment Building zone to 7 Saint Vincent Avenue, Remuera.<br>• In accordance with the Metlifecare submission on H6 Terrace Housing and Apartment Building zone amend H6.6.5 Building Height to enable development of at least six stories throughout the entire THAB zone.<br>• As an alternative enable development of at least six stories on the site by providing a walkable catchment around the Remuera Town Centre that includes the site, or alternatively through the application of the Height Variation Control. |

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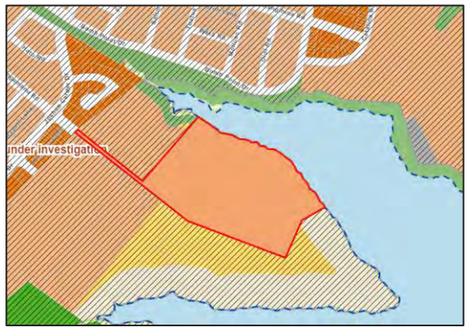
| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Dannemora Gardens**<br>28 Matarangi Road, East Tamaki<br> | Support | Metlifecare supports the proposed Residential-Terrace Housing and Apartment Building zoning of the site at 7 St Vincent Avenue, Remuera but seeks amendments to apply a Height Variation Control to enable development of 22.5m on the site to recognise that:<br>o The site has a high level of accessibility to multiple transport and employment options, and other amenities including Botany Metropolitan Centre, Greenmount Park and Greenmount industrial area.<br>o The Eastern Busway project will result in increased accessibility via active modes and frequent bus service between the site and Botany Metropolitan Centre, Pakuranga Town Centre and the rail network in Panmure.<br>o The site is a large landholding which adjoins the road, open space and properties zoned Residential-Terrace Housing and Apartment Building (subject to the 22.5m Height Variation Control). Greater height can therefore be accommodated without significant effects on the surrounding locality, while providing for efficient use of this land. | • Retain the Residential-Terrace Housing and Apartment Building zoning of the Dannemora Gardens Retirement Village at 28 Matarangi Road, East Tamaki.<br>• Apply a Height Variation Control which enables development of 22.5m at the Dannemora Gardens Retirement Village at 28 Matarangi Road, East Tamaki.<br>• Enable development of at least 22.5m on the site through the application of the Height Variation Control. |
| **Orion Point**<br>Orion Point, Hobsonville<br>Special Housing Area Precinct excluded from Plan Change 78<br> | Oppose | Metlifecare do not consider that the decision to exclude the Orion Point, Hobsonville from PC78 is appropriate or supported by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**RMA Amendment Act**). Therefore, as no qualifying matters apply within the precinct the Residential- Mixed Housing Urban zone should be applied to the entire precinct consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. Additionally, the Scott's Point Precinct should be amended for consistency with the MDRS.<br>  | • Amend the zoning of the Scott's Point Precinct from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban zone.<br>• Amend the Scott's Point Precinct for consistency with and to give effect to the MDRS. |

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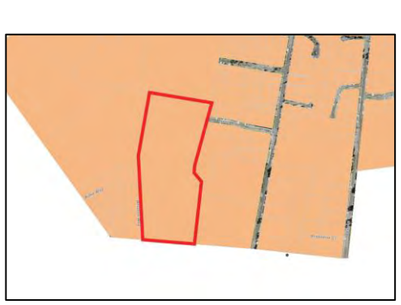
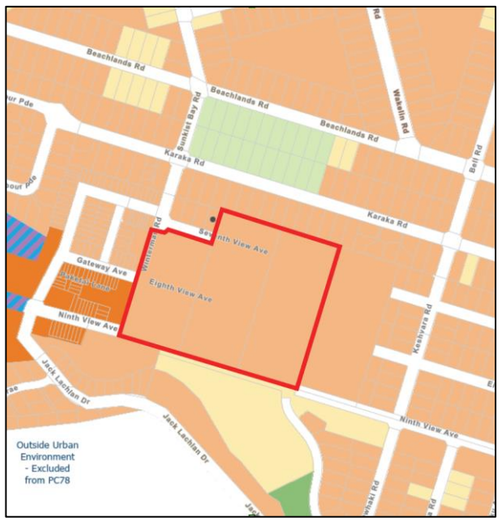
| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Clevedon Village**<br>17 Clevedon-Kawakawa Road, Clevedon<br> | Support | **Support and retain** the proposed Single House zone on the basis that Clevedon Village is a rural settlement with a population of under 5000 people within the 2018 census. The proposed zoning therefore is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Single House zoning of the Clevedon Village located at 17 Clevedon-Kawakawa Road, Clevedon.<br>901.130 |
| **Pukekohe Village**<br>28 Jellicoe Road, Pukekohe<br>  | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Support the application of the Residential-Mixed Housing Urban zone to Pukekohe Village at 28 Jellicoe Road, Pukekohe.<br>901.131 |

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Pohutakawa Landing**<br>8 Seventh View Avenue, Beachlands and 18-22 Gateway Avenue, Beachlands<br>  <br> | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Pohutakawa Landing Retirement Village located at 8 Seventh View Avenue, Beachlands and the adjacent site at 18-22 Gateway Avenue, Beachlands. |

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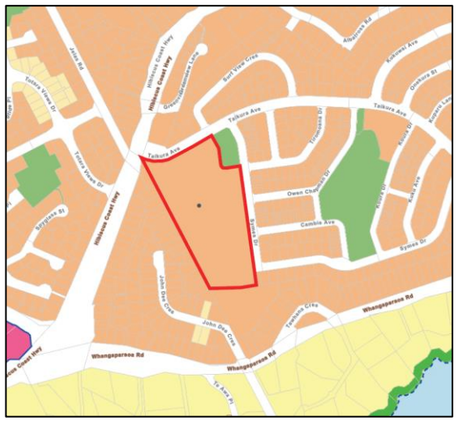
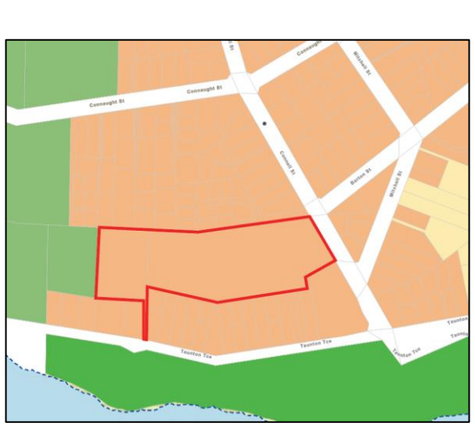
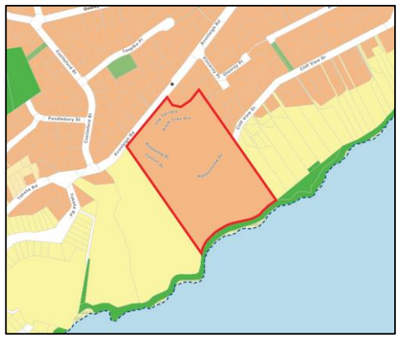
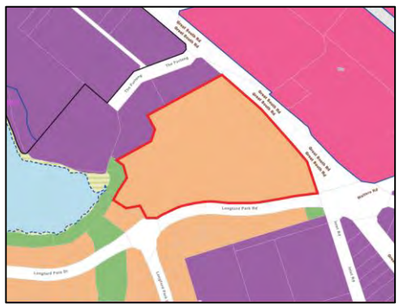
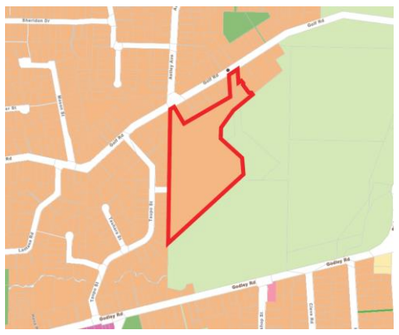
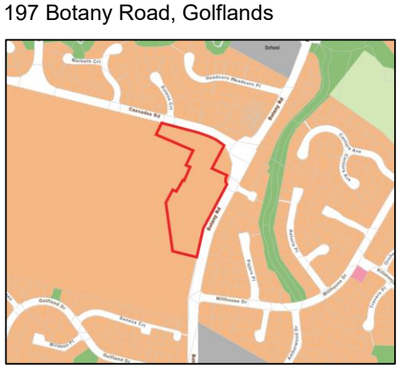
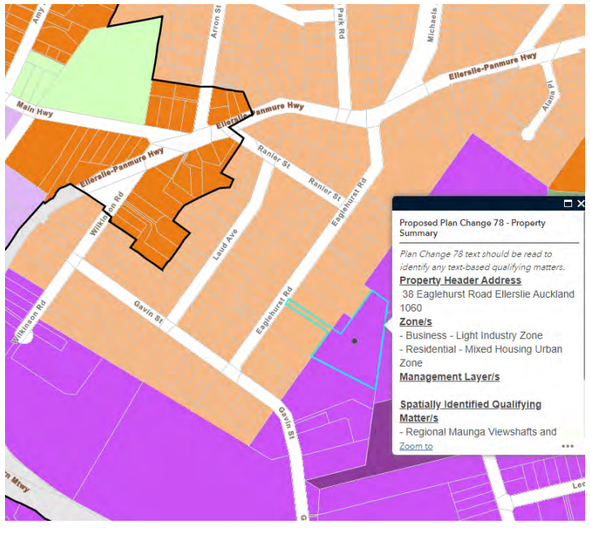
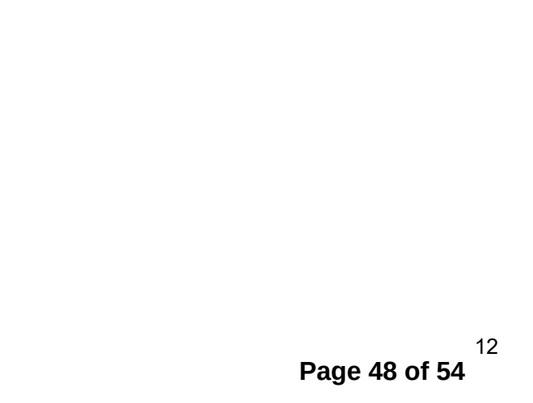
| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Gulf Rise**<br>89 Symes Drive, Red Beach<br>  | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Gulf Rise Retirement Village located at 89 Symes Drive, Red Beach.<br>901.133 |
| **Powley**<br>135 Connell Street, Blockhouse Bay<br>  | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Powley Retirement Village located at 135 Connell Street, Blockhouse Bay.<br>901.134 |

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Pinesong**<br>66 Avonleigh Road, Green Bay<br>  | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Pinesong Retirement Village located at 66 Avonleigh Road, Green Bay.<br>901.135 |
| **Longford Park Village**<br>1 and 5 Longford Park Drive, Takanini<br>  | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Longford Park Village located at 1 and 5 Longford Park Drive, Takanini.<br>901.136 |
| **Hibiscus Coast Village**<br>101 Red Beach Road, Red Beach<br> | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Hibiscus Coast Village Retirement Village at 101 Red Beach Road, Red Beach.<br>901.137 |

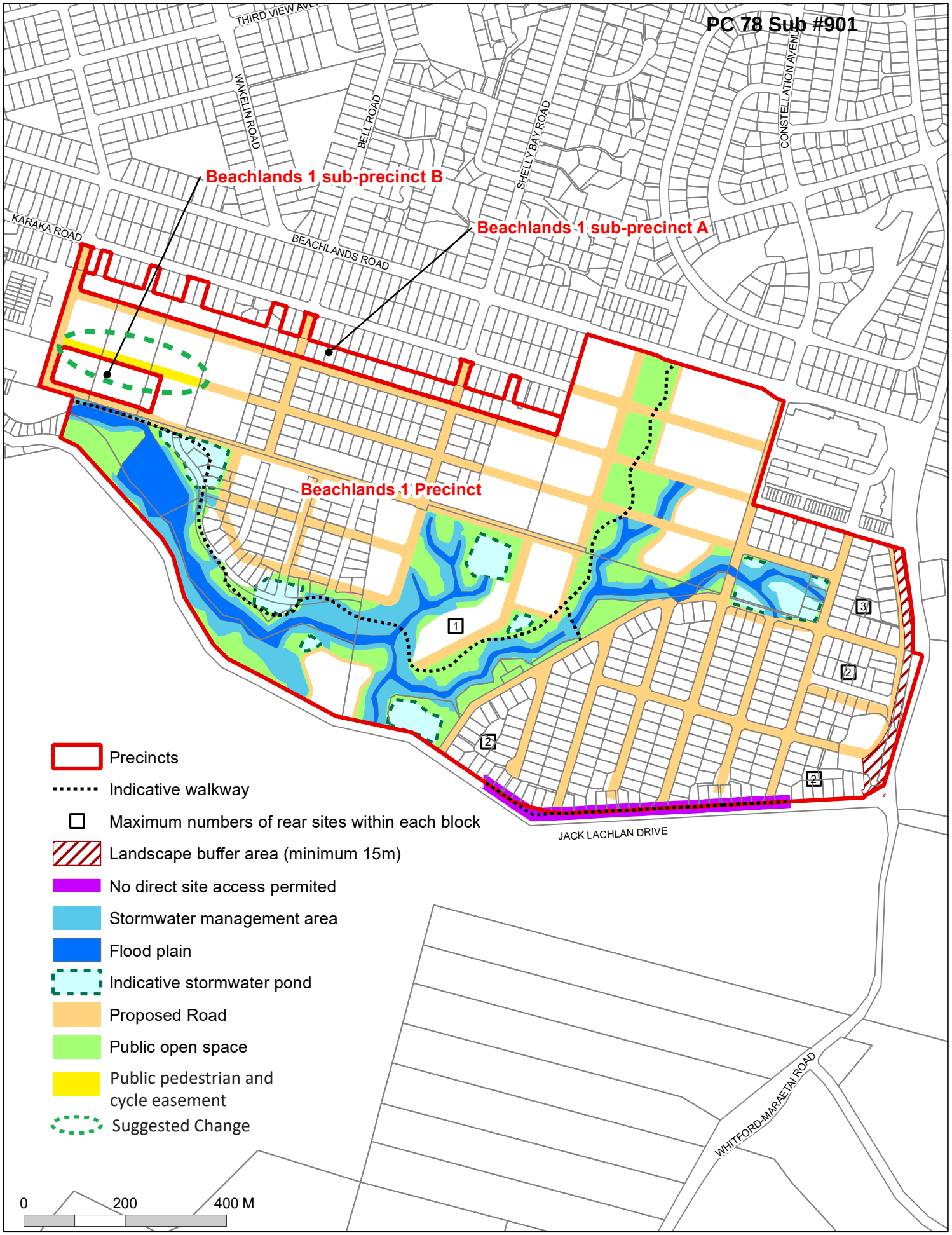
| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Greenwich Gardens**<br>4001/5 Greenwich Way, Unsworth Heights<br> | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning on the basis that it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Greenwich Gardens Retirement Village at 4001/5 Greenwich Way, Unsworth Heights.<br>901.138 |
| **Crestwood**<br>10, 36 and 3A/38 Golf Road, New Lynn<br>  | Support | **Support and retain** the proposed Residential-Mixed Housing Urban zoning as it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential-Mixed Housing Urban zoning of the Crestwood Retirement Village at 10, 36 and 3A/38 Golf Road, New Lynn.<br>901.139 |
| **Hillsborough Heights**<br>1381 Dominion Road Ext, Mount Roskill<br> | Support | **Support and retain** the proposed Residential- Mixed Housing Urban zoning as it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential- Mixed Housing Urban zoning of the Hillsborough Heights Retirement Village at 1381 Dominion Road Ext, Mount Roskill.<br>901.140 |

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **The Orchards**<br>60 Kaipatiki Road, Glenfield and 123 Stanley Road, Glenfield<br> | Support | **Support and retain** the proposed Residential- Mixed Housing Urban zoning as it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential- Mixed Housing Urban zoning of The Orchards Retirement Village at 60 Kaipatiki Road, Glenfield and 123 Stanley Road, Glenfield.<br>901.141 |
| **Fairway Gardens**<br>197 Botany Road, Golflands<br>  | Support | **Support and retain** the proposed Residential- Mixed Housing Urban zoning as it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Residential- Mixed Housing Urban zoning of the Fairway Garden Retirement Village at 197 Botany Road, Golflands.<br>901.142 |

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **Waitakere Gardens**<br>15 Sel Peacock Drive, Henderson<br> | Support | **Support and retain** the proposed Business – Metropolitan Centre zoning as it is consistent with the purpose and requirements of the NPS-UD and the RMA Amendment Act. | • Retain the Metropolitan Centre zoning of the Waitakere Gardens Retirement Village at 15 Sel Peacock Drive, Henderson. 901.143 |
| **The Poynton**<br>142 Shakespeare Rd, Takapuna<br> | Support | **Support and retain** the proposed Business-Mixed Use zoning and 21m height limit as it is consistent with the purpose and requirements of the NPS-UD, particularly Policy 3c, and the RMA Amendment Act. | • Retain the Business - Mixed Use zoning and the 21m height limit of the Poynton Retirement Village at 142 Shakespeare Rd, Takapuna. 901.144 |

| Village / Address / Plan Change Proposed Zoning | Support / Oppose | Reasons for the Submission | Relief Sought |
|---|---|---|---|
| **3/38 Eaglehurst Road, Ellerslie**<br><br>  | Oppose | Metlifecare owns the light industry property at 3/38 Eaglehurst Road. Metlifecare opposes the proposed rezoning of part of the residential sites in proximity to its site and the Light Industrial zone.<br><br>The residential area in proximity to the Light Industrial zone should be rezoned Residential – Low Density zone to ensure that the industrial activities can operate without increased risk of reverse sensitivity effects. | • Apply the Low Density Residential zone to this residential area of Ellerslie adjacent to the Light Industry zone.<br><br>• Or in the alternative, apply the Low Density Residential zone to the residential properties between 30 Gavin Street and 22 Eaglehurst Road, that adjoin the industrial zone, as shown on the map below.<br><br>901.145<br><br>  |

# Appendix 3




## Suggested Changes to 'Beachlands 1: Precinct plan 1'



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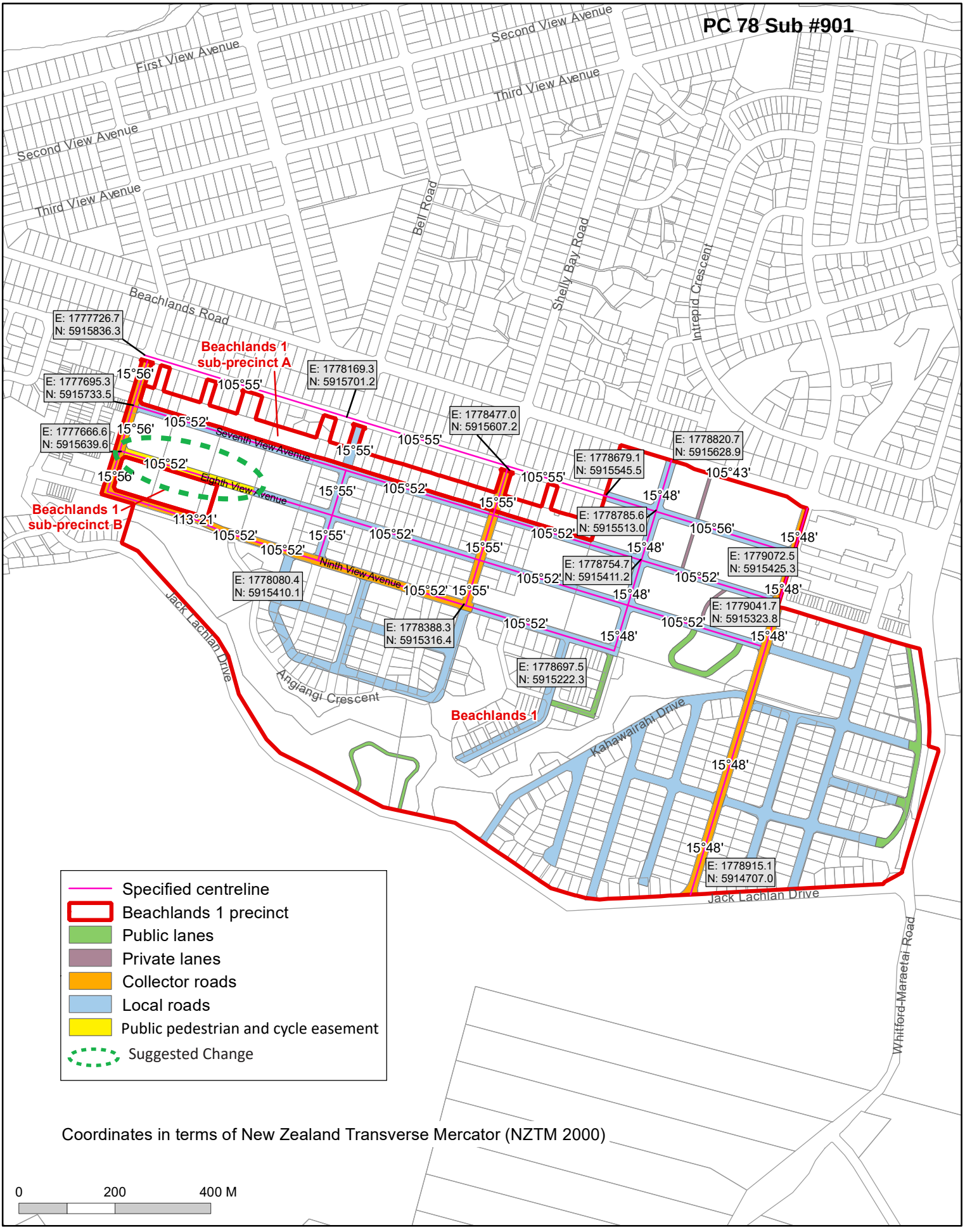
# Appendix 4




## Suggested Changes to 'Beachlands 1: Precinct plan 2 road network'



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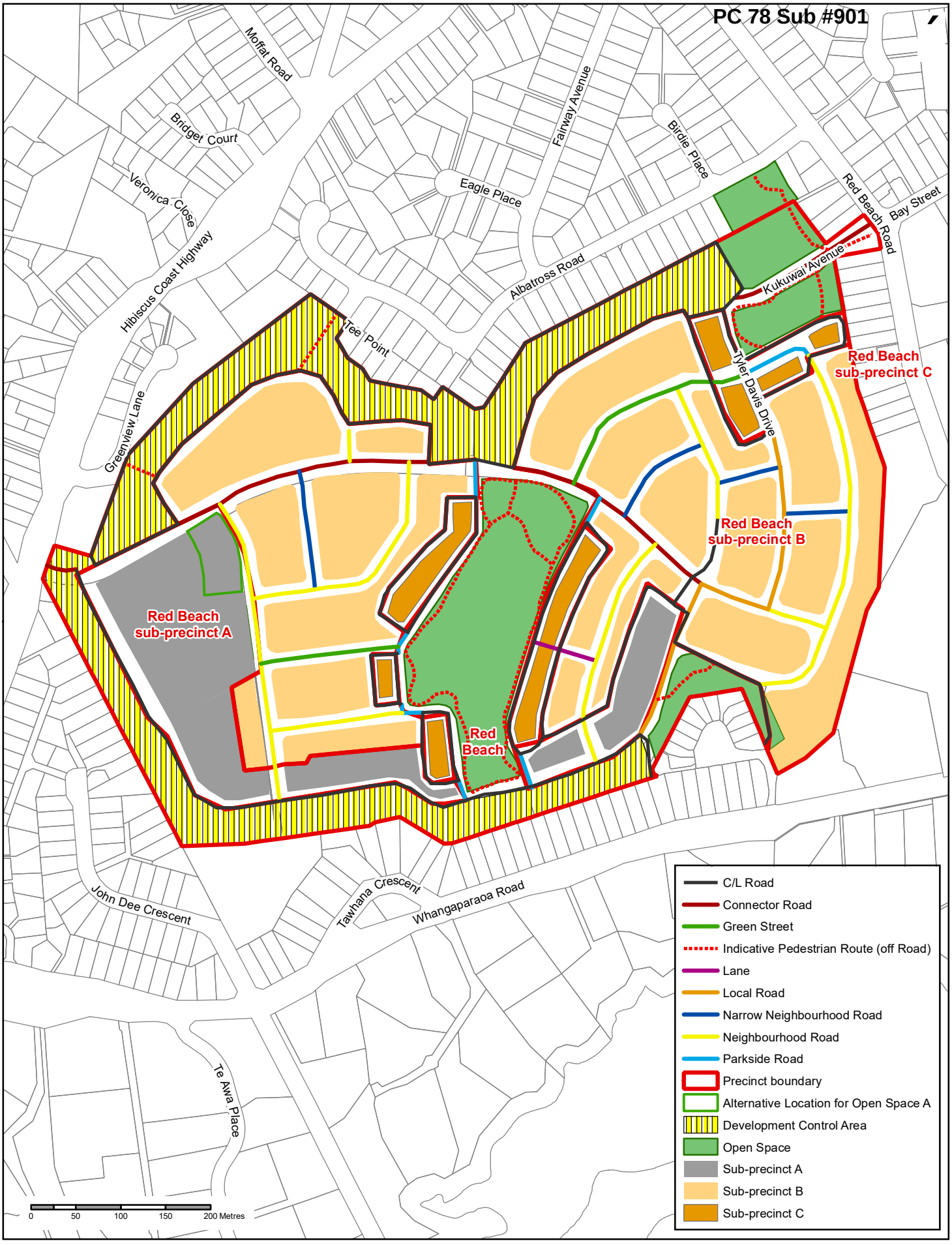
# Appendix 5




## Suggested Changes to Red Beach : Precinct plan 1’



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# OYSTER MANAGEMENT LIMITED SUBMISSION ON PLAN CHANGE 78 TO THE AUCKLAND UNITARY PLAN

To: Auckland Council
Attn: Senior Policy Planner
Unitary Plan Private Bag 92300
AUCKLAND 1142

unitaryplan@aucklandcouncil.govt.nz

**Names of Submitter:** Oyster Mangement Limited

**Address:** c/- MinterEllisonRuddWatts
PO Box 105249
AUCKLAND 1143
Attention: Bianca Tree

bianca.tree@minterellison.co.nz
henry.sullivan@minterellison.co.nz

## Introduction

1. This is a submission on behalf of Oyster Management Limited (**Oyster**) on Plan Change 78 (**PC 78**) to the Auckland Unitary Plan (**AUP**).

2. Auckland Council (**Council**) notified PC 78 on 18 August 2022. PC 78 gives effect to the requirements in the National Policy Statement on Urban Development (**NPS-UD**) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Act**).

3. Oyster supports PC 78 in part. The specific provisions that Oyster has submitted on and relief sought are set out in full in the table attached at **Appendix B**. Oyster supports PC 78 to the extent that it enables well-functioning urban environments, and seeks further amendments to the provisions that apply to the Metropolitan Centre, Business Park and Mixed Use zones (and specific precincts within these zones) to give effect to the objectives and policies of the NPS-UD.

4. Oyster could not gain an advantage in trade competition through this submission.

**Background to Oyster**

5. Oyster is a commercial property and fund manager that manages a portfolio of office, retail, large format retail, and industrial properties throughout New Zealand. In total, Oyster manages approximately $2 billion in assets.

6. Oyster's office assets include commercial business parks and office buildings in urban and CBD fringe locations, a retail portfolio of regional shopping centres, outlet centres, suburban convenience centres, large format retail, and supermarkets, and industrial assets of logistics, manufacturing, and warehouse facilities in established industrial areas.

7. In Auckland, Oyster's portfolio includes the Millennium Centre and Central Park business parks on Great South Road in Ellerslie, the Albany Lifestyle Centre in the Albany Metropolitan Centre, the Cider Building in Ponsonby, and Dress-Smart in Onehunga. Details of these properties and other Auckland properties in Oyster's portfolio that are addressed in this submission are listed in **Appendix A**. Oyster makes this submission as the asset manager on behalf of the owners of these properties.

**Submission and reasons for relief sought**

8. The specific provisions subject to this submission and reasons for the relief sought are set out in the table at **Appendix B** to this submission.

9. In addition to the specific reasons in Appendix B, Oyster supports the changes proposed in PC 78 where those changes:

   (a) will give effect to the objectives and policies of the NPS-UD;

   (b) will contribute to well-functioning urban environments;

   (c) are consistent with the sustainable management of physical resources and the purpose and principles of the Resource Management Act 1991 (**RMA**);

   (d) will meet the requirements to satisfy the criteria of section 32 of the RMA;

   (e) will meet the reasonably foreseeable needs of future generations; and

(f) are consistent with sound resource management practice.

**Relief sought**

10. The relief sought by Oyster is set out in the table at **Appendix B** to this submission.

11. In addition to the specific relief sought in Appendix B, Oyster seeks such additional or consequential relief to give effect to the matters raised in this submission.

12. Oyster wishes to be heard in support of its submission.

13. If others make a similar submission, Oyster will consider presenting a joint case with them at a hearing**.**

**DATED** this 29th day of September 2022

**Oyster Mangement Limited** by its solicitors and duly authorised agents
MinterEllisonRuddWatts

**Bianca Tree**

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Email: bianca.tree@minterellison.co.nz
henry.sullivan@minterellison.co.nz

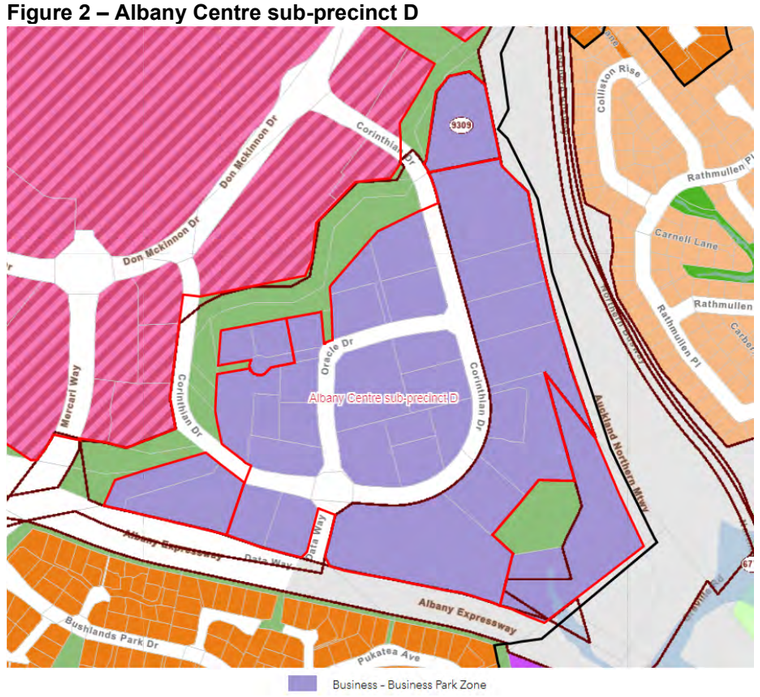
## Appendix A – Details of Oyster's Auckland Portfolio

| Occupier / Building name | Address | Owner |
|---|---|---|
| | 181 Grafton Road, Grafton | 181 Grafton Trustees Limited |
| | 60 Khyber Pass Road, Grafton | 60 Khyber Pass Trustees Limited |
| | 9 Corinthian Drive, Albany | Corinthian Trustees Limited |
| | 33 Corinthian Drive, Albany | 33 Corinthian Trustees Limited |
| | 51 Corinthian Drive, Albany | 51 Corinthian Trustees Limited |
| Albany Lifestyle Centre | 260 Oteha Valley Road, Albany | Oyster LFR |
| Cider Building | 4 Williamson Avenue, Grey Lynn | Cider Building Trustees Limited |
| Central Park | Buildings 1-10 and 14, 666 Great South Road, Ellerslie | CP Auckland LP |
| Millennium Centre | 600-604 Great South Road, Ellerslie | Millennium Centre Trustees Limited |
| | 65A Main Highway, Ellerslie | Meridian Building Trustees Limited |
| Dress Smart Onehunga | 151 Arthur Street, Onehunga | LL REPNZ Dress-Smart Onehunga |
| Countdown Lincoln Road | 185-187 Universal Drive, Henderson | Universal Drive Trustees Limited |
| Mega Mitre 10 Henderson | 186 Lincoln Road, Henderson | Henderson Mega Trustees Limited |
| | 100 Harris Road, East Tamaki | 100 Harris Nominees Limited |
| | 107 Harris Road, East Tamaki | Oyster DPF Trustees Limited |
| | 101 McLaughlins Road, Wiri | Oyster Industrial Limited |
| | 12 Harbour Ridge Drive, Wiri | Oyster Industrial Limited |
| | 71 Westney Road, Magere | Oyster Industrial Limited |
| | 77 Westney Road | Oyster Industrial Limited |
| Mega Mitre 10 Pukekohe | 12 Wrightson Way, Pukekohe | Pukekohe Mega Trustees Limited |
| | 956 Great South Road, Penrose | Ample Escalation Limited |

**Appendix B – Submission on behalf of Oyster Management Limited on Plan Change 78 to the Auckland Unitary Plan (PC 78)**

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought | |
|---|---|---|---|---|---|---|
| 1. | **H13. Business – Mixed Use Zone** | Objective H13.2(3) | Support | Oyster supports the amendment to Objective H13.2(3) to require development to create a well-functioning urban environment. This amendment gives effect to the NPS-UD. | Retain Objective H13.2(3) as notified. | 902.1 |
| 2. | | Objective H13.2(10) | Support | Oyster supports the addition of Objective H13.2(10) and Policy H13.3.(12A), which provide for building heights of at least six storeys within walkable catchments unless a qualifying matter applies. These provisions give effect to the NPS-UD. | Retain Objective H13.2(10) as notified. | |
| 3. | | Policy H13.3.(12A) | Support | | Retain Policy H13.3.(12A) as notified. | |
| 4. | | Policy H13.3.(13) | Support | Oyster supports the amendments to Policy H15.3.(13) to the extent that they enable greater building height in locations identified within the Height Variation Control, having regard to whether the greater height is commensurate with the level of commercial activities and community services and supports the role of centres. These amendments give effect to the NPS-UD as they recognise that greater height may be required in some places to meet the expected demand for business land. | Retain Policy H15.3.(13) as notified. | |
| 5. | | Standard H13.6.1. Building height | Oppose in part | Oyster opposes Standard H13.6.1 to the extent that it imposes a 21m building height limit on Oyster's site at 4 Williamson Avenue (outlined blue in Figure 1).<br><br>Oyster considers that the 21m height limit is not sufficient to meet the expected demand for business land in this area and therefore does not give effect to the NPS-UD.<br><br>Oyster considers that the height limit for 4 Williamson Avenue (and the other sites within the area outlined red in Figure 1) should be 27m. A 27m height limit is consistent with the Height Variation Control for the adjacent sites that are within the Mixed Use Zone and the height of the existing building on the site. A 27m height limit will also give effect to the direction in the NPS-UD to meet the expected increasing demand for business land.<br><br>**Figure 1 – 4 Williamson Avenue, Grey Lynn**<br> <br> | Apply a Height Variation Control of 27m to the sites outlined red in Figure 1. | 902.2<br>902.22<br>902.23<br>902.24<br>902.25 |

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought | |
|---|---|---|---|---|---|---|
| 6. | | | Oppose in part | Oyster also opposes Standard H13.6.1 to the extent that it imposes a 21m building height limit on Oyster's site at 65A Main Highway, Ellerslie.<br><br>Oyster considers that the height limit for the site (and surrounding sites that are also within the Mixed Use Zone) should be increased to 50m.<br><br>The site and the surrounding sites in the Mixed Use Zone can support additional building height because of the location between the motorway and Great South Road. A 50m height limit would also be consistent with the building height already enabled within this block (e.g. in the Central Park Precinct and under the resource consent granted to Safari Group relating to Central Park Precinct sub-precinct B).<br><br>A height limit of 50m would be also be consistent with the NPS-UD as it would help to meet the expected demand for business that will occur with the significant change from Mixed Housing Suburban Zone the Mixed Housing Urban and THAB Zone in the vicinity of the 65A Main Highway, Ellerslie. | Apply a Height Variation Control of 50m to 65A Main Highway, Ellerslie and surrounding sites in the Mixed Use Zone, or an amendment to similar effect. | 902.3<br>902.26<br>902.27<br>902.28 |
| 7. | | Standard H13.6.2. Height in relation to boundary | Support | Oyster supports the amendments to Standard H13.6.2 to the extent that it provides that buildings within a walkable catchment must not project beyond a recession plane that begins 19m above the ground and runs at a 60 degree angle. | Retain Standard H13.6.2 as notified. | 902.4 |
| 8. | **H15. Business – Business Park Zone** | Objective H15.2(3) | Support | Oyster supports the amendment to Objective H15.2(3) to require development to create a well-functioning urban environment. This amendment gives effect to the NPS-UD. | Retain Objective H15.2(3) as notified. | |
| 9. | | Objective H15.2(9) | Support | Oyster supports the addition of Objective H15.2(9) and Policy H15.3.(12A), which provide for building height of at least six storeys within walkable catchments unless a qualifying matter applies. These provisions give effect to the NPS-UD. | Retain Objective H15.2(9) as notified. | |
| 10. | | Policy H15.3.(12A) | Support | | Retain Policy H15.3.(12A) as notified. | |
| 11. | | Policy H15.3.(13) | Support | Oyster supports the amendments to Policy H15.3.(13) to the extent that they enable greater building height in locations identified within the Height Variation Control, having regard to whether the greater height is commensurate with the level of commercial activities and community services and supports the role of centres. These amendments give effect to the NPS-UD as they recognise that greater height may be required in some places to meet the expected demand for business land. | Retain Policy H15.3.(13) as notified. | 902.5 |
| 12. | | Rules H15.4.1 (A16) and (A17) | Oppose | Oyster opposes Rules H15.4.1 (A16) and (A17), which provide that offices up to the maximum gross floor area for the site are permitted and offices that exceed the maximum gross floor area for the site are non-complying.<br><br>Oyster's site, the Millennium Centre is subject to the Business Park Zone Office Control which restricts the total GFA of office activities on the site to 47,000m$^2$. The Millennium Centre is currently occupied by seven, 2-3 level office buildings, with a total office GFA of approximately 45,500m$^2$. Therefore, only a small area of new offices can be provided on the site before consent will be required as a non-complying activity.<br><br>This restriction on office activity is no-longer appropriate. It fails to recognise that the site is part of an important employment hub, that should be encouraged to intensify and develop particularly due to its proximity to public transport. Removing the office cap gives effect to the NPS-UD as it would help to meet the expected demand for business land in appropriate locations. | Delete Rules H15.4.1 (A16) and (A17). | 902.6 |
| 13. | | Standard H15.6.1. Building height | Oppose in part | Oyster opposes Standard H15.6.1 to the extent that it imposes a 21m building height limit on Oyster's sites at 33 and 51 Corinthian Drive, Albany.<br><br>Oyster considers that the 21m height limit is not sufficient to meet the expected demand for business land and therefore does not give effect to the NPS-UD.<br><br>Oyster considers that a height limit of 42m is appropriate for 33 and 51 Corinthian Drive and other sites within the Business Park Zone and Albany Centre sub-precinct D. 42m is appropriate because it is between the 72.5m height limit that applies to the adjacent Albany | Apply a Height Variation Control of 42m to the Albany Centre sub-precinct D (as shown in Figure 2). | 902.7 |

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought | |
|---|---|---|---|---|---|---|
| | | | | Metropolitan Centre Zone and the 21m height limit applying to the Terrace Housing and Apartment Building (**THAB**) Zone to the south of sub-precinct D.<br><br>A 42m height limit would be consistent with the NPS-UD as it would help to meet the expected demand for business that will occur with the significant change from Mixed Housing Suburban Zone the Mixed Housing Urban and THAB Zone in the vicinity of the Albany Centre Precinct. A 42m height limit would also be consistent with the amendments to Policy H15.3.(13) (see above) because it will support the role of the Albany Centre Precinct as a centre for business activity.<br><br>**Figure 2 – Albany Centre sub-precinct D**<br>  | | |
| 14. | | | Oppose in part | Oyster also opposes Standard H15.6.1 to the extent that it imposes a 21m building height limit on Oyster's site, the Millennium Centre (600-612 Great South Road, Ellerslie).<br><br>Oyster considers that the Millennium Centre should be increased to the maximum height that would not project beyond the volcanic viewshaft that applies to the area (approximately 40m to 55m at different points within sub-precinct A).<br><br>A height limit of 40m to 55m would be consistent with the NPS-UD as it would provide for the efficient use of business land in a location that has high demand and is well served by public transport. | Apply a Height Variation Control to the Millennium Centre that is consistent with the Volcanic Viewshaft heights for the site (approximately 40m to 55m at different points on the site), or an amendment to similar effect. | 902.8<br>902.29<br>902.30<br>902.31 |
| 15. | I308. Central Park Precinct | All | Support in part | Oyster generally supports the provisions in I308. Central Park Precinct to the extent that they provide for high quality development outcomes. | Retain I308. Central Park Precinct (except where changes are requested below). | 902.32 |
| 16. | | I308.2. Objectives | Oppose in part | Oyster opposes I308.2. Objectives, Policy I308.3(1) to the extent that it does not provide for residential activities as part of a mixed use development in sub-precinct A.<br><br>Oyster considers that providing for residential activities as part of a mixed use development will support the vitality and safety of the area, and enable the efficient use of land and infrastructure. Mixed use development will give effect to the NPS-UD as it contributes to well-functioning urban environments. | Add a new Objective I308.2(3) as follows (or wording to similar effect):<br><br><u>(3) Residential activities as part of a mixed use development are enabled in sub-precinct A.</u> | 902.9 |

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought | |
|---|---|---|---|---|---|---|
| 17. | | Policy I308.3(1) | Oppose in part | | Amend Policy I308.3(1) as follows (or wording to similar effect):<br><br>(1) Within sub-precinct A, ~~limit~~ provide for a range of land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct and residential activities that are part of a mixed use development. | 902.10 |
| 18. | | I308.4.1 Activity table | Oppose in part | | Amend I308.4.1 Activity table to include a new rule as follows (or wording to similar effect):<br><br>Residential<br>(A8A) Residential activities (such as dwellings and visitor accommodation) are a permitted activity. | 902.11 |
| 19. | | Standard I308.6.1. Building height | Oppose in part | Oyster opposes the building heights in Standard I308.6.1.<br><br>Oyster considers that the height limits for sub-precinct A should be increased to the maximum height that would not project beyond the volcanic viewshaft that applies to the area (approximately 65m to 68.5 at different points within sub-precinct A).<br><br>An increased height limit would be consistent with the NPS-UD as it would help to meet the expected demand for business land in this location and enable the efficient use of the site. | Amend Standard I308.6.1. Building height to provide that the maximum building height within sub-precinct A is 65m (or an amendment to similar effect). | 902.12 |
| 20. | I502. Albany Centre Precinct | I502.1. Precinct description | Oppose in part | Oyster opposes I502.1. Precinct description to the extent that it provides that sub-precinct C is suited for car-orientated commercial and entertainment activities.<br><br>Oyster considers that the description of sub-precinct C, Objective I502.2(6), Policy I502.3(14), Rule I502.4.1(A11), and Rule I502.4.1(A14) unnecessarily constrain development within sub-precinct C.<br><br>In particular, these provisions unnecessarily constrain development on Oyster's site at 260 Oteha Road, the Albany Lifestyle Centre. The site currently includes a Mitre 10 Mega, large format retail including Freedom and Danske Mobler, and 2,800m$^2$ GFA of office space. However, there is still significant potential for the site to be further developed and intensified but the provisions relating to sub-precinct C unnecessarily restrict development of the site.<br><br>Further development of the site is necessary and appropriate to meet the expected increase in demand for business land that will occur with the residential intensification in the vicinity of the Albany Centre Precinct. Removing the provisions that constrain development within sub-precinct C will enable an efficient use of the Metropolitan Centre land and give effect to the NPS-UD. | Amend I502.1. Precinct description as follows (or wording to similar effect):<br><br>Sub-precinct C<br>Is applied to particular areas within the Albany metropolitan centre which are suited ~~for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.~~ to a range of development and activities | 902.13 |
| 21. | | Objective I502.2(6) | Oppose in part | | Amend Objective I502.2(6) as follows (or wording to similar effect):<br><br>In Sub-precinct C, ~~car-orientated commercial and entertainment activities are the primary use, with a limited~~ a range of ~~retail~~ uses are enabled which ~~where they support the desirability and attractiveness of the area~~ contribute to a well-functioning urban environment within the precinct. | 902.14 |
| 22. | | Policy I502.3(14) | Oppose in part | | Amend Policy I502.3(14) as follows (or wording to similar effect):<br><br>In Sub-precinct C, encourage the development of a general business area that provides for a wide range of activities. ~~by enabling the establishment of car-~~ | 902.15 |

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought | |
|---|---|---|---|---|---|---|
| | | | | | ~~orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.~~ | |
| 23. | | Rule I502.4.1(A11) | Oppose | | Delete Rule I502.4.1(A11). | 902.16 |
| 24. | | Rule I502.4.1(A14) | Oppose | | Delete Rule I502.4.1(A14). | 902.17 |
| 25. | Planning maps | Special Character Areas Overlay – Business Upper Symonds Street applying to 60 Khyber Pass Road and 181 Grafton Road | Oppose | Oyster opposes the application of the Upper Symonds Street Special Character Overlay to its properties at 60 Khyber Pass Road and 161-181 Grafton Road (outlined blue in Figure 3 below) and other properties on the northern side of Khyber Pass Road (outlined red in Figure 3 below).<br><br>Figure 4 below shows that most of the sites on the northern side of Khyber Pass Road (outlined red in Figure 3) do not contribute to the special character of the Upper Symonds Street Special Character area. This was noted in the Summary of Findings for the Upper Symonds Street Special Character Overlay (November 2021), which identified the northern side of Khyber Pass Road as one of the greatest concentrations of non-contributing buildings with the Upper Symonds Street Special Character area. These buildings post-date the area's period of significance and are generally of a scale, mass and with materials that are incompatible with the character of the area.<br><br>Oyster recognises that St David's Church at 70 Khyber Pass Road is identified as a 'character defining building' within the Upper Symonds Street Special Character area and the church hall at 68 Khyber Pass Road is a 'character supporting building'. However, St David's Church is also subject to the Historic Heritage Overlay (as shown in Figure 3). Therefore, it is unnecessary for the Upper Symonds Street Special Character Overlay to apply to the church because the Historic Heritage Overlay imposes restrictions on development of that site and is sufficient to protect the character of the church. The church hall at 68 Khyber Pass Road is not subject to the Historic Heritage Overlay. However, it is inappropriate to apply the Special Character Overlay to all the properties on the northern side of Khyber Pass Road in order to restrict development to support one building with special character values.<br><br>Oyster considers that it is particularly inappropriate for the Upper Symonds Street Special Character Overlay to apply to 161-181 Grafton Road because it does not contribute to the special character of the Upper Symonds Street area, it is on the eastern edge of the Special Character area, and it is across the street (Madeira Place) from the nearest character defining building. Therefore, removing the overlay from 161-181 Grafton Road would not disrupt the continuity of the overlay.<br><br>Oyster also notes that Auckland Council's Preliminary Response to intensification requirements proposed to remove the Upper Symonds Street Special Character Overlay from the properties outlined red in Figure 3 below (and various other properties). | Remove the Upper Symonds Street Special Character Overlay from the following properties (outlined red in Figure 3 below):<br>• 184 Symonds Street;<br>• 5 Hohipere Street;<br>• 44 60, 64, 68, 70, and 90-96 Khyber Pass Road; and<br>• 161-181 Grafton Road. | 902.18 |

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought |
|---|---|---|---|---|---|
| | | | | **Figure 3 – Upper Symonds Street Special Character Business Overlay**<br> <br>**Figure 4 – Upper Symonds Street Special Character survey November 2021**<br> | |
| 26. | | Walkable catchment (City Centre and Newmarket Metropolitan Centre) | Support | Oyster supports the inclusion of 60 Khyber Pass Road and 161-181 Grafton Road within the walkable catchment of the City Centre and Newmarket Metropolitan Centre. | Retain 60 Khyber Pass Road and 161-181 Grafton Road within the walkable |

| | Chapter / Sub-part | Specific provision / matter | Position | Submission and reasons | Decisions requested / relief sought |
|---|---|---|---|---|---|
| | | | | | catchment of the City Centre and Newmarket Metropolitan Centre. |
| 27. | | Walkable catchment (City Centre) | Support | Oyster supports the inclusion of 4 Williamson Avenue, Grey Lynn within the walkable catchment of the City Centre. | Retain 4 Williamson Avenue within the walkable catchment of the City Centre. |

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# Submission on Plan Change 78

**27 September 2022**

Auckland Council – proposed changes to the Auckland Unitary Plan

By e-mail: franco.nettis@xtra.co.nz

This submission follows my previous one dated 9 May 2022 about the NPS-UD. In the previous submission, also attached with this submission, I have already indicated my general position about the various walkable catchments. In this submission I will refer to specific considerations about the Takapuna area based on the Council's preliminary response on 18 August with the notification of the Plan Change.

I 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 the hearing.

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

## Introduction

A 'blanket policy' for intensification is totally irresponsible and doesn't recognise the consequences on the environment, and this clearly including the existing built form. 903.1

Takapuna Metropolitan Centre has a particular geography compared to the other Metropolitan Centres because of its coastal location and unique land form, with its important beach and reserves including also the outstanding natural feature of Lake Pupuke, all requiring protection. Trying to force detrimental intensification along the Takapuna waterfronts (including Lake Pupuke) will ruin the important natural environment, inappropriate developments would kill the attraction of the beach and reserves leaving only a sterile commercial centre, which is already losing many of its retail businesses. 903.2

## Coastal environment

A walking catchment of 800 metres encroaching the low rise residential areas along the coast with heights of not less than six storeys is not good planning, the quality of the environment will be compromised and in any case with very limited potential for developments and with no certainty where these developments will occur, therefore with no possibility to evaluate the requirements for future infrastructure. The constraints on wastewater and storm-water on the eastern side of Lake Road and Hurstmere Road are already well known and any overflow will run directly on the beach and into the ocean. The correct zoning to protect the coastal environment, its beach and reserves, is 903.3

for Mixed Housing Suburban closer to the beach or reserves with a maximum of three storeys along the eastern side of Lake Road and Hurstmere Road, and the same for Lake Pupuke.

The protection of the beach, reserves and in general all open spaces should be a priority for the Council, sunlight should be the most important consideration for these areas. Instead within the walkable catchment it appears the negative effects of the shading will be disregarded, on the contrary the amenity value of sunlight should be the main qualifying matter for the coastal environment. The area all along Takapuna Beach up to the Northern Reserve is a long established residential area, certainly upmarket, with an existing built form of low rise houses very important for the protection of the beach in particular due to the topography of the land and the exposure to the late afternoon sun, it is certainly an area of special character even if with no evident heritage. 903.4

Clearly for the protection of the beach it is also important to consider the quality of the water, unfortunately this part of Takapuna has serious constraints with the wastewater and storm-water issues. Any overflow of the wastewater and the pollution caused by uncontrolled storm-water in this area will run down directly into the sea compromising the quality of its water, it seems there is no planning for improving the infrastructure to cope with proposed additional intensification. 903.5

There are therefore three important qualifying matters for the Takapuna waterfront that should be taken into account: the protection of the beach and reserves, the special character of low rise environment and its amenity values, the serious constraints of infrastructure affecting the quality of the sea water.

**Regional Policy Statement (RPS)**

The Regional Policy Statement is proposed to be enhanced to cover the potential effects of the greenhouse gas emissions (global warming) but all the other objectives and policies for the protection of the quality of the environment (including the existing built form) have been retained and clearly they should apply in particular in a situation of coastal environment. As previously indicated the walkable catchment along the Takapuna waterfront is an anomaly compared with the other Metropolitan Centres and should be deleted, naturally the objectives and policies of the RPS should be instead totally respected. 903.6

During the Unitary Plan process the North Panel, which heard the submitters for the North Shore and in particular for the area between Earnoch Ave and The Promenade (area called the 'Promenade Block') with comprehensive evidence about the RPS and its requirements, agreed with the submitters for a low rise environment of MHU for the full "Promenade Block" but inexplicably that position was overruled without reasons and the RPS disregarded, and it is now evident that it was certainly not overruled by the Full Panel. Just over two months ago the High Court, with consent orders also including an area known as the "Lake Road Block" from Blomfield Spa to Park Avenue (still part of the Takapuna waterfront), recalled its previous judgment and quashed the recommendations reinstating the correct zoning as indicated in the submissions of the appellant. The correct interpretation of the RPS would now allow only for a maximum of three storeys in this areas, in reality for the protection of the Northern Reserve (with also the iconic camping ground) the maximum height along Alison Ave should have been only two storeys. Shading diagrams have proved considerable shading into the reserve in late afternoon even with just only the 10mt height proposed for the original MHU zoning, that height was subsequently increased to 12mt for MHU and the shading would now be even more evident. High rises will also cause a possible strong wind tunnel into the reserve and boat ramp.

The rules of the RPS would have allowed for increased intensification around the main transport stations, in particular the land between Akoranga and Smales Farm Bus Stations would be the appropriate area for the high rise intensification proposed now under the NPS-UD and even more than the six storeys. And the same for the area around Barrys Point Road and Anzac Street that are already planned for five or six storeys.

Barrys Point Reserve with a good makeover could become an important open space to serve the needs of the community after all the intensification that can be achieved around this area, instead of being left abandoned.

### Alternative intensification

The intensification of Takapuna waterfront is totally inappropriate with negative effects to the amenity values of the residential area along the coast and won't achieve any result because of the limited potential without the destruction of the existing environment.

Takapuna has instead huge potential for intensification in the correct places, Smales Farm area had already a plan change to allow heights of up to 100mt, also a new plan change has been promoted for the site of the old Harbourside Church in Esmonde Road for up to 16 storeys. The same could be done at the bottom of Tennyson Ave where during the Unitary Plan process a Maori Trust and the NZ Defence Force had requested a zoning with heights up to ten storeys but that was refused! This is a very large area practically isolated with very limited shading effects, that could be also managed or mitigated, to the residential areas around (which in any case have also been rezoned to THAB and therefore awaiting redevelopment), but all the areas west of Lake Road have already an immediate potential of development. It is interesting to note that in this areas the Council has approved resource consents for only three storeys even where the zoning would have allowed for buildings of seven storeys therefore defeating the purpose of a more 'compact' urban form as part of the intensification strategy. The potential of appropriate additional intensification is undermined by the incorrect processing.

All the area west of Lake Road will probably be fully redeveloped in the next 20 years and already the infrastructure could be planned accordingly. Wastewater and storm-water will be upgraded to the required maximum capacity and therefore with no future constraints or overflows, or in case of an exceptional situation any possible but rare overflow will just run down the mangroves (and not the beach) and will eventually be diluted before reaching the beaches.

With this NPS-UD legislation all the area in the walkable catchment between the Akoranga and Smales Farm Bus Stations could have additional density of more than six storeys, this would be the best and more affordable intensification and even the most immediate. This area is closer to the existing and future employment centres, the hospital and the commercial areas of Barrys Point Road and Wairau Valley and with also many schools around, from this location workers and students can get only one bus to reach their destination or even just walk. A walkway or cycle track from Akoranga Bus Station up to Dominion Street will shorten the distance to the bus station and all the area will be within a reasonable walkable distance from any of the two stations. Barrys Point Road and Fred Thomas Drive are also appropriate for more intense residential or business developments, offices in this location, as also for Smales Farm, will be easily reached by bus from any place in Auckland.

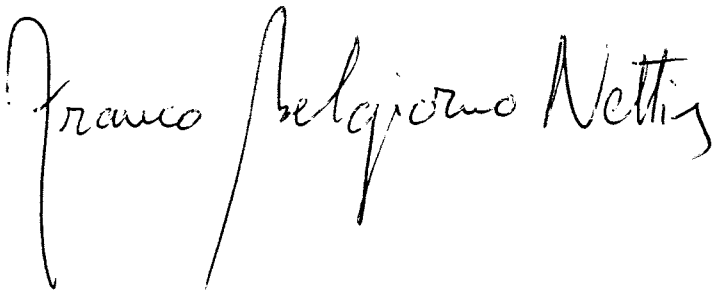
**Conclusion**

1 - The low rise residential zone along the coast from the Hauraki end of the beach to Milford is a long established special character area and should be protected and preserved with all its amenity values, the building heights should be two storeys closer to the coast and a maximum of three storeys along the eastern side of Lake Road and Hurstmere Road. In particular for the "Promenade Block" and "Lake Road Block" the zoning should confirm the consent orders issued by the High Court possibly even reducing the zoning to MHS along Alison Ave between Earnoch Ave and The Promenade to limit the shading to the reserve. There are serious infrastructure constraints in this part of Takapuna. 903.7

2 – Also the waterfront area of Lake Pupuke, and in particular around Ander Place and Kowhai Street proposed for high rises, should be maintained with a MHS zoning of maximum two storeys, Lake Pupuke is an outstanding natural feature. The zoning of other areas around Lake Pupuke needs to be assessed with the respect of the environment and the requirements of the RPS. 903.8

3 – Appropriate intensification and increased density can be achieved within the walkable catchment of the Akoranga and Smales Farm bus stations, this area will be more affordable and closer to the employment centres and the schools. Barrys Point Road can become an important commercial, business and residential centre within walking distance from the rapid transport nodes. There are no infrastructure constraints for all the area to the west of Lake Road. 903.9 903.10

**Dated** this 27th day of September 2022



**Franco Belgiorno-Nettis**

**Submitter**

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**09 May 2022**

Auckland Council
Have Your Say – proposed changes to the Auckland Unitary Plan

By email: franco.nettis@xtra.co.nz

1 This response has been prepared with input from Tracy Ogden-Cork (Motu Design) as a response to Council's draft amendments to the AUP.

2 These amendments respond to the Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021, and the National Policy Statement Urban Development (NPS-UD).

3 The following comments relate to the Auckland-wide changes proposed, and also relate to Takapuna metropolitan centre, including (without limitation) Takapuna Beach, and residential land on the eastern side of Lake Rd. Further particulars will be provided for the as-notified version. These comments are made without prejudice to the submitter's position on the legality of Council's proposed changes to the AUP.

**Introduction**

4 The following comments and recommendations are grouped in sections, structured in response to Auckland Council's questions on the 'Have Your Say' web form to support ease of collation for Auckland Council. The categories overlap, therefore our comments should be read in their entirety for full context.

5 A key issue is the need for council to consider a greater range of qualifying matters to enable an effects based assessment of the proposed additional height in relation to confluence of natural and built environment features that collectively create unique and valued urban character of Auckland. 903.11

6 The effects of development on high amenity public spaces, recreational destinations and walking routes, like Takapuna Beach, in conjunction with features of natural and cultural significance (like Lake Pupuke, notable trees and beaches) are important factors to be considered in the decision on building heights and densities to ensure quality urban design outcomes.

7 Water quality is of particular importance to Takapuna. Enjoyment of both the beach and Lake Pupuke for swimming and water sports is a key part of why these areas are valued by the community as important public spaces. Infrastructure constraints are material considerations. Additional density and height should not be enabled when water quality (both fresh and saltwater), and 903.12

te mana o te Wai (health and wellbeing of water), cannot be protected from adverse effects of intensification.

8 The infrastructure for the areas west of Lake Road and Hurstmere Road, including all the area between to the two main rapid transit stops, could easily be planned and carried out within a near future because it is easy to foresee that the development in this part of Takapuna will be completed to the full having no constraints to its development potential.

9 On the contrary planning the infrastructure for all the eastern side of Lake Rd (all along the waterfront) will be problematic because it will not be sure if and where this development will occur and it will be mainly at random and only where some blocks of land could be consolidated for larger buildings. Waste and storm water for this area is already at a critical stage, and any additional development will increase risk of overflows due to already serious capacity constraints and therefore worsening water quality for the beach, negating matters of national importance under s6 RMA.

**Section 1 – Walkable Catchments**

*Question: What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?*

Response: Support

903.13

10 This is supported because it provides for a compact city form as per the intent of the Regional Policy Statement, however further consideration on Qualifying Matters and Special Character (as per following comments) is required.

*Question :What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?*

Response: Other

11 This approach is conditionally supported in part, because it provides for a compact urban form, enabling intensification in areas where a wide range of services are typically located within walking distance (and within the Metropolitan Centre Zone). This includes retail, employment and education opportunities, community and recreation facilities, parks, public spaces, and transport options.

12 However, each Metropolitan centre and the areas located around it, are unique in character, history, landscape, topography, demographics, infrastructure capacity, as well biodiversity, public access to the coastal environment, natural features, land development pattern, lot size and shape. Some areas have better access to public transport than others. More scope needs to be provided to allow

for variations to the blanket application of a 800m walkable catchment in determining the location of buildings that are 6 or more stories high.

13 More detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below.

14 Areas in Takapuna (including residential land on the eastern side of Lake Rd) require protection as special character areas with special qualifying attributes. This merits reduced height and reduced density at 2- to 3-storeys maximum. This will assist in preservation of natural character of the coastal environment, and protection from inappropriate development, and maintain and enhance public access to the coastal marine area (as matters of national importance).

15 Building heights defined by "storeys" (e.g. 6-storeys) requires greater clarity, to allow calculation of the exact height of proposed buildings, and adverse effects of building height on public values, landscapes and natural character, and shading effects.

*Question: What do you think of our proposed walkable catchment of 800 metres around rapid transit stops.*

Response: Other

16 This approach is conditionally supported in part, because it supports a well-functioning urban environment that requires a high degree of integration between land use and transport. An 800 metre catchment may be appropriate in some cases, because Rapid Transit Stops, provide efficient public transport, to a greater extent that many town centres, and some metropolitan centres.

17 For example, Smales Farm and Barrys Point areas are much better located than some other areas around Takapuna's Metropolitan Centre (like the residential area between Milford, Takapuna and Hauraki Corner) to provide for developments for 6-stories or even substantially more, because of the ease of accessing multiple parts of the city via public transport or bike use.

18 However, each transit stop and the neighbourhood in which it is located is different. Unique in character, history, landscape, topography, coastal features, public space, demographics and infrastructure capacity, and thus scope needs to allow for variations to this rule and the blanket application of 800m to respond better to local context. More detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below. This is also to determine where it may be appropriate to reduce below, or extend beyond, 800m.

19 The area around and between Smales Farm and Akoranga bus stations is a good example where due application of the THAB and Mixed Urban zone (also with possible substantial additional heights in both cases) could appropriately extend beyond the 800 metres walking catchment due to the location of the hospital, schools, commercial and business activities, and other major employment opportunities in the vicinity.

*Question: What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility*?

Response: Other

20 Conditional support in part, however, more detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below. This is relevant to Milford, that like Takapuna is an area with a unique and valued natural amenity, and that is not as accessible as other town centres.

*Question: What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?*

Response: Other

21 Conditional support, however, more detailed, three-dimensional centre and precinct planning is required to accompany the plan changes and along with the application of a greater range of Qualifying Matters as per comments below.

**Section 2 - Special Character Areas**

*Question: What do you think of our proposal to include identified special character areas as a qualifying matter?*

Response: Other

22 Conditional support, but requires additional special character areas beyond those recognised in the AUP, in order to address matters of national significance in the coastal environment (not presently recognised by the AUP).

23 It is appropriate to review the extent and nature of existing special character areas and it is noted that the proposal is to retain some where there is high degree of cohesiveness. However, there are other parts of the city that also display a high degree of architectural cohesiveness reflective of various eras. And, many parts of the city where built form, coastal character, and landscape, combine to create a 'special character' that is unique to Auckland, especially when proximate to areas recognised as being outstanding natural features.

24 Recognise and protect additional special character areas (in addition to those currently identified in the AUP). It is important to support diversity in character and heritage, and a more equitable distribution of areas where less intensification can be anticipated. For example, special character could also be extended to include new comprehensively planned mixed density areas, as these are designed and built with specific provisions that contribute to the formation of character and ensure co-ordination of infrastructure. 903.14 903.15

25 Another example where special character (as a qualifying matter) should be considered are the coastal areas of Takapuna located between Lake Road and Hurstmere Road,[1] and the beach / coastal edge, that over time have already intensified and formed a tightly knit neighbourhood of two-storey town houses on small sites, larger coastal edge properties, and remanets of early batches. These all fit within and behind the canopy of beachfront Pohutukawa, and mature planting, leading up to Lake Road. The two storey height ensures visual dominance, shading and character effects along Takapuna Beach are avoided, and a graduation in height back from the beach front so that whilst being in the city, the amenity of the coast is retained.

26 These special character features must be recognised and protected. Doing so will preserve natural character of the coastal environment (and protect from inappropriate development), protect outstanding natural features and landscapes (Takapuna beach) from inappropriate development, maintain and enhance public access to the coastal marine area, avoid adverse shading during periods of high

[1] Including The Promenade and Sanders Ave

public use, recognise and provide for high amenity areas within proximity to Takapuna Beach and North Reserve, including residential areas on the eastern side of Lake Road.

*Question: What do you think of the proposed residential special character areas that we have identified?*

Response: Other

27 As per above. New special character areas must be identified, including in Takapuna (and residential land on the eastern side of Takapuna), in order to protect recreational and public values in the coastal environment.

*Question: What do you think of the proposed business special character areas that we have identified?*

Response: Other

28 Business special character areas are not a focus of this submission. However, additional height in business areas like Barry's Point Road and Fred Thomas Drive should be prioritised over less suitable residential areas.

**Section 4: Other qualifying matters**

*Do you have feedback on any other qualifying matters?*

Response: Yes.

29 Additional Qualifying Matters need to be identified and applied to ensure the proposed application of the THAB zone and distribution of the MDRS, takes into consideration a great range of local character and amenity issues and scope of localised planning provisions. Such as three dimensional precinct plans.

30 The blanket application of the 800m walking distance as the sole determining factor for where 6 stories or more should be located, does not enable consideration of natural amenity features, coastal values, or the confluence of natural and built form that collectively create Auckland's unique and valued landscaped which is part of what makes the city a great place to live. This includes the interplay of geology, topography, trees, harbours, beaches, lakes, and river and views of both natural and built elements.

31 Takapuna Beach is one of the most highly valued and frequently visited public spaces in the city. It is visited from the earlier hours of the morning, until sunset, and every moment of sunlight is valued, noting that unlike Mission Bay it faces

East and is more sensitive to shading effects from development greater than 2- or 3-storeys in height. Visual amenity along the beach, provided by the interplay of trees and buildings, in addition to harbour views is also an important part of what makes it a valued destination for rest and recreation. Its natural character and amenity values are supported by the adjoining parks, streets and buildings. The cultural and environmental impact of 6 storey (or greater) development in proximity to beach and coastal edges, such as residential land on the eastern side of Lake Rd, needs to be addressed to avoid significant adverse effects on these values.

32 In addition to being one of Auckland's most popular urban beaches, and in conjunction with the beach front reserves, boat ramp, camping ground, notable Pohutukawa trees and coastal walks, Takapuna is also an area of geological and cultural significance. Fossil forests, views of Rangitoto Island and proximity to Lake Pupuke, make it a unique and valued destination for visitors, as well as local residents. Located between Lake Pupuke and the northern part of Takapuna Beach, is part of the Takapuna Metropolitan Zoned business area, and a thin strip of residential land that extends from The Promenade up to Milford.

33 The Takapuna beachfront and its surrounding environments have a high standard of natural amenity. The beach, and Lake Pupuke area recognised in the proposed planning provisions as being Outstanding Natural Features. However, no consideration has been given to the impact development of 6-stories or more will have on these natural features, and in particular how these unique and iconic landforms relate to built form, at both regional and local scale. Regional in relation to harbour and maunga, ridges and valley. Local in relation to Beach and Lake, notable trees and streets. Such as Earnoch Avenue and The Promenade.

34 For these reasons, I recommend that the following matters are considered as Qualifying Matters to enable a more detailed urban design and environmental effects assessment of what is an appropriate height and/or density of development for the residential areas surrounding Takapuna Metropolitan centre, and other parts of the city where the same matters may apply.

1. Areas surrounding regionally significant public spaces, including beaches, parks, and public spaces that demonstrate a high standard of existing amenity and cultural significance. This is to enable the effects of 6 (or more) stories and 50% building coverage (as anticipated in the revised THAB ZONE) to be properly assessed in relation to the amenity of these areas and the contribution they make to character and amenity of the significant public spaces and places. Including shading, visual dominance and character effects and the confluence of both natural and built form character. 903.16

2. Areas where there is a confluence of regionally significant land forms and existing built form and/or special character where additional height will impact on the landscape / townscape / harbour and/or culturally significant views. The existing volcanic view shafts controls set precedent for this. However, others existing that up to now have not been at risk of being adversely effected due to the predominately two storey nature of existing urban development. An example of this is the relationship of Lake Pupuke to the Waitemata Harbour, Takapuna Beach and Rangitoto Island that is also a unique and valued volcanic land form, of significance to the local community, iwi and unique to Takapuna.

3. Provision for an expanded or different definition of 'special character' to enable different eras of built form and cohesive neighbourhoods to be considered, including areas that may have a varied built character but collectively make an important contribution to landscape character due to a combination of building height, coverage and mature trees.

4. Reducing the height and density of development to address the values identified in this submission to 2-storey and 3-storey in the areas identified for special character in Takapuna and other coastal areas in the region.

5. Further expert evidence and information to be provided in support of the above submission (as part of the hearings process).

**Dated** this 9th day of May 2022

Franco Belgiorno-Nettis

**Franco Belgiorno-Nettis**
**Submitter**

## Bronnie Styles

**From:** Unitary Plan
**Sent:** Tuesday, 27 September 2022 3:30 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Bill and Christine Endean
**Attachments:** PC78 Submission - 11 Judge Street - Final.pdf; Appendix 1 - Coastal Hazards Memo.pdf

The following customer has submitted a Unitary Plan online submission.

## Contact details

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## 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:
Coastal Hazards Qualifying Matter and City Centre Walking Catchment Upzoning. Refer to submission attached.

Property address: 11 Judge Street, Parnell

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:
Refer to submission attached.

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

Details of amendments: Delete Coastal Hazards Qualifying Matter from subject site and upzone to THAB Zone.

909.1
909.2

Submission date: 27 September 2022

Supporting documents
PC78 Submission - 11 Judge Street - Final.pdf
Appendix 1 - Coastal Hazards Memo.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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Auckland Council
Attn: Plans and Policy

27 September 2022

**MDRS Consultation Feedback – 11 Judge Street, Parnell (Point Resolution)**

To Whom it may concern,

On behalf of Bill and Christine Endean, we have prepared feedback on Plan Change 78 – Intensification (PC78), which gives effect to requirements of the National Policy Statement on Urban Development (NPS-UD) and the Medium Density Residential Standards (MDRS). The details of the subject site and any relevant changes are detailed in **Table 1** below.

*Table 1: Site details*

| | |
|---|---|
| **Site Address** | 11 Judge Street, Parnell, 1052 |
| **Legal Description** | Lot 2 DP 46705 |
| **Current Zoning** | Residential – Single House Zone |
| **Proposed Zoning under PC78** | Residential – Low Density Residential Zone |
| **Qualifying Matters under PC78** | Coastal Erosion & Coastal Inundation |
| **Summary of Relief Sought** | • Remove SCAR overlay on subject site; and<br>• Upzone to Residential – Terrace Housing and Apartment Building Zone |

An aerial image of the subject site and surrounds is shown below in **Figure 1**.

*Figure 1: Aerial image of 11 Judge Street and surrounds*

## Introduction

As proposed under PC78, No. 11 Judge Street is to be removed from the Special Character Area – Residential (SCAR) overlay, but will be included in the Residential – Low Density Residential Zone, which is not dissimilar from the existing Single House Zone (SHZ), with some of the MDRS provisions included. We understand that this property has been included in this zoning due to the presence of the 'coastal erosion' and 'coastal inundation' qualifying matters.

This submission details the relief sought for this site under PC78.

## Special Character Residential Overlay

We support the removal of the SCAR Overlay on this property, as the character of Judge Street clearly reflects a combination of both modern and older dwellings, with a range of building typologies and densities. In addition, this site has excellent accessibility to the City Centre, public open space and frequent bus services on Tamaki Drive (including the Tamaki Link Bus). As such, it is entirely logical to remove the existing demolition controls and special character design requirements from this site, as there is no existing consistent streetscape character.

Relief Sought:

- Remove the site from SCAR Overlay as proposed under PC78. | 909.3

## Proposed Low Density Residential Zoning

As noted above, the site is proposed to be included in the 'Low Density Residential' Zone, despite being within the walking catchment of the Auckland City Centre and being a short walk from both Parnell Town Centre and Railway Station. This zoning is similar to the Single House zoning that currently applies to the site, with some of the MDRS standards applied.

Based on the existing zoning patterns of the area, it appears that the property was initially included in the SHZ due to the presence of the SCAR overlay, noting that the adjacent properties at Nos. 132, 138 and 150 – 154 Saint Stephens Avenue are proposed to be zoned 'Mixed Housing Urban' (MHU) and No. 1 Judge Street zoned 'Terrace Housing and Apartment Building' (THAB), despite most of these properties also being near or immediately adjacent to the coastal cliffs. Furthermore, Nos. 2 – 10 Judge Street, on the opposite frontage of the road, are also proposed to be included in the THAB zone. As such, it can be inferred that if the SCAR overlay was not applied at the time of the initial AUP zoning, either the MHU or THAB zone would likely have been applied under PC78.

There are further inconsistencies in the proposed zoning under PC78 when observing the properties on the eastern frontage of Saint Stephens Avenue and the northern frontage of Crescent Road, to the east, as shown below in **Figure 2**. These properties also are adjacent to coastal cliffs and also have the coastal erosion and inundation qualifying matters applied, however they are proposed to be included in the altered MHU Zone, which allows the use of the MDRS provisions. There is no clear reason why the MHU zoning is considered appropriate for these properties when compared to the subject sites, given the same qualifying matters they share.

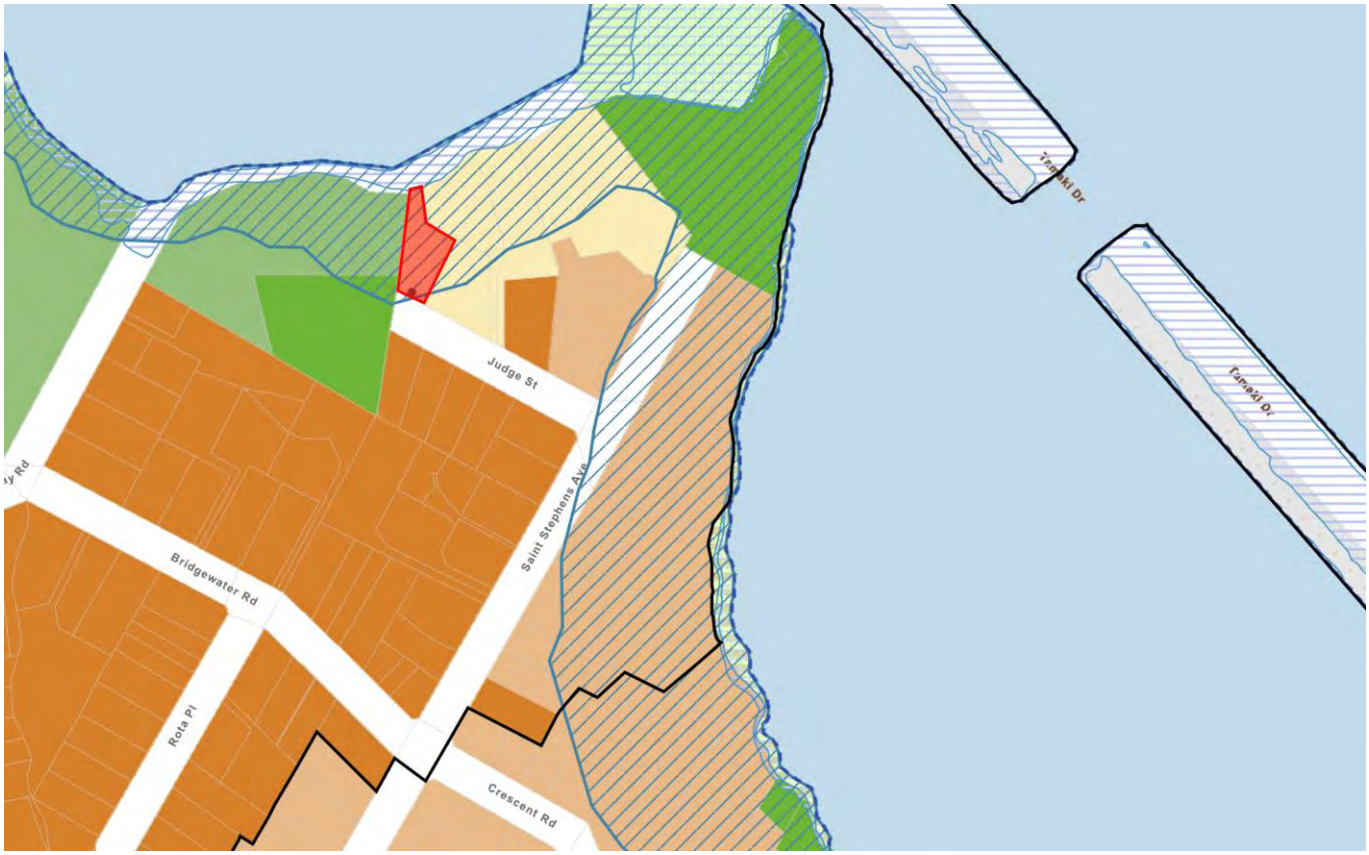


*Figure 2: Proposed zoning map under PC78, with the site highlighted and the coastal inundation and erosion layers included*

A review memo of the subject property has been prepared by Davis Coastal Consultants and is attached as Appendix 1. In brief, the report notes the following:

> *"The site is located within an artificially enclosed, highly sheltered embayment. Further to this, the coastal bank at the site is separated from the adjacent marine environment by infrastructure, being Judges Bay Road, and a seawall protects the edge of this road.*
>
> *The seawall is a rock masonry structure, and is present on the seaward side of Judges Bay Road, protecting this infrastructure and reclamation from coastal processes. [It] was built at some point between 1946 and 1953. The design details of the masonry wall are not known, however there appear to be no issues with wall performance. The wall appears to be performing adequately, at current sea-level, to address any erosion risk to Judges Bay Road and therefore, the base of the coastal cliff at the landward side of the Road.*
>
> *With protection to the base of the cliff provided up to RL 2.9, the site is resilient to even the most infrequent extreme events (1 in 100 year) including 500mm of sea-level rise.*
>
> *As noted previously the road provides the only point of access and parking for the Parnell Baths. The Baths are a heritage structure on the Auckland coastline, with construction completed on the first Baths in 1914. The long-standing nature of this facility at the Auckland coastline ensures that the maintenance of both the road infrastructure, and the seawall that protects it, are almost certainly likely to be upkept.*
>
> *Based on our review of the mapping criteria set out in TR 2020/021, it is our understanding that based on the specific characteristics of reclamation and the associated armouring that protect infrastructure, erosion lines have not been mapped in these areas. On this basis, the mapping of erosion lines at the subject site and on the Page 27 of 28 22031 – 11 Judge Street – Coastal Hazard Memo immediately adjacent coastline is in error, and the hazard lines within Judges Bay should be updated to reflect the presence of the reclaimed and armoured Judges Bay Road, and the permanence of this infrastructure in addressing the coastal erosion hazard at the site. A suggested re-mapping of the lines is shown below."*

The suggested remapping of the hazard lines within Judges Bay is shown below in **Figure 2**.

*Figure 3: Remapping of the hazard lines behind Judges Bay Road as proposed by Davis Coastal Consultants*

Other important factors to consider when assessing the likelihood and severity of the coastal erosion hazard are that the subject site has sufficient room for new buildings to be set back from the coastal cliffs and located closer to the site frontage. Additionally, the coastal erosion rules within Chapter E36 already require coastal hazard assessments to be provided for new structures and dwellings within the coastal erosion hazard area and these rules are applicable regardless of the underlying zoning. This ensures that Council must be satisfied that the geotechnical stability of the land at the top of the cliffs will be maintained before any consents are issued.

Finally, we believe that the blanket inclusion of coastal erosion and inundation as 'other' qualifying matters is too blunt and does not allow for a 'site-by-site' assessment of the actual risk of coastal hazards, as the AUP currently does through Chapter E36.

Relief sought:

- Remove the coastal erosion qualifying matter from and site; and
- Apply to the THAB zoning to the site.

909.4

City Centre Walking Catchment

We are supportive of the 15-minute walking catchment applied to the City Centre under Plan Change 78 and support the upzoning to the Terrace Housing and Apartment Building (THAB) zone within this catchment, as this is consistent with the requirements of the NPS-UD. We concur with the finding that the site is within this walking catchment (as shown on the PC78 maps) and as discussed above, believe that the site should be included in the THAB Zone. According to Google Maps, the site is a 13-minute walk (approx.) from the edge of the City Centre zone, via the Pt Resolution overbridge.

Relief sought:

- Apply a 15-minute walking catchment from the Auckland City Centre and upzone all properties within this catchment to the THAB Zone, including the subject site. 909.5 909.6

## Summary

Overall, it is considered that proposed 'Low-Density Residential' zoning for the site under PC78 is not considered appropriate. The site is located within the City Centre walking catchment and is a short distance from the City Centre, Parnell Town Centre, Parnell Railway Station and other amenities such as high quality public open space and frequent bus services. Despite the property being subject to the coastal erosion and inundation qualifying matters, its inclusion does not appear to be justified as outlined in **Appendix 1**.

The zoning approach for the Point Resolution area also appears to be inconsistent, as the properties on the eastern frontage of Saint Stephens Avenue are all subject to the coastal erosion and inundation qualifying matters, but have been upzoned to the MHU Zone.

We therefore consider that the proposed zoning under PC78 is illogical and unjustified, and would request the property to be included within the THAB zone. Potential effects from coastal hazards can be appropriately addressed through the existing rules in Chapter E36 of the AUP.

As such, we seek that the coastal erosion qualifying matter is removed from this site and the THAB zoning applied.

Finally, the removal of the SCAR overlay from the site is supported, noting that the streetscape character of Judge Street is not consistent with the values of this overlay.

Should you have any questions in relation to any of the above, please feel free to contact the undersigned.

Kind Regards,

Written By:

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CIVIX LIMITED

# 11 Judge Street Parnell

**for**

# B. Endean

# Coastal Hazard Memo

DAVIS COASTAL CONSULTANTS

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**May 2022**

**Job Ref: 22031**

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*Appendix A Examples of Reclaimed Shoreline – Nearby Coastline*

# 1.0 Introduction

In May 2021 the Auckland Council released maps of areas of the Auckland coastline that were defined as being susceptible to coastal erosion and instability. These maps are based on region-wide hazard reporting undertaken by the Council, released in February 2021, entitled 'Predicting Auckland's Exposure to Coastal Instability and Erosion' (TR 2020/021). This hazard reporting and the subsequent mapping exercise has produced erosion susceptibility lines for 2050, 2080 and 2130.

The reporting classifies the coastline into four types; unconsolidated beaches, cliffs and consolidated banks, protected shorelines, and reclaimed land. The mapping approach adopted in the reporting is for no hazard lines to be shown for reclaimed land, as it is *'assumed that structures supporting these shorelines will be maintained'*.

The property owner at 11 Judge Street, Parnell, is one such area that is protected by reclamation and an associated seawall, however hazard lines have been shown affecting this property. Davis Coastal Consultants have been engaged by the Client to make assessment of the characteristics of the site and the mapping approach adopted by the Auckland Council, and provide this memo in support of removal of these hazard lines at the site.

# 2.0 Description of Existing Environment

## *2.1 Location*

The site at 11 Judge Street is situated within Judges Bay, located on the southern shoreline of the Waitemata Harbour. Judges Bay is a basin artificially enclosed by the raised causeway of Tamaki Drive. The property is legally described as Lot 2 DP 46705 and is located approximately at co-ordinates 1759600mE and 5920260mN on the New Zealand Transverse Mercator Projection.

**Figure 2.1: Plan of site location**

## *2.2 Wider Morphology*

The geological formation of the Waitemata Harbour is that of a drowned river valley, formed when sea levels rose to their current levels approximately 7,000 years ago.

The wider coastline of the Harbour comprises extensive areas of intertidal flats with numerous shoals and islands, with the main channel running in a west-east direction close to the northern bank of the Harbour basin. The Judges Bay coastline is located approximately 2.5km kilometres southwest (upstream) of the Harbour entrance, facing in a northerly direction.

The most significant morphological alteration to Judges Bay occurred with the construction of Tamaki Drive in 1932 – 1939 through placement of a raised and armoured causeway (Photograph 2.2a, 2.2b). The curving form of the causeway angles close to the northern point of the headland at Resolution Park, with all flows filling and emptying the Bay passing through a narrow (approximately 8m) channel between Parnell Baths and the adjacent causeway. Flows are then further constricted through a 35m culvert in the Tamaki Drive causeway before passing into the wider Waitemata Harbour.

The 'strangling' effect that causeway construction has on tidal estuaries is well understood, with the constriction in tidal flows resulting in the creation of low flows upstream of the causeway. This can lead to a large increase in the rate of deposition of fine estuarine muds and silts in estuaries with high sediment loads, characteristic of the subject site.

**Photograph 2.2a: Photograph of Judges Bay, looking west, circa 1910 – 1919**

**Photograph 2.2b: Judges Bay 1952**

## *2.3 Site Description*

The Applicant's property is a 1000m² Lot orientated generally north-south. The property comprises a gently sloping (approximately 1:15) area above the coastal bank, where the dwelling has been developed. Seaward of this the bank slopes steeply at approximately 1:1 from RL 24 at the head of the bank to approximately RL 3 at the base of the cliffs. The face of the bank is covered in vegetation, with a mix of weed species and mature Pōhutukawa (Photograph 2.3a).

Judges Bay Road runs at the base of the cliffs and is approximately 11m wide immediately below the site. This road has a tarsealed surface and provides access to and parking for the Parnell Baths. It has a low kerb at its landward extent and is protected by a seawall at its seaward extent (Photograph 2.3b). The seawall is a rock masonry structure with a raised kerbstone at the road edge, with the crest height of the kerb being approximately RL 2.6. The channel of the road is approximately 200mm lower at RL 2.4, with drain outlets provided at intervals between the wall kerbstone. Below the seawall crest the wall slopes at approximately 1.5 (h) : 1 (v) to the foreshore. The intertidal foreshore below the wall is silt covered, with sporadic mangrove

seedlings beginning to establish. Directly across the Judges Bay basin from the site is the causeway (Photograph 2.3c), carrying Tamaki Drive and the adjacent railway. The causeway is protected at both sides by rock armouring, is approximately 40m wide at the crest, and is approximately RL 3.1 – 3.3.

**Photograph 2.3a: Bank at site below above Judges Bay Road**

**Photograph 2.3b: Seawall at Judges Bay Road**

**Photograph 2.3c: Tamaki Drive causeway at seaward edge of Judges Bay basin**

# 3.0 Coastal Processes

## *3.1 Wind*

Wind data for the region can be obtained from the 'MetOceanView.com' website, that presents data from their MSL WRF wind model at a wide range of sites across New Zealand. The wind data from the closest model is approximately 600m directly offshore from the site, and presented below (Figure 3.1). According to this record, prevailing winds are from the southwest and west sectors, with the strongest and most frequent winds 20-25 knots) arriving from a south-westerly direction. The landmass shelters the site from these prevailing winds. The site is highly sheltered by the causeway, however is exposed to winds across the bay from the northeast quarter.

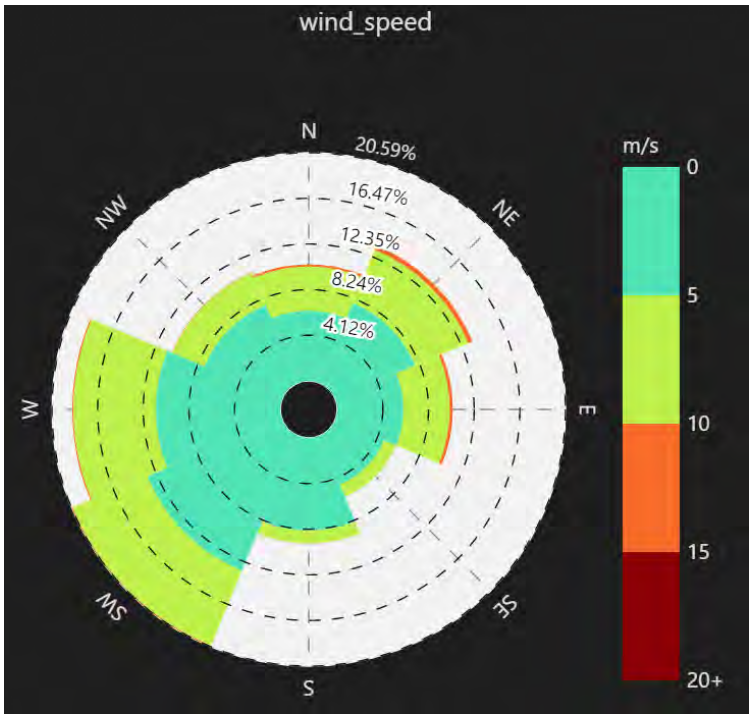



**Figure 3.1: Wind rose obtained from app.metoceanview.com (Site 36.8440S 174.7902E)**

## *3.2 Storm Tide*

### 3.2.1 Astronomical Tide

Tidal information is published online by LINZ, who provide tidal gauge for a site at Queens Wharf, Auckland. This location is approximately 2km northwest of the site, and is the best available data

on likely tidal range at the site. Data published online by LINZ is in terms of Chart Datum (CD). All levels expressed in this report (denoted 'RL') are in terms of Auckland Vertical Datum 1946 (AVD1946). The available tidal information has been expressed in terms of CD and RL below (Table 3.2.1).

| Datum | HAT | MHWS | MHWN | MLWN | MLWS | LAT |
|---|---|---|---|---|---|---|
| Queens Wharf CD | 3.7 | 3.4 | 2.8 | 1.0 | 0.5 | 0.1 |
| Queens Wharf RL | 2.0 | 1.7 | 1.1 | -0.7 | -1.2 | -1.6 |

**Table 3.2.1: LINZ predicted tide levels at Queens Wharf**

### 3.2.2 Storm Tide Factors – Joint Probability

In addition to the astronomical tide, a storm tide resulting in high water levels at the coast also includes the effect of storm surge, and monthly mean sea level variations.

A storm surge describes an increase in sea level, above the predicted level, due to low atmospheric pressure and wind stress from winds blowing alongshore or onshore.

A number of other factors can cause temporary fluctuations in Mean Sea Level (MSL). These fluctuations can be operating at timescales that are monthly, seasonal, annual (e.g. El Nino – Southern Oscillation 2-4 year) and multi-decadal (Interdecadal Pacific Oscillation).

The likely recurrence interval of a combined 1:100-year high tide, 1:100-year Storm surge and 1:100-year MMSL is much longer than 1:100-years. Therefore, when assessing the return period of a combined event, a joint probability analysis of the components is required.

The Auckland Council commissioned NIWA in 2016 to calculate extreme sea level elevations and their likelihood around the entire coastline of the Auckland region. The study used hydrodynamic models calibrated against tide gauge measurements, then undertook joint probability analysis on the data to determine the likelihood of the extreme factors occurring. This work represents the best information available to date on likely storm tide levels in Auckland.

The closest model location to the site is seaward of the causeway inlet (Figure 3.2.2). Whilst no model location is available upstream of the causeway constriction, given that extreme water level events typically occur over a number of hours at a high tide, it has been assumed there will be minimal effect of the causeway and that similar levels will be expected upstream of this constriction.

Storm tide levels predicted by NIWA (2016) for the 2% and 1% Annual Exceedance Probability (AEP) events are shown below (Table 3.2.2) – corresponding to a 1:50-year and 1:100-year event, respectively.

| | **2% AEP** | **1% AEP** |
|---|---|---|
| **Storm Tide - RL** | 2.25 | 2.30 |

**Table 6.2.2: Storm tide levels at Site '3', Table 3-3, NIWA (2016)**

**Figure 6.2.2: Storm tide levels at Site '3', Table 3-3, NIWA (2016)**

## *3.3 Wave Climate*

The causeway infrastructure at the mouth of the basin protects the site from swell waves, and wind waves generated in the wider Harbour. The available fetch is highly limited due to the confined nature of the basin at the site, being a maximum of approximately 200m across the basin. Due to shallow water depths within the Basin, waves are only able to be generated at high tides. All of these factors contribute to a highly sheltered wave environment at the site, which will be dominated by very small, locally generated wind waves, limited to higher water levels.

A more detailed wave study (DCC, Crescent Road Boat Shed, Job 20060) within the adjacent Hobson Bay area determined significant nearshore wave heights in a 20% AEP event were 100-200mm. The wave climate at the subject site will be even more limited than at the adjacent Hobson Bay, due to a more constricted fetch. The ability of waves of this size to increase water levels at the coastline due to wave setup and runup is negligible and these factors are therefore ignored in relation to extreme water level calculations.

## *3.4 Sea-Level Rise*

The Ministry for the Environment (MfE) guidance on sea-level rise (December 2017) adopts a risk-based approach to coastal development, with a range of sea-level rise values specified depending on the type of development proposed. It sets out the sea-level rise projection scenarios to 2150, which cover a range of possible future sea levels:

- A low emissions, effective mitigation scenario (RCP 2.6)
- An intermediate-low emissions scenario (RCP 4.5)
- A high emissions, no mitigation scenario (RCP 8.5)
- A higher, more extreme H+ scenario (RCP 8.5 H+), for stress-testing adaptation plans / major new development at the coast

These scenarios and the resultant sea level projections are shown below (Figure 3.4).

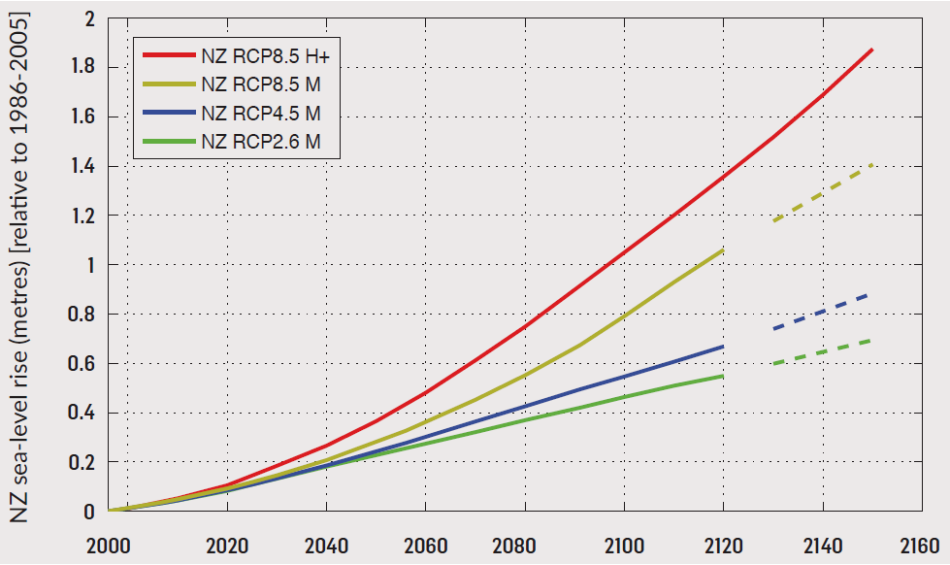



**Figure 3.4: Sea-level rise projections for various Concentration Pathways – ex MfE, 2017**

For Asset Category C, comprising "*land-use planning controls for existing coastal development and assets planning*", the guidance recommends a transitional response of 1.0m of sea-level rise

for the next 100 years out to 2120. This is slightly lesser than the RCP8.5 emissions scenario, which indicates approximately 1.1m of sea-level rise to 2120.

The Auckland Unitary Plan Operative in Part (AUPOiP) makes provisions with regard to Environmental Risk and sea-level rise. The AUPOiP sets out the following requirements in Policy E36.3.9, which requires that:

> *"habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m"*

This has been considered, however for the purposes of cliff retreat it is prudent to adopt the most conservative RCP 8.5 prediction. Accordingly consideration of 1.1m sea level rise by 2120, or approximately 11mm per annum, has been made for this report.

# 4.0 Applicability of Coastal Erosion and Instability Assessment

## *4.1 Summary Statement*

The site is located within an artificially enclosed, highly sheltered embayment. Further to this, the coastal bank at the site is separated from the adjacent marine environment by infrastructure, being Judges Bay Road, and a seawall protects the edge of this road. This section of the report reviews the erosion risk to the site in this context, and then considers the applicability of the mapping exercise to this coastal bank, based on the adopted criteria in the region-wide reporting (TR 2020/021).

## *4.2 Coastal Erosion Risk to Site*

The property at 11 Judge Street is bounded on its northern extent by Judges Bay Road (Figure 4.2a), which has been built on a flat reclaimed platform formed at the base of the cliffs. These cliffs likely represent the historic coastline, prior to the extensive anthropologic modification undertaken as part of development of this area. A road has been built by placing a seawall seaward of the original coastline, and backfilling to create dry land. The seawall is a rock masonry structure, and is present on the seaward side of Judges Bay Road, protecting this infrastructure and reclamation from coastal processes.

**Figure 4.2a: 11 Judge Street, showing Judges Bay Road located seaward and historic cliffed coastline**

The masonry seawall at the seaward extent of Judges Bay Road was built at some point between 1946 and 1953. It is assumed the seawall was built at the same time as the development of Judges Bay Road and the Parnell Baths, as Judges Bay Road provides the only access and parking for this facility (Figure 4.2b). This indicates that coastal armouring has been in place protecting the road but also the base of the coastal cliff for at least 70 years. The vegetation colonising the face of the wall (Photograph 4.2a) indicates a structure of reasonable age, with a relatively stable face. Properly constructed rock masonry seawalls are resilient structures, with many examples within the Auckland coastline.

It is unknown whether remedial works have been undertaken to the seawall over this period however this is considered likely. The design details of the masonry wall are not known, however there appear to be no issues with wall performance. The wall appears to be performing adequately, at current sea-level, to address any erosion risk to Judges Bay Road and therefore, the base of the coastal cliff at the landward side of the Road. There is no evidence of slumping of the asphalt to the adjacent Road which would be indicative of a loss of fines from behind the structure. The depth of foundation of the structure is unknown, however the toe of the wall was inspected and no evidence of undermining of the structure was observed.

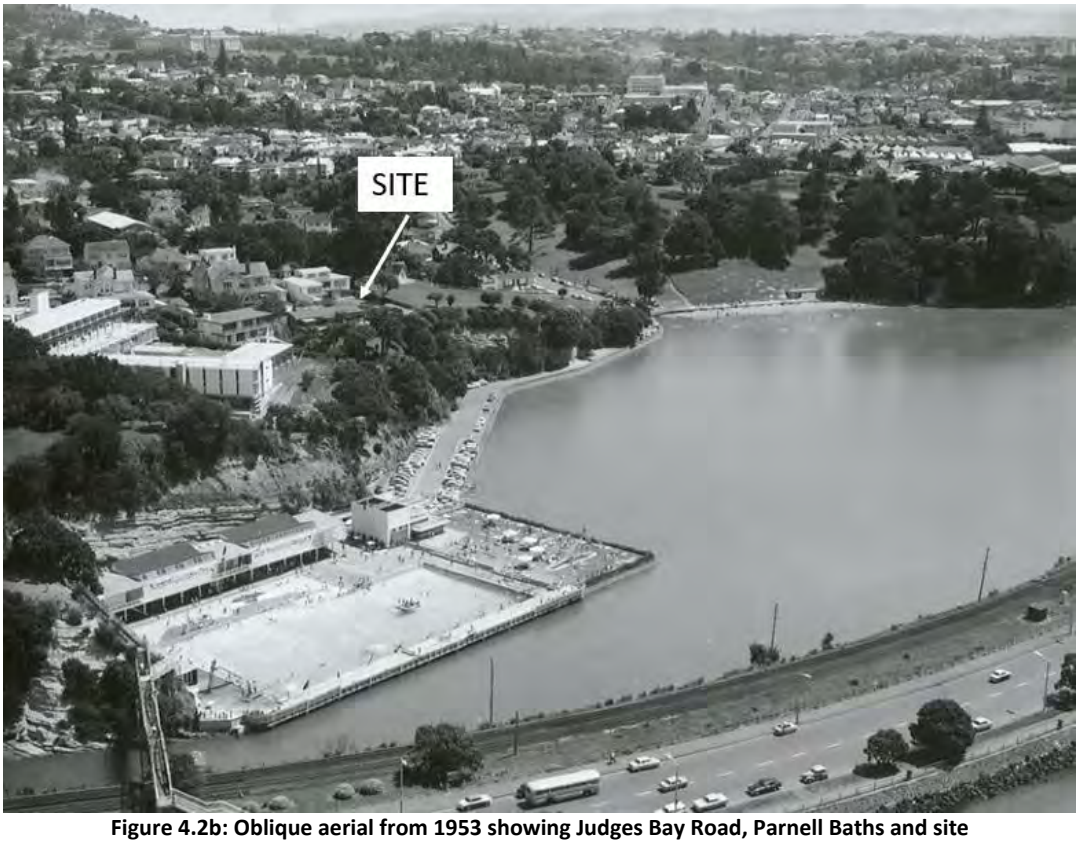



**Figure 4.2b: Oblique aerial from 1953 showing Judges Bay Road, Parnell Baths and site**

**Photograph 4.2a: Vegetation growing on face of wall**

With regard to the performance of this structure during extreme events, the kerb crest is approximately RL 2.6 however due to the drain holes in the kerb stones (Photograph 4.2b) overtopping of the wall is expected to occur from water levels above approximately RL 2.4. Judges Bay Road on the landward side of the wall provides a reasonably impervious surface behind the structure, and is graded to the seaward, so will tend to shed overtopping water back over the wall. Topographic survey levels (McKay Knarston Ltd, ref: 11585-1, Oct 2009) indicate levels at the landward side of the road to be approximately RL 2.9. Accordingly there is contiguous protection to the base of the landward coastal bank to this level, and this has been considered with regard to the effect of sea-level rise on the astronomical and extreme storm tide levels below (Table 4.2).

**Photograph 4.2b: Drainage holes behind kerb stones**

| Event | Current SL (m AVD) | 50yrs SL + 500mm | 100yrs SL + 1100mm |
|---|---|---|---|
| MHWN | 1.1 | 1.6 | 2.2 |
| MHWS | 1.7 | 2.2 | 2.8 |
| HAT | 2.0 | 2.5 | 3.1 |
| 1% AEP storm tide | 2.3 | 2.8 | 3.4 |

**Table 4.2: Effect of sea-level rise on high water events**

With protection to the base of the cliff provided up to RL 2.9, the site is resilient to even the most infrequent extreme events (1 in 100 year) including 500mm of sea-level rise. When considering 1.1m of sea-level rise over the 100 year timeframe, assuming no modification to the road is undertaken, Judges Bay Road will be overtopped at a frequency of greater than every spring high tide, with a greater degree of overtopping happening at HAT and the less frequent extreme events. At water levels of MHWS and above, water level would be at or near the base of the bank and could act on these sediments to weather and erode this material. The road surface, being approximately 11m wide, would be acting as a shallow submerged berm in this instance, with water depths varying based on the event but typically 400mm (HAT) to 700mm

(1% AEP). Significant attenuation of any wave energy would be occurring and the efficacy of any coastal processes at the base of the bank to drive erosion would be strictly limited.

The inundation of Judges Bay Road and the parking area for the Parnell Baths is considered to be a completely unacceptable situation for road infrastructure, most notably one that provides the only access point to a public recreational facility. Further, it is not the case that the road will 'not be used' in high water conditions, as it is the astronomical tide that contributes the greatest elevation to the water level, and there are many instances of these water levels occurring in relatively fine weather. A situation wherein an accident at the Baths could not be attended by paramedics, or where cars in the parking lot were at risk of inundation, is considered untenable. In this context, it is considered highly likely that the level of Judges Bay Road will be raised over time to address inundation, over the 50-100 year timescale.

### *4.3 Mapping Methodology – Regional Hazard Reporting TR 2020/021*

The Hazard Reporting produced by the Auckland Council separates the 3,200km of shoreline in the Auckland Region into four separate classifications, reproduced below from that reporting:

- *"Consolidated shorelines, which can be subdivided in:*
    - *Estuarine banks, which are typically low lying, and*
    - *Hard and soft cliffs, which can be over 100m high and highly exposed*
- *Unconsolidated beaches, including large open coast beaches and small headland-bound, pocket beaches*
- *Reclaimed shorelines, which are typically comprised of land fill and protected by coastal structures*
- *Protected shorelines. These are consolidated, unconsolidated or reclaimed shorelines protected by a coastal protection structure such as vertical walls, sloping revetments, etc"* (pg 5)

The two classifications most relevant to the subject site are 'Reclaimed shorelines' and 'Protected shorelines' above. With regard to areas of reclaimed land, the report notes that:

"*Reclaimed areas/shorelines are typically comprised of fill material and are protected by coastal protection structures. These coastal protection structures are typically maintained as they typically protect major infrastructure works, such as state highways and ports"* (pg. 12)

With regard to areas of coastline behind coastal structures, the reporting identified the location of coastal protection structures for the entirety of the Auckland shoreline, using aerial photographs. The report notes:

*"For this assessment, no allowance for the protective effects of identified structures has been included. This is generally due either their limited extent (less than the cell size) or due to uncertainty in the structure conditions and its remaining design life, which is likely to be less than the study time frames (100 years)…"* (pg. 22)

The report summarises its mapping methodology in Section 7.3. It makes an important distinction between areas of coastline defined as being 'reclaimed', and those as being 'protected' by coastline armouring. For areas defined as reclamation:

"*No ASCIE lines will be shown for reclaimed shorelines as it is assumed that structures supporting these shorelines will be maintained, supporting the planning definition of reclaimed land as permanent"* (pg. 78)

Conversely and as noted above, areas of shoreline defined as having a coastal protection structure (but not associated reclamation) are mapped as if the structure is not acting to prevent erosion at that location. Based on our understanding of the methodology set out above, it appears the mapping of the erosion susceptibility lines at the property at 11 Judge Street, Parnell (Figure 4.3) has been made on the basis that the site is classed as a 'protected shoreline', rather than a 'reclaimed shoreline'.

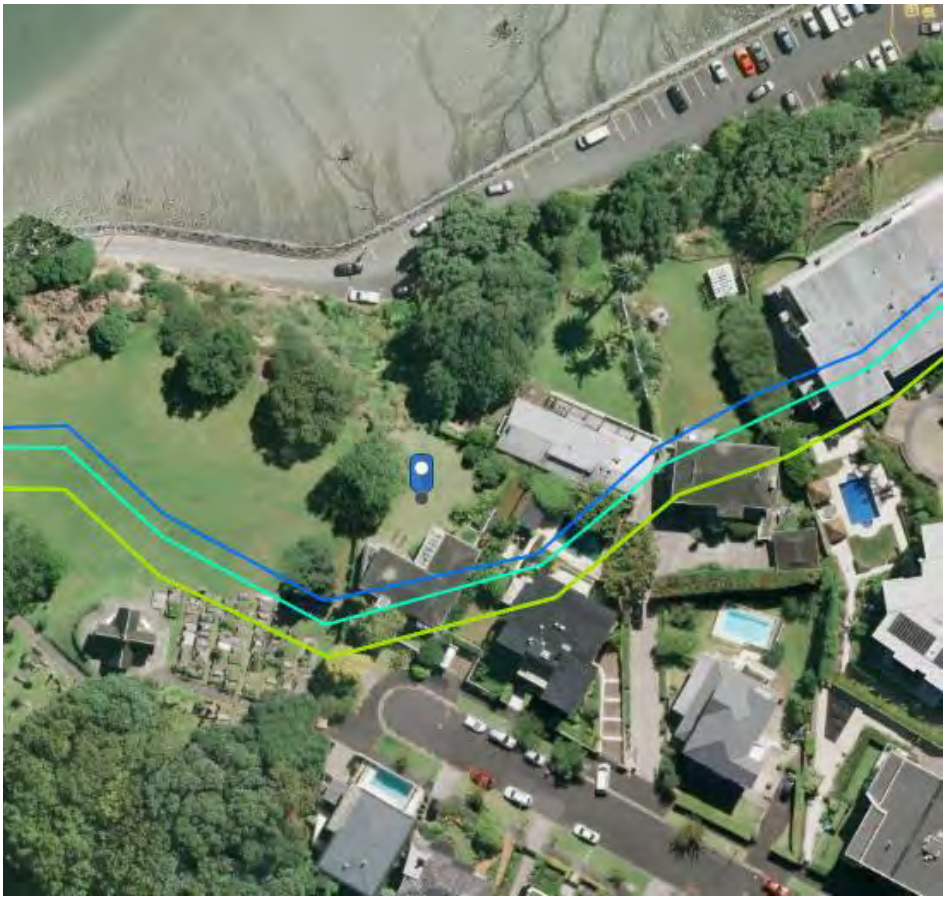


**Figure 4.3: Erosion susceptibility lines at 11 Judge Street**

## *4.4 Reclaimed Shoreline vs Protected Shoreline*

The Auckland Council report defines a reclaimed shoreline as being *"typically comprised of fill material and are protected by coastal protection structures"*. Determining whether the mapping criteria has been applied correctly on the subject coastline requires consideration as to whether the formation and protection of Judges Bay Road constitutes a reclamation.

The high and steep coastal cliffs at the seaward extent of 11 Judge Street are representative of the position of the historic coastline, with the formation of these cliffs driven by historic retreat of the cliff toe due to exposure of these landforms to the wider open water environment of the Hauraki Gulf. The formation of the Tamaki Drive causeway has cut off these coastal cliffs from this wider and more exposed coastal process environment. However, as a reasonable water body exists south of the causeway both in Judges Bay and adjacent Hobson Bay to the east, weathering processes and locally generated waves remain active and able to erode cliff material where these can act on the base of unprotected banks. Accordingly the presence of Tamaki Drive

alone is not sufficient to prevent erosion of these banks. This is consistent with the mapping approach for the coastline of Hobson Bay, where this coastline, although sheltered, remains prone to erosion and has been mapped accordingly (Figure 4.4a).

**Figure 4.4a: Erosion lines, Hobson Bay**

Review of other areas where hazard lines have not been mapped provides indication as to the application of the 'reclaimed shoreline' definition, and these have been reviewed for comparison to the situation at the site (Appendix A). The closest location for comparison, where hazard lines have not been mapped, is east of the site within the internal waters of Hobson Bay. Ngapipi Road runs along the western extent of the Orakei Point headland, below Paritai Drive. Comparing the contours of this coastline with the hazard lines (Figure 4.4b, 4.4c), the approach appears to have been that where the historic coastal edge, as defined by the presence of the steep cliffs, has been 'stranded' through formation of a road at the base of the cliffs, the hazard lines are discontinued.

The formation of roads in this manner, at the base of coastal cliffs, requires flattening and filling an area previously inundated by the tide to create a suitable platform to form the road, and then

the placement of armouring to protect the seaward edge of this new infrastructure. These areas are protected by armouring, as the process of moving a shoreline artificially seaward typically results in it being more prone to erosive processes.

**Figure 4.4b: Contours at Ngapipi Road**

**Figure 4.4c: Mapped erosion lines stopping at Ngapipi Road where seaward of coastal cliff edge**

There are numerous other examples within the region-wide mapping exercise where the formation of roads at the base of coastal cliffs, protected through armouring, have been defined as 'reclaimed shorelines' and hazard lines have not been mapped at these locations. The closest of these are to the east along Tamaki Drive, where in order to form the road the area at the base of the cliffs has been reclaimed and armoured (Figure 4.4d). Other examples are included in Appendix A.

**Figure 4.4d: 135-163 Tamaki Drive**

The formation of Judges Bay Road at the base of the coastal cliffs will have involved an identical process. An area previously inundated by the tide (Photograph 4.4) will have been modified and filled to allow construction of the road, followed by placement of the seawall at the margin in order to protect the new infrastructure from erosion. The Auckland Council report notes that one of the key criteria of 'reclaimed shorelines' is that the structures protecting these reclamations are maintained, as they must be, in order to continue to provide protection to the landward infrastructure.

As noted previously the road provides the only point of access and parking for the Parnell Baths. The Baths are a heritage structure on the Auckland coastline, with construction completed on the first Baths in 1914. The history of the facility supports this, and notes *"1944 saw Auckland*

*Council began (sic) work to reclaim land to build the access road from Judges Bay to Parnell Baths that we all use today"* (clmnz.co.nz/parnell-baths/since-1914). The long-standing nature of this facility at the Auckland coastline ensures that the maintenance of both the road infrastructure, and the seawall that protects it, are almost certainly likely to be upkept. This is likely to include both periodic maintenance of the seawall to ensure it remains fit for purpose, and future raising of the seawall and road should this be required to address inundation issues resulting from future sea-level rise.

**Photograph 4.4: Judges Bay Road and coastal cliff**

## *4.5 Recommendation – Suggested Re-mapping of Erosion Lines*

Based on our review of the mapping criteria set out in TR 2020/021, it is our understanding that based on the specific characteristics of reclamation and the associated armouring that protect infrastructure, erosion lines have not been mapped in these areas. This supports, as noted in the report, *"the planning definition of reclaimed land as permanent"* (pg. 78). Further, based on analysis of areas where hazard lines have not been mapped, areas where roads have been formed at the base of coastal cliffs and protected by seawalls have been rightly defined as reclamation. On this basis, the mapping of erosion lines at the subject site and on the

immediately adjacent coastline is in error, and the hazard lines within Judges Bay should be updated to reflect the presence of the reclaimed and armoured Judges Bay Road, and the permanence of this infrastructure in addressing the coastal erosion hazard at the site. A suggested re-mapping of the lines is shown below (Figure 4.5).

**Figure 4.5: Suggested remapping of hazard lines within Judges Bay**

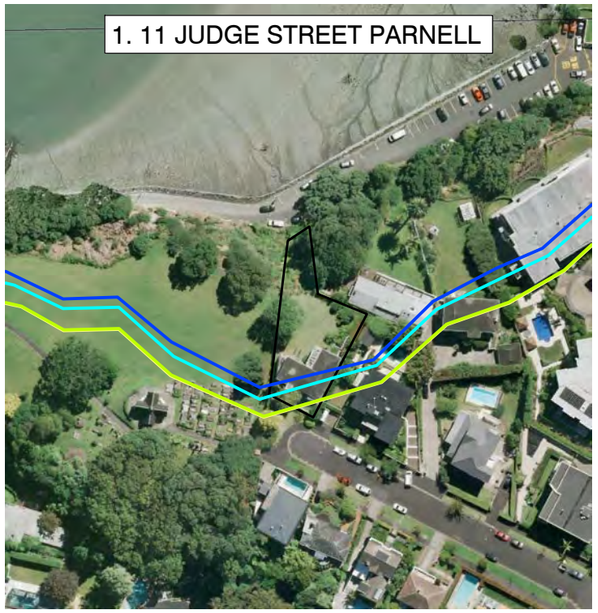
# 5.0 Conclusion

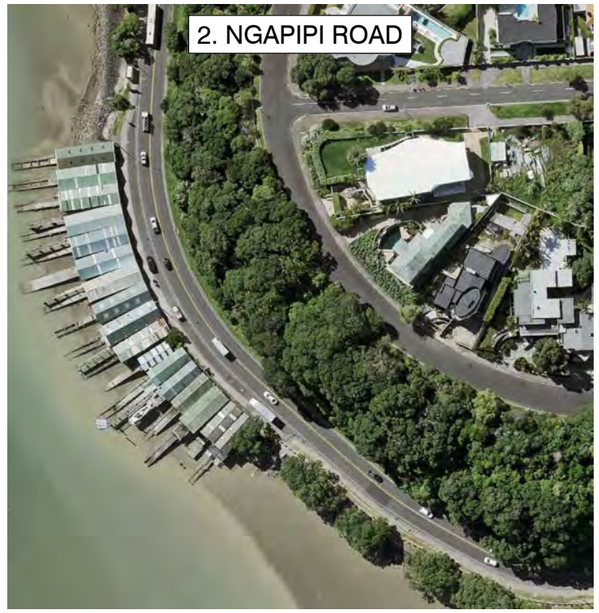
The Auckland Council in 2021 has undertaken region-wide coastal erosion and instability mapping in order to provide a first-order assessment of areas where the coastal erosion risk requires greater consideration. This has resulted in the defining of areas of hazard risk for much of the Auckland coastline. Risk has been defined for four timeframes and sea-level rise predictions; 2050, 2080, 2130 (RCP 8.5), 2130 (RCP 8.5+).

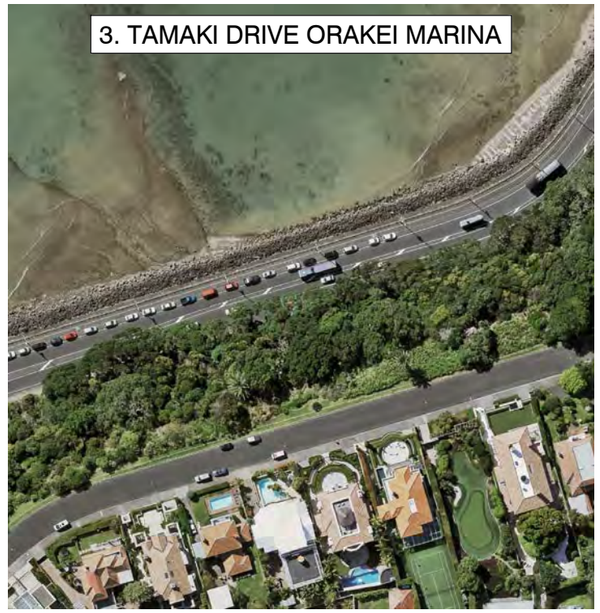
Areas defined as 'reclaimed shoreline' have not been mapped, due to the high likelihood of the armouring structures protecting these reclamations and associated infrastructure being maintained and upkept over time. Areas which are solely defined as being 'protected shoreline' have had hazard areas mapped despite the presence of these structures, due to uncertainty over maintenance and tenure of these structure.

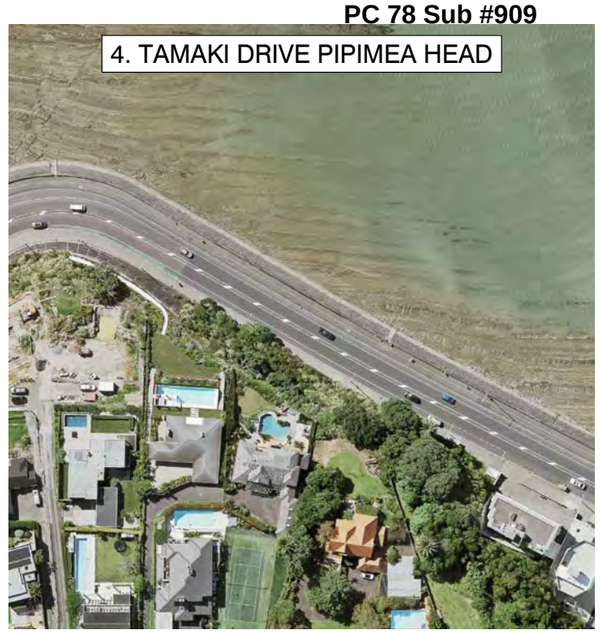
We have reviewed the specific characteristics of the site at 11 Judge Street, within Judges Bay. Judges Bay Road provides both access and parking for the Parnell Baths, a historic site and recreational asset to the Auckland region, and as such it is highly likely the infrastructure servicing this site will be maintained into the future. Accordingly, based on our understanding of the mapping criteria, we consider that this area should have been included under the parts of the coastline defined as 'reclaimed shoreline'. Further, the introduction of hazard lines on this coastal section, landward of Judges Bay Road, is an error based on Council's adopted criteria. Hazard lines should therefore be removed from 11 Judges Bay Road and all properties on the northern side of Judge Street as shown on Figure 4.5.

# Appendix A
# Examples of Reclaimed Shoreline – Nearby Coastline



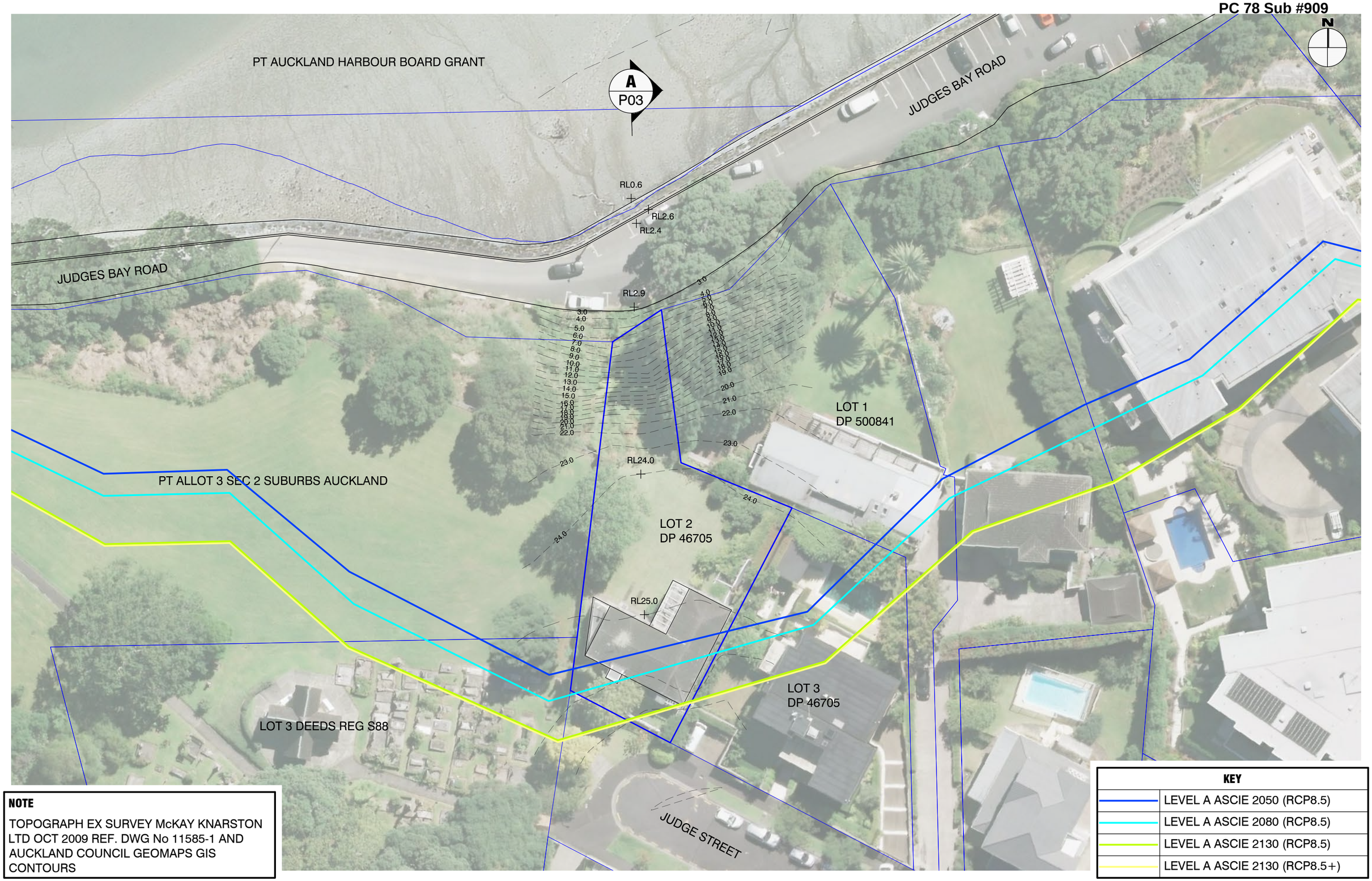



| KEY | |
|---|---|
| | LEVEL A ASCIE 2050 (RCP8.5) |
| | LEVEL A ASCIE 2080 (RCP8.5) |
| | LEVEL A ASCIE 2130 (RCP8.5) |
| | LEVEL A ASCIE 2130 (RCP8.5+) |

P01 CONTEXT PLAN
22031-01 11 JUDGE STEET PARNELL
SCALE: NTS
 DATE: 29.04.22
REV: -




**NOTE**

TOPOGRAPH EX SURVEY McKAY KNARSTON LTD OCT 2009 REF. DWG No 11585-1 AND AUCKLAND COUNCIL GEOMAPS GIS CONTOURS

| KEY | |
|---|---|
| | LEVEL A ASCIE 2050 (RCP8.5) |
| | LEVEL A ASCIE 2080 (RCP8.5) |
| | LEVEL A ASCIE 2130 (RCP8.5) |
| | LEVEL A ASCIE 2130 (RCP8.5+) |

P02 EXISTING LAYOUT

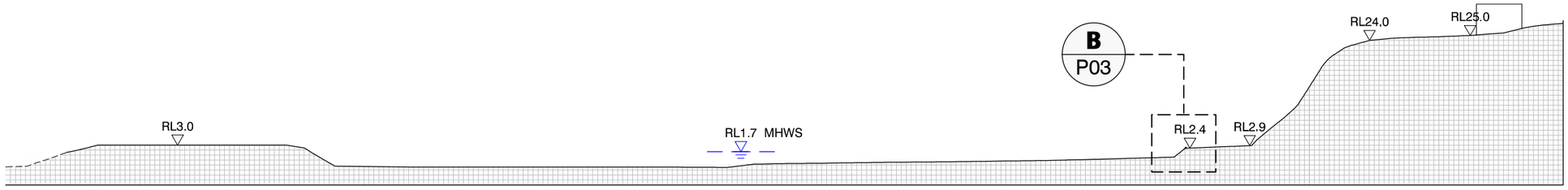
22031-01 11 JUDGE STEET PARNELL

SCALE 1:500

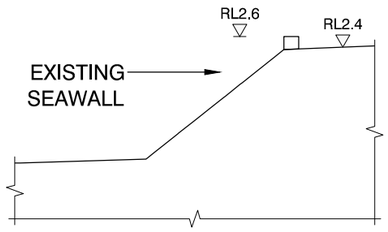


DATE: 29.04.22

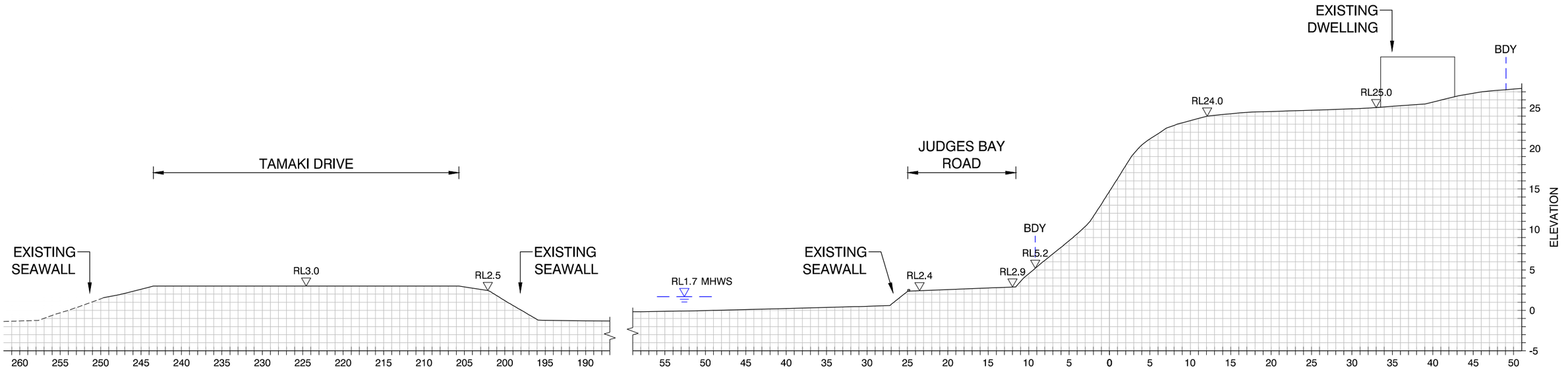
REV: -




A P01 **SECTION A 1:1000**




B P03 **DETAIL**
SCALE 1:100




A P01 **SECTION A 1:500**

**NOTE**

TOPOGRAPH EX SURVEY McKAY KNARSTON LTD OCT 2009 REF. DWG No 11585-1 AND AUCKLAND COUNCIL GEOMAPS GIS CONTOURS

## Bronnie Styles

**From:** Jacqui Hewson <Jacqui.Hewson@rmgroup.co.nz>
**Sent:** Tuesday, 27 September 2022 3:43 pm
**To:** Unitary Plan
**Cc:** David McMahon
**Subject:** Submission on Proposed Plan Change 78 on behalf of Winstone Wallboards Limited
**Attachments:** Submission_PC78_WWB_23_September_2022_FINAL.pdf

To whom it may concern,

Please find attached a submission on behalf of **Winstone Wallboards Limited** (WWB) on the **Proposed Plan Change 78** to the Auckland Unitary Plan.

We kindly request a copy of the summary of submissions for WWB's consideration, for the purposes of a providing further submission or presenting a joint case.

Thank you for the opportunity to provide a submission on the proposed Plan Changes to the Auckland Unitary Plan.

Regards
Jacqui Hewson

#
**Jacqui Hewson**
**Senior Consultant**
Resource Management Group Ltd

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**Form 5**

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

*Clause 6 of Schedule 1, Resource Management Act 1991*

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**To** Auckland City Council

Name of submitter: Winstone Wallboards Limited (*WWB*)

1 This is a submission on Plan Change 78: Intensification to the Auckland Unitary Plan (PC78).

2 WWB could not gain an advantage in trade competition through this submission.

3 The specific provisions of PC78 that WWB's submission relates to and the reasons for WWB's submission are set out in **Appendix A**, **Appendix B and Appendix C** below.

4 WWB's submission is that it

a. Seeks to be directly engaged on the future development and provisions in relation to the proposed Auckland Light Rail Corridor (ALR Corridor); and

b. Opposes the proposed rezoning of Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone the western side of Felix Street, Penrose.

5 The general and specific reasons for WWB's relief sought is set out in **Appendix A**.

6 WWB seeks the following decision from the local authority:

a. Grant the relief as set out in **Appendix B and Appendix C**;

b. Grant any other similar and /or consequential relief that would deal with WWB's concerns set out in this submission.

7 WWB wishes to be heard in support of the submission.

8 If others make a similar submission, WWB will consider presenting a joint case with them at a hearing.

**Signed** for and on behalf of Winstone Wallboards Limited by its Resource Management Consultants and authorised agents Resource Management Group Ltd

_____

Jacqui Hewson
Senior Resource Planner
23 September 2022

Address for service of submitter:
Winstone Wallboards Limited
c/- Jacqui Hewson
Resource Management Group
PO Box 25 175
Wellington 6140
Email address: Jacqui.hewson@rmgroup.co.nz

# Appendix A

## INTRODUCTION

1 WWB welcomes the opportunity to submit on Auckland City Council's Proposed Plan Change 78: Intensification (PC78).

2 The submission is broadly organised as follows:

- **Summary of WWB's submission;**
- **Statement of Interest and Background;**
- **General submission;**
- **Specific submission in relation to the regulatory context**
- **Summary of relief sought**
- **Conclusion**
- **Detailed relief sought (contained in Appendix B and Appendix C)**

## SUMMARY

***Neutral Submission - Auckland Light Rail Corridor***

3 WWB generally support the Council's initiative for the Auckland Light Rail.

4 However, given the close proximity of the Auckland Light Rail Corridor (ALRC) to WWB's Westney Road site, WWB seeks to be directly consulted regarding any development of the ALRC and provisions to ensure that no reverse sensitivity matters arise or affect the road transport links to and from the site.

***Submission in Opposition to Residential Rezoning***

5 WWB generally supports the Council's ability to enable more development in the city, neighbourhood, local and town centres.

6 However, WWB's key concern is avoiding the intensification of reverse-sensitive land uses where they adjoin the Business – Light Industrial zone, in particular their Felix Street site to ensure the outcome of enabling more residential development does not adverse impact the continued operation of WWB Felix Street site.

7 WWB considers that the matter of reverse sensitivity could be implemented by a. (WWB preference) or the combination of b. and c. as follows:

a. Retain the existing Operative Unitary Plan zoning Residential – Mixed housing Suburban Zone along the western side of Felix Street; or

b. The inclusion of an additional 'Qualifying Matter', in relation to reverse sensitivity for residential zones that adjoin Business – Light Industrial zones; and

c. Introduction of additional objectives and policies within the Residential – Mixed Housing Urban Zone addressing reverse sensitivity

## STATEMENT OF INTEREST AND BACKGROUND

8 Winstone Wallboards Limited (WWB) is New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services. WWB has multiple locations throughout New Zealand, including three operational sites in Auckland at the following locations, which relate to manufacturing and distribution centres at:

- 373D Neilson Street, Penrose
- 37-41 Felix Street, Penrose
- 81 Westney Road, Māngere

9 Although the WWB sites are not physically located within the zones that are directly related to PC78, the surrounding proposed rezoning and associated provisions, in addition to the Auckland Light Rail Corridor are situated in close proximity to their sites and therefore have the potential to result in reverse sensitivity effects on the WWB operations.

10 Avoiding reserve-sensitive land uses within surrounding the WWB's site is a key concern for WWB.

*Auckland Light Rail Corridor*

11 Although none of the WWB sites within the corridor as indicated as present, PC78 has indicated that the location of the corridor is not confirmed and could be relocated in the future. The WWB sites are located in relation to the proposed Auckland Light Rail Corridor as follows:

a. Westney Street site is within 300m of the Winstone Wallboards Distribution Centre in; and
b. Felix Street site and Neilson Street sites are located some 500m and 730m respectively from the corridor.

*Proposed rezoning in relation to the Felix Street site*

12 The WWB Felix Road site (37-41 Felix Road, Penrose) was lawfully established and has operated at this location for over 50 years, operating 24 hours a day, 7 days a week for the purposes of manufacturing and despatch to manufacturing warehouses for the distribution of gypsum plasterboard, drywall systems and associated GIB products.

13 The site currently operates under resource consents for trade waste, ground water take, discharge to air and location compliance certificate.

14 The site is located on the eastern side of Felix Street, with the western side of Felix Street proposed to be rezoned from Residential – Mixed housing Suburban Zone to Residential – Mixed Housing Urban Zone. (refer **Figure 1** below)

**Figure 1:** Existing zoning in yellow (left) and proposed zoning in peach (right) of the area to the west of WWB site shown in yellow outline with star. (Source: Operative Planning Map and Plan Change 78 Map Viewer, dated 18 August 2022, annotated by RMG)

## GENERAL SUBMISSION

### *Key aims of the submission*

15 Given the housing crisis in New Zealand, the continued supply of building materials is of utmost relevance and importance to WWB as New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services.

16 The principal aim of this submission is therefore to ensure the continued operation of WWB Auckland sites and the subsequent continued supply of building materials to support residential intensification by establishing the most appropriate provisions to achieve that goal and assist the Council in implementing relevant direction from higher order statutory instruments – particularly the National Policy Statement on Urban Development 2020 (**NPS-UD**).

17 WWB also seeks amendments to the notified provisions in PC78 to better implement the requirements of Schedule 3A of the Resource Management Act 1991 (**RMA**)[1]. These are detailed in **Appendix B**.

## SPECIFIC SUBMISSION IN RELATION TO THE REGULATORY CONTEXT

### National Policy Statement on Urban Development

17 The National Policy Statement on Urban Development (NPS UD) directs that local authority decisions on urban development are to be integrated with infrastructure planning decisions,[2] and that planning decisions contribute to well-functioning urban environments.[3]

18 A well-functioning urban environment is one in which:

"*enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future*"[4]

[1] Schedule 3A of the RMA, inserted on 21 December 2021, to implement the Enable Housing Supply and Other Matters Amendment Act 2021.
[2] Objective 6 NPS UD
[3] Policy 1 NPS UD
[4] Objective 1 NPS UD

19 WWB operation provides building materials to ensure that people and communities can construct residential dwellings now and, in the future, and therefore their continued operation contributes to a well-functioning urban environment and therefore implements Objective 1 of the NPS UD.

## Resource Management (Enabling Housing Supply and Other Matters Amendment Act 2021)

20 The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*) was introduced to speed up implementation of the NPS UD, whereby Councils were required to incorporate Medium Density Residential Standards (*MDRS*) into every relevant residential zone by 20 August 2022 provided that the MDRS should be less enabling of development where a qualifying matter applies.[5]

21 The word 'relevant' is key. Auckland City Council has assessed the Residential – Mixed Housing Suburban Zone is not a 'relevant' zone to apply the MDRS, with the proposed amended zone description stating that "***The zone does not incorporate Medium Density Residential Standards as it is not a relevant residential zone."***[6] We entirely agree with this sentiment. The proposed amended zone purpose states "***is to maintain and enhance the amenity values of residential neighbourhoods in areas with a suburban built character"***. Again, we agree with the amended purpose of the zone but also consider that the level of anticipated development within this zone subsequently provides for an integration and appropriate interface between the existing residential area and adjacent existing development and zonings. For this reason, we consider that the existing Residential – Mixed Housing Suburban zoning is the most appropriate zoning in this location and should therefore be retained.

22 While NPS UD Policy 4 allows district plans applying to tier 1 urban environments to modify the relevant building height or density requirements to the extent necessary to accommodate a qualifying matter, reverse sensitivity is not specifically listed a qualifying matter. However, relevant qualifying matters include:

> *(i) the requirement to provide sufficient business land suitable for low density uses to meet expected demand under this National Policy Statement; and*
>
> *(j) any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.*[7]

23 As the demand for housing to be built increases, so does the demand for building products, such as those which are produced by WWB. Therefore, sufficient business land needs not only to be provided but also protected to meet expected demand, as set out in *(i)* above.

24 The Enabling Act specifically provides for qualifying matters and recognises that there will be circumstances where the development potential of MDRS cannot and ought not to be realised to its fullest extent. This is true for the areas where residential zoning adjoins industrial zoning, such as Felix Street and WWB consider that Mixed Housing Suburban Zone, which are not subject to MDRS should be retained or reverse sensitivity be utilised as qualifying matter.

---

[5] Resource Management Act 1991 (*RMA*) 77G(1), s 80F(1)(a).
[6] H4 Residential – Mixed Housing Suburban Zone, Zone Description, page 1, PC 78.
[7] Resource Management Act 1991 (*RMA*) 77I(g) and (h),

25 The potential for higher density development to occur on the western side of Felix Street to the WWB operation, if the proposed zoning is applied, has the potential to create reverse sensitivity effects on WWB's lawfully established operation. This could lead to WWB's operation having to modify the way they operate, in turn, reducing the overall production of building products. We consider that most prudent way to ensure this outcome does not occur, in the first instance to retain the existing Residential- Mixed Housing Suburban zoning, where MDRS is not applicable. However, if the Council is mindful to adopt the proposed Residential - Mixed Housing Urban zone then WWB considers an additional Qualifying Matter should considered to where Residential Zones adjoin Business Zones to ensure that reverse sensitivity matters are taken into account to reduce the level of development intensity and provide for adequate 'buffering' and a 'transitioning' interface between the zones.

26 In support of an additional Qualifying Matter, we consider that further Objective and Policy direction would also be needed to ensure that development within the Residential – Mixed Housing Urban Zone mitigates against potential reverse sensitivity effects.

## SUMMARY OF RELIEF SOUGHT

27 In summary, WWB seeks to enable residential intensification in <u>areas</u> and /or in a <u>manner</u> that will not lead to reverse sensitivity by implementing one, all or a combination of the following:

a. **In terms of Plan Change 78: WWB**

**Seeks direct engagement** with WWB on the future development of the Auckland Light Rail Corridor and associated provisions. 917.1

b. **In terms of Plan Change 79, WWB seek:**

**Retention of** the existing Operative Unitary Plan zoning Residential – Mixed housing Suburban Zone along the western side of Felix Street as detailed in **Appendix B and C;** or 917.2

c. **Implementation of** an additional 'Qualifying Matter', in relation to reverse sensitivity for residential zones that adjoin Business – Light Industrial zones as detailed in **Appendix B and C;** and 917.3

d. **Insertion of** additional objectives and policies within the Residential – Mixed Housing Urban Zone addressing reverse sensitivity as detailed in **Appendix B;** or 917.4

e. **Adoption of** any alternative or consequential changes necessary to give effect to the relief sought in this submission.

## CONCLUSION

29. For reasons set out in this submission, WWB considers amendments to Proposed PC78 are required to ensure that the continued supply of building material needed to support the residential intensification in Auckland and New Zealand and deliver the intent of Schedule 3A of the Resource Management Act 1991. **Appendix B and C** outlines WWB requested relief in full.

30. In reality, the level of development prevented by either retaining the operative Residential - Mixed Housing Suburban or applying a Qualifying Matter and additional Objectives and Policies is minimal when compared to the reverse sensitivity effects it will prevent.

31. WWB preference is the retention of the operative Residential - Mixed Housing Suburban zone on the western side of Felix Street as set out in **Appendix B and C** as the most appropriate method of managing reverse sensitivity effects.

# APPENDIX B

## Proposed Plan Change 78: Intensification – Detailed Relief

## Submitter Name: Winstone Wallboards Ltd

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought |
|---|---|---|---|---|
| **Auckland Light Rail Corridor** | Auckland Light Rail Corridor identified on the Planning Maps | Neutral | As the WWB sites are located in close proximity to the Auckland Light Rail Corridor, which when confirmed and provisions developed in the future, may include the existing WWB sites or the close proximity to their sites may have reverse sensitivity implications for their operational sites. | **WWB seeks direct engagement** on any future development of the corridor and/or provisions relating to the corridor. |
| **Planning maps** | Residential – Mixed housing Suburban Zone along the western side of Felix Street. | Oppose | As set out in the general summary of WWB's submission, retaining the existing zoning will:<br>• better implements Policy 3 of the NPS UD;<br>• better enable the ability to deliver the Objectives of H17.2 (3) Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed within the Business – Light Industry Zone and Policy H17.3 (2) Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.<br>• better achieves the sustainable management purpose of the RMA. | **Retain** the Residential - Mixed Housing Suburban Zone along the western side of Felix Street contained in the Operative Unitary Plan as set out in **Appendix C**.<br><br>This is WWB preferred relief sought. However, if the Council adopts the proposed rezoning, the following decisions/relief sets out below are requested. |

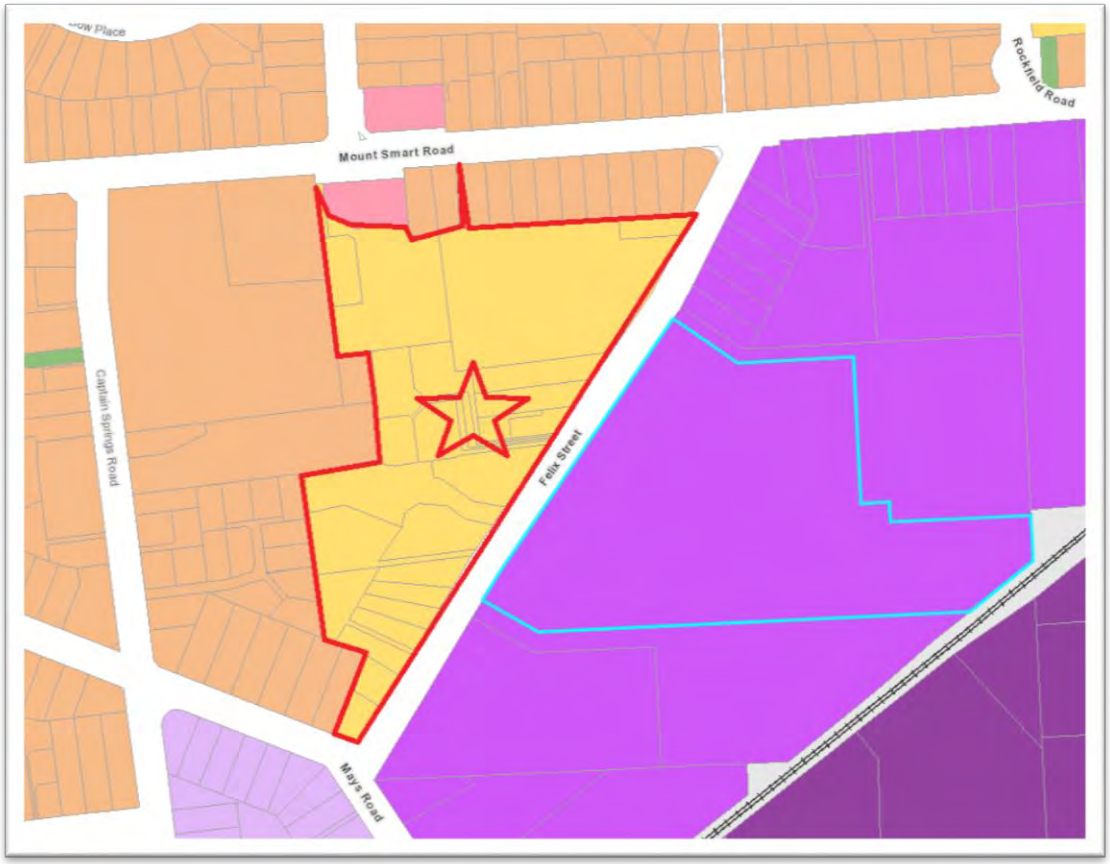
| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought |
|---|---|---|---|---|
| | | | The existing zoning provides for a better integration option for the interface between the existing residential area and adjacent existing development and zonings. | |
| **Implement an additional Qualifying Matter** | Specific Auckland Qualifying Matters | Oppose | As set out in the general summary above, if the Council adopts the proposed rezoning of Felix Street, then an additional Qualifying Matter should be considered where Residential Zones adjoin Business Zones to ensure that reverse sensitivity matters are taken into account, giving the Council the ability to reduce the level of development intensity and provide for adequate 'buffering' and a 'transitioning' interface between the zone. | **Insert: New Qualifying Matter**<br><br>That the Council carry out site specific assessments of areas where the MRDS rules apply to Residential zones which adjoin Business Zones to ascertain the level of appropriate intensification to ensure that reverse sensitivity matters will not arise as a result and applies these as a new qualifying matter or overlay. The qualifying matter should apply to the area set out in **Appendix C**; however, on completion of Council's further assessment, applying a reverse sensitivity qualifying matter to other areas may also be appropriate. |
| **H5. Residential – Mixed Housing Urban Zone** | **H5.2 Objectives and H5.3 Policies** | Oppose | If the proposed zoning is adopted, the Objectives and Policies within the Residential – Mixed Housing Urban Zone need to better reflect that intensification should only be implemented where it will not lead to reverse sensitivity effects on the adjoining Business Zones and legally established operations, such as WWB Felix Street operation. | **Insert: New Objective**<br><br>**H5.2** (11) Intensification is avoided where it will lead to reverse sensitivity effects on the adjoining Business Zone.<br><br>**Insert new Policy :** (6A) Require development to achieve a built form that contributes to high-quality built environment outcomes by: |

| Chapter / Sub-part | Specific provision / matter | Position | Reason for submission | Decisions requested / relief sought |
|---|---|---|---|---|
| | | | | (j) Require development to be adequately acoustically insulated where they adjoin a Business Zone to ensure reverse sensitivity noise effects are mitigated. |

# APPENDIX C

## Proposed Plan Change 78: Intensification – Detailed Relief

## Submitter Name: Winstone Wallboards Ltd




Map showing the area bound in Red and annotated with a star that WWB seeks to retain the Operative Auckland Unitary Plan Zoning for Residential - Mixed Housing Suburban Zone, or if Council seek to adopt the Proposed Residential – Mixed Housing Urban Zone, the annotated area should be subject to a reverse sensitivity qualifying matter. (Source: Auckland Council Planning Maps, annotated by RMG, dated 29 September 2022)

## Bronnie Styles

**From:** Unitary Plan
**Sent:** Wednesday, 28 September 2022 2:01 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Val Barker

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Val Barker

Organisation name:

Agent's full name: Val Barker

Email address: vbarker11@gmail.com

Contact phone number:

Postal address:

Devonport
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:
Auckland Council Plan Change 78:

Chapter D18 Special Character Overlay Residential as it relates to Devonport.

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:
I expect Auckland Council and Central Government to abide by the Unitary Plan. This was costly to ratepayers, time consuming to council officers, was agreed by council and ratepayers, was legal, and cannot be overturned by Central Government without the ratepayers' consultation and agreement.

Moreover, enough space for population increase and housing was released for low cost and market priced housing in

the Unitary Plan. In common law precepts and justice, householders of many decades of residence should not be damaged financially and in their enjoyment of life and of their property- by newcomers. More thought needs to be put into many areas, for example compensation for the ratepayers who may be agreeable to high rises in their area and loss of sunlight and views. These qualities are quantifiable and can be compensated for.

A case in point is planned high rises next to:
21-4 King Edwards Pde and 3-5 Church St Devonport.
-the Masonic development adhered at great expense to heritage values, but planned new buildings have no design constraints nor requirements. The same heritage protectors should remain in place. 921.1 921.2

Devonport is vaunted as a tourist mecca because an inner city and very accessible heritage area.
Tourism was and can become again post Covid the largest income earner for this country.

-height of proposed developments:
a sea view adds 30% and more to the value of a property. Is the council going to repay the tens of houses about to be blocked from their outlook on the harbour only 50 / 100 metres away?

-city wide changes should not be rubber stamped, rather heritage streets and single villas should be assessed on a case by case basis, with the unitary overlays adhered to. 921.3

-re functionality, the waste pipes in Devonport are Victorian and cannot take an increase in housing beyond the current properties per ground section. It takes a long time for workmen to pinpoint any problem. Meanwhile ratepayers are having to put up with sewage smell inside the house with no apparent site blockage as it is likely to be tens of metres away down a main road junctions. There can be no planned intensification in Central Devonport until all 150 year old infrastructure is pulled out, renewed and tested as capable of coping with increased load. 921.4

Re the above closed survey, the terms are not explained in any footnote.
Therefore I clarify my position by declaring that I stand by the Devonport Heritage submission re the positive parts of Plan Change 78 only.

Please respond with advice as to how the above survey should be filled in.

-

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

Submission date: 28 September 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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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.

## Bronnie Styles

**From:** Amanda Deane <adeane15@gmail.com>
**Sent:** Wednesday, 28 September 2022 9:38 am
**To:** Unitary Plan
**Subject:** Submission to Auckland City Council to the Auckland Unitary Plan (AUP)

Submission to:
Auckland Council on Changes to the Auckland Unitary Plan (AUP)
Closing midnight [redacted] 29 September 2022

Email to: unitaryplan@aucklandcouncil.govt.nz

From:
Name Kerry & Amanda Deane.
Address 9 Whauna Road, Remuera, Auckland 1050
Email Kdeane@baylawoffice.co.nz

I/We are concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- We oppose the loss of special character overlay areas across the city and consequent loss of Auckland's special character built and natural qualities. With only 3% of the city's zoning with special character overlay, none should be lost. The assessment process appears significantly inadequate. 922.1 922.7
- We oppose the significant density increase provision across Auckland suburbs. The AUP provides very adequately for future demand and growth of residential dwelling units to 2050. 922.2
- Auckland does not have the infrastructure to support increased density on the scale proposed. 922.3
- While densification close to transport hubs is generally supported, the proposed zone changes to densify the entire city are excessive.
- Of particular interest are the proposed changes that apply to Remuera including Seaview, Bassett, Middleton and Arney Roads. 922.4
- The lack of provision for parking in new development on such a large scale is not supported. 922.5
- The proposed changes do not support a sustainable future in Auckland, and additionally, they place added financial burden on ratepayers
- Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the nation. Centralized government mandates on Auckland are not supported and will undermine the integrity of the built form and social and environmental wellbeing and erode heritage of the city. 922.6
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported. 922.8 922.9

I do not wish to be heard in support of this submission.

Signature
Date 28 September 2022

## Bronnie Styles

**From:** Unitary Plan
**Sent:** Wednesday, 28 September 2022 2:01 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Joseph Milich
**Attachments:** PC78 Submission Joseph Milich.pdf; 47 Churchill Road - Geotech site specific assessment_20220928135752.056.pdf

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Joseph Milich

Organisation name:

Agent's full name: Expanse Ltd, Attn: Alex Findlay

Email address: alex@expanseplanning.co.nz

Contact phone number: 021477177

Postal address:
PO Box 24654
Royal Oak
Auckland 1345

## 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: 47 Churchill Road, Murray's Bay, Auckland 0630

Map or maps:

Other provisions:
Coastal erosion qualifying matter

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 Tonkin and Taylor Coastal Erosion ASCIE Line determination as shown on the AC viewer is a Geotechnical Regional Scale (Coastal Cells (0.5-1.5km)). However, Specific Assessment shows most of the property seaward of that line.1 The Geotechnical Site Specific Assessment based on recent boreholes is more accurate and relevant and moves that line to seaward, leaving the vast majority of the site landward of the line so Coastal Erosion is not an

applicable Qualifying Matter for this site. As a result, it is the submitters' position that a limitation on the density of development less than the Residential – Mixed Housing Urban Zone is not warranted.

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

Details of amendments: It is requested to change the zone of the property to Residential - Mixed Housing Urban Zone based on the site specific geotechnical assessment of the ASCIE line. 925.1 925.2

Submission date: 28 September 2022

Supporting documents
PC78 Submission Joseph Milich.pdf
47 Churchill Road - Geotech site specific assessment_20220928135752.056.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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EXPANSE development planning

Auckland Council
Private Bag 92300
Victoria Street West
AUCKLAND 1142
ATTN: John Duguid
General Manager – Plans and Places

28 September 2022

Dear John,

47 Churchill Road, Murrays Bay – Plan Change 78 Submission

The following is a site-specific submission for 47 Churchill Road in Murrays Bay.

The proposed zone is *Residential - Low Density Residential Zone* with *Qualifying Matter/s On Site Coastal Erosion (ASCIE 2130 (RCP8.5+).*

Recent geotechnical investigation, prepared by KGA Geotechnical Ltd, has identified that the Coastal Erosion line is much closer to the shoreline than shown by the indicative Qualifying Matter. The red line shown on the attached document is the KGA determined coastal erosion line and the grey dashed line is as indicated in the Tonkin and Taylor regional assessment, which forms the basis for the Council's published maps.

The Tonkin and Taylor Coastal Erosion ASCIE Line determination as shown on the AC viewer is a Geotechnical Regional Scale (Coastal Cells (0.5-1.5km)). However, Specific Assessment shows most of the property seaward of that line.[1] The Geotechnical Site Specific Assessment based on recent boreholes is more accurate and relevant and moves that line to seaward, leaving the vast majority of the site landward of the line so Coastal Erosion is not an applicable Qualifying Matter for this site. As a result, it is the submitters' position that a limitation on the density of development less than the *Residential – Mixed Housing Urban Zone* is not warranted.

We therefore request that Auckland Council change the zone of the property to *Residential - Mixed Housing Urban Zone*.

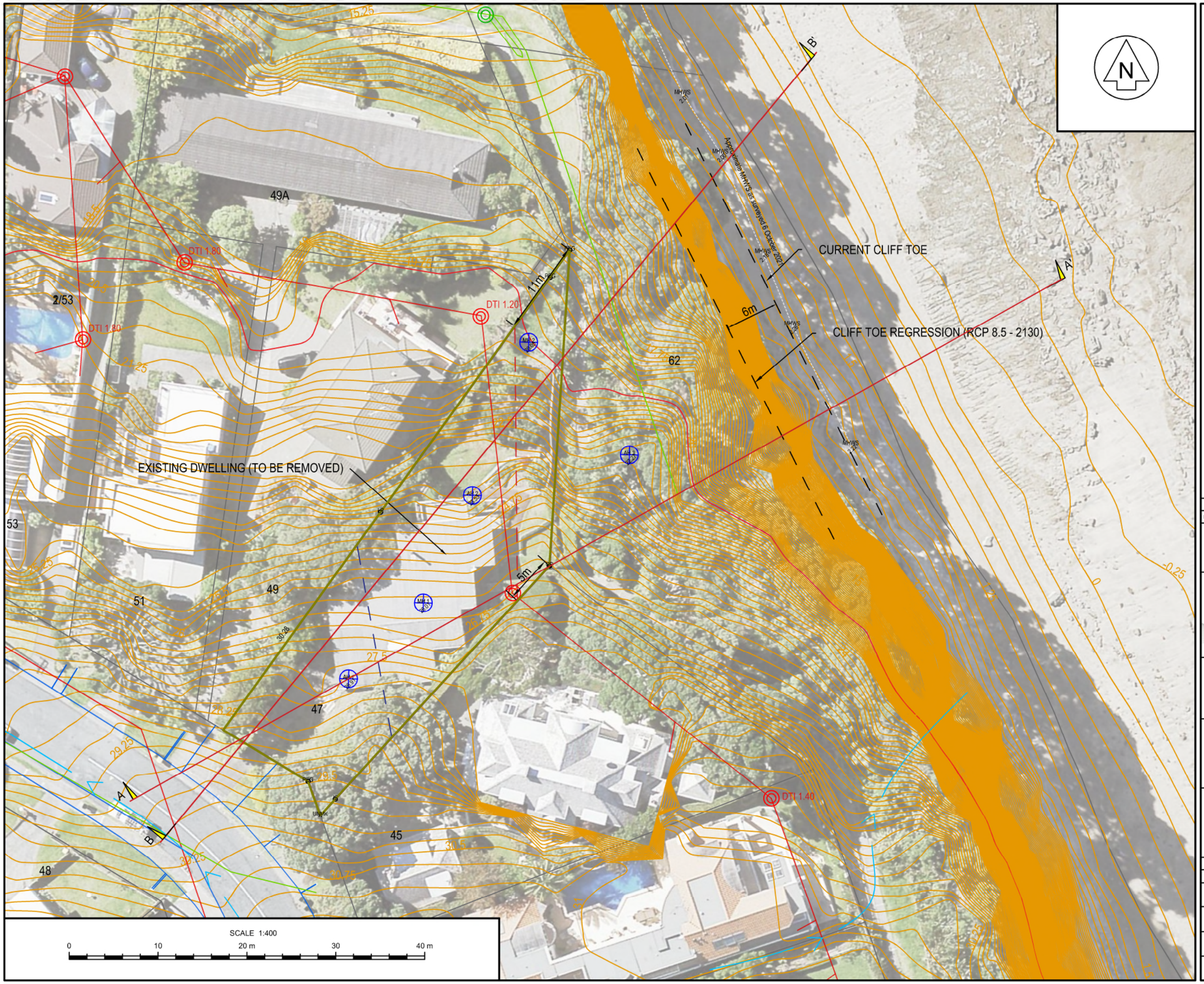
We attach the relevant Geotechnical Site Specific documentation.

Regards,

[1] Note: The use of Site Specific Assessment is standard practice and clearly available to any site and so this does not constitute an unusual or exceptional treatment.

Expanse Ltd, PO Box 24654, Royal Oak, Auckland 1345, New Zealand
P. +64 9 636 3660, ExpansePlanning.co.nz

Alex Findlay
Director and Planning Consultant




## LEGEND

- AH1 — HAND AUGER BOREHOLE
- AH1 — MACHINE BOREHOLE
- SITE BOUNDARY
- EXISTING PUBLIC STORMWATER PIPE & MANHOLE
- EXISTING PUBLIC WASTEWATER PIPE & MANHOLE
- EXISTING PUBLIC WATER MAIN PIPE
- 31 — EXISTING TOPOGRAPHIC CONTOURS, MAJOR INTERVAL = 0.25M
- OVERLAND FLOWPATH
- A — A' CROSS SECTION
- B — B' CROSS SECTION
- SITE SPECIFIC ASSESSMENT
- ASCIE LINE - AREAS SUSCEPTIBLE TO COASTAL INSTABILITY AND EROSION AS SHOWN ON AC VIEWER

## NOTES

1. LOCATIONS OF FEATURES ARE APPROXIMATE ONLY.
2. AERIAL IMAGE SOURCED FROM AUCKLAND COUNCIL GEOMAPS WEBSITE.
3. CONTOURS SOURCED FROM AUCKLAND COUNCIL GEOMAPS WEBSITE.
4. REGRESSION LINES SHOWN ARE BASED ON PRELIMINARY ASSESSMENT ONLY, AND MAY BE SUBJECT TO CHANGE FOLLOWING DETAILED INVESTIGATION.

| REV | DATE | REVISION DESCRIPTION | BY | CHK | APP |
|---|---|---|---|---|---|
| A | | Report Issue | | | |

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CLIENT
EM BOYLE AND JS MILICH

PROJECT TITLE
PROPOSED DEVELOPMENT
47 CHURCHILL ROAD
MURRAYS BAY

DRAWING TITLE
SITE PLAN

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESIGNED | JD | DATE | 13-09-2021 | CHECKED | TP | DATE | 17-09-2021 |
| DRAWN | TA | DATE | 15-09-2021 | APPROVED | | DATE | |

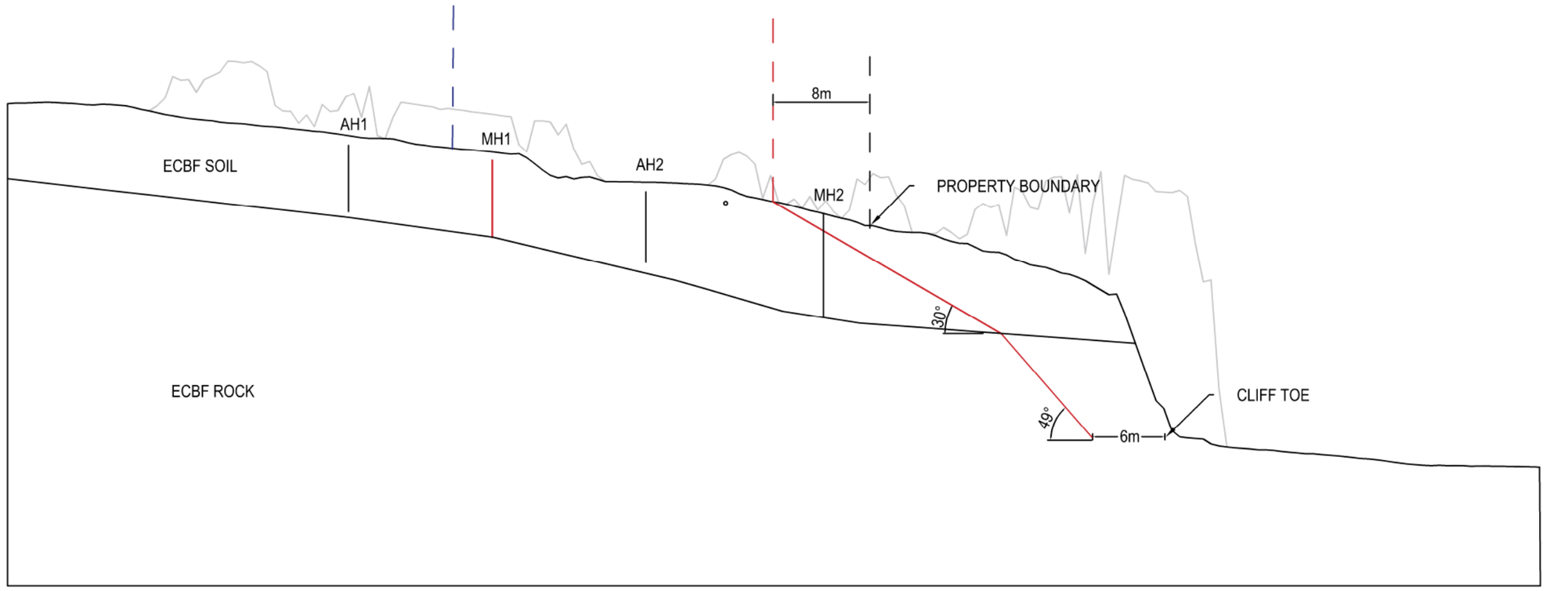
STATUS
PRELIMINARY ASSESSMENT

| SCALE | SIZE |
|---|---|
| 1:400 | A3 |

| COORDINATE SYSTEM | HEIGHT DATUM | |
|---|---|---|
| NZTM | AKL 1946 | |
| PROJECT NUMBER | DRAWING NUMBER | REVISION |
| K210970 | KGA 1 | A |

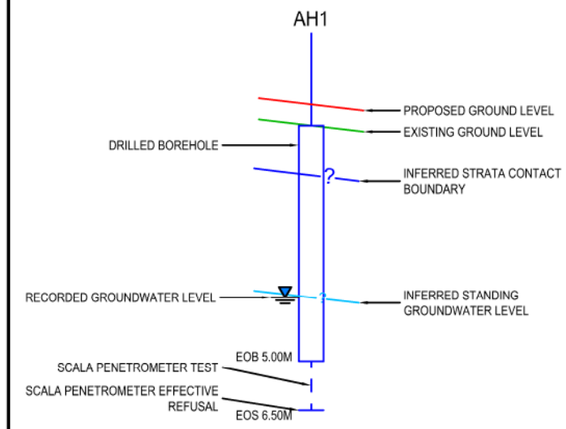
ASCIE LINE - AREAS SUSCEPTIBLE TO COASTAL INSTABILITY AND EROSION

SITE SPECIFIC ASSESSMENT METHOD




SW

NE




SCALE 1:400

0 10 20 m 30 40 m

## LEGEND

- FILL
- ALLUVIUM
- PUKETOKA FORMATION
- WAITEMATA GROUP SOILS
- WAITEMATA GROUP TRANSITIONAL MATERIAL
- WAITEMATA GROUP ROCK

## NOTES

1. LOCATIONS OF ALL FEATURES AND GROUND INVESTIGATION POINTS ARE APPROXIMATE ONLY.
2. THE GROUND PROFILE SHOWN HAS BEEN DERIVED USING DEM DATA AVAILABLE ON THE OPEN TOPOGRAPHY WEBSITE.
3. FOR DETAILS OF INDIVIDUAL BOREHOLES REFERENCE SHOULD BE MADE TO THE SPECIFIC BOREHOLE LOG.
4. ANY GEOLOGICAL INTERPRETATION SHOWN ON THE DRAWING IS BASED SOLELY ON AVAILABLE BOREHOLE RECORDS.
5. THE ACTUAL GROUND CONDITIONS MAY VARY FROM THAT SHOWN ON THE INTERPRETED GEOLOGICAL SECTION/S.
6. REFER TO SITE PLAN FOR LOCATION OF GEOLOGICAL SECTION.

| REV | DATE | REVISION DESCRIPTION | BY | CHK | APP |
|---|---|---|---|---|---|
| A | | Report Issue | | | |

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CLIENT
EM BOYLE AND JS MILICH

PROJECT TITLE
CLIFF REGRESSION ASSESSMENT
47 CHURCHILL ROAD
MURRAYS BAY

DRAWING TITLE
SECTION B-B'

| DESIGNED | | DATE | | CHECKED | | DATE | |
|---|---|---|---|---|---|---|---|
| DRAWN | | DATE | | APPROVED | | DATE | |

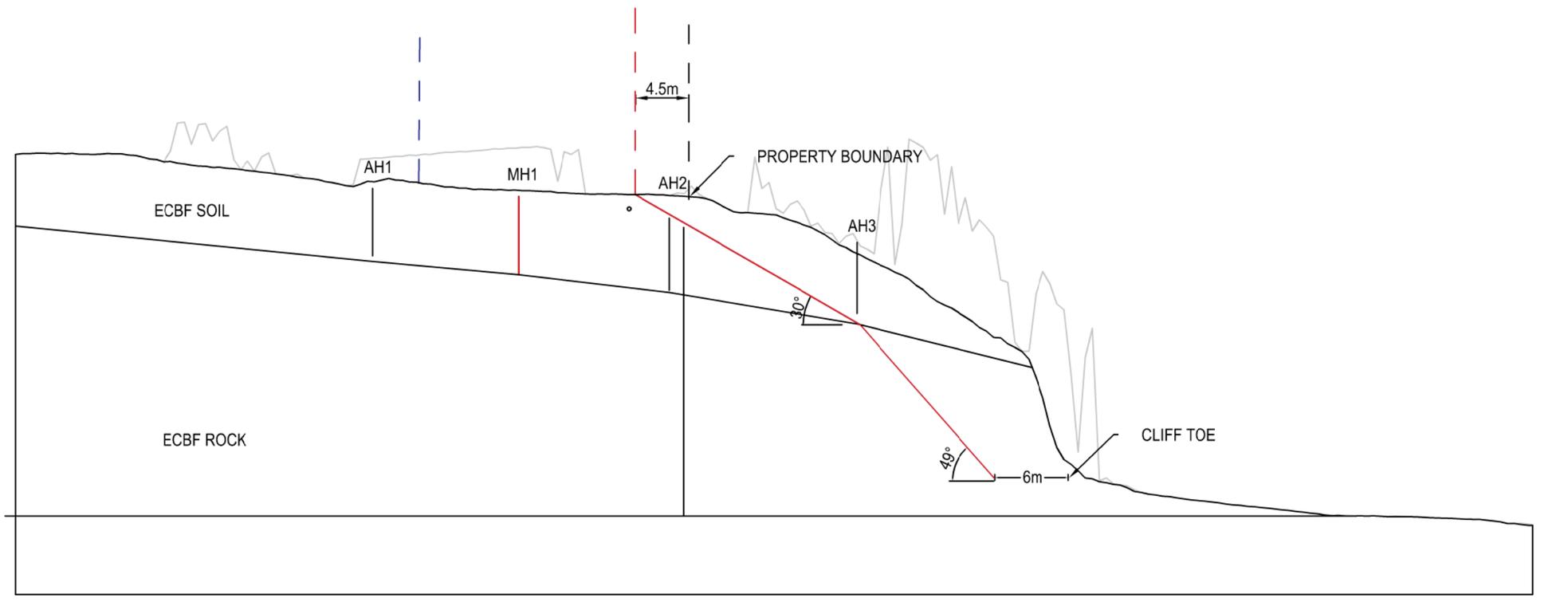
STATUS
RESOURCE CONSENT

| SCALE | SIZE |
|---|---|
| 1:400 | A3 |

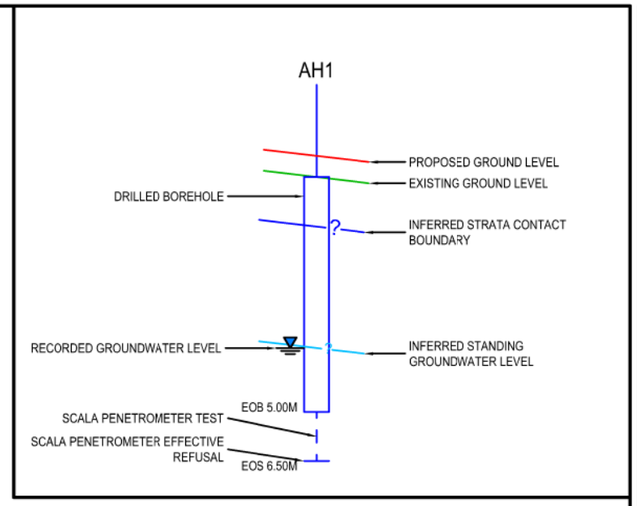
| COORDINATE SYSTEM | HEIGHT DATUM | |
|---|---|---|
| NZTM | AKL 1946 | |
| PROJECT NUMBER | DRAWING NUMBER | REVISION |
| K210790 | KGA 3 | A |

ASCIE LINE - AREAS SUSCEPTIBLE TO COASTAL INSTABILITY AND EROSION

SITE SPECIFIC ASSESSMENT METHOD




SW NE




LEGEND

- FILL
- ALLUVIUM
- PUKETOKA FORMATION
- WAITEMATA GROUP SOILS
- WAITEMATA GROUP TRANSITIONAL MATERIAL
- WAITEMATA GROUP ROCK

NOTES

1. LOCATIONS OF ALL FEATURES AND GROUND INVESTIGATION POINTS ARE APPROXIMATE ONLY.
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5. THE ACTUAL GROUND CONDITIONS MAY VARY FROM THAT SHOWN ON THE INTERPRETED GEOLOGICAL SECTION/S.
6. REFER TO SITE PLAN FOR LOCATION OF GEOLOGICAL SECTION.

| REV | DATE | REVISION DESCRIPTION | BY | CHK | APP |
|---|---|---|---|---|---|
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CLIENT
EM BOYLE AND JS MILICH

PROJECT TITLE
CLIFF REGRESSION ASSESSMENT
47 CHUCRHILL ROAD
MURRAYS BAY

DRAWING TITLE
SECTION A-A'

| DESIGNED | | DATE | | CHECKED | | DATE | |
|---|---|---|---|---|---|---|---|
| DRAWN | | DATE | | APPROVED | | DATE | |

STATUS
RESOURCE CONSENT

| SCALE | SIZE |
|---|---|
| 1:400 | A3 |

| COORDINATE SYSTEM | HEIGHT DATUM | |
|---|---|---|
| NZTM | AKL 1946 | |
| PROJECT NUMBER | DRAWING NUMBER | REVISION |
| K210790 | KGA 2 | A |

SCALE 1:400

0 10 20 m 30 40 m

## Bronnie Styles

**From:** Unitary Plan
**Sent:** Wednesday, 28 September 2022 2:01 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Erika Whittome

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Erika Whittome

Organisation name:

Agent's full name:

Email address: erika.whittome@gmail.com

Contact phone number: 021684394

Postal address:
105 Kupe St
Orakei
Auckland 1071

## 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 strongly oppose Auckland Council's decision to remove special character protection for Auckland. 926.1 926.3
I say that Council has: –

Wrongly set a threshold of "high quality" in deciding which Special Character Areas it has carried forward.
Wrongly concluded that the Reduced Special Character Area is only of "high quality" if 66% of the properties within it have scored 5 or 6 on its scale.
Not taken into account in the Council's own scoring methodology their own stated objectives set out in Chapter D18.1 (2) (c) of the Unitary Plan. This is an important part of the character of our suburb and immediate neighbourhood. 926.2 926.4
Applied an incorrect and/or inadequate methodology largely based on mathematical formulae and/or used incorrect and/or inadequate criteria in assessing the value of properties within Special Character Areas including our Area.
Wrongly excluded from consideration a number of properties in Special Character Areas, and within our Area because it has incorrectly applied its methodology in scoring them.
Wrongly applied the methodology it has adopted in determining that our Area should not be included as a Character and Heritage Area.

I wish to be heard in respect of the above matters.

Property address:

Map or maps: Auckland

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:
Historical architecture is always to be preserved.

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

Details of amendments:

Submission date: 28 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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## Bronnie Styles

**From:** Unitary Plan
**Sent:** Wednesday, 28 September 2022 1:31 pm
**To:** Unitary Plan
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 78 - Matt Winiata

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Matt Winiata

Organisation name:

Agent's full name:

Email address: mattwiniata@gmail.com

Contact phone number: 021552925

Postal address:
2102
Manurewa
Auckland 2102

## 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:
My submission is to support Auckland Councils proposal to retain the Hillpark Special Character Overlay as a qualifying matter. | 927.1

Property address:

Map or maps:

Other provisions:
I also wish to recognise and retain the ecological corridor through hillpark in line with other initiatives like the Puhinui stream regeneration. | 927.2

With this, I would like the council to conduct further investigation of Hillpark's natural environment and and apply addition protections where required such as additional and or extended significant ecological area overlays and improved identification and classification of streams where appropriate.

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:
Hillparks significant tree cover has a strong visual presence from all surrounding viewpoints including both north and south motorway approaches.
It is a very unique environment to Auckland, and accompanied by the classic architecture of the homes, I believe should count to the protection of the suburb from intense development that would erase the overlay for future generations.
This landscape is worth recognition either by extension of the special character overlay as it is interrelated with Hillpark's special character.

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

Details of amendments: Extension to the overlay to recognise the landscape and ecological corridor from Hunua to Murphy's bush. 927.3

Submission date: 28 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.

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.

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

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) John Mackay

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

**Address for service of Submitter**

1401/18 Beach Rd, Auckland City Centre, 1010

Telephone: 021 309 512 Fax/Email: john@urbs.co.nz

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 24~~ PC 78

Plan Change/Variation Name ~~Waiata Shores~~ Intensification

**The specific provisions that my submission relates to are:**
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s) Provisions for Special Character Areas

*Or*

Property Address

*Or*

Map Maps of Special Character Areas

*Or*

**Other** *(specify)* 1 Identification, definition and interpretation of Special Character Areas
2 MDRS and Qualifying Matters

## 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:

Experience from application processing and hearings

(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. | ☐ |

(See Attachment 1)

| | |
|---|---|
| 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)*

28 September 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.**

ATTACHMENT 1 - SUBMISSION ON PLAN CHANGE 78 - JOHN MACKAY

I seek the following decision by Council:

Accept the proposed plan change with amendments as outlined below:

1. Reduce the number of Special Character Areas in and immediately around Centres, which are the ideal places for intensification to support active transport modes, lifestyle choice and community convenience for residents. 934.1 934.2

2. On the other hand, increase the number of streets within the Residential Special Character Areas, because allowing intensification in suburban areas reduces the incentive to intensify in and around Centres. 934.3

3. Amend the criteria for determining Residential Special Character Areas, so that they reflect the elements that give a whole street its character rather than focussing on the heritage integrity of individual houses. 934.4

4. As much as possible, draw Special Character Area boundaries along the rear boundaries of lots rather than along streets because it is the quality of a street as a whole that gives it value and perceived character. 934.5

5. Identify the elements which give special character to each Special Character Area overlay. Besides houses, these may include walls, hedges, spacious lots and trees (both street trees and trees on private land). 934.6

6. Amend and shorten the text of the D18 Special Character Area Overlay chapter of the AUP, so that is intelligible, less internally contradictory and less focussed on exposition of different housing styles. 934.7

7. Amend the provisions of the D18 Special Character Area Overlay chapter so that a resource consent can be triggered by other specified aspects of character, not only by new buildings, alterations, demolitions or additions to buildings. 934.8

8. Where it is decided to retain Special Character Areas in Centres, write explicit bulk and location provisions (such as for the Karangahape Rd Special Character Area) rather than leaving the interpretation of bulk and location provisions to subjective interpretation. 934.9

9. Make it explicit in the provisions that Special Character is different from Heritage, and that urban designers, landscape architects, arborists and architects in mainstream general practice will often be more relevant in providing expert advice for the processing and hearing of consent applications than specialist heritage architects. 934.10 934.11

10. Maximise the use of Qualifying Matters to ensure that MDRS intensification is enabled close to centres only, and that it caters for people who are demographically under-provided by existing housing stock (e.g. singles, couples, solo parents, poor people) 934.12

## Bronnie Styles

**From:** grfalla@xtra.co.nz
**Sent:** Tuesday, 27 September 2022 5:26 pm
**To:** Unitary Plan
**Subject:** Submission on Plan Change 78
**Attachments:** pc-78-form-5-notification.pdf; Hillpark Submission MC.docx

Please replace my previous defective application with this version as attached. There are still some details missing which the template form failed to record.

Kind regards
Graham Falla

## 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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Mr Graham R. Falla and Prof Mick N. Clout

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

South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand

**Address for service of Submitter**

55 Wedgwood Avenue, Mangere East, Auckland 2024

Telephone: 92763092 Fax/Email: grfalla@xtra.co.nz

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) | Housing intensification across the Manurewa suburb of Hill Park |
| *Or* Property Address | |
| *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:

**(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. ☐

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 ☐

Graham R. Falla Mick N. Clout

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

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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**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.**

**SUBMISSION to AUCKLAND COUNCIL on PLAN CHANGE 78**

**By the SOUTH AUCKLAND BRANCH, ROYAL FOREST and BIRD PROTECTION SOCIETY of NEW ZEALAND**

**INTRODUCTION**

It is the view of Forest and Bird that the need for more intensive urban housing must be balanced against the need to protect natural values. This submission will take as an example the Manurewa suburb of Hillpark, only a small locality but illustrative of a global issue. We agree with the Secretary General of the United Nations, who this week has spoken of the urgent need to end "our suicidal war against nature."

**FACTS ON HILLPARK'S FOREST REMNANTS**

**1. Formerly Extensive Ancient Forest**

a) Hillpark's naturally occurring trees are a unique if fragmented remnant of a prehistoric forest ecosystem dating back many thousands of years, with genetic links to distant geological ages.

b) It is an example of podocarp/broadleaf forest containing specimens of totara, kahikatea, rimu, puriri and pukatea, aged up to and beyond 150 years.

c) Such trees have a prospective future life of many centuries, spanning multiple human generations.

d) Over the last eight centuries the forest was utilized but not removed by pre-European Maori.

e) Following European settlement in the mid-Nineteenth Century the forest was logged and partially cleared but not totally obliterated. Most major canopy species survived through natural regeneration that occurred before land use became intensive.

f) In these surviving fragments, especially in stream gullies, the forest structure has remained sufficiently intact to support a functioning ecological community of native plants, micro-organisms, invertebrates, fish, birds and possibly bats. Its natural regeneration continues today.

p.2 -

**2. Twentieth Century Residential Development**

a) By the 1950s farm livestock was being removed to make way for housing.

b) Careful planning provided not only for major bush reserves but also for a system of roading and subdivision that allowed a substantial amount of natural forest to remain on the rear of residents' properties.

c) In the 1960s the Manukau City Council District Plan recognized the significance of the major tree species by giving them general protection.

d) This general protection has since been cancelled, and numbers of mature trees in Hillpark have been felled.

e) The rate of replacement by natural regeneration and native planting is not sufficient to compensate for this loss.

**PRESENT-DAY BENEFITS of PROTECTING HILLPARK'S REMAINING TREES**

- The forest remnants are key elements of a unique ecosystem that has survived as an integral part of a modern residential suburb. Among the few Auckland suburbs containing natural forest, only Totara Heights and The Gardens feature forest of this particular type.

- Clusters of canopy-forming native trees create a habitat holding soil together, checking stormwater and silt runoff and harbouring soil organisms that support a large variety of native invertebrate life. Their shade enables endangered native aquatic life to thrive in the streams they shelter. They provide an ideal habitat for birdlife, especially the iconic native species including tui, kereru, ruru, silvereyes, fantails and warblers which thrive and breed in Hillpark, and mobile species such as kaka. (It should be noted that high buildings with large windows present a hazard for birds in flight.)

- These remnants and clusters are potentially vital 'stepping-stones' for wildlife, acting as an ecological corridor between the Waitakere and Hunua Ranges. Close by in the South Auckland region the concept of

p.3 -

such corridors has been recognized in the establishment of the 'South-East Wildlink', which is supported by Forest and Bird. Such development gives substance to the vision that Auckland may in the future reclaim a lost part of its natural heritage.

- They form a reservoir of biodiversity within Auckland's urban limits, countering the decline of this essential quality that continues elsewhere in Auckland and throughout the world.

- Old trees provide emotional comfort to many of the people who live near them and love them.

- For some, trees of ancient lineage possess a spiritual element that makes them sacred.

- They supply life in otherwise sterile places.

**CONCLUSION**

There is no doubt that the construction of more intensive housing across Hillpark would be accompanied by catastrophic destruction of its trees.

The question of whether Hillpark will survive as a haven of biodiversity will depend on reforms to the Resource Management Act and how they are applied by Auckland Council. In the light of Council's currently restricted powers regarding trees a practical and effective system of tree protection is needed urgently before more destruction of irreplaceable natural heritage takes place.

We consider that the points put forward above are Qualifying Matters in the framework of the Plan Change. In addition, existing SEAs should be both strengthened and extended to cover all local forest remnants in the Hillpark Special Character zone that have to date been overlooked, including vegetation overlapping from reserves into private properties. We

935.1
935.2

recommend a detailed review of the status of such remnants in and near to Hillpark. Besides the currently provided Significant Ecological Areas Overlay, which is vulnerable to hostile resource consent applications, Plan Change 78 also offers overlays for High Natural Character, Notable Groups of Trees and Outstanding Natural Character. Whatever overlay is chosen as the most appropriate it should be extended to cover the entire Hillpark area to protect the significant natural environment, perhaps including some form of covenanting. 935.3

Summing up, it is important that Hillpark should be provided with an overlay ('Special Character'?) acknowledging the abundance of trees and wildlife that makes it so special. The intention would be to protect the character of Hillpark and ensure any future development is in keeping with this and does not threaten the native trees and the varied wildlife that depends on them.

Signed: Graham R. Falla

Mick N. Clout (Emeritus Professor)

Date: 23 September, 2022

For the South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand

P.S. We wish to record that if others make a similar submission we will consider presenting a joint case with them at a hearing.

**SUBMISSION ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN**

**Background**

Devonport Heritage Inc. (2017) first formed in 1994 in response to community concern at the demolition of heritage houses in the area. It has gone on to become a strong lobby group and guardian of Devonport's historic identity and buildings. The society's championing of heritage is widely recognised in Devonport and beyond.

We have 250 members, send out regular newsletters, have an active website and have received wide support from the community since the Government's intensification proposals were announced.

The society's petition to stop intensification in Devonport was signed by 2500 people and 78% of Devonport people supported the retention of the Special Character Area Overlay in feedback to Council in May this year.[1]

**General Reasons for Submission**

Devonport is Auckland's foremost heritage marine suburb with a rich vein of Māori archaeology and early European history, much of it still visible.

The two volcanic cones of Takarunga Mt Victoria and Maungauika North head dominate Devonport and together with the timber houses and the coast on three sides, they present an enduring relationship between mountain, sea, and housing.

This special relationship between the geographic, historic, and built heritage makes Devonport a unique area that thoroughly deserves the protection of the Special Character Area Overlay.

European settlement began in Devonport in the 1840s and the area developed from a naval and farming settlement to become the vital stepping-stone to the north. In the 1890s through to the 1930s it developed as a thriving business and residential hub in its own right. It was in this period that most of the heritage buildings we see today were

[1] Ak Council final reports of April/May consultation on council's preliminary response to intensification

built. This enduring historic presence means Devonport is a significant cultural and historic landscape area that is widely valued by residents and recognised far beyond the shores of the suburb.

Devonport's historic value has long been acknowledged in statutory planning terms for many years, first by the Devonport Borough Council and in 1995 by the North Shore City Council in its Residential 3 Built Heritage rules that controlled demolition and renovation. The Auckland Unitary Plan has carried forward that recognition with the Special Character Area Overlay.

Given the widespread changes to the built environment that Proposed Plan Change 78 enables across Auckland, Special Character Areas like Devonport are more important now than ever. The area warrants continued strong protection at a time when much of the city is changing so rapidly.

Overall Devonport Heritage seeks that Proposed Plan Change 78 is accepted, with the amendments sought in our submission.

The specific provisions, property address or map that our submission relates to are listed in the **attachment**, recording whether we support or oppose the provision, proposed amendments if relevant, and the reasons for our submission.

We could not gain an advantage in trade competition through this submission.

We wish to be heard in support of our submission. If others make a similar submission, we will consider presenting a joint case with them at a hearing.


| | |
|---|---|
| Submitter name: | Devonport Heritage |
| Submitter address for service: | 11 St Aubyn St, Devonport |
| Contact person: | Margot McRae |
| Email: | mmcrae@xtra.co.nz |
| Phone: | 027 501 7477 |


Yours sincerely

Margot McRae
Chairperson

Date: 28/09/22

| Provision/property address/map reference | Support/ Oppose | Reason for submission | Amendment sought | |
|---|---|---|---|---|
| 1. Schedule 14.2 Historic Heritage Areas – Maps and statements of significance | Support in part | The Devonport town centre area is eligible for being recognised as a Historic Heritage Area. See attachment *Historic Heritage Evaluation: Devonport Historic Heritage Area* for additional reasons. | Add Devonport Historic Heritage Area to Schedule 14.2 Historic Heritage Areas – Maps and statements of significance | 937.1 |
| 2. Mapping<br>(i) All land zoned for residential purposes, including schools, in Narrow Neck (south), Devonport and Stanley Point and not zoned Residential - Low Density Residential Zone with the Special Character Area Overlay, except for 142 Vauxhall Road, being Fort Takapuna Sec 1 SO 448861.<br>(ii) All land zoned for business purposes, except for 31A and 35 Bartley Terrace and 22-24 Clarence Street, being New World Supermarket and adjacent business land and carpark, Lot 3 DP 118145, Sec 1 Blk VI SD RANGITOTO, Lot 1 DP 40969, Pt Lot 3 DP 32626, and Lot 1 DP 30920 | Oppose | 1. Oppose the methodology used for identifying the Special Character Areas as qualifying criteria, thus allowing many parts of Narrow Neck, Devonport and Stanley Point with special character to be unprotected from insensitive and inappropriate development.<br>2. Zoning pockets of land for Mixed Housing Urban undermines the objectives and policies in Chapter D18 which support the protection of Special Character Areas.<br>3. The introduction of the Residential Mixed Housing Urban Zone with a height limit of 11m (+1m) creates an unnecessary planning conflict with the Height Sensitive Area Overly in relation to Takarunga Mt Victoria and Maungauika North Head which overlies all of central Devonport at 9m.<br>4. The objectives, policies and rules of the Residential Mixed Housing Urban Zone fail to recognise the prevalence of special character throughout Narrow Neck, Devonport and Stanley Point and the resulting adverse effect on this character, particularly at the zone interface.<br>5. The land not zoned Residential - Low Density Residential Zone and /or not with the Special Character Area Overlay Is not required to give effect to the requirements of the Resource Management (Housing and Other Matters) | (i) Land zoned for residential purposes, but not zoned Residential - Low Density Residential Zone with the Special Character Area Overlay is rezoned to Residential - Low Density Residential Zone with the Special Character Area Overlay; and<br><br>(ii) Land zoned for business purposes, but not zoned with the Special Character Area Overlay is to be subject to the Special Character Area Overlay | 937.2<br>937.3<br>937.4 |

| | | | | |
|---|---|---|---|---|
| | | Amendment Act 1991 or of the National Policy Statement - Urban Development, because Auckland has more than enough capacity to provide for its future housing needs for the foreseeable future.<br>6. The failure of the proposed plan change to protect Special Character Areas is contrary to the purpose of the Resource Management Act 1991 (RMA), does not recognise and provide for the protection of historic heritage as required by section 6(f) RMA, and fails to have particular regard to the matters in section 7 RMA, including (b) efficient use and development of natural and physical resources, (c) the maintenance of amenity values, (f) maintenance and enhancement of the quality of the environment and (i) the effects of climate change. | | |
| 3. Chapter D18 – Special Character Areas Overlay - Residential and Business | Support | The Special Character Area Overlay – Residential and Business meets the criteria for a qualifying matter in accordance with sections 77I(j) and 77O(j) of the RMA. | Retain Chapter D18 – Special Character Areas Overlay - Residential and Business | 937.5 |
| 4. Mapping of NPS-UD Policy 3d | Oppose | The mapping for Devonport shows the extent of NPS-UD Policy 3d in relation to the Devonport Town Centre Zone. However, as the introduction of Terrace Housing and Apartment Building Zone (THABZ) is inappropriate, the Policy 3d area has not been rezoned THABZ. However, the Policy 3d extent remains on the maps. This causes confusion and potential argument for THABZ type development. | Delete the Policy 3d mapping around Devonport town centre | 937.6 |
| 5. Rule D18.4 (3) – rules in the Special Character Area Overlay take precedence over zone rules | Support | It is important that the Special Character Area Overlay rules take precedence over the zone rules, and that this precedence is explicit. | Retain Rule D18.4 (3) | 937.7 |

| | | | | |
|---|---|---|---|---|
| 6. H3A Residential – Low Density Residential Zone H3A.2 Objectives Objective (4) | Oppose | The objective is vague and should be amended to be clear that any increase in intensity does not detract from the qualifying matters. | Amend Objective 4 to state:<br>(4) More intensive residential development including medium density residential development is enabled only ~~to the extent necessary, ensuring that~~ where it does not detract from qualifying matters' values accommodated by the zone's purpose. | 937.8 |
| 7. H3A Residential – Low Density Residential Zone H3A.2 Objectives Objectives (12) and (13) | Oppose | The incorporation of these MDRS objectives is inconsistent with the purpose of the zone, are not part of the IPI, the objectives have only been included pursuant to section 80H RMA, [and should be removed pursuant to section 80H(2)(b)] | Remove Objectives (12) and (13) | 937.9 |
| 8. H3A Residential – Low Density Residential Zone H3A.3 Policies Policy (7) | Oppose | The policy is vague and should be amended to require that any increase in intensity does not detract from the qualifying matters. | Amend Policy 7 to state:<br>(7) Require more intensive residential development including Medium Density Residential development to be enabled only ~~to the extent necessary, ensuring that~~ where it does not detract from the identified qualifying matters' values. | 937.10 |
| 9. H3A Residential – Low Density Residential Zone H3A.3 Policies Policies (18), (19), (20),(21) and (22) | Oppose | The incorporation of these MDRS policies is inconsistent with the purpose of the zone, is not part of the IPI, the policies have only been included pursuant to section 80H RMA, [and should be removed pursuant to section 80H(2)(b)] | Remove Policies (18), (19), (20),(21) and (22) | 937.11 |
| 10. H3A Residential – Low Density Residential Zone H3A.4 Activity Table – 2nd para. | Support | It is important that the Special Character Area Overlay rules take precedence over the zone rules, and that this precedence is explicit. | Retain 2nd paragraph which states:<br>The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land. | 937.12 |

| | | | | |
|---|---|---|---|---|
| 11. H3A Residential – Low Density Residential Zone H3A.5 (3) and (4) Notification | Oppose | The incorporation of the MDRS notification rule is inconsistent with the purpose of the zone, is not part of the IPI, the rule has only been included pursuant to section 80H RMA, [and should be removed pursuant to section 80H(2)(b)] | Remove H3A.5 (3) and (4) Notification rules | 937.13 |
| 12. H3A Residential – Low Density Residential Zone H3A.6 Rules H3A.6.8 Height in relation to boundary | Oppose | The incorporation of the MDRS height in relation to boundary rule is inconsistent with the purpose of the zone, is not part of the IPI, the rule has only been included pursuant to section 80H RMA, [and should be removed pursuant to section 80H(2)(b)] | Replace rule with the standard in Standard D18.6.1.2 Height in relation to boundary Special Character Areas Overlay | 937.14 |
| 13. H3A Residential – Low Density Residential Zone H3A.6 Rules H3A.6.9.1 Yards | Oppose | The incorporation of the MDRS Yards rule is inconsistent with the purpose of the zone, is not part of the IPI, the rule has only been included pursuant to section 80H RMA [and should be removed pursuant to section 80H(2)(b)] | Replace rule with the standard in Standard D18.6.1.3 Yards Special Character Areas Overlay | 937.15 |
| 14. H3A Residential – Low Density Residential Zone H3A.6 Rules H3A.6.12 Landscaped area | Oppose | The incorporation of the MDRS Landscaped area rule is inconsistent with the purpose of the zone, is not part of the IPI, the rule has only been included pursuant to section 80H RMA, [and should be removed pursuant to section 80H(2)(b)] | Replace rule with the standard in Standard D18.6.1.5 Landscaped area Special Character Areas Overlay | 937.16 |
| 15. H3A Residential – Low Density Residential Zone H3A.6 Rules H3A.6.14 Outdoor living space | Oppose | The incorporation of the MDRS Outdoor living space rule is inconsistent with the purpose of the zone, is not part of the IPI, the rule has only been included pursuant to section 80H RMA, and should be amended. | Amend H3A.6.14 as follows:<br><br>Insert a purpose statement as follows:<br>Purpose: to provide dwellings, supported residential care and boarding houses with<br>outdoor living space that is of a functional size and dimension, has access to sunlight,<br>and is accessible from the dwelling.<br><br>Amend H3A.6.14 (1)(a) as follows: | 937.17 |

| | | | | |
|---|---|---|---|---|
| | | | (a) where located at ground level, has no dimension less than ~~3~~ 4 metres and has a gradient not exceeding 1 in 20; | 937.18 |
| 16. H3A Residential – Low Density Residential Zone H3A.6 Rules H3A.6.15 Outlook space | Oppose | The incorporation of the MDRS Outlook space rule is inconsistent with the purpose of the zone, is not part of the IPI, the rule has only been included pursuant to section 80H RMA, and should be amended. | Amend H3A.6.15 as follows:<br>Insert a purpose statement as follows:<br>Purpose:<br>• to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and<br>• manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.<br><br>Amend H3A.6.15(1)(b)(i) as follows:<br><br>(b) The minimum dimensions for a required outlook space are as follows: i) a principal living room must have an outlook space with a minimum dimension of ~~4~~ 6 metres in depth and 4 metres in width; and<br><br>Amend H3A.6.15(1)(h) as follows:<br><br>(h) Outlook spaces must— i) be clear and unobstructed by buildings and fences; and | 937.19<br>937.20<br>937.21 |

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| 17. H5 Residential – Mixed Housing Urban Zone H5.2 Objectives | Oppose | The objectives fail to acknowledge that development within the zone may have adverse effects beyond the zone on special character values. This is particularly the case along a zone interface with Special Character Areas. | Insert an additional objective as follows:<br><br>(11) Development does not adversely affect the special character values of adjoining special character areas. | 937.22 |
| 18. H5 Residential – Mixed Housing Urban Zone H5.6 Standards | Oppose | The policies fail to acknowledge that development within the zone may have adverse effects beyond the zone on special character values. This is particularly the case along a zone interface with Special Character Areas. | Insert an additional policy as follows:<br><br>(11A) To require development to incorporate design parameters that maintain the values of adjoining special character areas. | 937.23 |
| 19. H5 Residential – Mixed Housing Urban Zone H5.6 Standards H5.6.6 Height in relation to boundary | Oppose | In order to maintain the values of special character areas a more responsive height in relation to boundary rule is required at the interface of the MHUZ and property with a Special Character Area Overlay | Reintroduce a Standard H5.6.7 Height in relation to boundary rule which is the same as Standard D18.6.1.2 Height in relation to boundary Special Character Areas Overlay to apply to immediate neighbours within the Special Character Area Overlay areas. | 937.24 |
| 20. H5 Residential – Mixed Housing Urban Zone H5.6 Standards H5.6.8 Yards | Oppose | In order to maintain the values of special character areas more responsive yard setbacks are required at the interface of the MHUZ and property with a Special Character Area Overlay | Amend H5.6.8 Yards with the contents of the rule in Standard D18.6.1.3 Yards Special Character Areas Overlay to apply to immediate neighbours within the Special Character Area Overlay areas. | 937.25 |
| 21. H5 Residential – Mixed Housing Urban Zone H5.6 Standards H5.6.10 Building coverage | Oppose | In order to maintain the values of special character areas a more responsive building coverage limit is required at the interface of the MHUZ and property with a Special Character Area Overlay | Amend H5.6.10 Building coverage as follows:<br>Purpose statement is to include:<br>• be commensurate with the existing built character of any adjacent SCAO; and | 937.26 |

| | | | | |
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| | | | • ensure sufficient open space is retained on sites to maintain the character values of any adjacent SCAO.<br><br>And the rule in Standard D18.6.1.4 (1) Building coverage Special Character Areas Overlay to apply to immediate neighbours within the Special Character Area Overlay areas, | 937.27 |
| 22. H5 Residential – Mixed Housing Urban Zone H5.6 Standards H5.6.11 Landscaped area | Oppose | In order to maintain the values of special character areas more responsive landscape area rules are required at the interface of the MHUZ and property with a Special Character Area Overlay | Amend H5.6.11 Landscaped area as follows:<br>Purpose statement is to include:<br>• to maintain a minimum level of planting on sites that is consistent with the character values of any adjacent SCAO.<br><br>For Development adjacent to an Special Character Area Overlay add an additional rule with the standard in Standard D18.6.1.5 (1) Landscaped area Special Character Areas Overlay | 937.28<br>937.29 |
| 23. H5 Residential – Mixed Housing Urban Zone H5.6 Standards H5.6.12 Outlook space | Oppose | In order to maintain the values of special character areas more responsive outlook space rules are required at the interface of the MHUZ and property with a Special Character Area Overlay | Amend H5.6.12 Outlook space as follows:<br>For Development adjacent to an Special Character Area Overlay require that "a principal living room must have an outlook space with a minimum | 937.30 |

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| | | | dimension of 6 metres in depth and 4 metres in width.<br>And<br>Amend H5.6.12 (A1)(h)(i) and (9)(a) to include reference to “fences” as reasons for obstruction. | 937.31 |
| 24. Mapping: Height Variation Control and Figure D14.10.1 | Support in part | The proposal to introduce a Historic Heritage Area for Devonport has re-evaluated the boundary between the 9m and 13m height limits in the Height Variation Control over Devonport. | Amend the Height Variation Control on the Planning Maps and also Figure D14.10.1 to show amended height limits and make any other corollary amendments to the AUP. | 937.32<br>937.33 |

# Historic Heritage Evaluation

## Devonport Historic Heritage Area

*Victoria Road, Windsor Reserve and Marine Square*

September 2022

Prepared by Jackie Gillies, Richard Reid, Jeremy Salmond and Dave Serjeant
on behalf of Devonport Heritage

# Historic Heritage Evaluation

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September 2022

Cover image: The Esplanade Hotel and Mays' Building 1890s and 2022

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Appendix 1 Inventory of Buildings and Features
Appendix 2 Identification of NZAA Recorded Archaeological Sites
Appendix 3 Legal Descriptions and Record of Title Identifiers, Deed Register and/or Gazette notice information

# 1. Executive summary

This draft report has been commissioned by Devonport Heritage (2017 Inc.), a local community group and incorporated society formed to celebrate and encourage heritage protection in Devonport. This report forms part of the Society's submission to Plan Change 78 detailing the Council's formal response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, publicly notified in August 2022.

The purpose of this report is to evaluate the Society's proposed Historic Heritage Area (**HHA**) that encompasses the Devonport Main Street area and Windsor Reserve/Marine Square on the shoreline. Both areas are recognised for their historic value already in the AUP, either in whole or in part, and the Society considers that this recognition would be strengthened by recognition as a HHA.

Figure 1 Proposed Devonport Historic Heritage Area

The proposed Devonport HHA is 5.133 hectares in area and encompasses multiple features and properties, including public land and the foreshore, cultural landscapes, buildings, structures, monuments, plantings, archaeological sites, a townscape and streetscapes. It sits at the centre of a wider business area surrounded by historic residential settlement.

While not part of the HHA itself, Takarunga / Mount Victoria sits at the head of this HHA, forming the high ground, on the lower slopes of which the main street falls to the harbour. Victoria Road is the spine, along which key commercial, civic, community and religious buildings are concentrated. At the shoreline,

Windsor Reserve and Marine Square open the main street to the water space of the city. This formalised sequence of features is unparalleled locally, regionally and nationally.

The number and density of Devonport's scheduled historic heritage buildings along the main commercial street are also unparalleled locally and regionally. Furthermore, the proposed Devonport HHA contains a large number of other scheduled historic heritage sites and places, NZAA sites and a group of notable trees.

An individual analysis of the heritage significance of each of the 41 buildings and features included in the HHA has been carried out and supports this conclusion.

On the basis that the proposed HHA has been assessed as outstanding by reference to one evaluation criteria and having considerable heritage value in four other criteria, this report concludes that the Devonport Historic Heritage Area overall has considerable significance locally and regionally.

It is the submission of this report that the proposed Devonport HHA meets the threshold for eligibility as a **Historic Heritage Area**.

## 2. Purpose

The purpose of this document is to consider the proposed Historic Heritage Area for Devonport against the criteria for evaluation of historic heritage Regional Policy Statement (**RPS**) section (B5.2.2 Policies) in the Auckland Unitary Plan **(AUP)**.

The document was commissioned by Devonport Heritage (2017 Inc). It has been prepared by Jackie Gillies, heritage architect (retired), Richard Reid of Richard Reid & Associates Citymakers, Jeremy Salmond of Salmond Reed Architects and Dave Serjeant of Merestone Planning and Resource Management.

All maps illustrating the Devonport HHA have been prepared by Salmond Reed Architects and Richard Reid. All photos of buildings and streetscapes taken in 2022 are by Jackie Gillies.

This document has been prepared to support a submission by Devonport Heritage (2017 Inc) to Auckland Council under PC 78 to recognise the significant heritage status of the Devonport Town Centre area, as described below, by classifying the identified area as a HHA.

# 3. Identification

| | |
|---|---|
| **Site address(es) and/or location** | Victoria Road, Devonport, from the road reserve on Queens Parade and Windsor Reserve to the north boundary of the Victoria Theatre at 56 Victoria Road and part of Clarence Street. The HHA extends to the rear legal boundaries of all sections. |
| **Legal description(s) and Record of Title identifier(s), Deeds register and/or Gazette notice information** | See Appendix 3 |
| **NZTM grid reference** | NZTM:E1760305,N5922391 |
| **New Zealand Heritage List / Rārangi Kōrero details** | See Appendix 1 |
| **Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)** | The place is the site of human activity before 1900 with both recorded and unrecorded values.<br>See also Appendix 2. |
| **Cultural Heritage Inventory (CHI) reference(s)** | 20 out the 41 buildings and features that make up the study area are included in the CHI of the AUP and in the Historic Heritage Overlay and 6 are on the HNZ List. All of the area is currently included in the Special Character Area Overlay in the AUP.<br>See also Figure >> |
| **New Zealand Archaeological Association (NZAA) site record number(s)** | See Appendix 2. |

# 4. Scope

This report has been commissioned by Devonport Heritage (2017 Inc), a local community group and incorporated society formed to celebrate and encourage heritage protection in Devonport. The society's role is to promote awareness and appreciation of Devonport's rich history and act as an advocate for heritage restoration.

This report evaluates Devonport Heritage's proposal for a Devonport Historic Heritage Area which encompasses multiple features, properties (including public land and the foreshore), buildings, structures, monuments, plantings, archaeological sites and features, traditional sites, townscape and streetscape.

This report is submitted as part of Devonport Heritage's submission to Auckland Council's Plan Change 78 which is a response to the National Policy Statement on Urban Development (NPS-UD) and Medium Density Residential Standards (MDRS). It has also been submitted to Plan Change 82 Schedule 14.1 Amendments to Historic Heritage.

A draft report was prepared in May and presented to Council which responded with detailed feedback. This final report includes Devonport Heritage's response to this feedback.

The authors have had regard to the Council recommended methodology for evaluation of historic heritage which has been chiefly developed for the detailed assessment of individual buildings. An Inventory of subject buildings and features has been included (Appendix 1) which includes brief assessments of all properties included in the proposed HHA and which is also based on the AUP Guidelines for Assessment of Significance.

The evaluation does not address matters such as engineering, soundness or safety, earthquake risk, safety in the event of fire or insanitary conditions.

# 5. Historical summary

The geographical and topographical features of Devonport that derive from pre-history – the volcanic cones, the beaches and inlets of the Waitematā Harbour and its peninsula form - still dominate the suburb and have been the key drivers of the uses and form that later development took. This includes both the long association and utilisation by different Māori tribes since their arrival and then later by colonial settlement.

**Māori ancestral associations with Devonport**

Traditional sources and archaeological research records that Māori occupation extends back to the arrival of the canoes of the first migration. The canoe of Tainui stranded on a sandbank at present-day Torpedo Bay before continuing on the Manukau Harbour.

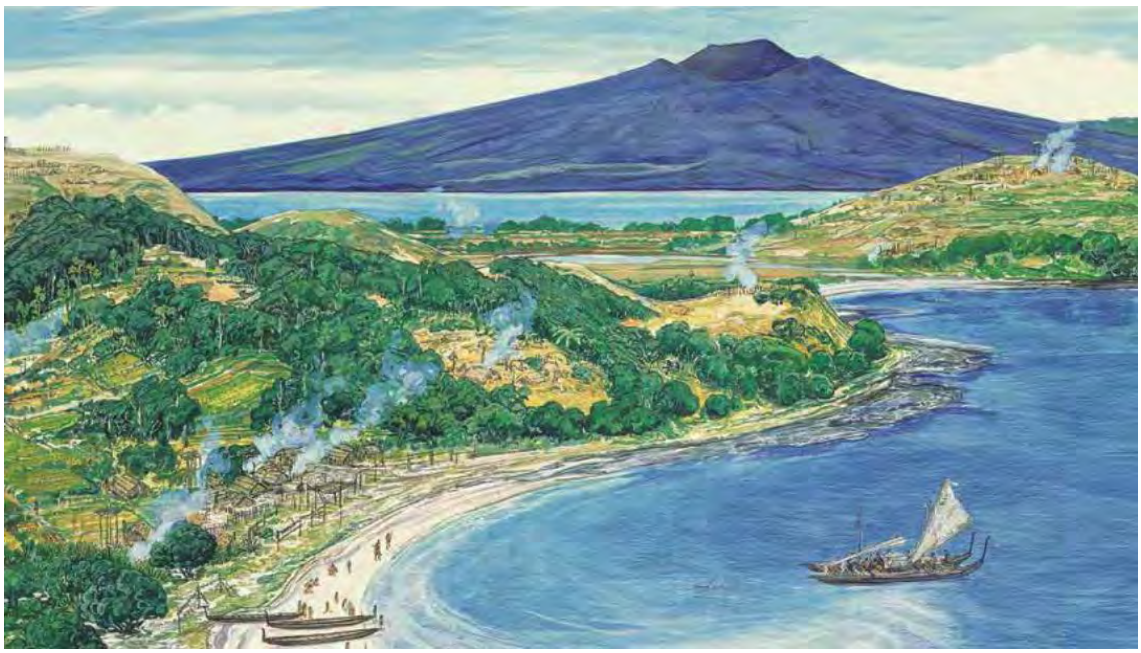


Figure 2 C. Gaskin painting commissioned by the ARC 2001

*"Chris Gaskin's painting of Tainui's arrival and the surrounding occupational and agricultural landscape shows the Tainui canoe stranded on the sandbank, 'Te Ranga ō Taikehu', Taikehu swimming ashore, Takarunga/Mt Victoria, Takamaiwaho/Duders Hill, the headland pā, Te Kūrae ō Tura, Te Haukapua/Torpedo Bay, Maungāuika/North Head, and beyond, a recently erupted and still barren Rangitoto Island. The cones were occupied at this time but not fortified."(Graeme Murdoch).*

Some crew members remained and settled on the land and became known as Ngāti Tai. Many later Māori tribes came and went from the peninsula, fishing, growing crops and building the fortified pa, including Ngāti Paoa and Ngāti Whatua.

By the mid 19th century, Māori use of the land had dwindled and it was sold to the Crown in 1841. Ngapuhi warrior chief Patuone remained in Devonport and became a well-known and respected member of the community until his death in 1872. He is buried in the Anglican Cemetery on the slopes of Takarunga / Mount Victoria.

**European history**

In 1827 the French explorer Dumont D'Urville visited the Waitematā Harbour and is believed to have climbed to the top of Takarunga / Mount Victoria.

The first European building on the Devonport foreshore was a powder magazine built in 1840 on the sandspit that is now Windsor Reserve. The following year Captain Snow was employed as signal master on the top of Takarunga / Mt Victoria, and he and his family were the first permanent residents of Devonport.

By the time of the first police census in 1842 Snow had been joined by Thomas Duder and William Brown as residents of the suburb. Devonport grew with the arrival of the first shipbuilders, farmers, churchmen, teachers, and shopkeepers, and a fledgling community emerged.

The actual subdivision of Devonport into suburban farms occurred in 1850 and main roads, although on paper only, were formed. Victoria Road was surveyed at this stage.

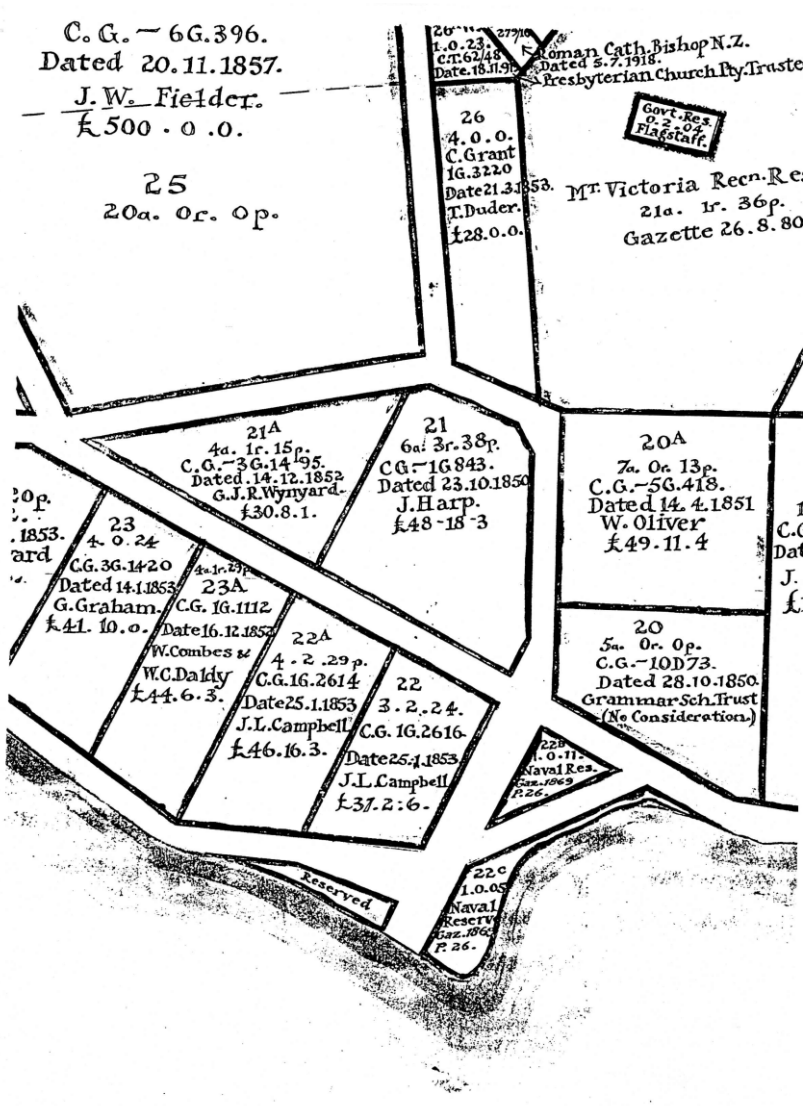



Figure 3. Crown Grants in the Devonport Area.

The major roads were formally gazetted with the allocation of the original Crown Grants under The Hundred of Devonport in the 1840s. The earliest photographs of the district, taken from Mt Victoria clearly show these early thoroughfares among houses and radiating from the triangular open space of Windsor Reserve.

In 1864 Holmes Bros built the Flagstaff Hotel and wharf at the bottom of Victoria Road, and applied to run a cutter service. Their vessel, Enterprise, began the first scheduled ferry service in 1865.

The initial growth of Devonport saw intense rivalry between two “ends", one at Victoria Road and the other further along the waterfront at Church Street with Duder’s Wharf. But after an intense period of rivalry the Holmes Brothers’ ferry service from Victoria Wharf at the bottom of Victoria Road won out.

Victoria Road developed as the commercial centre and link north. Businesses connected to the ferry transport and the main link north were established and flourished.

Devonport grew in the 1880s due to the arrival of the military and the construction of defence works on Maungauika / North Head, coupled with the efficient and reliable ferry service of the newly formed Devonport Steam Ferry Company in 1885.

The location of the Borough derives largely from its value as an early landing point on the north shore of the Waitematā Harbour. Consequently Devonport, and Victoria Road in particular, became a principal springing point for overland routes north from Auckland. None of the early structures associated with this original activity survive, although later buildings and the wharf (associated with the ferry service) are important to the existing character of the area.

Early photographs witness the importance of transport service industries and trades in Victoria Road. W. Parsons and Sons livery and Bait Stables (also known as Peterson’s Stables) were a feature of many street scenes recorded in Victoria Road.

Figure 4 Parson’s Bait & Livery Stables

Many of these early businesses were based on the transport trade and to service visitors moving north. Lanes' tearooms in lower Victoria Road drew much of its trade from the travelling public.

Figure 5 Lane's Tea Rooms in Mays' Building c1890

Commerce was a logical early development in a street which was the conduit for most through traffic from the harbour and Auckland. A full range of services and trades flourished from early development, with banks, bakers, drapers, grocers, ironmongers, butchers, bootmakers and fishmongers all represented.

As the physical and commercial focus of the Borough, the commercial area logically became the seat of local government and of government services such as the Municipal Offices and the Post Office.

Figure 6 Devonport Post & Telegraph Office, 1908

With the formation of the Borough of Devonport in 1886 the first purpose-built Council Chambers occupied the former Naval Reserve Land (now Windsor Reserve) on the site now occupied by the library.

Figure 7 Devonport Municipal Chambers

In the 1930s the Municipal Buildings were destroyed by fire and new premises were sought. The Post Office was looking to relocate and construct a new modern Post Office building and the Council took over the existing 1908 building. It was completely remodelled both inside and out, with all of the Edwardian detailing removed and the façade redesigned in a Moderne style.

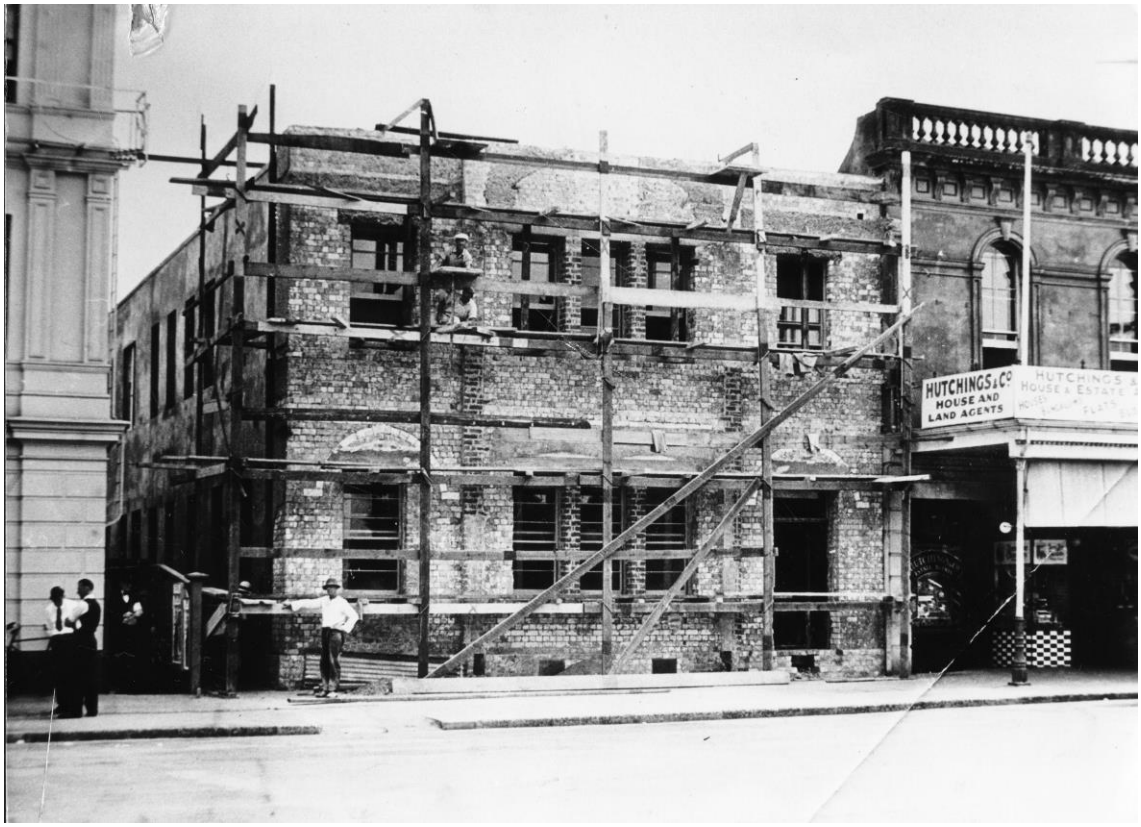



Figure 8 Devonport Post Office being remodelled for the new Borough Council Chambers 1939

The social life of the Commercial Centre is closely linked to civic ceremony and public ritual. The street has traditionally been the site for displays of public enthusiasm, such as on the visits of notable personages and, in Devonport especially, for Naval parades and ANZAC Day parades. The siting of the municipal war memorial on Windsor reserve ensures the continuation of these traditions.

The reserves themselves and the beaches are also a continuing focus for public occasions, from triathlons to demonstrations, maintaining a long-standing historic pattern.

The original commercial area was concentrated on the western side of Marine Square and Victoria Road and stretched north from the wharf to Clarence Street. The buildings were originally of wooden construction, with shops below and dwellings above.

In February 1888, a large portion of the block was destroyed by fire and the sole building to survive was the two-storey brick block erected for Oliver Mays around 1882.

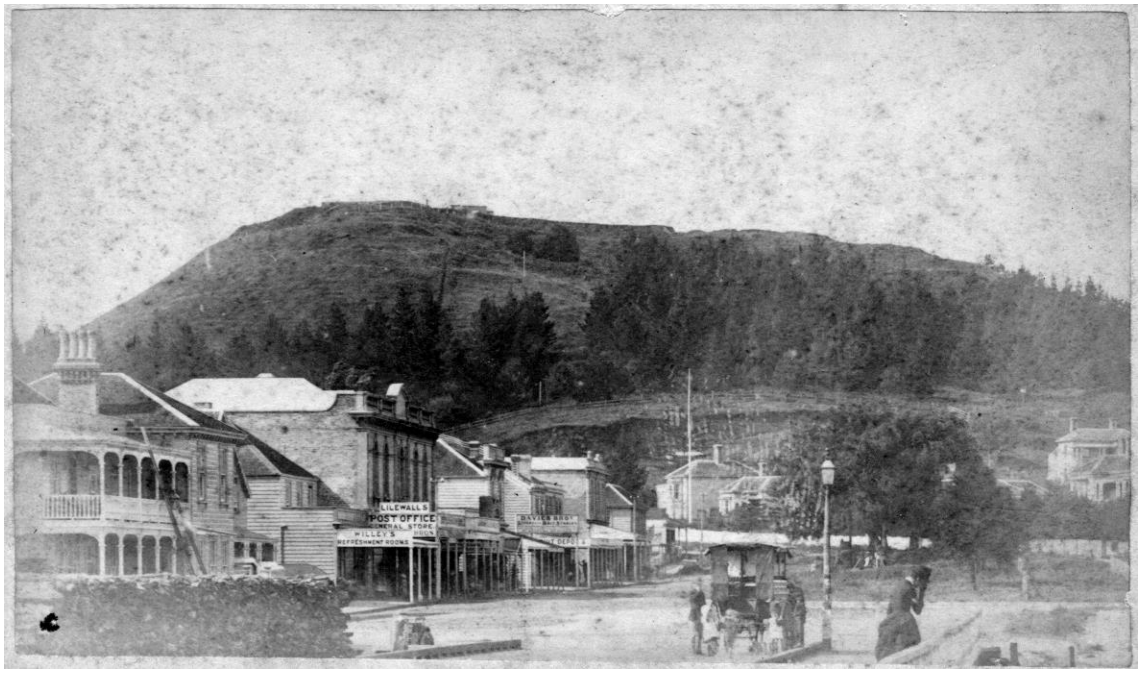



Figure 9 Victoria Road before the fire of 1888. (Note “Flagstaff Hotel” on site of later Esplanade Hotel and Oliver Mays building (with the first Post Office) being the only one in brick.)

As a result of the fire, the new Borough Council required all replacement buildings in the commercial area to be of fire-proof construction, i.e. brick masonry. The area designated was popularly referred to as the brick area. After the fire a number of Victorian Italianate Revival style buildings were constructed. Many of these buildings are still standing.

With the exception of the Devonia Building and the two late 20th century buildings above Fleet Street , the commercial buildings on the next block north on Victoria Road were constructed between 1898 and the beginning of World War One.

The number of businesses had expanded by the Edwardian Age. By 1910, a much wider range of manufactured goods such as jewellery, bicycles and sewing machines were available. A permanent Post Office, two banks and a branch of the Auckland Gas Company were established and the Esplanade Hotel was built. Some of the commercial premises were houses whose fronts had been modified to form shops. These early businesses were typically those services essential to any small community and included for example drapers, bootmakers, fruiterers, grocers, plumbers, tobacconists, blacksmiths and stationers.

A particular feature of late 19th and early 20th century commercial life was the integration of family and business life, and almost all two-storeyed buildings were residential on the first floor with families "living above the shop". Some of these premises are still in residential use today, however contemporary fire regulations have made such uses problematical.

The eastern side of Victoria Road was originally lined with houses from the early 1870's/1880's and by the turn of the century these were occupied by professional men such as doctors. The Eastern side of the street was referred to as the "wrong side of the street" for businesses. Only one of these early houses remains, now "Signal Hill" a restaurant and bar at 24 Victoria Road.

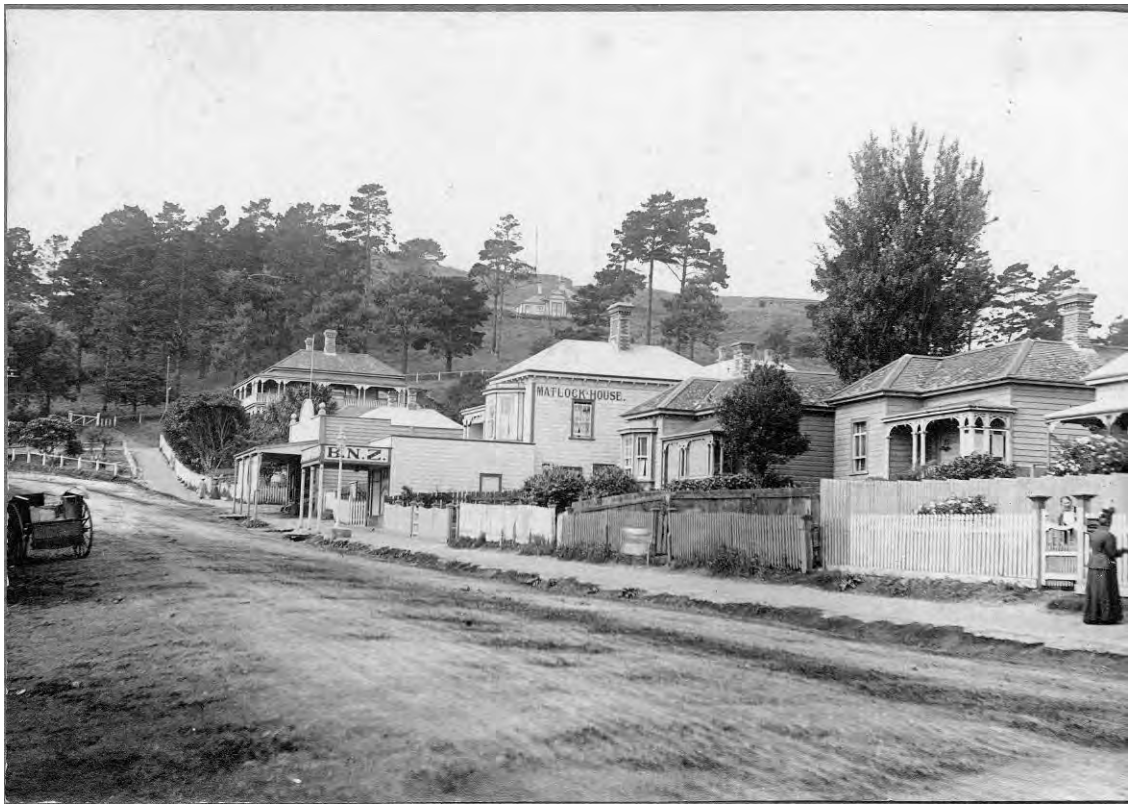



Figure 10 Victoria Road east side c1910

The building of the Victoria Theatre in 1912 was the first departure from the predominantly residential character of this side of the street. The theatre was the first purpose-built suburban cinemas to be built in Auckland and by world standards is an early example of a building constructed expressly for the purpose of screening movies.

Figure 11 Victoria Theatre 1912

The 1920s and ’30’s saw the further expansion of the commercial area with the building of the State Theatre opposite the Victoria Theatre. However, this was demolished in the 1980’s for apartments. The remodelled Victoria Theatre and the Devonia buildings are significant examples of the architecture of the period between the wars.

Post-war buildings in the Devonport commercial area are not particularly distinguished architecturally. Most are institutional (three banks and the Friendly Society Hall) and three others are commercial buildings. Almost without exception, these recent buildings have not retained the character of traditional commercial buildings in the central area, and even where two-storied, have a lower profile than their Victorian and Edwardian neighbours. In the case of the ASB building, a particularly noble earlier structure has been lost to the Borough. These buildings are however characteristic of their time.

**Windsor Reserve**

Following the signing of the Treaty of Waitangi in 1840 and the relocation of the seat of colonial government to Auckland, a new base for naval vessels was required close to the new capital. Captain William Hobson identified the deep water off the sandspit at the base of Takarunga / Mount Victoria as ideal and the long association of Devonport with the Navy began.

The area was excluded from subdivision in 1849 when the government established the “Hundred of Pupuke” and is shown on the first Crown Grants maps of 1857 as “Naval Reserve”. (See Figure 3.)

Occupation of the land included a powder magazine in 1840 and later, barracks, stores, a blacksmith, a caretaker’s house and a wharf. A special boatshed was built on the shore for the new torpedo boats introduced by the Navy following

the “Russian War Scare” of the 1880s. The barracks were in regular use until their destruction by fire in 1897.

Figure 12 View from Takarunga showing Windsor Reserve Naval yards

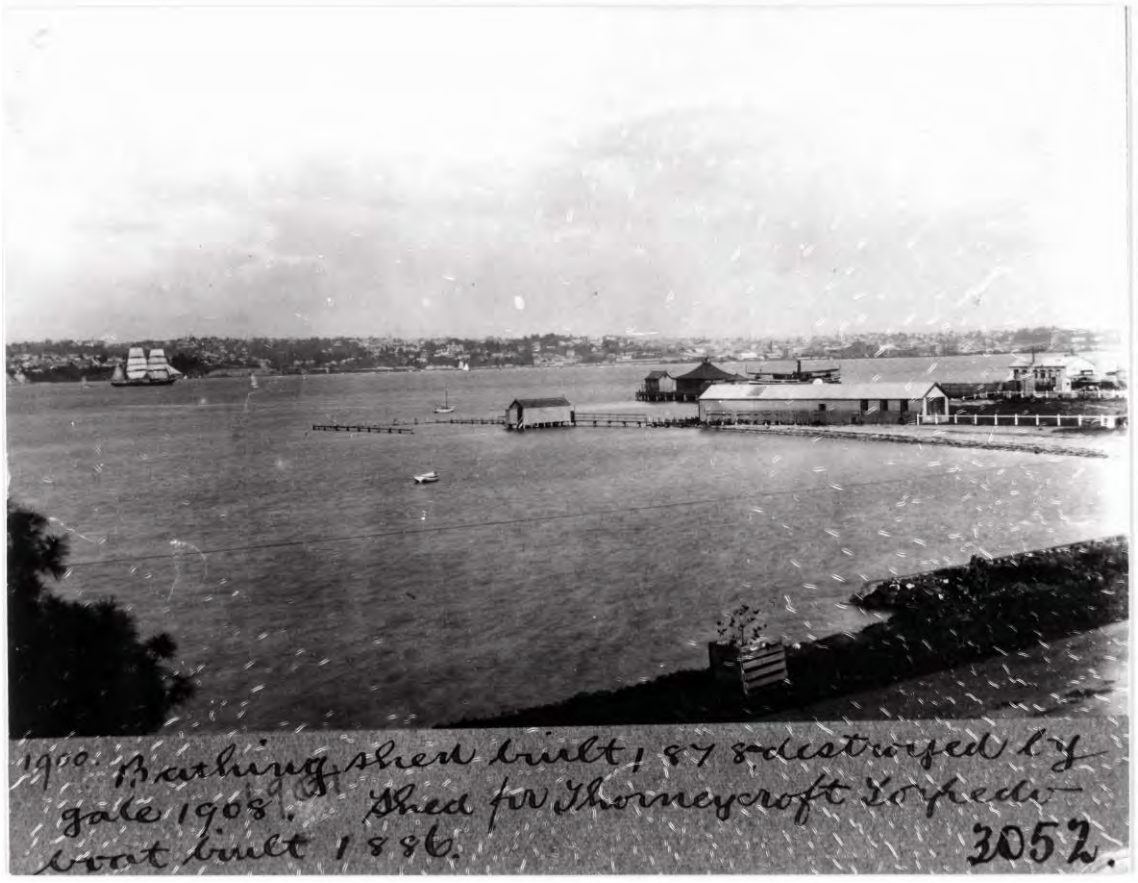



Figure 13 View of bay showing bathing sheds (centre) and the boat shed (right) for the new torpedo boats on Windsor Reserve, 1886.

In the 1890s a new dry dock was established at the Calliope Naval Yards and the Navy moved all their activities to the new site.

The reserve was donated to the new Borough Council, but reports in contemporary newspapers suggest that the Council took very poor care of the area, and any public use of the land was very limited. It was not until 1911 that the Council managed to improve the area and a new band rotunda

commemorating the coronation of George V was erected. It was designed by renowned Devonport architect Edward Bartley and was an elegant and delicate design. However, its location proved fatal, with prevailing winds making the music pages blow away and players and audience alike very uncomfortable. It was dismantled in 1948.

Figure 14 Edward Bartley's Design for the Band Rotunda in Windsor Reserve.

Controlling the elements was always on the agenda and the Council was required to construct well-engineered sea walls along Queen's Parade and King Edward's Parade to prevent inundation and erosion by the sea. Windsor Reserve itself was indeed flooded in 1936.

Bathing sheds were erected on the Reserve from as early as 1878 and continued through to the late 1930s. These included both men's and women's sheds and were a part of the growth of local tourism to Devonport since its early days and the attraction of Devonport as a seaside suburb.

The first public building on the Reserve was the Municipal Chambers and Reading Rooms which were located on the site of the current Public Library. After they burnt down in 1937 the Council moved to the other side of Victoria Road and a new public library was built. This was replaced in 2014 with the current building which was designed by Athfield Architects.

Figure 15 Devonport Public Library (replaced in 2014)

The Reserve has not only been the site of important naval and public buildings. It has also been the logical location for memorials. The first to be erected commemorated the death of two local men in the Boer War in 1903. The second was the memorial to the fallen of World War I. Comprising a bronze statue of a young ANZAC standing at ease at the top of a granite base it was unusual in its time in portraying a soldier in such an informal pose. Some would argue it is all the more poignant and real for that. The names of those fallen in the Second World War and others since 1945 have been added subsequently.

Figure 16 World War I Memorial

Windsor Reserve today is characterised by its group of notable trees. These are mostly located on the northern half of the Reserve and include enormous, mature, Morton Bay Figs, Canary Island Palms, Pohutakawas and a Holme Oak planted in commemoration of Queen Elizabeth's Coronation in 1953.

Figure17 Mature trees in Windsor Reserve

The southern half of the Reserve includes a newly installed children's playground, which is extremely popular with the local and wider community.

Windsor Reserve has also been the focus of the community for public meetings, demonstrations and celebrations. These have included the opening of the first purpose-built Post Office in 1908, demonstrations relating to women's suffrage and objections to Council's proposals to construct a "marineland" here with a soundshell and aquarium and restaurant on the reserve in 1965. Most recently, the Reserve was the starting point for a paper lantern parade from the public library up Victoria Road to the top of Takarunga / Mount Victoria on the night of the first Matariki celebration in New Zealand which drew hundreds of residents and visitors to the area.

**Notable Devonport Personalities**

Devonport's early important citizens were either settlers, boat builders or those who provided services to the settlement.

Thomas Duder was the signalman in Devonport from his arrival in 1842 until his death in 1875. He was one of the first elected wardens for the area in 1851 and helped build Devonport's first school and church. He also ran cattle on Takarunga / Mt Victoria and became one of the most prominent citizens in the village. Together with William Cobley, he built the Church Street pier and operated one of the first commercial wharfs and associated bulk stores. It was located at the end of Church Street which, for a while, vied to become the main commercial street and thoroughfare of Devonport. His sons Robert and Richard Duder had a number of flourishing businesses that included timber import, shipbuilding and brickworks.

Oliver Mays came to Devonport as a school teacher in 1861 and was soon also the postmaster and ran a shop from his home. He served on many public bodies including on the Borough Council over the years and his long service to the community was acknowledged when Grey Street was renamed Mays Street after him. Later he erected one of the first brick buildings, still known today as "Mays' Building", which contained shops and apartments over. It is thought that the brick construction stopped the fire of 1888 spreading to the timber buildings south of it including the Flagstaff Hotel opposite the wharf.

James Mays (Oliver's brother) was also prominent in Devonport, although he left for a while to try his luck in the Coromandel goldfields. It seems his efforts paid dividends when he returned and built a large and impressive house at 19 Buchanan Street in 1893.

William Buchanan arrived in New Zealand in 1857 and ran a jewellery business in Auckland city until 1864 and then moved to Devonport. He was an original founder of the North Shore Ferry Company and together with the prominent early settlers, he had a huge influence on the development of the Devonport settlement. He was a member of the provincial council, harbour board and the volunteer rifle corp.

Ewen William Alison (1852-1945) was a prominent local politician who played a significant role in developing Devonport's ferry and bus services in the late

1800s and early 1900s. His parents - Alexander and Jane Alison - were amongst Devonport's earliest settlers, having arrived in the area in 1854. Alison's father played an important part in the Devonport shipbuilding industry, one of the largest in New Zealand between 1860 and 1880. Ewen married Mary Ann Coleman in 1876, entering local politics in the same year.

Alison had a lengthy political career, serving as Mayor of Devonport from 1890 to 1895 and from 1902 to 1907. He was also the first Mayor of Takapuna in 1913, as well as being a Member of the House of Representatives for Waitematā from 1902 to 1908 and a member of the Legislative Council from 1918 to 1932. As Mayor of Devonport, Alison oversaw the provision of the first water supply system to the Borough in 1894 replacing the collection of water from wells and rainwater. He was also responsible for the establishment of foreshore reserves, the improvement of King Edward Parade and its seawall, and the acquisition of Rangitoto as a public reserve.

Ewen Alison established the Devonport Steam Ferry Company with his brother, Alexander, in 1881. He was chairman and managing director of the company for 53 years, during which time it gained a monopoly as the only ferry service operating on the Waitematā Harbour. The service was vital to the development of Devonport, with ferry transport being the main direct link with Auckland until the Harbour Bridge was built in 1959. The Alison family commissioned many of the Devonport ferries, including the Tongariro, the Tainui, the Victoria and the Brittania.

Alison had several other business interests, including the establishment of the North Shore Transport Company, which provided bus services on the North Shore. He was also involved with shipping in the upper North Island, and was chairman of the New Zealand Coal Mine Owners' Association and a number of goldmining companies in Auckland. In addition, he was a founder and president the Takapuna Jockey Club, the Waitematā Golf Club and the Takapuna Bowling Club. He was the author of three books; A New Zealander Sees the World (1937), A New Zealander Looks On (1939) and A New Zealander Looks Back (1946). As well as the Alison Clock, Ewen Alison has several North Shore streets and a park named after him.

Scots boat-builder Alex Alison (Ewen’s father) and his wife Jane arrived in Devonport in 1853 and played an important role in the tiny settlement and their waterfront home became a venue for church services and community meetings. They grew produce and gave or sold it to locals and his wife Jane was a pillar of the community.

**Architects associated with buildings in the HHA**

| | | |
|---|---|---|
| Victoria Theatre | 1912<br>1926 | John Walker<br>Daniel Patterson |
| Devonia Building | 1926 | Smith Mullions & MacDonald |
| BNZ | 1926 | Edward Mahoney & Son |
| Post Office | 1938 | Norman Wade |

**Timeline**

| | |
|---|---|
| c1300 | Arrival of Tainui Canoes at Torpedo Bay. |
| c1300 – 1841 | Occupation by various Māori tribes. |
| 1827 | Visit by French explorer Dumont D'Urville. |
| 1840 | First European building erected, powder magazine on Naval reserve land. |
| 1840 | Captain Snow employed as signal master on Mount Victoria / Takarunga. |
| 1841 | Crown purchase of the land. |
| 1842 | Thomas Duder & William Brown in residence. |
| 1857 | Crown Grants for suburban farms. |
| | Victoria Road, Clarence Street and Fleet Street surveyed. |
| 1864 | Holmes Bros erected Flagstaff Hotel on present site of Esplanade Hotel. |
| 1865 | Holmes Bros scheduled ferries commenced at Victoria Wharf. |
| 1860s | Naval occupation and use of Windsor Reserve. |
| 1860s | First buildings, mainly in timber, erected at lower end of Victoria Road. |
| 1882 | Oliver Mays' Building constructed. Oldest remaining building in Victoria Road. |
| 1886 | Devonport Borough Council established. |
| 1888 | Fire destroyed much of the new commercial area. New buildings required to be built of brick. |
| 1888 - 1914 | Most of western side of Victoria Road built up and buildings still remain. |
| 1903 | Esplanade Hotel erected opposite the ferry wharf. |
| 1908 | First purpose-built Post Office constructed. |
| 1911 | Edward Bartley designed new band rotunda. |

| | |
|---|---|
| 1912 | Victoria Theatre opened. |
| 1926 | World War I Monument erected. |
| 1930s | Municipal Building destroyed by fire. |
| 1937 | New Post Office Building erected on eastern side of Victoria Road. |
| 1940 | Municipal Chambers took over old Post Office. |
| 1950s | Friendly Societies Hall built. |
| 1980s & '90s | All but one of the residential buildings on the eastern side of Victoria Road were demolished and new commercial buildings erected. |
| 2014 | New Public Library designed by Athfield Architects erected replacing original on Windsor Reserve. |
| 2022 | First Matariki celebrations held including public lantern parade up Victoria Road from the Library to the top of Takarunga / Mount Victoria. |

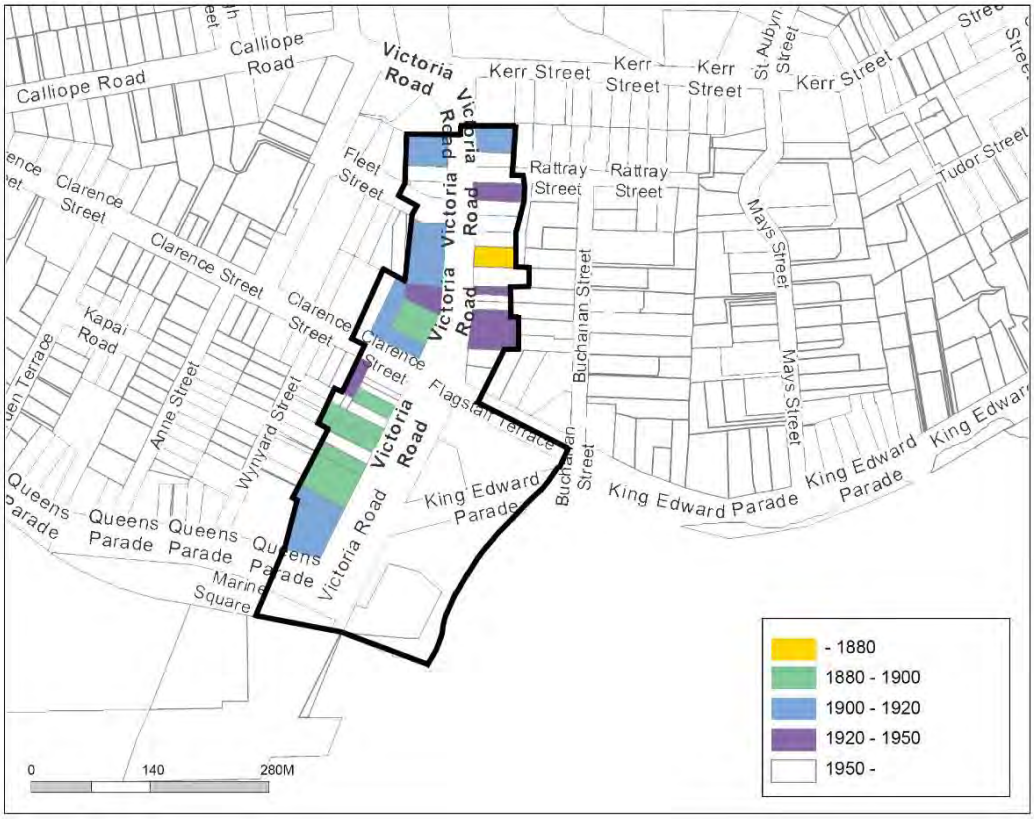



Figure 18 HHA showing dates of construction of buildings.

# 6. Physical description

### Site visit

The four authors of this report have undertaken multiple site visits, both individually and as a group, to undertake this HHA evaluation. The group (excluding Jackie Gillies) met with Devonport Heritage in March 2022 to discuss the scope and objectives of an HHA versus Special Character Area for 'Devonport SCA: Business' and then embarked on a series of site visits through April which reviewed and revised the potential extent of an HHA. The authors also met to discuss Auckland Council's 'Summary of Area Findings for Devonport SCA: Business' published on 19 April and then again with Auckland Council Heritage representatives to formalise Devonport Heritage's proposal for an HHA on 27 April.

Following submission of the Draft Report in May 2022 and receipt of the Council Heritage Team's feedback, new site visits were undertaken by Jackie Gillies. Particular focus was placed on the study of the physical attributes and heritage values of the individual component buildings of the HHA. The physical extent of the HHA was reduced to focus on the built heritage and tangible heritage values of the study area, as opposed to the landscape and intangible values embodied in Takarunga / Mount Victoria.

### Place location

The proposed HHA is located on the peninsula of Devonport on the North Shore of the city of Auckland. It extends from the ferry terminal at the south to the Victoria Theatre at the north and to the rear of all property boundaries of the buildings facing Victoria Road. It also includes a small section of Clarence Street and all of Windsor Reserve.

Figure 19 Proposed Devonport Historic Heritage Area boundary overlaid on an aerial photo on the Town Centre.

## Geographical/physical context

The geographical and geological context of Devonport is unique in Auckland. It comprises two dominating volcanic cones and the remains of a third, which was quarried away in the 19th century. These cones and the tuff cliffs at Stanley Bay originally created a near island form connected to the rest of the North Shore by a narrow sandbank at what is now Narrowneck. Between them were large inlets of mangrove swamps and sandbanks. Following colonisation, these inlets were reclaimed and the extent of the land area was greatly increased.

Figure 20 Excerpt from Survey Map of Auckland Harbour 1848 showing peninsula landform and volcanic cones of Devonport and sandbank at Narrowneck.

The dominating presence of Maungauika / North Head at the entrance to the Waitematā Harbour has allowed it to be used to advantage since the first Māori occupied the area for defence and for observation of incoming boat traffic. This use has remained through to the middle of the 20th century with a considerable military use of the area with gun emplacements on Maungauika / North Head that remain today.

Even with the reclamation of the wetlands and inlets, the remaining landform of Devonport remains unusual in the Auckland context, being almost completely surrounded by water, with a range of attractive beaches on the west and south sides.

Figure 21 Aerial View of Devonport today showing reclamation.

This has meant that Devonport has become one of Auckland's most popular marine suburbs and this has been the case from the early 1880s. This characteristic has influenced the style and type of development in the town centre and is part of the special characteristics of the proposed HHA.

## Site description

The Devonport HHA consists of the gently sloping northward spine of Victoria Road from the waterfront at Queens Parade as far as the Victoria Theatre, where the steepness of the slope up to the summit of Takarunga / Mount Victoria increases. It also includes part of Clarence Street at the Victoria Road end and the expanse of Windsor Reserve at the base.

The HHA extends a distance of around 400 metres from south to north and approximately 183 metres at its widest point in the east west direction and comprises an area of 5.133 Hectares. The outer edges of the HHA follow the rear boundaries of the buildings facing Victoria Road and Clarence Street, and the midpoint of the road reserve at Flagstaff Terrace. At the southern end, it extends to the highwater mark in front of the ferry wharf on Queens Parade, along the promontory and the beach to the east of Windsor Reserve.

While not included in this HHA, the constant presence of the maunga, Takarunga / Mount Victoria, dominates the street and the surrounding area and constantly draws the attention upward. Similarly, views or glimpses of the sea are possible from almost all of the HHA.

Figure 22 Victoria Road with Takarunga / Mount Victoria at its head.

## Description (exterior or surface features)

The HHA is characterised by predominantly two-storey commercial buildings, mostly dating from the Victorian and Edwardian eras. The western side differs slightly from that on the eastern side, mainly due to the early commercial development being confined to the western side of the road. The characteristics of Windsor Reserve include cultural, landscape and memorial features.

Appendix 1 sets out in detail the physical and historical characteristics of the buildings and features that comprise the HHA.

General

Lot sizes throughout the HHA vary, but with the exception of Windsor Reserve are generally between 12 -15 metres wide and 30 – 50 metres deep and are very close to or match the original subdivision plans. Some Titles have been amalgamated in the past to create larger properties. All buildings on the west side of Victoria Road and Clarence Street (within the HHA) are built to the back of the footpath. Most of the buildings are constructed in brick or concrete with a decorative plaster finish and most follow a common scale of two-storeys with ornate parapet treatment providing interest and relief. Some of the buildings on the eastern side of Victoria Road are set back and several have access ways between them.

Victoria Road - Western Side:

On the western side, most buildings have ornate facades facing the street with a range of decorative features and compositions of windows, doors, shopfronts and parapets. Most are constructed in plastered brick, allowing the range of decoration common to the architectural styles of the day.

Most are painted and the range of colours chosen by current owners or tenants is variable. Some are simple and achieve a quiet compatibility with the original detailing, while others are less subtle and are sometimes in conflict with the original design.

Figure 23 Typical view on western side of Victoria Road

Verandahs are almost ubiquitous and are of mixed design and construction and many have been altered since they were first erected.

All of the buildings on this side of the street have a cohesiveness and sense of continuity which binds them together as one element in the streetscape.

Shopfronts have been modified to accommodate modern tastes in retail display and access.

All of the buildings extend well into the rear of their legal boundaries and include extensive two-storey elements on the front below pitched or hipped roofs, with either single or double storey additions at the rear. The buildings are nearly all continuous, with no sideyards or alleys, forming a cohesive terraced form.

Figure 24 View of backs of buildings on Victoria Road

The design of the buildings behind the street frontage is generally plainer, usually unplastered brickwork, and is more utilitarian in character. However, the three-dimensional bulk of the original buildings remains intact in all the buildings and this is an important feature of the heritage values of the buildings.

Clarence Street – Eastern end:

Those buildings on Clarence Street which are included in the HHA share many of these characteristics although they are only single-storey, have less ornate frontages and are of conspicuously lower architectural quality. However, they retain elements of scale, function and form which link them to the more ornate buildings on the main street. The Telephone Exchange building is different, being a single storey brick gabled building with roughcast plaster decoration but is of a high quality.

Figure 25 Devonport Automatic Telephone Exchange building, 5 Clarence Street.

Victoria Road - Eastern side:

On the eastern side, the character is a little different, although the elements of scale, detail and bulk of the earlier western examples is maintained. Due the longer enduring residential use of the eastern side, there are more modern buildings on this side of the street.

Figure 26 Typical view on eastern side of Victoria Road

There are a few notable exceptions, such as the BNZ bank building, the Post Office and the Victoria Theatre. One residential building remains, set well back from the street and at a higher level than the footpath and this is now a restaurant. Unlike on the west, some of the buildings have access on one side or both, possibly deriving from their more residential roots.

The sense of unity and continuity of the building fronts on the western side of the street is reduced here due to their wider range of building style, design and construction date, but taken together with their western side, they contribute to a unified and varied urban character.

Signage on both sides of the street is mostly limited to the front edge of the verandah and while the necessity to advertise the business within can sometimes conflict with the design of the building, or indeed the entire streetscape, there are no garish examples at present in the HHA.

Windsor Reserve:

Windsor Reserve extends from the eastern side of Victoria Road from the wharf on Queens Parade at the south to Flagstaff Terrace on the north and along the beach on the east. It is bisected by King Edward Parade at roughly 45 degrees.

It includes a group of notable trees, including giant Morton Bay Figs, Canary Island Palms, Pohutakawa and a Holme Oak which cover the northern part of the reserve. The southern part, the triangle, is more open with wide areas of grass and a children’s playground.

Figure 27 HHA showing area of Notable Trees in Windsor Reserve

The only building on the reserve (other than the public toilets which are half buried and the bandstand platform) is the modern Public Library which sits on the site of its predecessor and before that, the original Municipal Council Chambers.

The reserve has been the site of numerous important civic and community events and this aspect of its significance will be addressed below. But closely associated with these “intangible” values are the other built features on the reserve. These are the World War I Memorial, the Memorial Fountain, the signal mast from the summit of Takarunga / Mount Victoria and the Alison Memorial Clock on the foreshore.

The World War I Memorial comprises a rough granite base supported by carved scrolls and steps with a figure of a young soldier cast in bronze above. The memorial was designed by New Zealand sculptor Frank Lynch and was cast twice, this being the second time it was used. (The other stands in Masterton). It was unveiled in 1924. It is unusual in its informal expression of the soldier, with untied boots and hat held casually in his hand, and was said to depict the distinctive character of the Kiwi soldier. A plaque bearing the names of those who died in the 1914 – 1918 war is fixed to stone plinth. A second plaque shows the names of those killed in the Second World War and a third those who have died in later 20th century conflicts.

Another war memorial is located to the north of the reserve. This commemorates two Devonport men who died fighting in South Africa – James Mays and Harold Frankham and is in the form of a fountain. Unveiled in 1903 it

consists of a round brick and tile pool with a marble clad base at the centre with a wide bronze dish above and three bronze horses supporting the fountain's spout. A plaque on the side commemorates the two men, while a second has been placed in memory of a long-standing Borough Councillor and Mayor, Pat Sheehan.

Figure 28 South African War Memorial Fountain

The bandstand sits to the north of the reserve under the shade of the enormous Ficus trees. It was built to celebrate the first visit of the new Queen Elizabeth to New Zealand and consists of a concrete platform with railings and lighting poles. The musical notes decorating the railings are said to depict the tune of "God Save The Queen". It replaces an earlier bandstand that stood in the southern end of the reserve and was built in 1911.

When the signal station was mechanised in 1957 the wooden masts and cross beams were saved and re-erected in the reserve.

Figure 29 Original Flagstaff from the summit of Takarunga / Mount Victoria

The final built item in the reserve is the Alison Memorial Clock. This was erected in 1928 in honour of the many years of service to the Devonport community of Ewan Alison, Borough Councillor, Mayor and founder and managing director of the Devonport Steam Ferry Company Ltd. The clock is four-sided and mounted on a tall column at the approach to the ferry terminus and was seen as a fitting memorial for the man who was instrumental for initiating and then developing the ferry services relied upon by hundreds of people daily.

### Description (interior or known sub-surface features)

Interiors and known sub-surface features are excluded from this evaluation.

### Summary of key features

As identified in the body of this report, the key features of the proposed HHA are:

- Large number of buildings and features that date back to the first settlement of Devonport
- unified and cohesive streetscape of Victoria Road
- well-preserved, predominantly Victorian and Edwardian commercial buildings
- large number of buildings in Schedule 14.1 of the AUP
- continuity of history expressed in the built environment
- compact historic area

- historic reserve and memorial features
- features of an early “seaside” suburb

Figure 30 Victoria Road and Windsor Reserve 1930s

**Summary of key modifications**

The key modifications to the features of the proposed HHA over time include the following:

- Gradual modernisation of 19th century shopfronts
- Modifications to verandah style
- Colour schemes are constantly amended in line with fashion trends
- Loss of a small number of notable buildings

# 7. Comparative analysis

Devonport enjoys a number of features which together make it unique in Auckland, and it has been agreed with the Council Heritage Team that a Comparative Analysis would not be included in this submission.

While the development of Devonport in the second half of the 19th century ran in parallel with the rest of Auckland and it shares a range and style of both commercial and residential buildings with its parent city, there are a number of factors that set it apart from the rest and make a Comparative Analysis problematic.

The most obvious of these are the geographical and geological features that create the Devonport landform. There are the three ancient volcanic cones, two of which remain as dominant features of the skyline and the gentle slopes

leading from these to the sea. These have influenced the direction of and layout of the town

But the feature which sets Devonport apart from others in the rest of Auckland is its peninsula coastal outline which means that nearly all of the suburb is within a few minutes' walk to the sea and the sea is always visible wherever you are. This makes for an "island" feeling for the suburb. Indeed, in pre-European times, what we now know as Devonport was connected to the rest of the North Shore by nothing more than a short sandbank at Narrowneck.

This seaside character manifests itself in the style of architecture of some of the prominent buildings, such as the Esplanade Hotel and the many features and uses of the Windsor Reserve as well as in the early existence of a fledgling tourist industry with day-trippers from the "mainland" as well as visitors from further afield.

# 8. Significance criteria

The AUP includes definitions for eight categories of heritage significance. These are Historical, Social, Mana Whenua, Knowledge, Technology, Physical Attributes, Aesthetic and Context values. The Devonport HHA demonstrates Considerable or Outstanding characteristics in five of these and these will be outlined in greater detail below.

**Summary of Historic Heritage Values:**

**a) Historical**

*The place reflects important or representative aspects of national, regional and or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region and or locality.*

The Devonport peninsula has been occupied by Māori for centuries and has links with the landing of one of the first canoes, the Tainui.

Devonport was one of the earliest suburbs to be settled and developed in Auckland in the mid 19th century. Its first European building was erected in 1840 and settlement continued swiftly thereafter.

Figure 31 View showing early buildings on Victoria Road

Some of these first settlers remained in the area for a long period and became established in the community, either as businessmen or serving on the Borough Council.

Several buildings and monuments built by these early settlers are still in existence and several streets and features in the community are named after them, Mays Street and Alison's Building for example

The area is significant as the first and most prolific boatbuilding area of Auckland, as well as the site of the first scheduled ferry service to the centre of Auckland.

This ferry service meant that Devonport became the springing point for all road traffic to the north of Auckland.

Figure 32 View towards ferry terminal showing the first pedestrian ferry traffic, 1890s, car ferry access, 1950s, and present view, 2022, pedestrian once more.

Devonport was also the location of the first purpose-built movie theatre in New Zealand, the Victoria Theatre.

Due to its geological form, there has been a continuous military presence in the area, from the first powder magazine on Windsor Reserve, the gun placements on Maungauika / North Head to the present day Navy Yards.

The proposed HHA is assessed as having **considerable** historical value **locally** and **regionally**.

**(b) Social**

*The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.*

Since its inception, Victoria Road has been the focus of many daily activities for Devonport residents supplying nearly all of their daily needs. These included bakeries, fishmongers, stables, draperies and barber shops. This remains today with shops, cafés, galleries, restaurants and the movie theatre.

Devonport as a whole has been an attraction for day-tripper visitors since its early days due to its proximity to Auckland proper, its sheltered sandy beaches and the attractions of both maunga.

Figure 33 Day trippers arriving at Devonport Wharf, 1910

Windsor Reserve embodies many of the wider social and intangible social heritage values. There are two war memorials in Windsor Reserve, being the World War I Memorial and the memorial fountain for two of Devonport's men

who were lost in the Boer War and it has been the location of a string of community buildings from the first Municipal Chambers in 1887 through to the present-day Public Library.

The Reserve has also been the site of community gatherings both within its boundaries and along the beaches that front it.

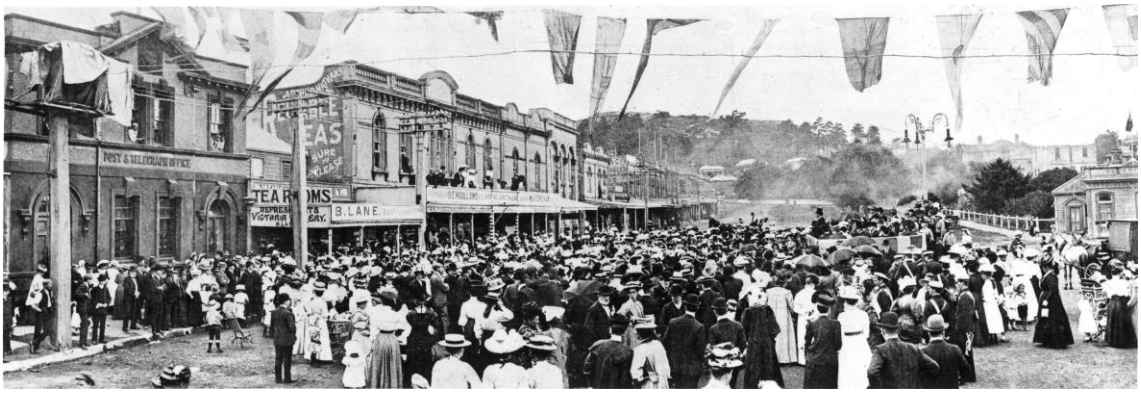



Figure 34 Celebrations for the new Post Office, 1908.

The high esteem felt by the wider community for the heritage values remaining in Devonport have meant that 20 out of 41 buildings and features in the HHA have been recognised in Schedule 14.1 of the Auckland Unitary Plan, and six are included in the Heritage New Zealand List.

Support for the retention of these values is reflected in the fact that this proposal has been commissioned by a Devonport Heritage Inc, a community group dedicated to the protection of Devonport's heritage.

The proposed HHA has **considerable** social value **locally** and **regionally**.

### (c) Mana Whenua

*The place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.*

Victoria Road forms the link between the significant historic and archaeological sites of Windsor Reserve and Takarunga / Mt Victoria.

These places are important to mana whenua and also widely acknowledged by residents and visitors to Devonport.

Devonport's geology, its Maori history and European history is taught in local schools and observed and celebrated by local people.

Victoria Road and Devonport's rich history is recognised by numerous plaques, historic walks, audio tours and pamphlets produced by local groups.

The important Ngapuhi chief Eruera Patuone is buried on the slopes of Takarunga / Mount Victoria alongside his good friend Captain Gladwyn Wynyard. Patuone, who developed close links with prominent Devonport men, asked to be buried near his friend when he died in 1872 and their friendship was celebrated at a recent (10 September 2022) rededication ceremony at their graves.

Figure 35 Eruera Patuone's grave in Devonport Cemetery.

Talks and events on historic events and archaeology organised by locals have frequently been included in Auckland Council's Heritage Festivals over the last decade.

Most recently the first national public holiday for Matariki was marked in Devonport by a day-long event culminating in a parade through the village. Over two thousand people, including many young children holding hand-made lanterns, walked from Windsor Reserve up Victoria Road to the top of Takarunga where local iwi representatives gave a karakia.

This striking and spiritual event perhaps symbolises better than anything the link that local people feel to the past and the land on which they walk.

Consultation with iwi has not been undertaken as part of this exercise.

It is considered that the proposed HHA has **moderate** Mana Whenua values **locally and regionally.**

**(d) Knowledge**

*The place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality.*

Windsor Reserve, Marine Square and Victoria Road are registered archaeological sites where important remnants of early Māori and European settlement have been recorded (see Appendix 1).

The intact nature of the streetscape provides an opportunity to enhance public understanding of the history of the area. Some interpretation already exists, such as in the Arcade and on plaques erected on some buildings by the Devonport Museum and through historic walks pamphlets, but this could be expanded.

Even without such additional interpretation, the area demonstrates a way of life that has barely changed over the last 160 years.

Figure 36 NZAA sites in the Devonport HHA: The Naval Station Site (Windsor Reserve) covers the lower red area

The extent of area encompassed by the Devonport HHA has **moderate** knowledge value **locally**.

**(e) Technology**

*The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.*

The buildings of the Town Centre reflect a significant shift in building technique and the use of construction materials during the 1880s. The main street was

declared a “brick area” by the then Borough Council in response to the fire which destroyed almost all of the original buildings in the block south of Clarence Street, save the Mays Building (5-17 Victoria Road) which had been built with brick. However, this move away from timber buildings with timber shingle roofs to fire resistant masonry and corrugated iron roofing is common to much of New Zealand at this time.

This change was echoed in a number of other New Zealand communities which suffered similar fates, and was part of early initiatives to manage the risk of fire in this country through regulation.

The use of brick clearly distinguishes the Town Centre from the residential areas surrounding it, which are constructed almost exclusively with timber.

Devonport HHA has **little** technology value **locally**.

### (f) Physical attributes

The buildings of Victoria Road comprise an unmodified collection of 35 buildings dating from the 1880s onwards forming a continuous streetscape.

They include intact examples of high quality Victorian and Edwardian commercial buildings.

The richness of design especially in the decorative plasterwork demonstrates the confidence and success of their owners.

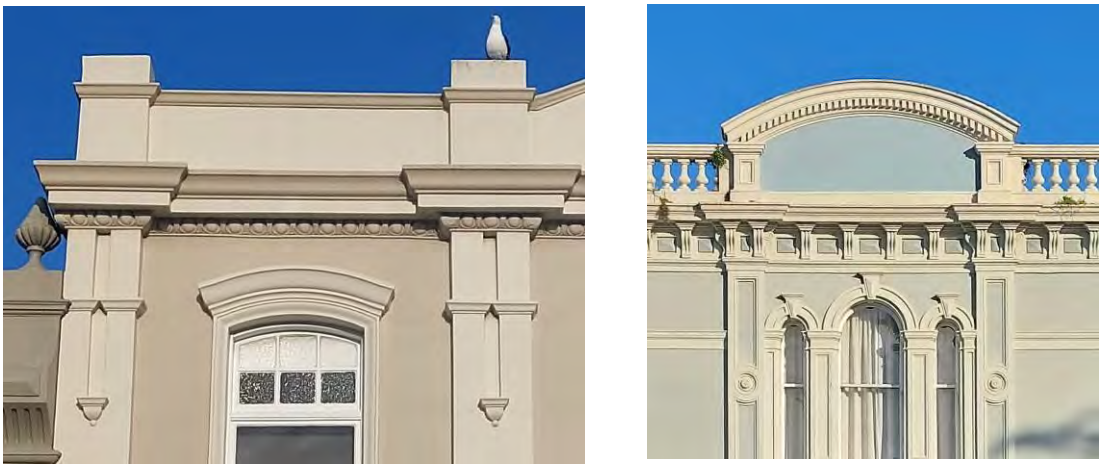


Figure 37 Examples of well-modulated façade treatment and decorative plasterwork

The mainly two-storey frontages include a common set of features including; high parapets with varying design (with or without pediments); pilasters; varying and well-modulated fenestration design; string and ashlar courses; all carried out in ornate decorative plasterwork.

All the historic buildings in the street remain as three-dimensional objects behind their ornate facades. The Historic Heritage Area is much more than just the streetscape.

Most of the buildings in the HHA remain unmodified apart from shopfronts at street level and colour schemes of various design and quality.

Figure 38 Devonia Building - unmodified ground floor shopfronts

In general, the newer buildings in the street do not adversely affect the physical attributes of the HHA but demonstrate the changing styles and taste of the 20th century.

Figure 39 Numbers 6-8 Victoria Road

Some of the buildings, for example the Devonia Building and the Victoria Theatre are examples of the work of notable or local architects, including Edward Bartley, Edward Mahoney, Patterson, and Norman Wade.

Figure 40 Victoria Theatre 1912, remodelled by Patterson 1928

While Windsor Reserve is generally open space, its large number of large mature trees contributes significantly to the physical attributes of the HHA. The tall palm trees that line Victoria Road, the enormous Ficus trees, Pohutukawa and the oak planted for Queen Elizabeth's coronation in 1953 all dominate the space today.

Figure 41 Some of the mature trees that characterise Windsor Reserve

The proposed HHA, has **considerable** physical attributes value **locally** and **regionally**.

### (g) Aesthetic

*The historic heritage area is notable or distinctive for its aesthetic, visual, and landmark qualities.*

The distinctive visual character of the Devonport HHA is determined by the continuous and cohesive streetscape of Victorian and Edwardian buildings and their interaction with the natural qualities of Windsor Reserve.

Together they form the foreground to the view of Takarunga / Mount Victoria above it and to the harbour below.

A large number of the buildings in the HHA are examples of high quality late 19th century architecture, with fine plaster detailing and modulation of the facades.

They include a number of outstanding examples of such architectural design such as exhibited by the Esplanade Hotel, Oliver Mays' building, the Devonia building, the Post Office and Victoria Theatre.

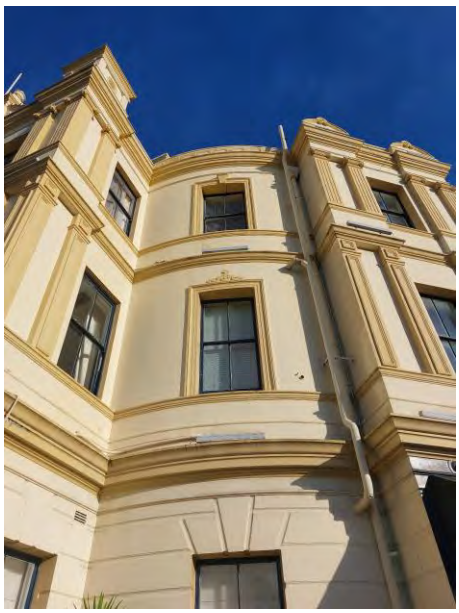


Figure 42 Further details of high quality detailed design features

They also include an example of the strong classical architecture often employed for banking buildings – in this case the former BNZ building.

None of the more recent buildings have high aesthetic appeal, but in most cases do not disrupt an appreciation of the rest.

The World War I Memorial in Windsor Reserve has considerable aesthetic appeal and is unusual in that it depicts a soldier in an informal, contemplative stance as opposed to the more common formal pose usually represented.

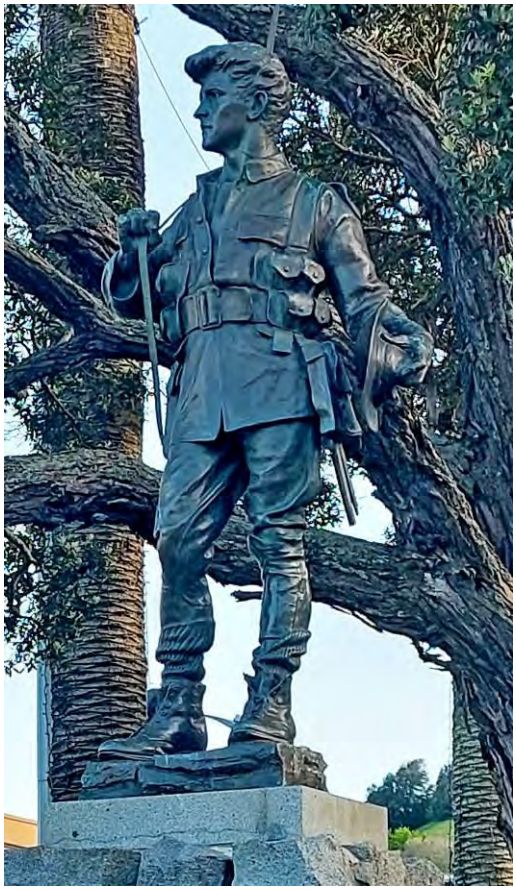


Figure 43 Detail of World War I Memorial

The proposed HHA has **outstanding** aesthetic value **locally** and **regionally**.

**(h) Context**

*The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.*

Originally one of three of Auckland's earliest marine suburbs (the others being Northcote Point and Birkenhead), Devonport Town Centre reflects the early settlement patterns of the city. It developed as a popular leisure attraction for the people of Auckland as well as a local residents.

Devonport's history illustrates much of the wider story of Auckland. It began as a signalling station and tiny farming settlement, then developed as an important military base closely associated with the Waikato Campaign of the New Zealand Wars.

Victoria Road progressed to becoming the centre of a thriving small township in the 1880's, with its own borough council - the first on the North Shore.

Devonport throughout the 1890's developed at pace in tandem with the rest of Auckland. Roads and services were improved and the first cinema was built at the top of Victoria Road.

Devonport's decline in the depression years of the 1920's and 1930's mirrored what was happening throughout New Zealand.

In the 1960's and '70's central and local government had a development mindset with little respect for history. Devonport residents were ahead of the curve in their spirited defence of the suburb's heritage and opposition to the council's plans for redeveloping the waterfront with a soundshell and aquarium.

Devonport and its Town Centre are widely visible from many viewpoints around the Waitematā Harbour and they are regarded, both visually and historically, as a distinctive part of wider metropolitan Auckland.

These qualities enhance the characteristics that distinguish the Town Centre as place of great historic resonance within the Auckland Isthmus and ensure that it contributes strongly to its sense of place in both the contemporary and historic city.

The proposed HHA has **considerable** context value **locally** and **regionally**.

## 9. Statement of significance

The Devonport Historic Heritage Area extends from Queen's Parade at the ferry terminal northward on both sides of Victoria Road as far as the Victoria Theatre. It extends to the rear of all property boundaries of these buildings. It also includes part of the eastern end of Clarence Street where it joins Victoria Road and all of Windsor Reserve including Flagstaff Terrace and the waterfront on the east and southern sides.

The Devonport Historic Heritage Area has considerable local and regional historical value for its role in reflecting the development of Auckland's North Shore.

This development pattern is demonstrated by the large number of intact Victorian and Edwardian buildings which date mainly from the 1880's through to the 1930's and therefore capture an important period in commercial development in Auckland.

The Victoria Road buildings demonstrate a strong sense of visual integrity and cohesion and collectively reflect a distinct architectural style. They also allow a glimpse of what early life in Victorian New Zealand was like.

The buildings are a physical reminder of some of the most influential early personalities who shaped Devonport and some of the renowned architects who designed them.

The extent of the built fabric of the main street is defined by two landmark buildings – the Victoria Theatre at the base of Takarunga/Mount Victoria and

the Esplanade Hotel at the coastal edge, around which Windsor Reserve and Marine Square provide a curtilage space.

The HHA has considerable physical attributes value, deriving from the streetscape and the high quality of architectural design of the buildings. The area has outstanding aesthetic value because of its unique location nestled between the Waitematā Harbour and Takarunga/Mt Victoria. Victoria Road is the spine linking the two, along which key commercial and community buildings are concentrated. At the shoreline, Windsor Reserve and Marine Square open the main street to the water space of the city.

The inclusion of Windsor Reserve in the HHA is important as it adds considerable context value due to of its historical associations from Maori settlement, to colonial settlement and through to the present day where it is still a venue for social gathering and memory.

Victoria Road and Windsor Reserve share common social and aesthetic values because of the contiguous built form being in harmony with the landscaped open space. The attractiveness of the area is demonstrated by its popularity as a seaside attraction since the 1880's, which has widened to become a national and international visitor destination.

# 10. Extent of the HHA

### Boundary

The boundary of the HHA is shown on Figure 1. It includes all those properties that face onto the western side of Victoria Road from numbers 1 through 95, all those properties on the eastern side from numbers 6 through 56, numbers 5, 12 and 14 Clarence Street and all of Windsor Reserve including the road reserve in front of the ferry terminal and that part of King Edward Parade that intersects the reserve.

The boundary extends to the rear property boundary of each of these properties, not simply the building footprint.

### Primary Features

The HHA includes built forms, a continuous streetscape of commercial buildings, open space, road reserves, streets, notable trees and memorials.

### Patterns of Development

The current layout of the town was established at the very beginning of colonial settlement. In 1849 the Hundred of Pupuke was established and in 1850 it was subdivided into suburban farms. These were increasingly subdivided to create the legal boundaries of property still extant today. Similarly, the roads and reserves set out in 1850 remain today.

Initially the town grew with the majority of commercial buildings on the western side of the street, with the eastern side remaining mostly residential until well into the 20th century. The driver of this growth was the connection with the ferry service to the main city centre across the harbour and then as the main route north of the city. Business that supported this movement of trade such as hotels, banks and stables thrived. Other businesses grew to support the day-to-day needs of the workers in these trades and their families.

Windsor Reserve was established as a naval reserve on the first Crown Grants and excluded from sale or subdivision. It subsequently moved into community ownership once the Navy relocated to Calliope Dock.

**Visual Changes in Historical Character**

The HHA has retained much of its original historical character, especially on the western side and within Windsor Reserve. However, there are a small number of changes on the micro-level that are apparent and these include continual renewal of ground level shop frontages and verandah design and paint and colour schemes.

The greatest change has been in the conversion of the eastern side of Victoria Road from residential to commercial use. Where initially there were individual villas and cottages, these were adapted to “home and business” properties, often combining the homes and business premises of professionals such as bankers and doctors. Comprehensive commercial development of each site has followed and all residential buildings, bar one, have now been removed.

While Windsor Reserve has remained sacrosanct as a public space since its inception, its visual character has changed over time with the growth of the trees on the northern part of the reserve. Many of these trees are now enormous and have a huge and positive effect on the visual character of the area.

**Natural Features and Landforms**

The impact of the natural features and landforms within and immediately adjacent to the HHA cannot be underestimated. Takarunga / Mount Victoria towers over the area at one end and the open sea of the Waitematā Harbour defines it at the other. In between, the spine-like character of Victoria Road extends from the harbour to the top of the gentle slopes of the maunga and is defined by both.

**Historic Features**

The HHA contains a considerable number of recognised heritage features. Fourteen out of nineteen buildings on the western side of Victoria Road and twenty out of forty-one buildings and features in total are included in Schedule 14.1 of the AUP ODP. This number and density of Scheduled buildings and features sets the Devonport HHA apart from many other historical Auckland suburbs.

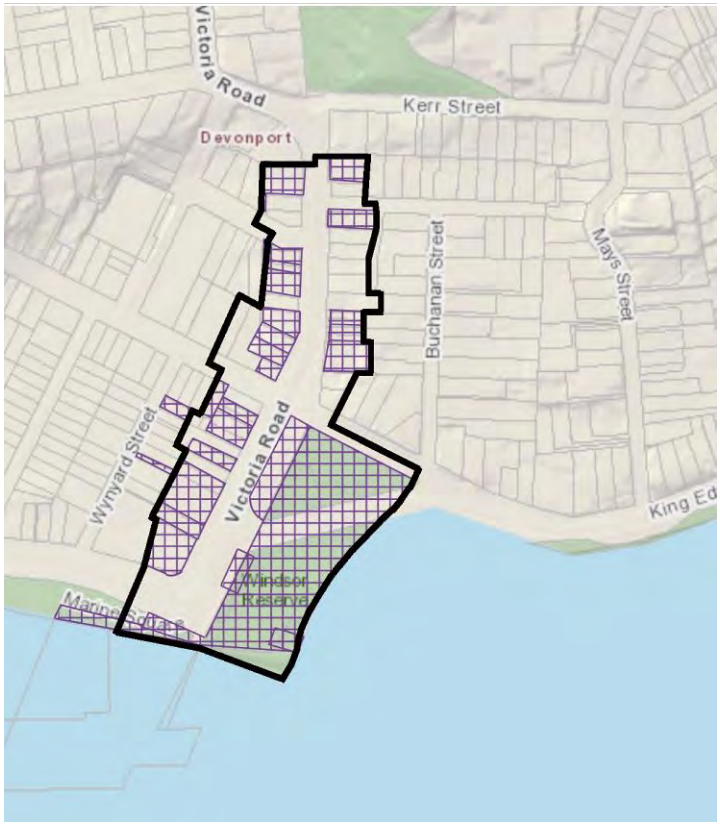
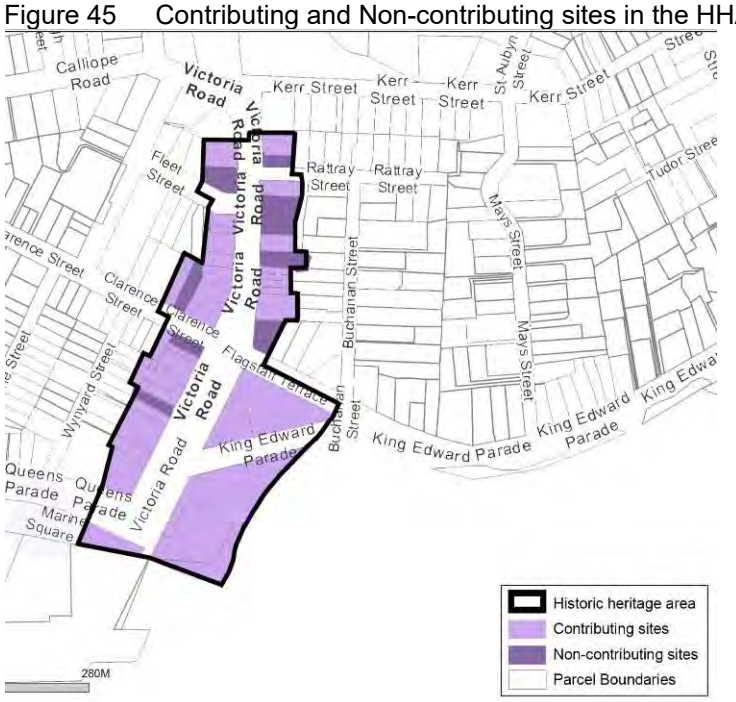



Figure 44 Sites identified in AUP ODP Schedule 14.1

Figure 45 Contributing and Non-contributing sites in the HHA




## Spatial Manifestation of Historic Values

The buildings and features within the HHA are a physical manifestation of the early historical values of Devonport. These include many buildings erected by some of the suburb's first residents and businessmen. The growth and continued success of Victoria Road began with the establishment of the first

schedule ferry service and its importance as the springing point for the main land route north of Auckland. Windsor Reserve retains its links with the Navy and the military through the memorials and the signal tower and as the long-standing focus for community events in the suburb.

Victoria Road also began and remains as the focus of the social values of the HHA especially in its day-to-day activities. Where once were fishmongers, fruit and vegetable shops and draperies, today there are cafés restaurants and other service providers. However, despite the location of the large supermarket nearby, Victoria Road still provides much of the social buzz of its early days.

Victoria Road provides a powerful link between Takarunga / Mount Victoria and Waitematā Harbour – both of which have high Mana Whenua values. Both are significant natural features for Mana Whenua in pre-settlement times and today. Most recently, the traditions of Māori and modern sensitivities have combined in the first nationwide recognition of the Māori celebration of Matariki on June 2022. The hikoi from the Library up Victoria Road to a karakia on the summit of Takarunga / Mount Victoria expressed the deep connection of the modern community to its Māori roots.

The intact nature of the main street of the HHA is a physical manifestation of early European life. It provides an opportunity to impart knowledge about early colonial life and increase understanding of the past. Some buildings and places have small interpretation panels attached to them which allow the knowledge values of the HHA to be displayed. These could be extended in the future to further increase the knowledge value of the HHA.

There are no timber buildings remaining in the HHA, with the exception of number 24 Victoria Road. All others are brick or concrete structures. This derives from the devastating fire of 1888 which destroyed many of the first timber buildings and which led to a Borough Council directive that all buildings in the commercial area were thereafter to be constructed using fire resisting materials and technology.

The physical values of the HHA are wide and clearly demonstrated in the subject buildings and features. The large number of Victorian and Edwardian buildings make up continuous terraces along the western side of Victoria Road and have many features in common. These include the full vocabulary of architectural features typical of the era such as decorated plasterwork, high and decorated parapets and pediments, strong horizontal and vertical modulation of the façade with string courses and pilasters, vertically orientated windows carefully located in the overall façade design usually set into deep decorated mouldings, horizontal verandahs and open shop fronts below. They have retained a harmonious common scale of two-storeys and usually with the original pattern of shop with living accommodation over the top.

The eastern side of the street includes three buildings of very high architectural quality, the Victoria Theatre, the former Post Office and the former BNZ Bank building, while the remaining buildings are generally of lesser quality. However, they mostly maintain the sense of cohesion of the western side of street even if in a new idiom.

The aesthetic values of the HHA are closely linked to these physical values. The richly decorated facades describe above are of high architectural and aesthetic quality. Particularly notable buildings include the Esplanade Hotel, Mays' Building, Alison's Building, the Post Office, the BNZ building, the Devonia Building and the Victoria Theatre.

When these are linked with the natural and memorial features of the Windsor Reserve and the views north to the maunga above and the harbour below, they provide an HHA with outstanding aesthetic values.

Devonport developed alongside other suburbs during the mid to late 19th century and sits well in the context of Auckland's history.

**Key Features of the HHA**

The key features of the HHA include the following:

- Continuous and cohesive Victorian and Edwardian commercial terraced buildings of high architectural and aesthetic quality,
- High density of buildings included in Schedule 14.1 of the AUP ODP,
- Original street plan layout,
- Early establishment of Windsor Reserve as public space,
- Strong connection between physical features – Takarunga / Mount Victoria and Waitematā Harbour.

**Inclusions / Exclusions**

All the properties within the boundary of the HHA are included. This includes the buildings themselves, any more recent additions and any open space within the section. It also includes any buildings which have been identified as "non-contributing" and those with little or no identified heritage values. See Figure 45 for Contributing and Non-contributing sites.

Interiors, street furniture and features that are not specifically identified are also excluded.

**Immediate Setting of the HHA**

The immediate setting of the HHA includes residential development to the north and east and with many houses and villas that were constructed contemporaneously with the commercial buildings. They also include the original homes of some of the early prominent Devonport people such as Edward Bartley, the architect, and James Mays, part of the Mays family. The HHA was originally surrounded on all sides by houses and so the remaining ones provide an appropriate and sympathetic backdrop to the HHA itself.

To the west, the immediate surroundings include the remaining parts of the Devonport Town Centre Zone. The component buildings are predominantly mid to late 20th century commercial buildings of varied architectural quality. While the buildings on this side do not actively contribute to the HHA they generally continue at least some of the common features such as scale, height and colour of the HHA itself.

The boundaries to the south and southeast are formed by the sea and the waterfront of the Waitematā Harbour.

**AUP ODP Overlays**

The Devonport residential area has an underlying zone of Single House Zone as well as several important Auckland Unitary Plan overlays that restrict height and development.

The overlays are:
Special Character Overlay Residential and Business; Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay; Coastal Inundation Overlay; Coastal Erosion Overlay; Flood Plains Overlay; Historic Heritage Extent of Place Overlay; Notable Trees Overlay.

All of these overlays apply to the proposed HHA and therefore reinforce the unique position of the Victoria Road town centre.

# 11. Recommendations

The extent of area encompassed by the proposed HHA meets the threshold for eligibility as a **Historic Heritage Area**. The heritage values which meet the threshold of considerable or outstanding and their geographic context include:

| | | |
|---|---|---|
| (a) | Historical | Local, Regional |
| (b) | Social | Local, Regional |
| (f) | Physical attributes | Local, Regional, |
| (g) | Aesthetic | Local, Regional |
| (h) | Context | Local, Regional, |

On the basis that the HHA has been assessed as considerable in four criteria (Historical, Social, Physical and Context) and outstanding in one (Aesthetic), the **Devonport Historic Heritage Area overall has considerable heritage value locally and regionally**.

# 12. Table of historic heritage values

| Significance Criteria (A-H) | Value (Not Applicable/None, Little, Moderate, Considerable, Outstanding) | Geographic context (Not Applicable, Local, Regional, National, International) |
|---|---|---|
| A- Historical | **Considerable** | **Local, Regional** |
| B- Social | **Considerable** | **Local, Regional** |
| C- Mana Whenua | **Moderate** | **Local, Regional** |
| D- Knowledge | **Moderate** | **Local** |
| E- Technology | **Little** | **Local** |
| F- Physical attributes | **Considerable** | **Local, Regional** |
| G- Aesthetic | **Outstanding** | **Local, Regional** |
| H- Context | **Considerable** | **Local, Regional** |

# 13. Overall significance

| | |
|---|---|
| **Place Name and/or Description** | Devonport Historic Heritage Area |
| **Verified Location** | The HHA extends northwards up Victoria Road from number 1 to 95 on the western side, numbers 6 to 56 on the eastern side, numbers 5, 12 and 14 on Clarence Street and Windsor Reserve from High Water Mark at the ferry terminal, around the south and east at High Water Mark to its junction with King Edward Parade, down the centreline of the road reserve of Flagstaff Terrace as far as the rear boundary of number 6 Victoria Road. |
| **Verified Legal Description** | See Appendix 3 |
| **Primary Feature(s)** | All buildings facing Victoria Road and part of Clarence Street and all of Windsor Reserve as described above . |
| **Heritage Values** | A, B, F, G, H |
| **Exclusions** | None |
| **Additional Controls for Archaeological Sites or Features** | See Appendix 2 |
| **Place of Māori Interest or Significance** | None |

# 14. Other recommendations

AUP ODP Height Overlay

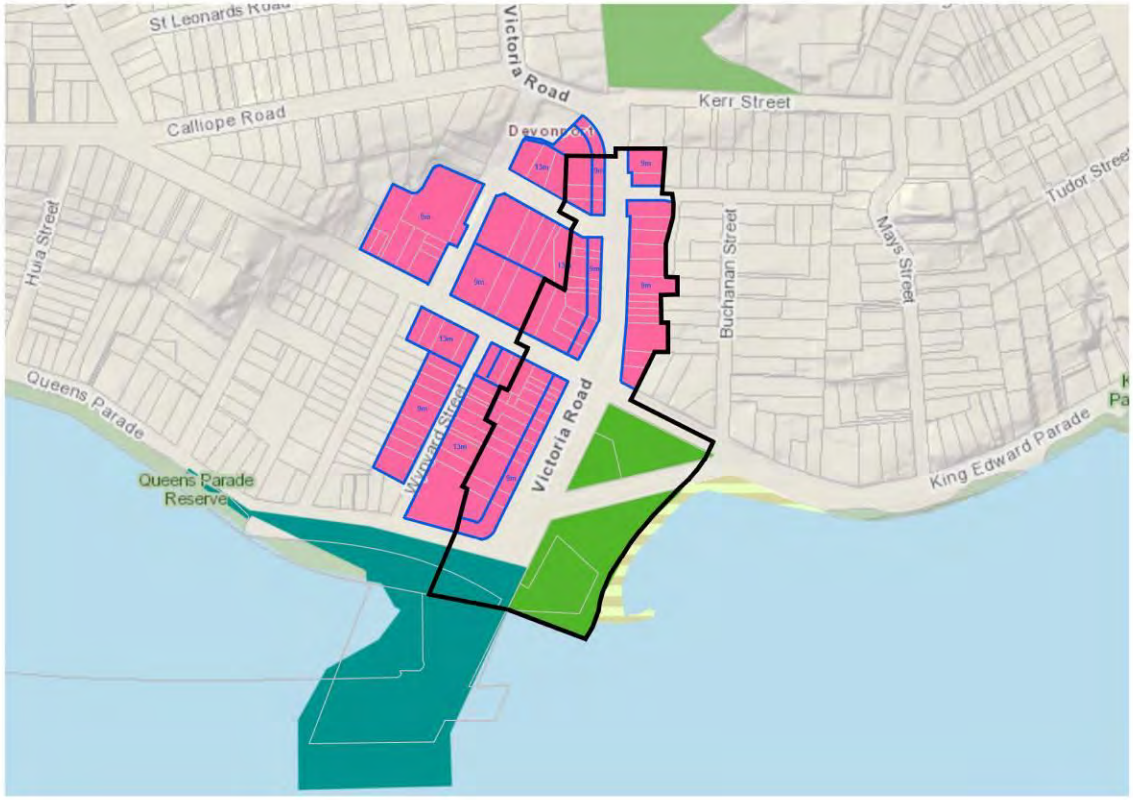



Figure 46 HHA with AUP ODP Height Overlay

The proposed height limits within the Devonport Special Character Area Overlay are contrary to the findings of this HHA and should be amended. The line runs at present approximately 12 metres from the front facades of buildings facing the western side of Victoria Road and appears to be completely arbitrary. Virtually all of the buildings facing Victoria Road are deeper than 12 metres and approval to develop up to 13 metres high up to this line would cause fatal damage to all of these buildings. The line cuts many significant buildings in half such as the Johnstone & Noble building at 12, Clarence Street, Paterson's Stables at 29 Victoria Road and severely truncates others such as Alison's Buildings and Oliver Mays' building. It also negates the significance of some notable later additions such as the brick bakers' ovens at 57 Victoria Road designed by Edward Bartley.

It is proposed that the height dividing line should follow the proposed boundary of the HHA and which follows the property boundaries of the subject buildings.

Windsor Reserve Heritage Values

It is recommended that additional heritage values be recognised for Windsor Reserve (Naval Station Site: R11_1817, R11_1950 Windsor Reserve, R 2 Victoria Road, Devonport) in the AUP 14.1 Schedule of Historic Heritage, under the following criteria:

A Historical

B Social
G Aesthetic
H Context

Notable Trees

We recommend that the whole of Windsor Reserve is scheduled as a site with a Notable Group of Trees.

Currently, a group of trees that consists of two Moreton Bay Figs, thirteen Canary Island Date Palms and one Holm Oak has been scheduled. This group is located in the northern triangle of Windsor Reserve.

Windsor Reserve comprises many other trees, both native and exotic, whose size, age and positive contribution to the reserve's physical attributes, aesthetic and context values warrant scheduling and protection.

This includes the 120+ year old pohutukawa tree (*Metrosideros excelsa*) which the soldier memorial stands underneath (planted prior to 1900); and the oak (*Quercus robur*) that was planted to commemorate Queen Elisabeth II's coronation in 1953.

27-29 Victoria Road (former Parson's stables)

27-29 Victoria Road (former Parson's Stables) is currently recognised as a contributing site in the AUP (ODP). However, we consider that it warrants scheduling as a historic heritage place.

Windsor Reserve

We support the proposed merging of the Windsor reserve Memorial Fountain, the Hydrographic Survey Station, the Memorial to Mays & Franklin and the Nothing Happened plaque in Plan Change 82 into one Historic Heritage Place called the Windsor Reserve Commemorative Landscape.

# 15. References


Clough & Associates — *Proposed Playground Redevelopment, Windsor Reserve, Devonport : Archaeological and Heritage Impact Assessment*, prepared for Auckland Council, May 2019

Hayward, Bruce — *Volcanoes of Auckland - A Field Guide*, Auckland University Press, Auckland, 2019

Holman, Dinah — *North Shore City Council Heritage Inventory*, North Shore City Council, 2009

Murdoch, Graeme — *Topic 009 – RPS Chapter B5 -* '*Addressing Issues of Significance to Mana Whenua*', evidence on behalf of Auckland Council before the Auckland Unitary Plan Independent Hearings Panel, June 2013, including Attachment C, '*Māori ancestral associations with Devonport*'

Musgrove, S (ed) — *The Hundred of Devonport – A Centennial History*, Devonport Borough Council, 1986

Salmond Architects — *Devonport Commercial Area Heritage Study*, Devonport Borough Council, 1986

*Devonport Historic Register*, Devonport Borough Council, 1986

Salmond Reed Architects and Susan Yoffe

*North Shore Heritage, Volume 2, North Shore Area Studies & Scheduled Items List, Devonport and Takapuna* (Auckland Council, 2011

# Appendices

**Appendix 1** **Inventory of Buildings, Features and Sites included in the HHA**

**Appendix 2** **Identification of NZAA archaeological sites Devonport HHA**

**Appendix 3** **Legal Descriptions and Record of Title Identifiers, Deeds Register and/or Gazette notice information of HHA.**

# Appendix 1 Inventory of Buildings, Features and Sites Devonport HHA

Note: All ratings for buildings included in Schedule 14.1 of the AUP OPD are shown as currently published and do not include proposals in PC 82.

## VICTORIA ROAD – West

| **Address** | **Other name** (if applicable) | |
|---|---|---|
| 1 Victoria Road | The Esplanade Hotel | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1903 |
| The site was originally part of John Logan Cambell's Crown Grant, acquired in 1857. Campbell sold the land to the Holmes brothers who were active in the very early history of Devonport. Originally shipbuilders, they set up the first ferry service and erected a large two-storey hotel known as the Flagstaff Hotel on the site to complement their new ferry service. It was designed by Richard Keales, one of Auckland's first architects and at the time was one of the few hotels in Auckland. In 1902 the Holmes brothers sold the site to a subsidiary of Campbell's current company and moved the hotel in its entirety to the west, onto the corner of Wynyard Street, where it was used as staff accommodation for the new hotel. The new hotel was far grander and was designed by the engineer and architect Ashley Hunter. It opened in 1903 to glowing reviews.<br>The new hotel set the scene for the "holiday village" experience of Devonport in the early days of the suburb and was hugely popular as a place for families, travellers or workers to stay or gather. The bar area was carefully designed to be separate from the more family-oriented hotel functions. The Esplanade has remained literally the cornerstone of the Devonport town centre ever since and through to the present day. | | |
| **Building Description** | | |
| Three storeys brick construction, with painted decorative plaster finish, including moulded parapet decoration, with cupulas, lanterns, arched pediments and urns, moulded window surrounds, deep string courses, fluted pilasters with Ionic capitals and ashlar courses, timber joinery and curved corrugated iron enclosed verandah. The parapet decoration of cupulas and lanterns is reminiscent of Far Eastern British outpost such as Singapore.<br>The façade is broken by two ground floor and one two-storey balconies (originally covered verandahs.) The building wraps around the corner of Victoria Road and Queens Parade, with main frontage on splayed angle and dominates the entry to Devonport from the ferry.<br>The building steps down to one and two storeys at the rear with some original and some more recent ad hoc additions. | | |
| **Architectural Style** | Edwardian colonial | |
| **Modifications** | | |
| The building remains significantly unmodified on its main facades. However, the | | |

| | | | |
|---|---|---|---|
| original covered first floor verandahs on the sides have been removed and are now balconies with modern iron railings and the main front covered verandah has been enclosed.<br>There will be numerous modifications internally but these are not included in this assessment. | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| 01120 | A | ABFGH | 4515 Cat 1 |
| **Significance** | | | |
| The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | Other name (if applicable) |
|---|---|
| 3 Victoria Road | Devonport Borough Council Building<br>Previously Devonport Post Office |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1908 / 1940 |
|---|---|---|

The first Borough Council was formed in 1887 and a Municipal Building was constructed on the naval reserve on the opposite side of the road on the site of the current library.

In 1902 the site between the Esplanade Hotel and Lane's bakery was purchased from Selwyn Mays for a new post office and two two-storey timber building were demolished. The design followed a recognisable style common to many other post offices erected by the Public Works Department at that time. The building was opened by the Prime Minister, Sir Joseph Ward on 28th March 1908.

In 1939 the Post Office vacated the building and moved to new premises on the other side of Victoria Road. The Council had long been wrestling with the desire to erect new Municipal Chambers and designs were sought from many quarters, including Devonport's most prominent architect Edward Bartley. However, cost was always deemed prohibitive, and so when the original Post Office became available, the Council bought the building and converted it for its new offices. The architect was William Bloomfield an Aucklander who trained in Pennsylvania and in Europe. His design completely changed the original Edwardian design. The façade was completely remodelled and remade in a "Moderne" style and the interior gutted and re-ordered. It opened with no fanfare in June 1940.

However, following amalgamation with the North Shore Council and then the Unitary Council, the building became redundant and at the time of writing is still unoccupied.

**Building Description**

Brick two-storey building with decorative plaster finish in three bays, with three windows in the central bay and one per side bay. The string courses are recessed and there are fluted pilasters between the bays and a central flag pole on three decorative brackets. Window joinery at first floor is timber vertical sliding sash with horizontal astragals and aluminium windows at ground floor. The front entrance door is 5-panelled. Full width glazed verandah on steel verandah posts. Concrete disabled access ramps.

There is an alleyway to the south and some Edwardian door and window joinery remains here.

| | | | |
|---|---|---|---|
| **Architectural Style** | | Moderne | |
| **Modifications** | | | |
| The building façade was completely remodelled and the interior re-ordered when it changed from the Post Office to the Municipal Chambers in 1939. Various additions were made to the rear.<br>A glazed steel verandah has been added. | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| 01121 | A* | ABFGH | |
| **Significance** | | | |
| The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | Other name (if applicable) |
|---|---|
| 5- 15 &19 Victoria Road | Oliver Mays' Building & Dunning Estate |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1882 |
|---|---|---|

This building comprises three separate structures. These are numbers 5-7, numbers 13 – 15 and numbers 17-19.
Numbers 5 - 7 Victoria Road was originally a two-storey timber building set back from the street and became the home of Lane's Tea Rooms. In 1909 it was replaced in brick but Lanes remained as occupiers. The shop sold a range of baked goods and also included a seating area. It was very popular with residents, workers and day trippers alike.
7 – 15 Victoria Road was constructed c1882 in brick by Oliver Mays and was one of the few buildings which survived the massive fire in central Devonport which wiped out most of the timber buildings in 1888. In 1909 the building was extended to include number 5.
Number 19 was added shortly after for the Dunning family after 1888.
Mays was one of the major personalities in the foundation of Devonport, (see Historical Background). Originally a teacher he helped establish the Devonport Primary School but was also a storekeeper and land agent and became the first postmaster of Devonport. He became active in local politics and sat on numerous boards such as the Waitematā Harbour Board and sat on Council for several years. He bought sections 27 and 28 on Victoria Road (number 7 – 15 Victoria Road today). In 1882 he built a store and post office. By building these in brick, he probably prevented the 1888 fire from extending all the way to the Flagstaff Hotel on the waterfront.
Occupiers of the shops in this block have included many fruit and vegetable stores, a confectioner, a dairy and in number 19 a café and fish shop.

**Building Description**

Two-storey brick with decorative plaster façade broken into 5 bays, this is the largest single building facing onto Victoria Road. The central bay has a raised curved pediment and a trio of Venetian-style windows at first floor and a barrel-vaulted verandah at ground level leading to an arcade. The bays either side of it have plaster balusters at pediment, with deep plastered dentils supporting it, pairs of Venetian arched windows and string courses. The southern-most bay follows this pattern, but the northern one (number 19) is larger and is broken into two further bays with plain rounded pediments and single windows per bay. Roofs are individual and hipped.
The ground floor consists of open glazed shopfronts.
A steel roofed verandah with steel posts extends either side of the barrel-vaulted central bay along the street.
An arcade has been created running through the building at ground floor linking

Victoria Street with Wynyard Street. Some of the original internal features of the building have been exposed by the creation of the arcade and these include a range of baker's ovens and a kitchen range and chimney.
The entrance to the arcade has a multi-paned coloured glass arched light over wrought iron gates and scrolled brackets.
There are four shops at street level and panelled entrance doors to the stairs and first floor apartments. Three of the shopfronts are modern, but number 19 has an early tiled frontage including inset ceramic fish motifs.

| **Architectural Style** | Victorian commercial terrace. |
|---|---|

**Modifications**

The original building at 7 – 15 Victoria Road consisted of only 3 bays. By 1909 number 5 had been acquired and rebuilt in brick to follow the design of its neighbour and number 19 added in c1888.
The central bay of the building originally included an arched alleyway leading to stables at the rear of the building. This was closed off to create another shop in 1905. In 1994 the passageway was opened up again to create an arcade that links through to Wynyard Street.
The shop fronts at ground floor have mainly been remodelled in modern plate glass and aluminium, but the bookshop at 17 retains its old stall riser and recessed door.

| **Schedule 14.1 ref** | **Schedule 14.1 rating** | **Schedule 14.1 values** | **HNZ List** |
|---|---|---|---|
| 01122 | A* | ABFGH | |

**Significance**

The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors.

| **Address** | **Other name (if applicable)** |
|---|---|
| 21 Victoria Road | (Former ASB Bank) |
| **2022 Photo** | **Historical Photo** |
| | |

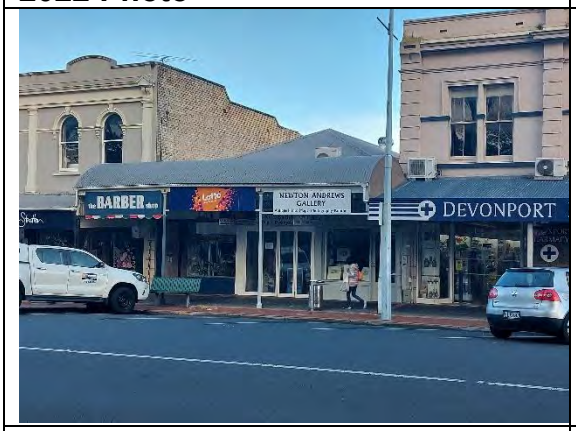
| **Brief History** | **Date** | 1960s |
|---|---|---|
| Site of ASB Bank, built in 1901 and demolished in 1965.<br>This building was erected in the grand manner of bank architecture using strong classical motifs with three bays of double storey arches with decorative plaster detailing and modelling. Its replacement in the 1960s with a bland design unsympathetic to the scale quality of its neighbours interrupts the continuity of the rest of the streetscape. | | |
| **Building Description** | | |
| 2 storey concrete with wide curved pediment and full-width glass at first floor. Flat verandah above street and modern shopfront below. Verandahs are in line with its neighbours but the roof and pediment are considerably lower. | | |
| **Architectural Style** | Modern | |
| **Modifications** | | |
| n/a | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| n/a | | | |
| **Significance** | | | |
| None | | | |

| **Address** | **Other name (if applicable)** |
|---|---|
| 23 – 25 Victoria Road | Dunning's Estate |
| **2022 Photo** | **Historical Photo** |
| | |

| **Brief History** | **Date** | 1890s |
|---|---|---|
| Built in the 1890s as two shops with accommodation above.<br>Early occupants of the shops include Lowe's Drapery and later the Brighton Fruit Palace. | | |
| **Building Description** | | |
| Two-storey brick with decorative plaster façade broken into two bays. One bay has a single arched window, while the other has two. Plaster moulding includes pilasters, string courses and pediment edging.<br>Lean-to verandahs cover the footpath.<br>Ground floor divided into two shops.<br>One of the shopfronts is glass and aluminium with stall risers and recessed entry, while the other is a modern timber and glass design. | | |
| **Architectural Style** | Victorian commercial terrace. | |
| **Modifications** | | |
| | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01126 | B | ABFGH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | Other name (if applicable) |
|---|---|
| 29 Victoria Road | Paterson's Stables (aka Parson's Stables) |
| **2022 Photo** | **Historical Photo** |
|  | |

| Brief History | Date | c1888 |
|---|---|---|

Built as a Stables, Livery and Bait building for W. Parsons & Sons, likely after the 1888 fire.
The original wood and iron stable was owned by Mr Paterson and survived the 1888 fire but was replaced by the Parson's stables in 1906. In 1914 Edward Bartley redesigned a continuous plate glass frontage with a verandah canopy. Later it housed the Mutual Stores.

**Building Description**

Single storey building with hipped roof and three shop units below. Large barrel vaulted corrugated iron verandah.
Ground floor divided into 3 shops with three shopfronts. The two side shopfronts still retain a traditional shopfront with stall-riser, but the central one has no shopfront as such.

| Architectural Style | |
|---|---|

**Modifications**

Early photographs show the frontage of the Stables building divided into 3 bays – a central alleyway to the stables themselves and two shop units on either side. The frontage appears to be in timber construction. The stables were converted to a single shop in 1914 and then again into three some time later. The current layout is also broken into three units but these are recent.
No verandah was present originally but a large barrel-vaulted verandah has been added at some time.

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |

**Significance**

Not recognised by Council in AUP Schedule 14.1, but may have considerable local significance due to its Historical, Social, Physical and Context values due to its age, its importance as part of early transport movements, its original single storey fabric and form and its context in the historic streetscape.

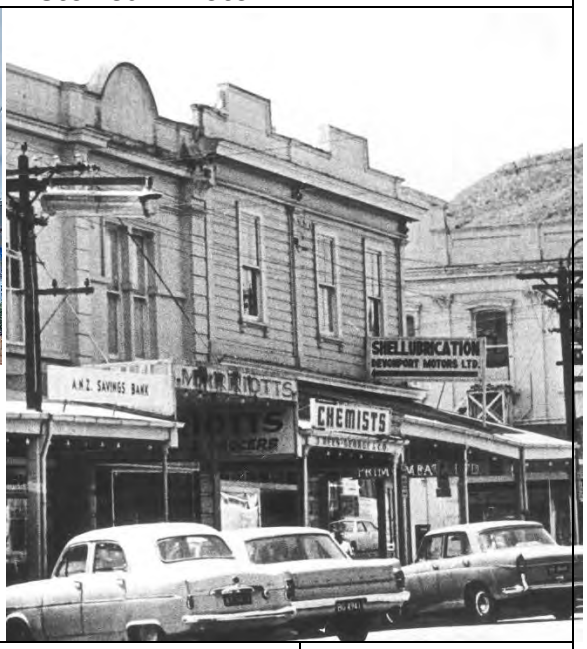
| Address | Other name (if applicable) | |
|---|---|---|
| 33 & 37 -39 Victoria Road | "1888 Building" | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1888 |
| Built in 1888 for Mr Jervis. | | |
| **Building Description** | | |
| Two-storey brick with decorative plaster façade broken into 5 bays. The central bay has a triangular pediment with the date "1888" picked out in moulded plaster. Other plaster detailing includes pilasters with ashlar coursing, string courses and half window facings.<br>A lean-to verandah covers the footpath.<br>A narrow alleyway extends to the rear of the property between number 33 and 35. (There is no number 35).<br>The shopfronts include glass and aluminium, but also false a stacked stone panel.<br>Ashlar pilasters at the sides remain. | | |
| **Architectural Style** | Victorian commercial terrace | |
| **Modifications** | | |
| The façade is reasonably intact with main modifications limited to the verandah. Originally the verandah was broken at the central bay with a gable fronted hip roof with filigree infill detail. This has been removed and the lean-to form continued throughout. This line of the verandah is distorted, however, by the placement of the current signboard above the verandah eave, rather than hanging from below.<br>The current paint scheme interrupts the cohesiveness of the original design, by picking out two bays in a different colour to the other three. | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01127 | B | AH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| **Address** | **Other name (if applicable)** |
|---|---|
| 41 & 43 Victoria Road | Buchanan's Building (site of old smithy) |
| **2022 Photo** | **Historical Photo** |
| | |

| **Brief History** | **Date** | **1888** |
|---|---|---|
| This is named after the original owner and is the remnant of a larger building built after the fire of 1888. First occupiers were a bootmaker and a chemist. From 1901 a dairy company and fish shop were long-standing occupiers. | | |
| **Building Description** | | |
| Two-storey brick with decorative plaster façade broken into two bays. The two bays have similar details to their neighbour the "1888" building, but have different pediments. Number 41 has a flat pediment, while 43 has a small half rounded parapet. Lean-to roofs and additional single storey additions at the rear, lean-to verandah at the front.<br>Shopfronts include timber sliding folding doors and timber and glass with low stall riser. | | |
| **Architectural Style** | Victorian commercial terrace | |
| **Modifications** | | |
| The half rounded parapet to number 41 has been removed at some point and the first floor window has been modified with modern timber casements.<br>Each building has been painted a different colour which interrupts the rhythm of the overall terrace. | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01129 | B | ABFGH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | Other name (if applicable) | |
|---|---|---|
| 45 Victoria Road | | |
| **2022 Photo** | **Historical Photo** | |
| |  | |
| **Brief History** | **Date** | 1960s |
| Originally the site of another of Buchanan's buildings which was demolished in the 1960s. | | |
| **Building Description** | | |
| Single storey flat roofed corner building with corner access to former bank. Concrete construction with render and ceramic tiles with aluminium glazed shop front. | | |
| **Architectural Style** | Modern | |
| **Modifications** | | |
| | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |

| **Significance** |
|---|
| None. However, this modern single storey building is intrusive in the overall streetscape, interrupting the otherwise near continuous rhythm of decorated two-storey buildings that complete the rest of the lower Victoria Road block. |

| Address | Other name (if applicable) |
|---|---|
| 12 Clarence Street | Johnstone & Noble Building |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1905 |
|---|---|---|

Built for Messrs Johnstone and Noble, as a grocery shop with living accommodation on first floor.

**Building Description**

Two-storey brick corner building with decorative plaster detailing to both street frontages and timber window joinery. The façade is broken into five bays on Clarence Street and three bays on Victoria Road. There is a substantial rounded pediment at the centre of each side supported by scrolls. Below that are corniced string courses, pilasters with Ionic capitals and ashlar moulding at ground floor and deeply hooded window facings.

Each bay on Clarence Street has one window at first floor while on Victoria Road there are two bays to each side and one to the central bay.

At ground floor on Clarence Street there are three windows matching the first floor design, one door and one modern window on the corner. At ground floor the same modern windows are repeated together with timber entrance doors to the shop. The rest of the shop front includes sliding folding doors and timber glazed windows.

A cantilevered verandah with tie rods extends from the top of the Victoria Road frontage to one bay around Clarence Street.

The roof form of the building includes two pitched roofs extending from Victoria Street. A gable roof with hipped rear covers the upper bay on Victoria Road, while the rest of the building is covered by a double hipped roof.

Clarence Street slopes down quite steeply from the corner and the building follows.

| Architectural Style | Victorian commercial terrace, corner building |
|---|---|

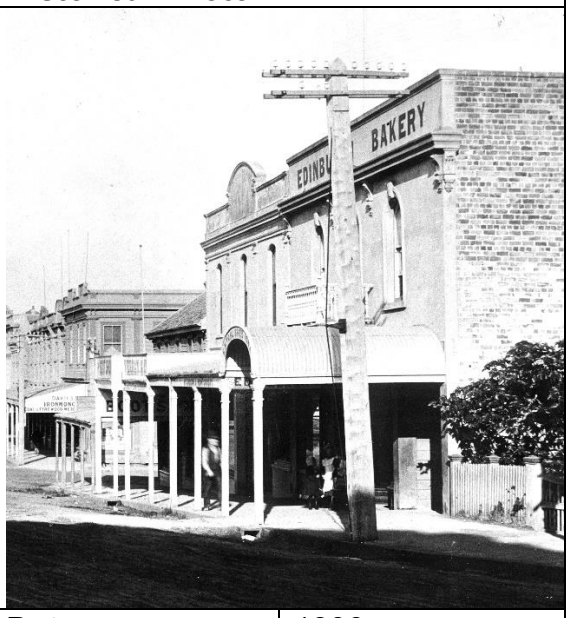
**Modifications**

The building is mostly intact externally. However, one window on Clarence Street has been cut down to form a door and all the original street frontages have been modified with modern timber joinery.

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01130 | B | ABFGH | |

**Significance**

The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors.

| **Address** | **Other name (if applicable)** |
|---|---|
| 53 & 55 Victoria Road | Verran's Building |
| **2022 Photo** | **Historical Photo** |
| |  |

| **Brief History** | **Date** | 1890 |
|---|---|---|
| Occupiers of this building have included a boot shop, a laundry and a fruiterer. Built for Mr Verran originally as a butchery shop with two ground floor shops. | | |

| **Building Description** |
|---|
| Two-storey brick terrace with decorative plaster moulding. The façade is broken into three bays with a simple rounded pediment above a plain parapet. Other decorative mouldings include simple pilasters, cornice and string courses with no window mouldings.<br>A lean-to verandah supported by tie-rods covers the footpath.<br>The three ground floor shop fronts do not appear to relate to the bay divisions above and the current shop layout is complicated.<br>Roofs include two unequal pitched roofs, hipped at the rear, with small single storey additions at the rear. |
| **Architectural Style** — Victorian commercial terrace |
| **Modifications** |
| The façade is relatively plain and it is likely that some of the original detail has been removed in the recent past.<br>The shopfronts have undergone a number of changes especially in the 1920s and are now a mixture of plastered brick with timber and glass over. One of these has cathedral glass clerestorey lights. |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01131 | B | ABFGH | |

| **Significance** |
|---|
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. |

| Address | Other name (if applicable) |
|---|---|
| 57 & 59 Victoria Road | Victoria Arcade, Edinburgh Bakery |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1898/99 |
|---|---|---|
| The two-storey brick building was built after the 1888 fire as the Edinburgh Bakery building and continued as a bakery for several years. Additional ovens were designed by the architect Edward Bartley in 1904. | | |

| Building Description |
|---|
| Two-storey brick terrace with decorative plaster moulding. The façade is broken into three bays with one window per bay. Other decorative mouldings include a plain parapet cornice and string courses with raised mouldings with expressed keystones to arched windows.<br>A square boxed verandah supported on decorative columns covers the footpath. |

| Architectural Style | Victorian commercial terrace |
|---|---|

| Modifications |
|---|
| A three storey bakehouse was added some time in 1904 designed by Edward Bartley, comprising a brick cellar, three ovens at ground floor and a loft at first floor.<br>Recent modifications have created an arcade, a restaurant and a gym. |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01133 | B | ABFGH | |

| Significance |
|---|
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. |

| Address | Other name (if applicable) | |
|---|---|---|
| 61 Victoria Road | Devonia Building | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1926 |

Built in 1926 the Devonia building was designed by Auckland's most prominent Arts and Crafts Architects' of the 1920's and 30's, Sholto Smith and Thomas Coulthard Mullions.
Their firm of Smith, Mullions and MacDonald were responsible for many residential and commercial in central Auckland and specialised in the use of ferro-concrete construction in residential buildings in the city, for example Chancery Chambers O'Connell St, Lister Building Lorne St and Shortland Flats- the smallest example of skyscraper gothic .
The Devonia Building is a good illustration of their style, being a two storey commercial building made up of 5 shops on the ground floor and an assembly hall upstairs reached by a grand curved staircase. The room was designed for public and musical events. It demonstrates the Stripped Classical style typical of the inter-war years. It has been owned by the Returned Services Association since 1954 and used for their meetings and other public events since that time.

**Building Description**

Decorative plaster façade, with pedimented end bays and central bay divided by seven large steel framed windows.
The upper floor of the front façade includes ashlar courses, fluted pilasters between the windows and stylised capitals enclosing semi-circular arched motifs.
The windows are multipaned steel with one opening light at the top.
"DEVONIA BUILDING" is picked out in moulded plaster on the parapet. The roof is a single pitch.
A long flat verandah covers the footpath, supported on steel tie rods. Below are five shops all of which retain original leaded clerestorey lights with cathedral and faceted glass and a shield motif, recessed entrances and chequered black and white tiles.
The entrance to the assembly rooms is via a pair of three-panelled doors with diagonal crossed glazing bars under an arched leadlight fanlight.

| **Architectural Style** | Interwar Modern |
|---|---|

**Modifications**

The exterior remains very much unmodified. The original condition of the shopfronts is particularly significant as these are nearly always vulnerable to modernisation.

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|

| | | | |
|---|---|---|---|
| 01134 | A* | ABFGH | |
| **Significance** | | | |
| The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | Other name (if applicable) | |
|---|---|---|
| 69 &71 Victoria Road | | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | **1912** |
| Designed by Edward Bartley for Mrs Buchanan as two shops with a dwelling and showroom above, later a dwelling. Edwardian baroque typical of his later work. | | |
| **Building Description** | | |
| 2-storey commercial terrace with decorative façade and shops below.<br>The façade is dominated by a Doric pediment with square parapet above and four pilasters below with scrolled capitals. The end bays have a single window while the centre bay has four. The windows are framed with moulded facings with stylised keystones at their tops.<br>There are two shops below, one with a modern glass and aluminium shopfront and the other, a modern glass and timber frontage.<br>The verandah is a flat barrel vault with round steel poles. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| All first floor front windows have been replaced in aluminium.<br>Both shopfronts are recent. | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01135 | B | ABFGH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | Other name (if applicable) | |
|---|---|---|
| 73 – 79 Victoria Road | Alison's Buildings | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1906 |
| Built for one of Devonport's earliest settler families, the Alisons, probably as an investment property. Alexander Alison was an important boat builder and his son Ewen a prominent local politician including Devonport Mayor. A fire in 1930's led to three of four shops being rebuilt to the design of architect Clinton Savage, a regionally significant designer. | | |
| **Building Description** | | |
| Two-storey commercial terrace with decorative façade and shops below.<br>The façade has exposed painted brickwork with tuck pointing and is divided into three bays with a wide Doric pediment with the date "1906" at the centre of the parapet. The parapet has four small truncated pilasters with decorative tops and a raised sign board with "ALISON'S BUILDINGS" at the centre. Other plaster mouldings include a cornice with small dentils, string courses, raised window surrounds to the upper half of the windows, flat panels between the windows and semi-circular detailing over.<br>The windows are framed with moulded facings with stylised keystones at their tops.<br>There are three shops below, one with a modern glass and aluminium shopfront and the others have modern glass and timber frontages. Some original features remain such as panelled entry doors.<br>The verandah is lean-to with round steel poles. | | |
| **Architectural Style** | Edwardian commercial | |
| **Modifications** | | |
| The shopfronts have been modernised over time and the verandah has been replaced in modern corrugate. | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01136 | A* | ABFGGH | |
| **Significance** | | | |
| The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| **Address** | **Other name (if applicable)** |
|---|---|
| 81 Victoria Road | Auckland Gas Company (former) |
| **2022 Photo** | **Historical Photo** |
| | |

| **Brief History** | **Date** | c1890 - 1910 |
|---|---|---|
| Unknown. | | |
| **Building Description** | | |
| Two-storey commercial terrace, with pediment over single bay and three windows. Brick with decorative plaster including two pilasters at each side topped with stylised urns, string courses and window heads. The pilasters continue to ground level and change to fluted.<br>The verandah is lean-to supported on square timber posts. The ground floor includes one shop front with deeply recessed door and separate entrance door to the first floor accommodation. | | |
| **Architectural Style** | Victorian commercial terrace | |
| **Modifications** | | |
| Modern shopfronts have been inserted with glass and aluminium over solid stall risers. | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01137 | B | ABFGH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| **Address** | **Other name (if applicable)** |
|---|---|
| 83 & 85 Victoria Road | Watkins Building |
| **2022 Photo** | **Historical Photo** |
| | |

| **Brief History** | **Date** | 1910 |
|---|---|---|
| Designed by Henry Ariba for G Watkins as a single large shop and first floor showroom. Notable for using a structural iron frame to allow a greater floor span. Occupied originally by a drapery and bootmaker. | | |
| **Building Description** | | |
| 2-storey commercial terraced corner building with decorative plaster finish. The frontage is divided into four bays with square pilasters and one window per bay. The windows have deep plastered hoods over rounded lintols. The cornice has “egg and dart” modelling below and supports a plain parapet above.<br>The building was extended at ground floor to cover the whole site.<br>A lean-to verandah is cantilevered off the wall and supported by steel ties with no posts. The ground floor is divided into two shops each with timber joinery and deeply recessed entry doors.<br>The side of the building facing Fleet Street is plain with a number of utilitarian windows and a tangle of service pipes. | | |
| **Architectural Style** | Edwardian commercial. | |
| **Modifications** | | |
| Shopfronts have been partially modernised but still retain some original features. | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01138 | B | ABFGH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| **Address** | **Other name (if applicable)** | |
|---|---|---|
| 87 & 89 Victoria Road | | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1960s |
| | | |
| **Building Description** | | |
| 2-storey square corner building with concrete post and beam construction and flat roof and single storey addition at rear on Fleet Street. Infill panels are modular timber framed glazing, textured brick or plaster. Square verandah wraps partly around onto Fleet Street. | | |
| **Architectural Style** | Postwar | |
| **Modifications** | | |
| | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| | | | |

| **Significance** |
|---|
| None. This building does not contribute to the historic streetscape. |

| **Address** | | **Other name (if applicable)** | |
|---|---|---|---|
| 93 Victoria Road | | Friendly Societies Hall | |
| **2022 Photo** | | **Historical Photo** | |
| | | | |
| **Brief History** | | **Date** | 1950s |
| The Devonport United Friendly Society formed in Devonport in 1924. It was one of hundreds of such societies set up in New Zealand before the advent of the welfare state. Members made a small subscription that enabled the society to help members and their families in times of illness and death. The Devonport society was dissolved in 2019 and its Devonport properties were sold. The present building was built in the 1950's. | | | |
| **Building Description** | | | |
| 2-storey concrete and brick commercial building with square front, flat parapet with three bays of timber framed glazing below and three shops at ground level. Stepped verandah over the street timber posts.<br>The street front is out of character with the rest of Victoria Road, being partly solid brick with utilitarian obscured windows at high level. | | | |
| **Architectural Style** | | 1960s | |
| **Modifications** | | | |
| | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| | | | |
| **Significance** | | | |
| None. This building does not contribute to the heritage streetscape. | | | |

| Address | Other name (if applicable) | |
|---|---|---|
| 95 Victoria Road | Princess Building | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | **1913** |
| Originally known as Hardley's buildings were designed by architect T.W May as five shops in three sections, with accommodation above. Original verandahs were barrel vaulted. | | |
| **Building Description** | | |
| Ornate 2-storey brick terrace in five bays, large pediment over two bays with balustered parapet over remainder. Decorative plaster finishes includes cornice and string cornices and flat pilasters topped with stylised urns. The two bays under the pediment have pairs of windows with bracketed hoods, while the other three bays have double windows with textured plastered panels with rosettes at each corner.<br>The building steps down the street with matching stepped verandahs. One cast iron column with decorative capital remains. Others are timber or steel.<br>There are five shops (restaurants) at ground level all with recessed entry doors and a mixture of aluminium and timber joinery. Green and white tiles are fixed along the stall risers of all shopfronts. | | |
| **Architectural Style** | Edwardian commercial terrace | |
| **Modifications** | | |
| | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01140 | B | ABFGH | |
| | | | |

| **Significance** |
|---|
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. |

## VICTORIA ROAD – East

| Address | | Other name (if applicable) | |
|---|---|---|---|
| 6 & 8 Victoria Road | | | |
| **2022 Photo** | | **Historical Photo** | |
| | | | |
| **Brief History** | | **Date** | 1990s |
| | | | |
| **Building Description** | | | |
| Modern concrete and glass flat roofed corner building, set back from the street front. Broken up into four bays with offices at first floor and shop units at ground floor. A long flat cantilevered verandah shades the footpath. The side elevation onto Flagstaff Terrace has masonry infill and small windows. | | | |
| **Architectural Style** | | | |
| **Modifications** | | | |
| | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| | | | |
| **Significance** | | | |
| None. | | | |

| **Address** | **Other name (if applicable)** | |
|---|---|---|
| 10 Victoria Road | Devonport Post Office | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1938 |

The Post Office was erected as part of the first Labour government's programme of social assistance and reforms following the Great depression of the 1930s. Its construction coincided with the passing of the first Social Security Act in 1938 and all post offices became the location for multiple social services alongside their traditional post and telegraph functions.
In 1991 the Post Office was closed and the building was taken over by "Jacksons Muzeum" and in 2007 this too closed and the building was converted to an arcade of shops.

**Building Description**

Two-storey building with mansard roof conversion and extensive two-storey additions to the rear. The main building is plastered concrete with strong horizontal square string courses and hoods over windows. "DEVONPORT POST OFFICE" is picked out in raised lettering above the ground floor windows. The windows are steel framed with mostly horizontal astragals and horizontal detailing between them. A single flag pole is fixed above the small first floor window.
The building has a side alley on both sides and is separated from its neighbours.

| **Architectural Style** | Moderne |
|---|---|

**Modifications**

This is an outstanding example of 1930s design which remains very true to its architectural origins.
The interior of the original post office has been lost but the spaces and structure remain. The roof has been converted to create a second floor apartment with clear glass balustrades and retaining the mansard roof form. Two-storey additions have been constructed at the back.

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01123 | A* | ABFGH | 4510 Cat 2 |

**Significance**

The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors.

| Address | Other name (if applicable) |
|---|---|
| 14, Victoria Road | BNZ Building (former) Patriot Pub |
| | |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1926 |
|---|---|---|

The bank was constructed on land owned by the Grammar School Trust in 1925-6. It was designed by Edward Mahoney & Son, a prominent architectural firm in Auckland which had completed numerous other bank buildings. It was designed in a "Stripped Classical' style which included many of the classical features associated with bank buildings throughout the country, but in a somewhat simpler manner. The building included a banking hall on part of the ground floor, with manager's rooms at the rear and on the first floor.
In 1975 the bank moved to other premises in Victoria Road and the building was used by a series of cafes and restaurants. It is currently the home of the "Patriot" pub.

**Building Description**

Two-storey brick building with strong classical features in brick and plaster. There are four flat pilasters with Ionic capitals extending from an ashlar base at ground level to above the first floor, a deep cornice and plain parapet above. The "BANK OF NEW ZEALAND" is picked out in raised lettering below the cornice. There are three windows at first floor, one in each bay and two at ground floor flanking the grand entrance doors. These are accessible up a number of steps from the footpath.
The windows are multi-paned at first floor and timber at ground floor. The entrance doors are double, with deeply moulded panels. A BNZ logo is engraved on the glass.

| Architectural Style | Stripped Classical Revival |
|---|---|

**Modifications**

The exterior of the building remains mainly intact apart from a recent dark grey colour scheme and the addition of four gold motifs on the sprandrel panels below the first floor windows. Internally all of the original banking fittings have been removed.

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01124 | A* | ABFGH | 4511 Cat 2 |
| | | | |

| Significance |
| --- |
| The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. |

| Address | Other name (if applicable) | |
|---|---|---|
| 16 & 18 Victoria Road | | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | **1925** |
| This building was constructed in 1925 for T Iremonger as a pair of shops with flats above. | | |
| **Building Description** | | |
| 2-storey plastered brick and concrete frame in two distinct mirrored bays, there are high side and central parapets running back the full depth of the building, a deeply overhanging roof, two bracketed oriel windows and multi-paned windows between. There are two shop units at ground floor each with fully opening shop fronts and a wide cantilevered verandah supported on steel ties.<br>The roof is profiled metal, steeply pitched facing the front and, unusually in the street, is visible and pitched towards the front, while the rear roof has a more gentle slope towards the rear. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| The original open verandahs facing the street have been filled in. The shopfronts have both been modified to allow for full width opening with sliding folding doors. | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01125 | B | ABFGH | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

| Address | | Other name (if applicable) | |
|---|---|---|---|
| 20 & 22 Victoria Road | | | |
| **2022 Photo** | | **Historical Photo** | |
| | | | |
| **Brief History** | | **Date** | 1990s |
| | | | |
| **Building Description** | | | |
| Recently refurbished two-storey building with curved lattice work screening the façade.<br>The building is recessed into the slope behind with the ground floor buried and a car park over at the rear is accessed from Rattray Street. | | | |
| **Architectural Style** | | | |
| **Modifications** | | | |
| | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| | | | |
| **Significance** | | | |
| None. The building continues the scale of its neighbour to the south, but its modern façade is instrusive to the continuity of the streetscape. | | | |

| Address | Other name (if applicable) | |
|---|---|---|
| 24 Victoria Road | | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | Possibly 1840s |
| One of Devonport's earliest settlers William Oliver is thought to have purchased this site as part of a larger block and built a house here in 1846, the first ever built on the north shore. It was in the house in 1849 that the first self-government process on the shore began with the election of three wardens to the Hundred of Pupuke. After his death the house was bought by Joseph Glenney who built a villa there but the rear walls of the existing house are thought to be original to William Oliver's house.It is now the Signal Hill Restaurant and Bar. | | |
| **Building Description** | | |
| The only residential building remaining on the east side of Victoria Road and set higher than the street on the natural slope of the site. Originally a typical "U" shaped hipped roof cottage with timber-framed weatherboarded walls, timber windows and a verandah, it has been considerably modified both internally and externally. | | |
| **Architectural Style** | Victorian cottage | |
| **Modifications** | | |
| The interior of the cottage has undergone many alterations over the years since it ceased being used as a residence. Many of the interior walls have been removed, new openings made and most of the windows changed. The greatest change is to the setting of the cottage, with wide stepped decks and retaining walls creating outside space for the current use, a restaurant. | | |

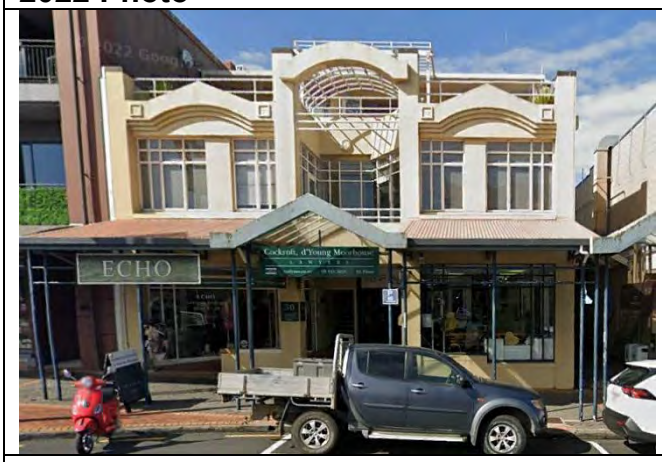
| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |

| **Significance** |
|---|
| Not included in the AUP Schedule 14.1 but may contain very old heritage fabric although modifications have been considerable. However, it may have historical, social, physical, aesthetic and context values being the sole remaining "residential" style building remaining on the eastern side of Victoria Road. |

| Address | Other name (if applicable) | |
|---|---|---|
| 28 Victoria Road | (Portofino restaurant) | |
| | | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1980s |
| | | |
| **Building Description** | | |
| 2-storey modern commercial building with flat façade and parapet, full width first floor windows, square verandah and two shop units below. Another more recent 2-storey addition has been added at the rear creating an arcade of small shops and offices.<br>Side walls are concrete and the roofs are metal single pitched towards the rear and pitched over the later addition with a rounded ridge. Access is possible through the arcade to the service lane running along the back of these sections from Rattray Street.<br>The front half of the building is a simple square 2-storey block with almost flat roof extending almost the full width of the section, while the rear is also 2-storey but the roof has been cut away in the middle to provide light and sun below. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |

| Significance |
|---|
| None. It does, however, maintain the pattern of two-storey buildings in the streetscape. |

| Address | Other name (if applicable) | |
|---|---|---|
| 30 Victoria Road | | |
| **2022 Photo *** | **Historical Photo** | |
|  | | |
| **Brief History** | **Date** | 1980s |
| | | |
| **Building Description** | | |
| 3-storey concrete framed building with second floor set back from the façade helping to maintain the continuity of 2 storey buildings in the rest of the street. Three bays to two storeys, with triangular pediments over the outer two bays with deeply moulded and recessed shallow arched detailing, and a raised shallow arch over the central bay. The windows are broken up with a geometric pattern of transoms and mullions and the same pattern is repeated in the tubular steel balustrade and verandah detailing. The central bay of the verandah is a shallow pitched gable with glazing behind. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |

| Significance |
|---|
| None. |

*This photograph is taken from Google Street View since the building was wrapped at the time of the study for building work.

| Address | Other name (if applicable) |
|---|---|
| 36 Victoria Road | |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1980s (1880s) |
|---|---|---|
| Site of an early Bank of New Zealand which operated on this site in a small wooden building on the street front from 1910 until 1925 when it relocated to its new premises at 16 Victoria Road. The large villa behind served as the residence for the bank manager.<br>Demolished in the 1980s to erect a new three-storey commercial building. | | |
| **Building Description** | | |
| 3-storey commercial building. The ground floor has one shop unit and the upper floors are apartments. It is divided into three bays - the side bays at upper levels are recessed to create balconies and the central bay is fully glazed. The building is in plastered concrete with a wide flat overhanging parapet, expressed rain water heads and downpipes and a cantilevered verandah. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |
| **Significance** | | | |
| None. | | | |

| Address | Other name (if applicable) |
|---|---|
| 38 & 40 Victoria Road | |
| | |

| 2022 Photo* | Historical Photo |
|---|---|
| | |

| Brief History | Date | 1920s or 1930s |
|---|---|---|
| | | |

**Building Description**

Single storey shops on corner of Rattray Street. Brick and concrete with painted plaster finish. Concrete columns are expressed as pilasters at each side and between the shops with a brick and plaster parapet over. Parapet and pilasters topped with small coping stone detail. The side wall on Rattray Street continues the parapet and conceals the building's long single pitched roof behind. The lean-to verandah is supported on timber posts and there are clerestorey windows above the verandah into the shop behind.

The shopfront to number 38 has a central entry door in a recessed opening, with plate glass windows and green ceramic tiles below. Number 40 has two entrances with double doors on either side of a central window which has an inbuilt marble display shelf and lead lights at its top. "AMC" is picked out in tiles on the base of number 40.

| Architectural Style | 1920s shop |
|---|---|

**Modifications**

None externally.

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| 01128 | B | ABFGH | |
| | | | |

**Significance**

The building has **Considerable Significance locally** for its Historical, Social, Physical, Aesthetic and Context factors.

* The verandah posts and some of the tiled shop fronts were damaged in a vehicular collision prior to the taking of this photograph.

| Address | Other name (if applicable) | |
|---|---|---|
| 46 Victoria Road | | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | 1980s |
| | | |
| **Building Description** | | |
| Single storey building set back from Victoria Road with flat roof with flat verandah over footpath on Rattray Street and terrace area at front. Timber joinery to shopfront to both street frontages including double doors and sliding/folding windows.<br>White painted picket fence and planting surrounding the front terrace. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| | | |

| Schedule 14.1 ref | Rating | Schedule 14.1 Heritage Values | HNZ Listing |
|---|---|---|---|
| | | | |

| Significance |
|---|
| None. The single-storey, flat roofed form of this building is intrusive on the continuity of the streetscape. However, the planting and trees around it soften this impact. |

| Address | Other name (if applicable) |
|---|---|
| 48 – 56 Victoria Road | Victoria Theatre |
| **2022 Photo** | **Historical Photo** |
| | |

| Brief History | Date | 1912 and 1928 |
|---|---|---|

The Victoria Theatre is reputed to be the earliest purpose-built cinema in New Zealand. Built in 1912 for the American, J.L. Benwell, and designed by John Walker, it could seat 1,000 people. It differed slightly from the current building with a smaller auditorium and an Edwardian style façade with a 2-storey addition to the north for shops. Two petrol engines provided the electric power for the projectors before mains power was provided by the Devonport Power Station in Church Street. In 1914 Benwell sold the cinema to Fuller & Hayward.
In 1928 at the height of the new "talkies" the theatre underwent a major refurbishment and expansion. Fuller Hayward employed architect Daniel Patterson to increase the size of the auditorium, add an elegant Circle and Circle Lounge and remodel the façade. The new auditorium was higher and wider, extending almost to the north boundary. The new facade took the form of an asymmetrical design in the Art Deco style with a tall square arch on the north side framing the new entrance below, an oriel window at its peak, a line of "attic" windows and a scalloped frieze. Despite the dramatically different impression of the new façade, Patterson cleverly incorporated much of the original building elements minimising the expense of a total rebuild.
The building remained as an important and popular social feature for the Devonport community throughout the middle years of the 19th century.

However the cinema struggled to compete with television from the 1960s and it closed in 1988. For a number of years after that there was a variety of owners and the single cinema was divided into three screens. The Victoria Theatre Trust was formed in 2004 and a campaign to save the theatre began. The Victoria Theatre Trust was formed 2004 to try to retain the theatre and in 2006 North Shore City Council bought the theatre. It was reopened by the Trust in 2010 and has since flourished as a cinema and performing arts venue.

**Building Description**

Elegant plastered façade over brick structure. Main auditorium is a plain brick and concrete gabled form with corrugated iron roof. The façade has raised plaster detailing, leadlight windows, an oriel window and a large arched window over the main entrance. The verandah is stepped and is supported by metal ties.
The ground floor entrance has painted timber doors. Two separate shopfronts

| | | | |
|---|---|---|---|
| are located below this each with leadlight spandrel panels. | | | |
| **Architectural Style** | | Art Deco | |
| **Modifications** | | | |
| The first major modification was undertaken in 1928 when the auditorium was enlarged, the façade was remodelled and the interiors updated.<br>Then from 1988 the theatre has been subject to ongoing internal modifications to accommodate changing tastes in movie-going from the huge picture palaces of the 1920s to the "Multiplex" model of the 21st century. | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| 01132 | A* | ABFGH | 7712 Cat 1 |
| **Significance** | | | |
| The building has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

**CLARENCE STREET – (Eastern end)**

| **Address** | | **Other name (if applicable)** | |
|---|---|---|---|
| 14 Clarence Street | | | |
| **2022 Photo** | | **Historical Photo** | |
| | | | |
| **Brief History** | | **Date** | |
| | | | |
| **Building Description** | | | |
| Single-storey brick shop unit covering entire section with gabled roof in three separate pitches, plastered square parapet to street with flat verandah on timber posts. The shop front has timber joinery, stall risers and frosted glass detailing along the top. | | | |
| **Architectural Style** | | | |
| **Modifications** | | | |
| | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| | | | |
| **Significance** | | | |
| None, but retains the character of the streetscape with small shopfronts under wide verandahs. | | | |

| Address | | Other name (if applicable) | |
|---|---|---|---|
| 12C Clarence Street | | | |
| **2022 Photo** | | **Historical Photo** | |
| | | | |
| **Brief History** | | **Date** | |
| | | | |
| **Building Description** | | | |
| Single storey brick building with flat roof extending almost entire section. Timber and glass shopfronts and flat verandah on timber posts. | | | |
| **Architectural Style** | | | |
| **Modifications** | | | |
| | | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| | | | |
| **Significance** | | | |
| None, but retains the character of the streetscape with small shopfronts under wide verandahs. | | | |

| **Address** | **Other name (if applicable)** |
|---|---|
| 12B Clarence Street | |
| **2022 Photo** | **Historical Photo** |
| | |
| **Brief History** | **Date** |
| | |
| **Building Description** | |
| Plastered brick single storey building with parapet, stepped on West elevation facing access lane. Two shopfronts below flat verandah on timber posts.<br>Although this building follows the same pattern as many of its neighbours – masonry façade with tall decorated parapet, the quality of design is very low and it has little architectural merit. It does however continue a theme and has sympathetic scale and modulation. | |
| **Architectural Style** | |
| **Modifications** | |
| | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| | | | |

| **Significance** |
|---|
| None, but retains the character of the streetscape with small shopfronts under wide verandahs.. |

| Address | Other name (if applicable) | |
|---|---|---|
| 5 Clarence Street | Telephone Exchange (former) | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | **1925** |
| In 1919 the Crown began planning for an automatic telephone exchange to be part of the city-wide network.<br>The building was finally finished in 1925. (worse that the Ak rail network)<br>Constructed in the Edwardian Free Classical style and extended in 1940. In 1992 was threatened with demolition but was allowed to be adapted to allow a street front opening which changed the exterior of the building substantially.<br>'The range of surface finishes (brick, smooth render and pebble dash render) is a significant feature of the design of the classical facade, and hints at the eclecticism that became a feature of Edwardian commercial architecture. | | |
| **Building Description** | | |
| Single storey brick gables building extending over almost entire section. Deeply moulded plastered parapet onto street frontage with stylised Greek pediment and dentils and ashlar detailing to each side. No verandah. Steel multi-paned doors to front and similar windows to West elevation.<br>“DEVONPORT AUTOMATIC TELEPHONE EXCHANGE” picked out in raised plaster on front elevation. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| All telephone equipment was removed in 1980s and the building was converted into a café. However, most of the modifications were limited to the interior. | | |
| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
| 01189 | B | AFG | |
| **Significance** | | | |
| The building has **Considerable Significance locally** for its Historical, Physical and Aesthetic factors. | | | |

**WINDSOR RESERVE**

| **Address** | **Other name** (if applicable) |
|---|---|
| Windsor Reserve | World War 1 Memorial |
| **2022 Photo** | **Historical Photo** |
| | |

| **Brief History** | **Date** | 1924 |
|---|---|---|

Unveiled on 13th April 1924 to commemorate those Devonport men who lost their lives in the 1914-18 War. A second plaque was added after the Second World War to commemorate those killed in the 1939-45 War, the Korean War and several later conflicts where New Zealand troops have been involved.

**Building Description**

The memorial consists of a stone base of rough-hewn granite blocks with four supporting scrolls. The figure standing above is cast in bronze and is unusual among such memorials in its informal pose. It was made by sculptor Frank Lynch and is said to portray the more natural nature of the young ANZACs. It was sometimes known as the “Untidy Soldier”. A lightly engraved plaque with the heading “REMEMBERING THESE DEAD LET THE LIVING BE HUMBLE” sets out the names of the 82 men killed in action in 1914-18. On the eastern side is a second plaque containing the names of the men who died in the Second World war with additional plaques on the west showing the names of those who have died in later conflicts.

| **Architectural Style** | |
|---|---|

**Modifications**

None.

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01151 | A* | ABH | 4515 Cat 2 |

**Significance**

The feature has **Outstanding Significance regionally** for its Historical, Social,

<table>
<tr><td colspan="4">Physical, Aesthetic and Context factors.</td></tr>
<tr><td colspan="2">Address</td><td colspan="2">Other name (if applicable)</td></tr>
<tr><td colspan="2">Windsor Reserve</td><td colspan="2">Memorial Fountain</td></tr>
<tr><td colspan="2">2022 Photo</td><td colspan="2">Historical Photo</td></tr>
<tr><td colspan="2"> </td><td colspan="2"></td></tr>
<tr><td colspan="2">Brief History</td><td>Date</td><td></td></tr>
<tr><td colspan="4">Erected by the families of two men killed in action in South Africa during the Boer War.</td></tr>
<tr><td colspan="4">Building Description</td></tr>
<tr><td colspan="4">Round brick pool with ceramic tile lining. Central bronze fountain featuring three horses heads supporting the central spout.</td></tr>
<tr><td colspan="2">Architectural Style</td><td colspan="2"></td></tr>
<tr><td colspan="4">Modifications</td></tr>
<tr><td colspan="4">Originally placed near the Band Rotunda but shifted. Recent brick and tile circular pool.</td></tr>
<tr><td>Schedule 14.1 ref</td><td>Rating</td><td>Schedule 14.1 Heritage Values</td><td>HNZ Listing</td></tr>
<tr><td>01152</td><td>A*</td><td>ABH</td><td></td></tr>
<tr><td colspan="4">Significance</td></tr>
<tr><td colspan="4">The feature has Outstanding Significance regionally for its Historical, Social, Physical, Aesthetic and Context factors.</td></tr>
<tr><td colspan="4"></td></tr>
</table>

| **Address** | **Other name** (if applicable) | |
|---|---|---|
| Windsor Reserve | Signal Masts | |
| **2022 Photo** | **Historical Photo** | |
| | | |
| **Brief History** | **Date** | |
| The first signal masts were erected on the summit of Takarunga Mount Victoria in 1840 to signal arrival and type of ships entering the Waitematā Harbour. When this function was mechanised in the 1950s, the timber masts were relocated to Windsor Reserve. | | |
| **Building Description** | | |
| Round wooden mast with wooden cross spar complete with signal ropes and tethers. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| Relocated from original site on summit of Takarunga / Mount Victoria | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| | | | |

| **Significance** |
|---|
| |

| **Address** | **Other name** (if applicable) |
|---|---|
| E.W. Alison Memorial Clock | |
| **2022 Photo** | **Historical Photo** |
| | |

| **Brief History** | **Date** | 1928 |
|---|---|---|
| Designed by Roy Lippincott, erected to commemorate the contribution of one of Devonport's earliest and long standing business men and councillors. Ewan Alison initiated the first steam-powered ferry services and remained as managing director of the Devonport Steam Co Ltd for 53 years. He also served on the Devonport Borough Council for many years, including as Mayor and spent nearly 22 years on the Auckland Harbour Board. | | |
| **Building Description** | | |
| Slender concrete post with four-sided square clockface on each side. | | |
| **Architectural Style** | | |
| **Modifications** | | |
| | | |

| **Schedule 14.1 ref** | **Rating** | **Schedule 14.1 Heritage Values** | **HNZ Listing** |
|---|---|---|---|
| 01149 | A* | ABGH | 4513 Cat 2 |
| **Significance** | | | |
| The feature has **Outstanding Significance regionally** for its Historical, Social, Physical, Aesthetic and Context factors. | | | |

# Appendix 2 Identification of NZAA Recorded Archaeological Sites Devonport HHA

| NZAA No. | Name/ Description | Location | Coordinates |
|---|---|---|---|
| R11/2922 | Subsurface pre-European Maori occupation layer | Located within Windsor Reserve, Devonport. Beneath and around the perimeter of Devonport Library. | NZTM E 1760300 NZTM N 5922310 |
| R11/1817 | Naval station. It was used by the Navy from 1841. | Devonport, Windsor Reserve. The naval base was in the area now contained by Winsor Reserve and the "Triangle" where the Devonport library is located. | NZTM E 1760261 NZTM N 5922308 |
| R11/1950 | Windsor Reserve - Historic wharves, naval base and shipyard. | The site is located on the SW side of the junction of Victoria Road, King Edward Parade and Queens Parade: landward end of Devonport Ferry Wharf: SE shoreline of site known as "Devonport Beach". | NZTM E 1760299 NZTM N 5922223 |
| R11/2869 | Victoria Wharf - Site of the original Victoria Wharf constructed in 1873 | In the foreshore zone immediately north of Devonport Wharf, Queens Parade, Devonport. | NZTM E 1760230 NZTM N 5922210 |
| R11/2988 | Devonport Marine Parade - Midden | Midden beneath the semi mature pohutukawa in the planting bed, lower Victoria Street, at the entrance to the Ferry Terminal carpark (Devonport Marine Parade). It is the pohutukawa in front of the historic Allison Clock tower. | NZTM E 1760219 NZTM N 5922218 |
| R11/2987 | Devonport Marine Parade - Section of original stone sea-wall (1893-1925) | Adjacent to the line of shop frontages along Queen’s Parade, in the existing Ferry Terminal carpark. Beneath the raingarden closest to the terminal. | NZTM E 1760175 NZTM N 5922232 |

## Appendix 3

## Legal Descriptions and Record of Title Identifiers, Deeds Register and/or Gazette notice information of HHA.

| Number | Street | Legal Description |
|---|---|---|
| | WEST | |
| 1 | Victoria Road | Sec 2 SO 473763; road reserve |
| 3 | Victoria Road | Pt Land on DP 737; road reserve |
| 15-19 | Victoria Road | Lot 1 DP 30140; Lot 4 DP44089; road reserve |
| 21 | Victoria Road | Lot 1 DP 31079 |
| 23-25 | Victoria Road | Lot 2 DP 87483; road reserve |
| 29 | Victoria Road | Lot 1 DP 87483 |
| 33& 37-39 | Victoria Road | Lot 1 DP 61110; LOT 2 DP 61110 |
| 41-43 | Victoria Road | Pt Allot 22 Sec 2 PSH Takapuna; LOT 2 DP 56269 |
| 45 | Victoria Road | Lot 1 DP 56269Pt Allot 21 Sec 2 PSH Takapuna |
| 12 | Clarence Street | Pt Allot 21 Sec 2 DP20347; road reserve |
| 53-55 | Victoria Road | Lot 2 Allot 21 Sec 2 PSH Takapuna |
| 57-59 | Victoria Road | Lot 1 DP 97920; road reserve |
| 61-67 | Victoria Road | Land on DP 3720; road reserve |
| 69-71 | Victoria Road | Lot 6 DP 4986 |
| 73-79 | Victoria Road | Lot 7 DP 1972; Pt Lot 8 DP 1972; road reserve |
| 81 | Victoria Road | Pt Lot 8 Allot 21 Sec 2 Parish of Takapuna; Pt Lot 8 DP 1972; road reserve |
| 83-85 | Victoria Road | Pt Allot 21 Sec 2 Parish of Takapuna; road reserve |
| 87-89 | Victoria Road | Lot 2 Allot 21 Sec 2 Parish of Takapuna; road reserve |
| 93 | Victoria Road | Lot 2 Allot 21 Sec 2 Parish of Takapuna; road reserve |
| 95 | Victoria Road | Pt Allot 21 DP 24905; road reserve |
| | EAST | |
| 6-8 | Victoria Road | Lot 1 & 2 DP 55309 |
| 10 | Victoria Road | Lot 1 DP 152818; road reserve |
| 14 | Victoria Road | Allot 77 Sec 2 Parish of Takapuna; Allot 78 Sec 2 Parish of Takapuna; road reserve |
| 16-18 | Victoria Road | Allot 76 Sec 2 PSH of Takapuna; Allot 75 Sec 2 PSH of Takapuna; road reserve |
| 20-22 | Victoria Road | Lot 3 DP 20297 |
| 24 | Victoria Road | Pt Lot 4 DP 20297 |
| 28 | Victoria Road | Pt Lot 1 Allot 20A Sec 2 PSH Takapuna |
| 30 | Victoria Road | Lot 1 DP 137451 |
| 36 | Victoria Road | Pt Lot 1 DP 68054 |

| Number | Street | Legal Description |
|---|---|---|
| 38-40 | Victoria Road | Lot 1 DP 61110; LOT 2 DP 61110 |
| 46 | Victoria Road | Lot 1 DP 56299 |
| 48-56 | Victoria Road | Pt Lot 20A Deeds T12; road reserve |
| | CLARENCE ST | |
| 14 | Clarence Street | Lot 22 Allot 21 Sec 2 PSH Takapuna |
| 12B | Clarence Street | PT Allot 21 SEC 2 DP20347; road reserve |
| 12C | Clarence Street | PT Allot 21 SEC 2 DP20347; road reserve |
| 5 | Clarence Street | Lot 1 DP 29558 |
| | WINDSOR RESERVE | |
| | Windsor Reserve | Lot 1 DP 110322; Lot 2 DP110322; Lot 3 DP 110332; Pt Allot 22C Sec 2 PSH of Takapuna |
| 3 | Marine Square | LOT 1 DP 22936; road reserve |

# SUBMISSION ON PROPOSED PLAN CHANGE 78 TO THE AUCKLAND UNITARY PLAN

**To:** Auckland Council

**Name of submitter:** New Zealand Housing Foundation

This submission relates to Proposed Plan Change 78 to the Auckland Unitary Plan (AUP).

The specific Plan Change provisions that this submission relates to are listed within the table provide at **Attachment A.**

**The reasons for the submitter's support, where relevant, are set out within the table attached as Attachment A. In general, where the submitter supports the provisions as notified the submitter considers that:**

1. The applicable provisions will promote the sustainable management of natural and physical resources, contrary to Part 2 of the Resource Management Act 1991 ('the Act");

2. The applicable provisions are soundly based on evidence or an appropriate cost benefit analysis as required by section 32 of the Act;

3. The applicable objectives, policies and rules of the AUP, as they relate to the Submitter's sites:

    i) will promote the sustainable management of natural and physical resources;
    ii) are consistent with the purpose and principles of the Act;
    iii) will not give rise to adverse effects on the environment that are not avoided, remedied or mitigated;
    iv) are appropriate and justified in terms of Section 32 of the Act.

4. The applicable provisions that are supported will give effect to the National Policy Statement: Urban Development (NPS-UD), the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, and the Medium Density Residential Standards (MDRS).

**The specific reasons for the submitter's concerns, where relevant, are set out within the table attached as Attachment A. In general, where the submitter opposes the provisions as notified the submitter considers that:**

1. The applicable provisions do not promote the sustainable management of natural and physical resources, contrary to Part 2 of the Resource Management Act 1991 ('the Act");

2. The provisions are not soundly based on evidence or an appropriate cost benefit analysis as required by section 32 of the Act;

3. The applicable objectives, policies and rules of the AUP, as they relate to the Submitter's sites:

   i) will not promote the sustainable management of natural and physical resources;
   ii) are inconsistent with the purpose and principles of the Act;
   iii) will give rise to adverse effects on the environment that are not avoided, remedied or mitigated;
   iv) are inappropriate and unjustified in terms of Section 32 of the Act.

4. The submitter is of the opinion that the intention of the NPS-UD and MDRS is to simplify the planning process, not complicate it, by ensuring planning decisions improve housing affordability through supporting competitive land and development markets, and by *enabling* development and intensification. This in turn is expected to increase the supply and affordability of housing.

5. In contrast, the submitter is of the view that the provisions as proposed would place significant additional (and unreasonable) cost on a resource consent application and add to unaffordability, as well as risk further limiting the supply of housing and development to meet demand. The proposed approach is overly onerous and would lead to numerous, overly complicated and costly resource consent applications, as well as potential interpretation issues. This is not consistent with the NPS-UD nor MDRS.

6. Furthermore, while being both costly and inefficient, the submitter considers that the provisions as notified risk encouraging lower density and less challenging development by making intensification too difficult to be achieved. This would not achieve the intensification nor affordability objectives sought by the NPS-UD and MDRS, nor would it amount to an efficient use of land.

7. The submitter considers that the proposed changes should go further to give effect to the NPS-UD. Objective 3 of the NPS-UD requires district plans to enable more people to live in, and more businesses and community services to be located in, areas of Auckland that are in or near a centre zone or other area with many employment opportunities, or are well-serviced by public transport, or where there is high demand for housing or for business land in the area. This is supported by Policy 3 of the NPS-UD. The submitter is of the view that there are numerous additional locations where intensification is appropriate, where the market will deliver intensification, and consequently where significant intensification should be provided for. These include Town Centre Zones, wider walkable catchments and additional corridors serviced by frequent bus services. among others. The submitter also considers that provision in the policy framework should be made for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.

8. The submitter notes that Policy 6(b) of the NPSUD also states that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes "*may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect."* The submitter is concerned that a number of the changes ignore the intent of this policy.

**The submitter seeks the following decision from the Auckland Council, regarding the Proposed Plan Change 78:**

a) That the relief sought within the table attached as **Attachment A** is provided; and

b) Any other consequential changes that would give effect to the relief sought in this submission.

**The submitter wishes to be heard in support of their submission. If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.**

**The submitter is not a trade competitor, and could not gain an advantage in trade competition through this submission.**

**Michael Campbell**
Campbell Brown Planning Limited
For and on behalf of New Zealand Housing Foundation as its duly authorised agent.

**Date: 29 September 2022**

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## Attachment 1

**Table 1: Identifies the specific proposed amendments or changes to the Auckland Unitary Plan under PC78 which the submitter either supports, seeks amendment to, or opposes.**

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | **Chapter C General Rules** | | | | |
| 1. | **C1.6A Overlay and precinct rules**<br><br>(1) Where an activity is subject to a rule in an overlay, the overlay may specify whether the overlay rule replaces a zone rule, a precinct rule or an Auckland-wide rule.<br><br>(2) Where an activity is subject to a rule in a precinct, the precinct may specify whether the precinct rule replaces an overlay rule or a zone rule, or an Auckland-wide rule. | Support | The revised wording clarifies the status of precinct or Auckland Wide Rules. | Retain the proposed wording. | 938.1 |
| | **Chapter D Overlays - Natural Heritage** | | | | |
| 2. | **D14. ~~Volcanic~~ Maunga Viewshafts and Height and Building Sensitive Areas Overlay**<br><br>**D14.4. Activity table [rcp/dp]**<br>**Buildings in a height and building sensitive area, excluding network utilities, electricity generation facilities, broadcasting facilities and road networks**<br>(A7) Buildings up to 9m in height except as specified in Standard D14.6.3. — P<br>(A7A) Buildings that do not comply with standard D14.6.5 Building coverage — RD<br>(A7B) Buildings that do not comply with standard D14.6.6 Landscaped area — RD<br>(A7C) Buildings not complying with underlying zone Yards standards — RD<br>(A7D) Buildings that do not comply with standard D14.6.7 Earthworks — RD | Oppose | The submitter opposes the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D. The submitter also opposes Standards D14.6.5 – D14.6.8<br><br>The additional standards for buildings are unnecessary and will not be efficient or effective in managing the effects on the Maunga View Shafts. The standards will reduce the ability to achieve the outcomes sought by the MDRS standards. | Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D.<br><br>Delete proposed Standards D14.6.5 – D14.6.8<br><br>Any other consequential changes that would give effect to the relief sought in this submission. | 938.2 |
| | **Chapter G RUB and Walkable Catchments** | | | | |
| 3. | **G2. Walkable Catchments**<br><br>Policy 3(c) of the National Policy Statement on Urban Development 2020, updated May 2022, requires regional policy statements and district plans in tier 1 urban environments to enable building heights of at least six storeys within at least a walkable catchment of the following:<br><br>(i) existing and planned rapid transit stops<br><br>(ii) the edge of city centre zones, and<br><br>(iii) the edge of metropolitan centre zones.<br><br>Auckland is a tier 1 urban environment.<br><br>A walkable catchment of around 1,200m is applied from the edge of the Business – City Centre Zone. A walkable catchment of around 800m is applied from both the edge of the Business – Metropolitan Centre Zones and from the pedestrian access points to existing or planned rapid transit stops.<br><br>Edge and route modifying factors such as property boundaries, road boundaries, severance, topography, block sizes, the walking environment and the mix of land use activities can affect these general walkable catchment distances.<br><br>The depiction of walkable catchments in the planning maps is a district plan method pursuant to section 75(2) of the Resource Management Act 1991 for implementing the policies of the district and giving effect to the National Policy Statement on Urban Development 2020, updated May 2022.<br>The planning maps show the location and extent of walkable catchment boundaries, many of which overlap with each other.<br><br>The location or extent of a walkable catchment can only be amended by way of a plan change pursuant to Schedule 1 of the Resource Management Act 1991.<br><br>Any amendment to the location or extent of a walkable catchment must give effect Policy 3(c) of the National Policy Statement on Urban Development 2020, updated May 2022. | Support in Part | The submitter considers that the explanation for walkable catchment should note that in some cases the RTN or centres (where slightly beyond an 800m or 1,200m walkable catchment distance) is connected by extensive cycleways that make micro mobility transportation a viable choice. 'Micro mobility' and 'active' transport modes (i.e., scooters, bikes etc) are expanding traditional 'walkable' distances and this is acknowledged by the MfE guidance on walkable catchments. The guidance notes that:[1]<br><br>*…not all places are equal and different locations with different characteristics may often have different-sized walkable catchments […] a city or a metropolitan centre with a rapid transit stop located within or close by, is also likely to have a larger walkable catchment than a centre without a rapid transit stop.*<br><br>The use of such alternative modes and their relationship to 'walkability' is also acknowledged within Auckland Transport's 'Urban Street and Road Design Guide' in which it is noted in relation to increased density of residential occupation:[2]<br><br>Density (and a diversity of housing choices) gives people the opportunity to live in neighbourhoods that meet their lifestyle preferences and economic means. The goal should be to provide residents with the choice to live in amenity-rich neighbourhoods where they are a short walk *or* bike ride away from shopping, parks, schools and cafés, and take public transport or drive to work and regional destinations. Density allows for more options for more people. Prioritising investment in frequent, high-capacity public transport to support density is a mutually supportive strategy that can rapidly shift people from private cars to public transport and active modes [emphasis added]. | That the following wording is added to G2:<br><br>The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.<br><br>Any other consequential changes that would give effect to the relief sought in this submission. | 938.3 |

[1] Ministry for the Environment, *Understanding and implementing intensification provisions for NPS-UD*, clause 5.5.3 Different locations will have different-sized walkable catchments. https://environment.govt.nz/publications/understanding-and-implementing-intensification-provisions-for-the-national-policy-statement-on-urban-development/

[2] Auckland Transport 'Urban Street and Road Design Guide', page 51.

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | | | |
| 4. | | Support in Part | The submitter considers that the walkable catchment should be amended to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone.<br><br>The range of amenities, services, shops, cafés and the extent of employment within Business – Metropolitan Centre Zones is often comparable to that of the City Centre Zone. In fact, the edge of Business – Metropolitan Centre Zones is often more desirable to walk to than the edge of the City Centre zone from a destination and availability of services and amenity perspective.<br><br>This availability of activities and amenities is acknowledged within the zone description of Chapter H9. Business – Metropolitan Centre Zone which states that the Business – City Centre Zones:<br><br>*"act as focal points for community interaction and commercial growth and development and contain hubs serving high frequency transport. The zone provides for a wide range of activities including commercial, leisure, high density residential, tourist, cultural, community and civic services. Zone provisions, in conjunction with rules in the other business zones, reinforce metropolitan centres as locations for all scales of commercial activity. These centres are identified for growth and intensification."*<br><br>Furthermore, taking into account the above points with respects to micro mobility (refer submission point 3 above), a 1200m 'walkable catchment' from Business – Metropolitan Centre zones is considered appropriate. Metropolitan Centre Zones are well serviced by micro mobility and also incorporate high frequency transport options (numerous bus services, train stations and bus ways, among others). | Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business – Metropolitan Centre zones.<br><br>Any other consequential changes that would give effect to the relief sought in this submission. | 938.4 |
| | **H3A. Residential – Low Density Residential Zone** | | | | |
| 5. | **H3A.1. Zone description**<br>In the urban environment, the Residential – Low Density Residential Zone is applied to identified sites within residential neighbourhoods, subject to relevant qualifying matters, with the purpose being to:<br>• incorporate MDRS, and make development less enabling to the extent necessary to accommodate the qualifying matter(s) that are present;<br>• protect significant ecological areas and outstanding natural features and landscapes and high natural landscapes;<br>• protect areas of distinct cultural, historic and natural heritage;<br>• protect areas subject to risks from natural hazards including coastal hazards, coastal erosion, overland flow paths and flood plains;<br>• maintain and enhance special character residential areas; and<br>• provide for low density residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey houses.<br><br>It is applied in the urban environment where the relevant qualifying matters have resulted in a lower intensity of development. Limiting levels of re-development is necessary to accommodate one or more qualifying matters while enabling residential development. The zone applies to:<br>• the Waitakere Ranges Heritage Area;<br>• neighbourhoods with special character based on past development patterns;<br>• a coastal setting;<br>• sites containing cultural values or substantial proportions of significant ecological areas;<br>• sites that are subject to high natural character, outstanding natural features or landscapes; or,<br>• other factors such as natural hazards risks in the coastal environment and from flooding.<br><br>To respond to the identified purpose the Residential – Low Density Residential zone may also be applied in plan changes that rezone Future Urban zone land to a residential zone where relevant qualifying matters exist. Within the zone, MDRS are incorporated to the extent qualifying matters can be accommodated. The activities and standards are limited by Auckland-wide provisions and overlays as the Residential - Low Density Residential Zone works with other plan provisions to provide for dwellings while accommodating relevant qualifying matters.<br><br>To support the purpose of the zone, development is managed with additional dwellings provided for only where dwellings and other buildings do not detract from the values of the identified qualifying matter. The zone is generally characterised by residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey high buildings with yards and landscaping consistent with a low intensity built character, except where the zone exhibits high landscape or natural heritage values. | Oppose in Part | The submitter notes that the Low Density Residential Zone has been applied to a range of Qualifying Matters.<br><br>Consistent with the current approach of the Auckland Unitary Plan, the submitter considers that rezoning should be based on land use principles and issues such as flooding or the presence of an SEA over part of the site should not determine the zoning, unless there is clear evidence of significant risk from natural hazards, or if the site is completely covered in an SEA.<br><br>In its interim guidance on flooding and hazards as part of the hearings for the Auckland Unitary Plan, the Auckland Unitary Plan Independent Hearings Panel noted that it was not convinced about the degree of restriction on use and development in existing built up areas under the natural hazard and flooding provisions. The Panel considered that more consideration should be given to enabling design-led solutions using controlled or restricted discretionary activity status, with appropriately limited matters of control or discretion, and clear and succinct assessment criteria that assist with giving effect to the objectives and policies for natural hazards and flooding.<br><br>It is noted that there are existing examples of high density residential and business zones that are presently featured in the current Unitary Plan that have a SEA, flood plain or OLFP restriction. In some cases, increases in heights can provide greater flexibility in terms of managing the effects of natural hazards, such as the provision of higher freeboard levels. | That the Auckland Council reviews **all** OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.<br><br>Any other consequential changes that would give effect to the relief sought in this submission. | 938.5<br><br>938.6 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | It is further noted that the SEA is currently located on some sites proposed within MHU and THAB zones.<br><br>The current Unitary Plan includes objectives, policies and methods to manage the effects on these Qualifying Matters. It is considered more appropriate to manage the effects on these features through overlays or controls, rather than downzoning an area.<br><br>It may well be that a special overlay reduces all or part of a site from being developed to the full extent of the underlying zoning, but the submitter considers that this is a more efficient and effective approach than downzoning an entire site, on the basis that part of the site is impacted by a particular overlay or control. | | |
| **H5. Residential – Mixed Housing Urban Zone** | | | | | |
| **H5.2. Objectives** | | | | | |
| 6. | (1) Land ~~near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network~~ is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport. | Support | Consistent with the MDRS. | Retain the revised wording. | 938.7 |
| 7. | (3) Development provides **high-**quality **amenity**:<br>**(a)** on-site ~~residential amenity~~ for residents and<br>**(b) to** adjoining sites; and<br>**(c) to** the street. | Oppose | The inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. The term 'high-quality amenity' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Retain existing wording. | 938.8 |
| 8. | **(6) Development contributes to a high-quality built environment that is resilient to the effects of climate change.** | Oppose | The term 'high-quality built environment' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed wording or reword to delete reference to high quality built environment. | 938.9 |
| 9. | **(8) Enable a safe street environment for pedestrians.** | Oppose | The policy addresses aspects of a site that are located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road. | Delete the proposed wording. | 938.10 |
| 10. | **(9) Development is enabled on sites within significant ecological areas where it provides for the protection and management of the significant ecological values.** | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the proposed wording. | 938.11 |
| 11. | **(10) Intensification is avoided in areas with significant transport infrastructure constraints.** | Oppose | Objective should clearly identify the Beachlands area identified in the mapping control for transport constraints. | Delete the proposed objective or amend to specifically refer to Beachlands only. | 938.12 |
| **H5.3. Policies** | | | | | |
| 12. | (6A) Require development to achieve a built form that contributes to high-quality built environment outcomes by:<br><br>(a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br>(b) providing for residents' safety and privacy while enabling passive surveillance on the street;<br>(c) minimising visual dominance effects to adjoining sites;<br>(d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;<br>(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;<br>(f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;<br>(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;<br>(h) designing practical, sufficient space for residential waste management; and<br>(i) designing practical, sufficient space for internal storage and living areas. | Oppose in part | The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Amend the text of Policy 6A as follows<br><br>(6A) Require development to achieve a built form that contributes to the planned outcomes of the zone ~~high-quality built environment outcomes~~ by:<br><br>(a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br>(b) providing for residents' safety and privacy while enabling passive surveillance on the street;<br>(c) minimising visual dominance effects to adjoining sites;<br>(d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone;<br>(e) minimising visual dominance effects of carparking and garage doors to streets ~~and private accessways~~;<br>~~(f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated~~;<br>~~(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees~~; | 938.13 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | | (h) designing practical, sufficient space for residential waste management; and<br>~~(i) designing practical, sufficient space for internal storage and living areas~~.<br><br>Any other consequential changes that would give effect to the relief sought in this submission. | |
| 13. | (12) Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. | Oppose | Infers that the quality of the drinking water is able to be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria. | Delete the proposed wording | 938.14 |
| 14. | (14) Require development of four or more dwellings per site to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network. | Oppose | This does not correspond to an effect from the construction of four dwellings.<br><br>The development contributions already include a component for local transport upgrades. | Delete the policy in its entirety. | 938.15 |
| 15. | (15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas. | Oppose | It is considered that effects of development on an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the policy in its entirety. | 938.16 |
| 16. | (16) Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints. | Oppose in part | Policy should clearly identify the Beachlands area identified in the mapping control. | Delete the proposed objective or amend to specifically refer to Beachlands only. | 938.17 |
| **H5.4. Activity table** | | | | | |
| 17. | (A1) activities not provided for. | Oppose | It is considered activities not provided for should be DA as per Chapter C. | Amend A1 to be a Discretionary Activity | 938.18 |
| 18. | (A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5 | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>Additional Standards added beyond the MDRS requirement.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete the activity from the table. | 938.19 |
| 19. | (A2B) Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)<br><br>(A33B) New buildings and additions and alterations to buildings in a Significant Ecological Area Overlay which do not comply with H5.6.10(2) Building coverage. | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>Additional Standards added beyond the MDRS requirement for activity (A2B).<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete the activities from the table. | 938.20 |
| 20. | Activity Table - Standards to be complied with (multiple activities)<br><br>Standard H5.6.3A Number of dwellings per site; H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.4 Building height; Standard H5.6.5 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(1) Building coverage; Standard H5.6.11(3) and (4) Landscaped area; Standard H5.6.12(A1) Outlook space; ~~Standard H5.6.13 Daylight~~; Standard H5.6.14 Outdoor living space(A1) and (B1); Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management. | Oppose | Additional standards beyond the MDRS are not required as directed by government.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete all standards that are not identified within the MDRS. | 938.21 |
| 21. | (A4) Four or more dwellings per site<br><br>H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; 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 H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard | Oppose | The additional standards for:<br><br>- Infrastructure standards:<br>- Deep soil area and canopy tree;<br>- Safety and privacy buffer | Delete standards that are not identified within the MDRS. | 938.22 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | H5.6.11(5), (6) and (7) Landscaped Area; H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; H5.6.14(1) – (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum Dwelling Size: Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management. | | - Residential waste management<br><br>Shall be deleted as identified below.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | | |
| **H5.5. Notification** | | | | | |
| 22. | (5) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings that comply with the following standards:<br>(i) Standard H5.6.4 Building height;<br>(ii) Standard H5.6.5 Height in relation to boundary;<br>(iii) Standard H5.6.8(1) Yards;<br>(iv) Standard H5.6.9 Maximum impervious area;<br>(v) Standard H5.6.10 Building coverage;<br>(vi) Standard H5.6.11 (5), (6) and (7) Landscaped area;<br>(vii)Standard H5.6.12 (1) – (9) Outlook space;<br>(viii) Standard H5.6.13 Daylight;5<br>(ix) Standard H5.6.14(1) – (4) Outdoor living space;<br>(x) Standard H5.6.15 Front, side and rear fences and walls;<br>(xi) Standard H5.6.16 Minimum dwelling size;<br>(xii)Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways;<br>(xiii) Standard H5.6.19 Deep soil area and canopy tree;<br>(xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways<br>(xv) Standard H5.6.21 Residential waste management. | Oppose | Compliance should only be for the bulk and form and adjacent site amenity standards being:<br><br>(i) Standard H5.6.4 Building height;<br>(ii) Standard H5.6.5 Height in relation to boundary;<br>(iii) Standard H5.6.8(1) Yards;<br>(v) Standard H5.6.10 Building coverage;<br>(vii)Standard H5.6.12 (1) – (9) Outlook space;<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards<br><br>Amend notification standard to make it clear that restricted discretionary matters such as earthworks, contamination flood plains and technical parking infringements do not remove the notification exclusions. The notifications effects of this technical elements of an application will be considered in accordance with their restricted discretionary status. | Delete standards that are not identified within the MDRS.<br><br>Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters. | 938.23 |
| 23. | (6) Any application for a resource consent which is listed in H5.5(4) or H5.5(5) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA. | Oppose | All developments will likely trigger additional AUP reasons for consent.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete. | 938.24 |
| 24. | H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps | Oppose | These effects are already managed by Chapter E8.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete. | 938.25 |
| 25. | H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control | Oppose | These effects are already managed by Chapter E8.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete. | 938.26 |
| 26. | **H5.6.5. Height in relation to boundary**<br><br>Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, **privacy** and minimise adverse visual dominance effects to immediate neighbours. | Oppose | Oppose addition of 'privacy' not required by the MDRS wording within Schedule 3A. | Delete wording and retain existing purpose. | 938.27 |
| 27. | **H5.6.5. Height in relation to boundary**<br><br>(1) Buildings must not project beyond a ~~45~~ 60 degree recession plane measured from a point ~~3~~ 4m vertically above ground level alongside and rear boundaries, as shown in Figure H5.6.5.1 Height in relation to boundary below. | Support | The proposed wording will be efficient and effective in achieving the outcomes sought by the MDRS standards | Accept the proposed text changes | 938.28 |
| 28. | ~~(b)~~ [Deleted] ~~sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:~~<br>~~(i) that are greater than 2000m²;~~<br>~~(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and~~<br>~~(iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~<br><br>~~(5)~~ [Deleted] ~~A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is: (a) no greater than 1.5m2 in area and no greater than 1m in height; and (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections below.~~<br><br>~~(6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.~~ | Oppose | The exclusions should be retained, as they deal with minor protrusions and they are helpful on sloping sites.<br><br>It is beneficial to provide activation to Open Space zones. | Retain the existing minor protrusions<br><br>HIRB is excluded from applying where the site adjoins open space more than 2,000m² area in accordance with the current standard. | 938.29 |
| 29. | **H5.6.9. Maximum impervious area**<br><br>(1) The maximum impervious area must not exceed 60 per cent of site area | Oppose | The retention of this standard is not an efficient use of land and is not demonstrated by an adverse effect.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Amend standard to 70%. | 938.30 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| 30. | **H5.6.10. Building coverage**<br><br>Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas. | Oppose | It is considered that effects of development in proximity to an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the additional wording. | 938.31 |
| 31. | (1) The maximum building coverage must not exceed ~~45~~ 50 per cent of the net site area. | Support | The proposed wording will be efficient and effective in achieving the outcomes sought by the MDRS standards | Accept the proposed text changes. | 938.32 |
| 32. | H5.6.10. Building coverage<br><br>(2) On a site subject to a Significant Ecological Areas Overlay:<br><br>(a) the maximum building coverage must not exceed 50 per cent of the net site area; and<br>(b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and<br>(c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area. | Oppose | It is considered that effects of development in proximity to an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete the proposed text changes relating to the SEA.. | 938.33 |
| 33. | **H5.6.11. Landscaped area**<br><br>**Development containing four or more dwellings and any other developments must comply with the following:**<br>(5) The minimum landscaped area must be at least 20 per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.<br><br>(6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m$^2$ as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer. | Oppose | The standard wording should match the MDRS standard that applies for 1-3 dwellings.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Amend the proposed text changes to match the MDRS standard. | 938.34 |
| 34. | **H5.6.12. Outlook space**<br><br>Development containing four or more dwellings and any other development must comply with the following:<br><br>Development containing four or more dwellings and any other development must comply with the following:<br><br>(1) An outlook space must be provided from the face of a building containing windows **or balconies** to a habitable room. Where the room has two or more external faces with windows **or balconies** the outlook space must be provided from, **in order of priority,** the face with the largest **balcony or** area of glazing.<br><br>(2) The minimum dimensions for a required outlook space are as follows:<br><br>(a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of:<br><br>**i.** 6m in depth and 4m in width **as shown below in Figure H5.6.12.1 Outlook space from habitable room windows for four or more dwellings and any other development**; ~~and~~ **or**<br><br>**ii. Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.**<br><br>(b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and<br><br>(c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.<br><br>(3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.<br><br>(4) The width of the outlook space is measured from:<br><br>(a) the centre point of the largest window on the building face to which it applies **where outlook depth is reduced to 5m as provided for under H5.6.12A(2)(ii) above; or**<br><br>**(b) the centre line of the facade of the largest window or balcony edge whichever is closer to the boundary or opposing building.**<br><br>(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.<br><br>(6) Outlook spaces may be within the site, over a public street, or other public open space. | Oppose | The standard wording should match the MDRS standard that applies for 1-3 dwellings.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Amend the proposed text changes to match the MDRS standard. | 938.35 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| | (7) Outlook spaces required from different rooms within the same building may overlap.<br><br>(8) Outlook spaces may overlap where they are on the same wall plane.<br><br>(9) Outlook spaces must:<br><br>(a) be clear and unobstructed by buildings **and servicing area;** and<br><br>(b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H5.6.12(15) above; and<br><br>(c) not extend over an outlook spaces or outdoor living space required by another dwelling; **and**<br><br>(d) **must align with private outdoor living space, except for where the outlook space is over a public street or public open space as outlined in H6.6.12(15) above.** | | | | |
| 35. | **H5.6.13. Daylight** | Oppose | It is not a method retained in the MDRS.<br><br>The proposed standard will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the daylight standard. | 938.36 |
| 36. | **H5.6.14. Outdoor living space**<br><br>Purpose: to provide dwellings, integrated residential development, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and **ensure:** ~~is accessible from the dwelling.7~~<br><br>• private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;<br><br>• communal outdoor living spaces are conveniently accessible for all occupants. | Oppose | The addition of communal outdoor living space requirements is opposed.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Amend the proposed text changes to match the MDRS standard | 938.37 |
| 37. | **H5.6.14. Outdoor living space**<br>(4) In addition to H5.6.14(1) and H5.6.14(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide a communal outdoor living space that:<br><br>(a) is located in a communally accessible location;<br>(b) is at least 10m2 for every five dwellings it serves;<br>(c) is a minimum dimension of 4m;<br>(d) free of buildings, parking spaces and servicing and manoeuvring areas;<br>(e) for at least 20m2 of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June;<br>(f) has a gradient not exceeding 1 in 20; and<br>(g) may be split into no more than two outdoor communal living spaces per development. | Oppose | This additional standard is unnecessary, with the private open space requirements sufficient. The provision for wider public open space is the responsibility of Council not developers. A specific open space development contribution is already payable for each dwelling. | Amend the proposed text changes to match the match the MDRS standard and delete the communal outdoor living space requirements. | |
| 38. | **H5.6.18 Windows to street and private vehicle and pedestrian accessways**<br><br>Development contained four or more dwellings and any other development must comply with the following:<br><br>2) Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors. | Oppose | Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. | Delete standard and rely on MDRS wording. | 938.38 |
| 39. | **H5.6.19 Deep soil area and canopy tree**<br><br>Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.<br><br>(1) Any site greater than 200m2 must provide a deep soil area that must comply with the following:<br>(a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;<br><br>(b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that:<br><br>(i) each deep soil area is a minimum of 60m2 with 3m dimensions; and<br>(ii) the combined total deep soil area is a minimum 10 per cent of the site area;<br><br>(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided as part of communal outdoor living spaces and landscape areas as shown below in Figure H5.6.19.1 Example of Deep soil; area requirements and the relationship with Landscaped Area and the Safety and privacy buffer; and<br><br>(d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H5.6.9.1 Minimum requirements for canopy trees; and<br><br>(2) Trees required by H5.6.19(1) can be existing canopy trees or new canopy trees in accordance with Table H5.9(3). | Oppose | It is not a method retained in the MDRS.<br><br>The proposed standard will not be efficient or effective in achieving the outcomes sought by the MDRS standards.<br><br>The proposed Deep Soil Area and Canopy Tree standards (and allied Special Information requirements) will result in disparate landscaping outcomes and do not foster sustainable landscape design solutions. The Deep Soil Area and Canopy Tree requirements as proposed are generic and do not reflect an understanding of landscaping and arboricultural/horticultural techniques and the different abilities of a range of canopy trees to exist successfully in varied conditions. Also using a formula relating the number of trees to site area is inappropriate as the number, size and location of trees is driven by building location and size, the shape of buildings and the location and spatial context of land areas available for plantings. The Deep Soil Area and Canopy Tree provisions are unnecessary and go to a level of detail that is better addressed through detailed landscape design which is already covered in the Plan provisions. | Delete the proposed new standard. | 938.39 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: |
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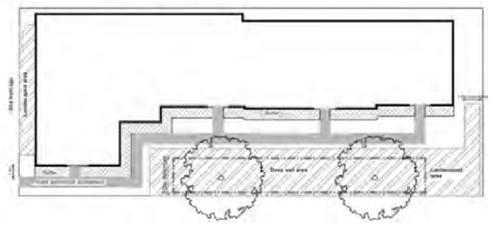
| | **Table H5.6.19.1 Minimum requirements for canopy trees**<br><br>**Site Area (prior to development or re-development)** / **Minimum canopy tree requirements**<br>200m² – 600m² / 1 small canopy tree per 200m² of site<br>601m² – 1,500m² / 1 medium canopy tree per 300m² of site<br>1,501m² or more / 1 large canopy tree or 2 medium canopy trees per 500m² of site<br><br>**Figure H5.6.19.1 Example of the Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer**<br><br>  | | | |
| 40. | **H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways**<br><br>Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.<br><br>(1) A minimum 1m buffer areas must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscape area and the Safety and privacy buffer above.<br><br>(2) The buffer area must be:<br><br>(a) free of buildings, parking spaces, servicing and manoeuvring areas.<br>(b) Planted with shrubs or ground cover plants. | Oppose | It is not a method retained in the MDRS.<br><br>This matter would be better placed as assessment criteria rather than as standards.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed new standard. |
| 41. | **H5.6.21 Residential waste management**<br><br>Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.<br><br>(1) On-site waste storage using individual or communal waste bins must be provided as follows:<br><br>(a) Where individual bins are used, a total storage space of 1.4m2 per dwelling.<br><br>(b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.<br><br>(c) The location of bins must:<br>(i) be visually screened from within the site, from the street and/or adjacent sites.<br>(ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)<br>(iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and<br>(v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.<br><br>(2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H5.6.21(3) and either H5.6.21(4) or (5).<br><br>(3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.<br><br>(4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m2 per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.<br><br>(5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.<br><br>(6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings. | Oppose | It is not a method retained in the MDRS.<br><br>This matter would be better placed as a broader assessment criteria rather than as standards.<br><br>The new information requirement for a waste minimisation plan for 10+ dwellings is an additional cost that is not warranted and would not be monitored following grant of consent.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed new standard. |

938.40

938.41

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| 42. | **H5.7. Assessment – controlled activities**<br><br>~~There are no controlled activities in this zone.~~<br><br>H5.7.1. Matters of control<br><br>The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:<br><br>(1) For one dwelling per site subject to a Significant Ecological Area Overlay:<br><br>(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;<br>(b) The location, bulk and scale of built development relative to the surrounding ecological values<br><br>H5.7.2 Assessment criteria<br><br>The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:<br><br>(1) For one or more dwellings per site subject to a Significant Ecological Area Overlay: (a) refer to Policy H5.3(15) | Oppose | It is considered that effects of development in proximity to an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the proposed new assessment criteria | 938.42 |
| **H5.8. Assessment – restricted discretionary activities** | | | | | |
| 43. | **H5.8. Assessment – restricted discretionary activities**<br><br>H5.8.1. Matters of discretion<br><br>The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:<br><br>(1) (c) the effects of the development on the safe access for pedestrians on the adjacent road network. | Oppose | This does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.<br><br>The existing matters for discretion already include traffic and access (Chapter E27 Transportation).<br><br>The development contributions already include a component for local transport upgrades.<br><br>It is inequitable and inefficient to target one developer to upgrade infrastructure that will likely benefit a wider area. | Delete the proposed new assessment criteria | 938.43 |
| 44. | **H5.8. Assessment – restricted discretionary activities**<br><br>**H5.8.1. Matters of discretion**<br><br>(2) for four or more dwellings per site:<br><br>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br><br>(i) building ~~intensity~~, scale and location, including:<br><br>A. the way in which buildings are orientated to the street and adjoining sites, and<br>B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area,<br><br>(ia) building form and appearance including:<br><br>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;<br>B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;<br>C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance;<br>D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;<br>E. the interface with an identified special character area or a scheduled historic heritage place;<br><br>(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:<br><br>A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;<br>B. internal storage;<br>C. residential waste management, including the kerbside and/or on-site capacity for residential waste management<br><br>(ii) traffic; and<br><br>(iii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided).<br><br>b) [deleted] ~~all of the following standards:~~<br>~~(i) Standard H5.6.9 Maximum impervious areas;~~<br>~~(ii) Standard H5.6.10 Building coverage;~~<br>~~(iii) Standard H5.6.11 Landscaped area;~~<br>~~(iv) Standard H5.6.12 Outlook space;~~ | Oppose in part | Oppose the inclusion of:<br><br>- deep soil within B;<br><br>- introduction of interfaces with identified special character area or a scheduled historic heritage place; and<br><br>- references to wider upgrades of the adjacent road network under (d) do not correspond to the quantum of effects from the activities this is triggered by i.e. 4 dwellings. There are already matters for pedestrian access under (iii). The development contributions already include a component for local transport upgrades.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed new assessment criteria<br><br>(ia) building form and appearance including:<br><br>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;<br>B. ~~use of deep soil and~~/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;<br>C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance;<br>D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;<br>~~E. the interface with an identified special character area or a scheduled historic heritage place;~~<br><br>(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:<br><br>~~A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;~~<br>~~B. internal storage;~~<br>C. residential waste management, including the kerbside and/or on-site capacity for residential waste management.<br>…<br>~~(d) the effects of the development on the safe access for pedestrians on the adjacent road network.~~ | 938.44 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| | ~~(v) Standard H5.6.13 Daylight; (vi) Standard H5.6.14 Outdoor living space;~~<br>~~(vii) Standard H5.6.15 Front, side and rear fences and walls; and~~<br>~~(viii) Standard H5.6.16 Minimum dwelling size~~<br><br>(c)~~.~~ the effects on infrastructure and servicing including:<br><br>(i) Existing infrastructure capacity.<br><br>(d) the effects of the development on the safe access for pedestrians on the adjacent road network. | | | | |
| 45. | **H5.8. Assessment – restricted discretionary activities**<br><br>**H5.8.1. Matters of discretion**<br><br>(3) for integrated residential development:<br><br>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br><br>(i) building ~~intensity,~~ scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:<br><br>A. the planned urban built character of the zone;<br>B. the location, orientation and design of development; and<br>C. the effect of the proposed height on the surrounding and neighbouring development.<br><br>(ii) traffic;<br><br>(iii) location and design of parking and access (including pedestrian access) and parking (if provided); and<br>(iv) noise, lighting and hours of operation.<br><br>(b) [deleted] ~~all of the following standards:~~<br>~~(i) Standard H5.6.9 Maximum impervious areas;~~<br>~~(ii) Standard H5.6.10 Building coverage;~~<br>~~(iii) Standard H5.6.11 Landscaped area;~~<br>~~(iv) Standard H5.6.12 Outlook space;~~<br>~~(v) Standard H5.6.13 Daylight;~~<br>~~(vi) Standard H5.6.14 Outdoor living space;~~<br>~~(vii) Standard H5.6.15 Front, side and rear fences and walls; and~~<br>~~(viii) Standard H5.6.16 Minimum dwelling size.~~<br><br>(c) Infrastructure and servicing<br><br>(d) the effects of the development on the safe access for pedestrians on the adjacent road network. | Oppose in part | the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. | Amend the proposed new assessment criteria to refer to<br><br>"C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."<br><br>~~(d) the effects of the development on the safe access for pedestrians on the adjacent road network.~~ | 938.45 |
| 46. | **H5.8. Assessment – restricted discretionary activities**<br><br>**H5.8.1. Matters of discretion**<br><br>(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control. (a) Infrastructure and servicing.<br><br>(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Stormwater Disposal Constraints Control. (a) Stormwater disposal. | Oppose | These effects are already managed by Chapter E8 for 1 dwellings and additions and alternations to.<br><br>Furthermore, **H5.8. Assessment – restricted discretionary activities** for four or more dwellings per site deals with infrastructure capacity. | Delete the proposed new assessment criteria | 938.46 |
| 47. | **H5.8.2. Assessment criteria**<br><br>(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m2 gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m2 gross floor area per site:<br><br>(a) infrastructure and servicing:<br><br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br><br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br><br>(b) building ~~intensity~~, scale, location, form and appearance: | Support in part | Support removal of 'intensity' though ensure remove from (1)(b)(i) for consistency.<br><br>Remove requirement for off-site roading or pedestrian upgrades | Amend and retain text as identified in reasons for submission.<br><br>~~(f) The extent to which the adjacent road network provides safe pedestrian movements~~. | 938.47 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: |
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| | (i) whether the intensity and scale of the activity, the building location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.<br><br>(c) traffic:<br><br>(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.<br><br>(d) location and design ~~of parking~~ and access (including pedestrian access) and parking (if provided):<br><br>(i) whether adequate ~~parking and~~ access is provided or required.<br>(ii) whether car parking and accessways are integrated into the overall design of the development<br>(iii) whether parking is located away from street frontages and screened from the street by buildings or landscaping<br>(iv) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.<br><br>(e) noise, lighting and hours of operation:<br><br>(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:<br><br>• locating noisy activities away from neighbouring residential boundaries;<br>• screening or other design features; and<br>• controlling the hours of operation and operational measures<br><br>(f) The extent to which the adjacent road network provides safe pedestrian movements. | | | |
| 48. | **H5.8.2. Assessment criteria**<br><br>The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:<br><br>(2) for four or more dwellings on a site:<br><br>(a) the extent to which or whether the development achieves the purpose outlined in the ~~following~~ relevant standards identified in Table 5.4.1 or what alternatives are provided that result in the same or a better outcome.~~:~~<br><br>(i) [deleted]~~Standard H5.6.9 Maximum impervious areas;~~<br>(ii) [deleted]~~Standard H5.6.10 Building coverage;~~<br>(iii) [deleted]~~Standard H5.6.11 Landscaped area;~~<br>(iv) [deleted]~~Standard H5.6.12 Outlook space;~~<br>(v) [deleted]~~Standard H5.6.13 Daylight;~~<br>(vi) [deleted]~~Standard H5.6.14 Outdoor living space;~~<br>(vii) [deleted]~~Standard H5.6.15 Front, side and rear fences and walls; and~~<br>(viii) [deleted]~~Standard H5.6.16 Minimum dwelling size.~~<br><br>(aa) the extent to which the scale of the activity, the building location, form and appearance is of a high-quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.<br><br>(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:<br><br>(i) placing taller buildings on the street front<br>(ii) varying roof form and building height<br>(iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements<br>(iv) using the proportions and arrangement of windows and doors to provide relief to building length and bulk<br>(v) using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls<br>(vi) providing adequate breaks in long continuous buildings to minimise the appearance of length<br>(vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form<br>(viii) designing balconies as an integral part of the building<br><br>(ac) the extent to which buildings use quality, durable and easily maintainable materials.<br><br>(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.<br><br>(ae) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:<br><br>(i) having clearly defined fronts that provide passive surveillance from windows and balconies . | Oppose in part | Oppose the references to:<br><br>- Deep soil and communal open space in (ab)(vii) and (fe).<br><br>- References to the need for wider upgrades of the adjacent road network under (d) and (gd). For the latter it is not considered that the quantum of effects corresponds to the activities it triggers. There are already matters for pedestrian access under (iii). The development contributions already include a component for local transport upgrades.<br><br>- The additional assessment criteria under (ad) for the interface with an identified special character area or a scheduled historic heritage place is not considered an effective method nor warranted by an effect. | Delete the relevant assessment criteria wording as noted:<br><br>(aa) the extent to which the scale of the activity, the building location, form and appearance ~~is of a high-quality and~~ compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.<br><br>…<br><br>(ab)<br><br>~~(vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form~~<br><br>…<br>~~(ac) the extent to which buildings use quality, durable and easily maintainable materials.~~<br><br>~~(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.~~<br><br>…<br><br>~~(i) The extent to which the adjacent road network enables safe pedestrian movements.~~ |

938.48

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: |
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| | (ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.<br>(iii) maximising the number of dwellings on the site that directly front, align and orientate to public streets .<br>(iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.<br>(v) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.<br>(af) the extent to which site layout creates legible, visible attractive, safe and well-lit connections between dwellings and the street.<br><br>(b) [deleted]~~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.~~<br><br>(c) [deleted]~~The extent to which development achieves attractive and safe streets and public open space by:~~<br><br>~~(i) providing doors, windows and/or balconies facing the street and public open spaces~~<br>~~(ii) minimising tall, visually impermeable fences~~<br>~~(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.~~<br>~~(iv) optimising front yard landscaping (v) providing safe pedestrian access to buildings from the street~~<br>~~(vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings a viewed from streets or public open spaces~~<br><br>(d) [deleted]~~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;~~<br><br>(e) [deleted]~~The extent to which dwellings:~~<br><br>~~(i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling~~<br>~~(ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space~~<br>~~(iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.~~<br>~~(iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.~~<br><br>(f) [deleted]~~The extent to which outdoor living space:~~<br><br>~~(i) Provides for access to sunlight~~<br>~~(ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.~~<br>~~(iii) When provided at ground level, is located on generally flat land or otherwise functional~~<br><br>(fa) refer to Policy H5.3(A1);<br>(fb) refer to Policy H5.3(C1);<br>(fc) refer to Policy H5.3(D1);<br>(fd) refer to Policy H5.3(E1);<br>(fe) refer to Policy H5.3(6A)<br>(g) [deleted]~~refer to Policy H5.3(7); and~~<br>(ga) refer to Policy H5.3(10);<br>(gb) refer to Policy H5.3(11);<br>(gc) refer to Policy H5.3(12);<br>(gd) refer to Policy H5.3(14);<br><br>(h) infrastructure and servicing:<br><br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br><br>(i) The extent to which the adjacent road network enables safe pedestrian movements. | | | |
| 49. | **H5.8.2. Assessment criteria**<br><br>(3) for integrated residential development:<br><br>(a) the extent to which or whether the development achieves the purpose outlined in the following relevant standards and identified in Table H5.4.1 or what alternatives are provided that result in the same or a better outcome:<br><br>(i) [deleted] ~~Standard H5.6.9 Maximum impervious areas;~~<br>(ii) [deleted] ~~Standard H5.6.10 Building coverage;~~<br>(iii) [deleted] ~~Standard H5.6.11 Landscaped area;~~<br>(iv) [deleted] ~~Standard H5.6.12 Outlook space;~~<br>(v) [deleted] ~~Standard H5.6.13 Daylight;~~<br>(vi) [deleted] ~~Standard H5.6.14 Outdoor living space;~~ | Oppose in part | Oppose the references to:<br><br>- deep soil and communal open space in 3(g).<br><br>- references to the need for wider upgrades of the adjacent road network under (l). It is not considered that the quantum of effects corresponds to the activities it triggers. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades. | Delete the relevant assessment criteria.<br><br>~~(l) The extent to which the adjacent road network enable safe pedestrian movements, including:~~<br>~~i. Footpaths of at least 1.8m in width~~<br>~~ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving,~~<br>~~iii. Narrowed pedestrian crossing distances of vehicle carriageways~~<br>~~iv. Front berms to separate pedestrians from traffic.~~ |

938.49

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| | (vii)[deleted] ~~Standard H5.6.15 Front, side and rear fences and walls; and~~<br>(viii) [deleted] ~~Standard H5.6.16 Minimum dwelling size (excluding retirement villages).~~<br><br>(aa) refer to Policy H5.3(C1)<br>(ab) refer to Policy H5.3(D1)<br>(ac) refer to Policy H5.3(E1)<br>(b) [deleted] ~~refer to Policy H5.3(1);~~<br>(c) [deleted] ~~refer to Policy H5.3(2);~~<br>(d) [deleted] ~~refer to Policy H5.3(3);~~<br>(e) [deleted] ~~refer to Policy H5.3(4);~~<br>(f) [deleted] ~~refer to Policy H5.3(5);~~<br>(g) refer to Policy H5.3(6A);<br>(h) [deleted] ~~refer to Policy H5.3(7);13~~<br>(i) refer to Policy H5.3(8);<br>(j) refer to Policy H5.3(9); ~~and~~<br>(ja) refer to Policy H5.3(11);<br>(jb) refer to Policy H5.3(12);<br>(ic) refer to Policy H5.3(14); and<br>(k) infrastructure and servicing:<br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br><br>(l) The extent to which the adjacent road network enable safe pedestrian movements, including:<br>i. Footpaths of at least 1.8m in width<br>ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving,<br>iii. Narrowed pedestrian crossing distances of vehicle carriageways<br>iv. Front berms to separate pedestrians from traffic. | | - Infrastructure provision is already included within existing assessment criteria (k) the cross reference under 3(jb) is unnecessary. | | |
| 50. | **H5.8.2. Assessment criteria**<br><br>(4) for building height:<br><br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(B1);<br>(ca) refer to Policy H5.3(E1);<br>(da) refer to Policy H5.3(6A);<br>(a) ~~refer to Policy H5.3~~(2);<br>(b) ~~refer to Policy H5.3(4).;~~ and<br><br>**Visual dominance**<br><br>(4) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:<br><br>(i) the planned urban built character of the zone; and<br><br>(ii) the location, orientation and design of development.<br><br>(iii) the effect of the proposed height on the surrounding and neighbouring development. | Oppose in part | Consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. | Amend the proposed new assessment criteria to refer to:<br>"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." | 938.50 |
| 51. | **H5.8.2. Assessment criteria**<br><br>(6) for height in relation to boundary:<br><br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(E1);<br>(ba) refer to Policy H5.3(6A) and<br>(a) ~~refer to Policy H5.3(2);~~<br>(b) ~~refer to Policy H5.3(4); and~~<br>(c) ~~refer to Policy H5.3(5).~~<br><br>**Sunlight access**<br><br>(d) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:13<br><br>Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):<br><br>(i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4: or | Oppose in part | Consideration of the effect of the proposed height in relation to boundary infringement on the surrounding and neighbouring development should only be required in terms of additional bulk over and above the zone standard. | Amend the proposed new assessment criteria to refer to additional HIRB infringements over the standard. | 938.51 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: |
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| | (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.<br><br>(e) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):<br><br>(i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and<br><br>(ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.<br><br>**Visual dominance**<br><br>(f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:<br><br>(i) the planned urban built character of the zone;<br>(ii) the location, orientation and design of development; and<br>(iii) the physical characteristics of the site and the neighbouring site.<br>(iv) the design of side and rear walls, including appearance and dominance; and<br>(v) providing adequate visual and/or physical break up of long continuous building forms.<br><br>**Overlooking and privacy**<br><br>(g) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. | | | |
| 52. | **H5.8.2. Assessment criteria**<br><br>(12) for landscaped area:<br><br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(C1);<br>(ca) refer to Policy H5.3(6A);<br>(da) refer to Policy H5.3(10); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4); and~~<br>(c) [deleted] ~~refer to Policy H5.3(5).~~<br>(d) the extent to which existing trees are retained. | Oppose | The are no general tree protection controls. | Delete the additional assessment criteria. |
| 53. | **H5.8.2. Assessment criteria**<br><br>(14) for daylight:<br><br>(aa) refer to Policy H5.3(D1);<br>(ab) refer to Policy H5.3(6A); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4); and~~<br>(c) [deleted] ~~refer to Policy H5.3(5).~~ | Oppose | It is not a method retained in the MDRS. | Delete H5.8.2. in its entirety |
| 54. | **H5.8.2. Assessment criteria**<br><br>(15) for outdoor living space:<br><br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(D1); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4);~~<br>(c) [deleted] ~~refer to Policy H5.3(5); and~~<br>(d) [deleted] ~~refer to Policy H5.3(6). and;~~<br>(e) The extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants. | Oppose in part | The inclusion of 'communal' open space is unnecessary with the private open space requirements sufficient. The provision for wider public open is the responsibility of Council not developers. A specific open space development contribution is already payable for each dwelling.<br><br>The use of the term attractive can be ambiguous and open to interpretation. | Deletion of this text.<br><br>(e) The extent to which dwellings provide private open space ~~and communal open space~~ that is useable, and accessible from each dwelling ~~and attractive~~ for occupants. |
| 55. | **H5.8.2. Assessment criteria**<br><br>(15A) For windows to street and private vehicle and pedestrian accessways<br><br>(a) refer to Policy H5.3(C1)<br>(b) refer to Policy H5.3(6A); and | Oppose in part | The text goes beyond MDRS in terms of referencing private vehicle and pedestrian accessways. | Deletion of the following text.<br><br>H5.8.2. Assessment criteria<br><br>(15A) For windows to street ~~and private vehicle and pedestrian accessways~~ |

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| | (c) The extent to which the glazing:<br>(i) allows views to the street and/or accessways to ensure passive surveillance; and<br>(ii) provides a good standard of privacy for occupants. | | | (a) refer to Policy H5.3(C1)<br>(b) refer to Policy H5.3(6A); and<br>(c) The extent to which the glazing:<br>(i) allows views to the street ~~and/or accessways~~ to ensure passive surveillance; and<br>(ii) provides a good standard of privacy for occupants. | |
| 56. | **H5.8.2. Assessment criteria**<br><br>(18) for deep soil area and canopy tree<br><br>(a) refer to Policy H5.3(6A);<br>(b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and | Oppose | It is not a method retained in the MDRS.<br><br>It is not efficient use of land, and is neither effective or efficient. | Delete entire assessment criteria. | 938.56 |
| 57. | **H5.8.2. Assessment criteria**<br><br>(19) for safety and privacy buffer from private pedestrian and vehicle accessways:<br><br>(a) refer to Policy H5.3(6A); and<br>(b) the extent to which the buffer is:<br>(i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas;<br>(ii) planted with suitable and low level plants. | Oppose | It is not a method retained in the MDRS.<br><br>This matter would be better placed as assessment criteria rather than as standards. | Delete entire assessment criteria. | 938.57 |
| 58. | **H5.8.2. Assessment criteria**<br><br>(20) For residential waste management:<br><br>(a) refer to Policy H5.3(D1)<br>(b) refer to Policy H5.3(6A);<br>(c) refer to Policy H5.3(10);<br>(d) The extent to which sufficient space is provided for residential waste management that is suitably located for ease of movement to collection points;<br>(e) The extent to which the waste management area is designed to minimise visibility;<br>(f) How the development intends to ensure the on-going management and maintenance of any communal residential waste management area;<br>(g) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and<br>(h) Whether waste management vehicle can safely undertake collection. | Oppose in part | Consider matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development. | Delete section (20) and move necessary criteria to H5.8.2. (1), (2) and (3). | 938.58 |
| 59. | **H5.8.2. Assessment criteria**<br><br>(21) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control:<br><br>(a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).<br>(b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.<br>(c) Whether there is the ability to connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future. | Oppose | These effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3). | Delete proposed text. | 938.59 |
| 60. | **H5.8.2. Assessment criteria**<br><br>(22) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control.<br><br>(a) Whether stormwater can be disposed via a connection to the public stormwater network.<br>(b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice. | Oppose | These effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3). | Delete proposed text. | 938.60 |
| **H5.9. Special information requirements** | | | | | |
| 61. | **Landscaped Plan as required by H5.6.11 Landscape area**<br><br>(1) A scaled landscape plan must be provided that contains landscaped areas and includes:<br><br>(a) Plant and tree species, number of each species to be planted and planting grades;<br>(b) Canopy of existing trees to be retained;<br>(c) Any area of grass; and15<br>(d) Any paths included in landscaped area. | Oppose | Chapter C1.2.(1) already addresses this matter - no need for a specific information requirement. | Delete proposed text. | 938.61 |

<table>
<tr><th></th><th>Issue / Provision</th><th>Position (Support / Oppose)</th><th>Reasons for submission</th><th>Relief sought:</th><th></th></tr>
<tr><td>62.</td><td>Deep Soil Area and Canopy Tree<br><br>(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:<br><br>(a) plant and tree species, number of each species to be planted and planting grades;<br>(b) location of existing trees to be retained;<br>(c) dimensions of individual mature tree canopy;<br>(d) any areas of grass; and<br>(e) Minimum tree canopy dimensions are specified in Table H5.9(3) below.<br><br>Table H5.9(3) Minimum tree canopy dimension<br><br><table><tr><th></th><th>Minimum mature tree height</th><th>Minimum mature canopy diameter</th><th>Minimum tree height above ground when planted</th><th>Indicative tree planting grade</th></tr><tr><td>Small</td><td>8m</td><td>6m</td><td>2m</td><td>120L</td></tr><tr><td>Medium</td><td>10m</td><td>8m</td><td>2.5m</td><td>160L</td></tr><tr><td>Large</td><td>15m</td><td>12m</td><td>3m</td><td>200L</td></tr></table></td><td>Oppose</td><td>It is not a method retained in the MDRS.<br><br>It is not efficient use of land, and is neither effective or efficient.</td><td>Delete proposed text.</td><td>938.62</td></tr>
<tr><td>63.</td><td>Residential waste management<br><br>(3) Applications for where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council’s Solid Waste Calculator (Standard H5.6.21(1)(b)).<br><br>(4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided at a minimum:<br><br>a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;<br><br>b) the frequency, location, access and on-site route of waste collection or transportation; and<br><br>c) the method of waste collection, transportation or disposal.</td><td>Neutral</td><td>Needs to be clear that it only relates to communal collection.</td><td>Clarify that this is only related to communal collection.</td><td>938.63</td></tr>
<tr><td></td><td>H6. Residential – Terrace Housing and Apartment Buildings Zone</td><td></td><td></td><td></td><td></td></tr>
<tr><td>64.</td><td>H6.1. Zone Description<br><br>The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a ~~greater~~ high ~~-~~ intensity of residential development ~~than previously provided for~~. This zone provides for urban residential living in a range of ~~the~~ forms ~~of~~ including terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.<br><br>The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.<br><br>The zone provides for the greatest density, height and scale of development of all the residential zones. Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply. Outside the walkable catchments, ~~B~~buildings are enabled up to at least five storeys ~~six or seven storeys in~~. In identified Height Variation Control areas buildings of seven or more storeys are enabled. Permitted height standards vary depending on the scale of the adjoining centre, to achieve a transition in height from the centre to adjoining ~~lower scale~~ residential zones.<br><br>~~This form of development will, o~~The zone anticipates the greater intensity of development will transition neighbourhoods ~~and over time~~, ~~result in a change~~ from a suburban character to urban built character with a corresponding ~~a high~~ degree of visual change. The zone enables a mix of housing types including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga.<br><br>The Residential – Terrace Housing and Apartment Buildings Zone is a relevant residential zone as defined in the RMA. The zone incorporates Medium Density Residential Standards (MDRS). The development outcomes anticipated by the RMA are enabled in the zone and are less enabling of development where one or more qualifying matters apply.<br><br>Standards are applied to all buildings and resource consent is required for ~~all~~ developments with four or more dwellings and for other specified buildings and activities in order to:<br><br>• achieve the planned urban built character of the zone;</td><td>Support in part</td><td>The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a ‘walkable catchment’ that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.</td><td>Amend the zone description as follows:<br><br>The zone provides for the greatest density, height and scale of development of all the residential zones. Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply. Outside the walkable catchments, ~~B~~buildings are enabled up to at least five storeys ~~six or seven storeys in~~. In identified Height Variation Control areas buildings of seven or more storeys are enabled or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport. Permitted height standards vary depending on the scale of the adjoining centre, to achieve a transition in height from the centre to adjoining ~~lower scale~~ residential zones.<br><br>Any other consequential changes that would give effect to the relief sought in this submission</td><td>938.64</td></tr>
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| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| | • achieve attractive and safe streets and public open spaces;<br>• manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and<br>• achieve high quality on-site living environments.<br><br>The resource consent requirements for four or more dwellings enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.<br><br>This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas. | | | | |
| **H6.2. Objectives** | | | | | |
| 65. | (A1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.<br><br>(B1) A relevant residential zone provides for a variety of housing types and sizes that respond to –<br><br>i Housing needs and demand; and<br><br>ii The neighbourhood's planned urban built character, including three-storey buildings. | Support in part | Additional wording proposed to clarify the objectives of the zone. | Amend the text as follows:<br><br>ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and<br><br>iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site. | 938.65 |
| 66. | (1A) Development of at least six storeys is enabled within walkable catchments, with seven or more storey buildings in identified areas, while also achieving a high-quality built environment. | Oppose in part | The term 'high-quality built environment' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed wording or reword to delete reference to high quality building. | 938.66 |
| 67. | (2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. | Oppose in part | The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport. | (2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.~~in a variety of forms.~~ | 938.67 |
| 68. | (3) Development provides high-quality amenity:<br><br>a. on-site ~~residential amenity~~ for residents;<br><br>b. to adjoining sites; and<br><br>c. to the street. | Oppose | The inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. The term 'high-quality amenity' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Retain existing wording. | 938.68 |
| 69. | (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood. | Support | Providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes. | Retain existing wording. | 938.69 |
| 70. | (5) Development contributes to a high-quality built environment that is resilient to the effects of climate change. | Oppose | The term 'high-quality built environment' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed wording or reword to delete reference to high quality building. | 938.70 |
| 71. | (8) (Enable safer pedestrian movement within the immediate locality of higher density developments to ensure ease of pedestrian movement to the rapid transport stops. | Oppose | The policy addresses aspects of a site that are located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road. | Delete the proposed wording | 938.71 |
| 72. | (9) Development is enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological values. | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the proposed wording | 938.72 |
| **H6.3. Policies** | | | | | |

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| 73. | (A1) Enable a variety of housing typologies with a mix of densities within the zone including three-storey attached and detached dwellings, and low-rise apartments.<br><br>(B1) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).<br><br>(C1) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.<br><br>(D1) Enable housing to be designed to meet the day-to-day needs of residents.<br><br>(E1) Provide for developments not meeting permitted activity status, while encouraging high-quality developments. | Support in part | Will generally give effect to the MDRS and the NPSUD | Retain proposed Policy | 938.73 |
| 74. | (1) Enable a variety of housing types at high densities including terrace housing and low to mid-rise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages. | Oppose in part | Additional wording proposed to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. | (1) Enable a variety of housing types at high densities including terrace housing and low to mid-rise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport. | 938.74 |
| 75. | (2) Require the height, bulk, form and appearance of multi-unit development ~~and the provision of setbacks and landscaped areas~~ to achieve a high-quality built environment:<br><br>(a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas; and<br>(b) through building and site design which locates bulk and mass towards the street and provides for setbacks, outlook spaces, private and communal outdoor spaces and landscaped areas~~., in a variety of forms.~~ | Oppose | The term 'high-quality built environment' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards.<br><br>Additional wording proposed to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. | Reword the policy as follows:<br><br>(2) Require the height, bulk, form and appearance of multi-unit development ~~and the provision of setbacks and landscaped areas~~ to achieve a reasonable ~~high~~-quality built environment:<br><br>(a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and<br>(b) through building and site design which locates bulk and mass towards the street and provides for setbacks, outlook spaces, private and communal outdoor spaces and landscaped areas~~., in a variety of forms.~~ | 938.75 |
| 76. | (A4) Require development to achieve a built form that contributes to high-quality built environment outcomes by:<br><br>(a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br><br>(b) providing for resident's' safety and privacy while enabling passive surveillance on the street;<br><br>(c) minimising visual dominance effects on adjoining sites;<br><br>(d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;<br><br>(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;<br><br>(f) minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;<br><br>(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and<br><br>(h) designing practical, sufficient space for residential waste management; and<br><br>(i) designing practical, sufficient space for internal storage and living areas. | Oppose | The term 'high-quality built environment' is open to subjectivity and will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | (A4) Require development to achieve a ~~built~~ planned urban form that contributes to reasonable ~~high~~-quality built environment outcomes by:<br><br>(a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br><br>(b) providing for residents' safety and privacy while enabling passive surveillance on the street;<br><br>(c) minimising visual dominance effects on adjoining sites;<br><br>(d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;<br><br>(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;<br><br>(f) minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; | 938.76 |

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| | | | | (g) ~~requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees~~; and<br><br>(h) designing practical, sufficient space for residential waste management; and<br><br>(ii) designing practical, sufficient space for internal storage and living areas. | |
| 77. | (4) In identified locations adjacent to centres, enable greater building height ~~through the~~ of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled and which:<br><br>(a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;<br>(b) supports public transport networks, social infrastructure and the vitality of the adjoining centre. | Support in part | Additional wording proposed to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. | (4) In identified locations adjacent to centres, enable greater building height ~~through the~~ of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which:<br><br>(a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;<br>(b) supports public transport networks, social infrastructure and the vitality of the adjoining centre. | 938.77 |
| 78. | (9) Provide for non-residential activities that:<br><br>(a) support the social and economic well-being of the community;<br>(b) are in keeping with the with the scale and intensity of development anticipated within the zone;<br>(c) avoid, remedy or mitigate adverse effects on residential amenity; and<br>(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone. | Support | Providing small scale non-residential activities will support the social and economic wellbeing of the community | Retain the wording | 938.78 |
| 79. | (12) Require dwellings to be provided with access to safe and reliable drinking water and wastewater services. | Oppose | Infers that the quality of the drinking water is able to be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria. | Delete the policy in its entirety. | 938.79 |
| 80. | (13) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, to be provided with appropriate infrastructure. | Oppose | Matters of infrastructure already addressed by Chapter E8 and assessment criteria. | Delete the policy in its entirety. | 938.80 |
| 81. | (14) Require development to contribute to safety improvements of the immediate urban road environment to achieve pedestrian connectivity to public transport. | Oppose | Requirement for the need for wider upgrades of the adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades. | Delete the policy in its entirety. | 938.81 |
| 82. | (15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the policy in its entirety. | 938.82 |
| **H6.4 Activity Table** | | | | | |
| 83. | (A1) activities not provided for. | Oppose | It is considered activities not provided for should be DA as per Chapter C. | Amend A1 to be a Discretionary Activity | 938.83 |
| 84. | Commercial Activities | Oppose | In order to create sustainable local communities and in doing so support the intrinsic principle imbedded in the purposes of PC 78 there needs to be greater flexibility in the THAB provisions to enable a range of small-scale commercial activities to occur as permitted activities at ground level in residential developments in the walkable catchment of the THAB zone. | The submitter seeks that a wider range of commercial activities (at a small scale) are provided for in the walkable catchment of the THAB Zone as permitted activities. New Standards to be introduced to reflect the relief sought by the submitter to give effect to all commercial activities at ground level and/or street level up to 100m2 GFA | 938.84<br>938.85 |

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| | | | | per premises to be provided for as a Permitted Activity in Table H6.4.1 with consequential amendments | |
| 85. | **(A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5** | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>Additional standards should not be added beyond the MDRS requirement.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete the activity from the table. | 938.86 |
| 86. | **(A2B) Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)**<br><br>**(A32B) New buildings and additions and alterations to buildings in a Significant Ecological Area Overlay which do not comply with H5.6.10(2) Building coverage.** | Oppose | It is considered that effects of development on SEA are already suitably dealt with via Chapter D9 and E15. The inclusion in the zone is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>Additional standards should not be added beyond the MDRS requirement for activity (A2B).<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete the activities from the table. | 938.87 |
| 87. | **Activity Table - Standards to be complied with (multiple activities)**<br><br>Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways;<br>Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management. | Oppose | Additional standards beyond the MDRS are not required as directed by government.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete standards that are not identified within the MDRS. | 938.88 |
| 88. | **H6.5. Notification** | Oppose | Compliance should only be for the bulk and form and adjacent site amenity standards.<br><br>Amend notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions. The notification effects of these technical elements of an application will be considered in accordance with their restricted discretionary status. | Delete standards that are not identified within the MDRS.<br><br>Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters. | 938.89 |
| 89. | **H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps**<br><br>Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network.<br><br>(1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network. | Oppose | The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete standard. | 938.90 |
| 90. | **H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control**<br><br>Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.<br><br>(1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site. | Oppose | These effects are already managed by Chapter E8.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Delete standard. | 938.91 |

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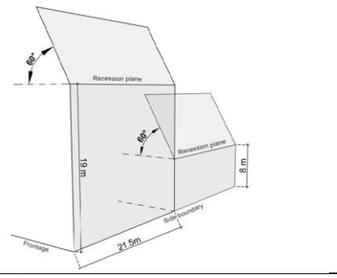
| 91. | **H6.6.6. Height in relation to boundary**<br><br>~~(b)~~ [Deleted] ~~sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:~~<br>~~(i) that are greater than 2000m²;~~<br>~~(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and~~<br>~~(iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~<br><br>~~(5)~~ [Deleted] ~~A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is: (a) no greater than 1.5m2 in area and no greater than 1m in height; and (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections below.~~<br><br>~~(6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.~~ | Oppose | The exclusions should be retained, as they deal with minor protrusions and they are helpful on sloping sites.<br><br>It is beneficial to provide activation to Open Space zones. | Retain the existing minor protrusion exclusions<br><br>HIRB is excluded from applying where the site adjoins open space greater than 2,000m² in accordance with the current standard. | 938.92 |
| 92. | **H6.6.6. Height in relation to boundary**<br><br>Figure H6.6.6.1B Height in relation to boundary for four or more dwellings and any other development within walkable catchments<br>  <br> | Support in part | Support new HIRB control within Walkable catchments. New HIRB will give effect to the NPS-UD.<br><br>However, the recession plane standard for the first 21.5m of site from the frontage, and corresponding limitation applied for any part of the site, farther than 21.5m from the frontage of any site is not justifiable in respect to apartment building typologies, configurations/floor layouts and dimensions, also having regard to lot sizes and shapes. Based on design experience a 25m offset as applied to this standard is a more realistic and pragmatic method to achieve the intended outcomes of the THAB Zone. | Amend the proposed new HIRB standard of 19 metres and 60 degrees for the first 25 metres of the site. | 938.93 |
| 93. | **H6.6.11. Building coverage**<br><br>(1) the maximum building coverage must not exceed 50 per cent of the net site area<br><br>(2) On a site subject to a Significant Ecological Areas Overlay:<br><br>(a) the maximum building coverage must not exceed 50 per cent of the net site area; and<br>(b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and<br>(c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area. | Oppose | In order to enable greater intensification, building coverage should be increased to 60% within the walkable catchment.<br><br>It is considered that effects of development in proximity to an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>The SEA proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Amend the proposed text changes.<br><br>(1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment.<br><br>~~(2) On a site subject to a Significant Ecological Areas Overlay:~~<br><br>~~(a) the maximum building coverage must not exceed 50 per cent of the net site area; and~~<br>~~(b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and~~<br>~~(c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.~~ | 938.94 |
| 94. | **H6.6.12. Landscaped area** | Oppose | The standard wording should match the MDRS standard that applies for 1-3 dwellings.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards | Amend the proposed text changes to match the MDRS standard. | 938.95 |
| 95. | **H6.6.13. Outlook space** | Oppose | The proposed outlook space standard for four or more dwellings and in relation to buildings over 3 levels as set out in H6.6.13(2)(a)(ii) as proposed require an 8m outlook depth from main living spaces for dwellings at 4 levels and above. The new THAB Zone outlook standard will also introduce a test for where the outlook standard is applied, adding the 'external face of a balcony' where provided closer to an external boundary as the start | In the THAB Zone, the relevant outlook standards should be amended so that the proposed residential dwellings main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony. | 938.96 |

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| | | | point for outlook depth. In combination both of these amendments proposed to the THAB Zone outlook standard will unfairly alienate and impact on overall building design when considered in relation to lot size and shape variations across the Isthmus.<br><br>While the intent of the prescription of the amendments to the outlook standards, is acknowledged, the actual application of the amended standards has not been justified by Auckland Council or tested with any basis on achieving good design outcomes, protecting amenity and/or any improvement in creating attractive streetscape. There is no evidential basis for shifting to an 8m outlook depth above 3 levels nor is there a sound rationale for testing this depth from the edge of a balcony as opposed to the main glazing from a living space.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS. | | |
| 96. | **H6.6.14. Daylight** | Oppose | It is not a method retained in the MDRS.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the standard. | 938.97 |
| 97. | **H6.6.15. Outdoor living space** | Oppose | The addition of communal outdoor living space requirements is opposed.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Amend the proposed text changes to match the MDRS standard and delete the communal outdoor living space requirements. | 938.98 |
| 98. | **H6.6.19 Windows to street and private vehicle and pedestrian accessways**<br><br>Development contained four or more dwellings and any other development must comply with the following:<br><br>2) Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors. | Oppose | Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. | Delete standard and rely on MDRS wording. | 938.99 |
| 99. | **H6.6.20 Deep soil area and canopy tree** | Oppose | It is not a method retained in the MDRS.<br><br>The proposed standard will not be efficient or effective in achieving the outcomes sought by the MDRS standards.<br><br>The proposed Deep Soil Area and Canopy Tree standards (and allied Special Information requirements) will result in disparate landscaping outcomes and do not foster sustainable landscape design solutions. The Deep Soil Area and Canopy Tree requirements as proposed are generic and do not reflect an understanding of landscaping and arboricultural/horticultural techniques and the different abilities of a range of canopy trees to exist successfully in varied conditions. Also using a formula relating the number of trees to site area is inappropriate as the number, size and location of trees is driven by building location and size, the shape of buildings and the location and spatial context of land areas available for plantings. The Deep Soil Area and Canopy Tree provisions are unnecessary and go to a level of detail that is better addressed through detailed landscape design which is already enshrined in the Plan provisions. | Delete the proposed new standard. | 938.100 |
| 100. | **H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways**<br><br>Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.<br><br>(3) A minimum 1m buffer areas must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscape area and the Safety and privacy buffer above.<br><br>(4) The buffer area must be:<br><br>(c) free of buildings, parking spaces, servicing and manoeuvring areas.<br>(d) Planted with shrubs or ground cover plants. | Oppose | It is not a method retained in the MDRS.<br><br>This matter would be better placed as assessment criteria rather than as standards.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed new standard. | 938.101 |

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| 101. | **H6.6.22 Residential waste management** | Oppose | It is not a method retained in the MDRS.<br><br>This matter would be better placed as assessment criteria rather than as standards.<br><br>The new information requirement for a waste minimisation plan for 10+ dwellings is an additional cost that is not warranted and would not be monitored following grant of consent.<br><br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed new standard. | 938.102 |
| 102. | **H6 Residential – Terrace Housing and Apartment Buildings Zone - Assessment matters** | Oppose in part | SEA assessment criteria<br><br>It is considered that effects of development in proximity to an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion is not necessary and undermines the existing AUP framework and the efficient use of land.<br><br>The pedestrian network<br><br>This does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.<br><br>The existing matters for discretion already include traffic and access (Chapter E27 Transportation).<br><br>The development contributions already include a component for local transport upgrades.<br><br>It is inequitable and inefficient to target one developer to upgrade infrastructure that will likely benefit a wider area.<br><br>Reference to<br>- deep soil within B;<br><br>- introduction of interfaces with an identified special character area or a scheduled historic heritage place; and | Delete the proposed new assessment criteria | 938.103 |
| 103. | **H6.7. Assessment – controlled activities**<br><br>~~There are no controlled activities in this zone.~~<br><br>H6.7.1. Matters of control<br><br>The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:<br><br>(1) For one dwelling per site subject to a Significant Ecological Area Overlay:<br><br>(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;<br>(b) The location, bulk and scale of built development relative to the surrounding ecological values<br><br>H6.7.2 Assessment criteria<br><br>The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:<br><br>(1) For one or more dwellings per site subject to a Significant Ecological Area Overlay: (a) refer to Policy H5.3(15) | Oppose | It is considered that effects of development in proximity to an SEA are already suitably dealt with via Chapter D9 and E15. The inclusion is not necessary and undermines the existing AUP framework and the efficient use of land. | Delete the proposed new assessment criteria | 938.104 |
| 104. | **H6.8. Assessment – restricted discretionary activities**<br><br>H6.8.1. Matters of discretion<br><br>The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:<br><br>(1) (c) the effects of the development on the safe access for pedestrians on the adjacent road network. | Oppose | This does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.<br><br>The existing matters for discretion already include traffic and access (Chapter E27 Transportation).<br><br>The development contributions already include a component for local transport upgrades. | Delete the proposed new assessment criteria | 938.105 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| | | | It is inequitable and inefficient to target one developer to upgrade infrastructure that will likely benefit a wider area. | | |
| 105. | **H6.8. Assessment – restricted discretionary activities**<br><br>**H6.8.1. Matters of discretion**<br><br>(2) for four or more dwellings per site:<br><br>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br><br>(i) building ~~intensity~~, scale and location, including:<br><br>A. the way in which buildings are orientated to the street and adjoining sites, and<br>B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area,<br><br>(ia) building form and appearance including:<br><br>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;<br>B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;<br>C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance;<br>D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;<br>E. the interface with an identified special character area or a scheduled historic heritage place;<br><br>(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:<br><br>A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;<br>B. internal storage;<br>C. residential waste management, including the kerbside and/or on-site capacity for residential waste management<br><br>(ii) traffic; and<br><br>(iii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided).<br><br>b) [deleted] ~~all of the following standards:~~<br>~~(i) Standard H6.6.10 Maximum impervious areas;~~<br>~~(ii) Standard H6.6.11 Building coverage;~~<br>~~(iii) Standard H6.6.12 Landscaped area;~~<br>~~(iv) Standard H6.6.13 Outlook space;~~<br>~~(vi) Standard H6.6.14 Daylight;~~<br>~~(vii) Standard H5.6.15 Outdoor living space;~~<br>~~(vii) Standard H6.6.16 Front, side and rear fences and walls; and~~<br>~~(viii) Standard H6.6.17 Minimum dwelling size~~<br><br>(c)~~I~~ the effects on infrastructure and servicing including:<br><br>(i) Existing infrastructure capacity.<br><br>(d) the effects of the development on the safe access for pedestrians on the adjacent road network. | Oppose in part | Oppose the inclusion of:<br><br>- deep soil within B;<br><br>- introduction of interfaces identified special character area or a scheduled historic heritage place; and<br><br>- references to wider upgrades of the adjacent road network under (d) do not correspond to the quantum of effects from the activities this is triggered by i.e. 4 dwellings. There are already matters for pedestrian access under (iii). The development contributions already include a component for local transport upgrades.<br>The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the proposed new assessment criteria<br><br>(ia) building form and appearance including:<br><br>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;<br>B. ~~use of deep soil and~~/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;<br>C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance;<br>D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;<br>~~E. the interface with an identified special character area or a scheduled historic heritage place;~~<br><br>(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:<br><br>~~A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;~~<br>~~B. internal storage;~~<br>C. residential waste management, including the kerbside and/or on-site capacity for residential waste management.<br>…<br>~~(d) the effects of the development on the safe access for pedestrians on the adjacent road network.~~ | 938.106 |
| 106. | **H6.8. Assessment – restricted discretionary activities**<br><br>**H6.8.1. Matters of discretion**<br><br>(3) for integrated residential development:<br><br>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br><br>(i) building ~~intensity,~~ scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:<br><br>A. the planned urban built character of the zone;<br>B. the location, orientation and design of development; and<br>C. the effect of the proposed height on the surrounding and neighbouring development.<br><br>(ii) traffic;<br><br>(iii) location and design of parking and access (including pedestrian access) and parking (if provided); and | Oppose | The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Amend the proposed new assessment criteria as follows:<br><br>"C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."<br>~~(d) the effects of the development on the safe access for pedestrians on the adjacent road network.~~<br><br>~~(d) the effects of the development on the safe access for pedestrians on the adjacent road network.~~ | 938.107 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
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| | (iv) noise, lighting and hours of operation.<br><br>(b) [deleted] ~~all of the following standards:~~<br>~~(i) Standard H6.6.10 Maximum impervious areas;~~<br>~~(ii) Standard H6.6.11 Building coverage;~~<br>~~(iii) Standard H6.6.12 Landscaped area;~~<br>~~(iv) Standard H6.6.13 Outlook space;~~<br>~~(v) Standard H6.6.14 Daylight;~~<br>~~(vi) Standard H6.6.15 Outdoor living space;~~<br>~~(viii) Standard H6.6.16 Front, side and rear fences and walls; and~~<br>~~(ix) Standard H5.6.17 Minimum dwelling size.~~<br><br>(c) Infrastructure and servicing<br><br>(d) the effects of the development on the safe access for pedestrians on the adjacent road network. | | | | |
| 107. | **H6.8. Assessment – restricted discretionary activities**<br><br>**H6.8.1. Matters of discretion**<br><br>(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control. (a) Infrastructure and servicing.<br><br>(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Stormwater Disposal Constraints Control. (a) Stormwater disposal. | Oppose | These effects are already managed by Chapter E8 for 1 dwellings and additions and alternations to.<br><br>**H5.8. Assessment – restricted discretionary activities** for four or more dwellings per site deals with infrastructure capacity. | Delete the proposed new assessment criteria | 938.108 |
| 108. | **H6.8.2. Assessment criteria**<br><br>(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m2 gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m2 gross floor area per site:<br><br>(a) infrastructure and servicing:<br><br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br><br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br><br>(b) building ~~intensity~~, scale, location, form and appearance:<br><br>(i) whether the intensity and scale of the activity, the building location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.<br><br>(c) traffic:<br><br>(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.<br><br>(d) location and design ~~of parking~~ and access (including pedestrian access) and parking (if provided):<br><br>(i) whether adequate ~~parking and~~ access is provided or required.<br>(ii) whether car parking and accessways are integrated into the overall design of the development<br>(iii) whether parking is located away from street frontages and screened from the street by buildings or landscaping<br>(iv) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.<br><br>(e) noise, lighting and hours of operation:<br><br>(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:<br><br>• locating noisy activities away from neighbouring residential boundaries;<br>• screening or other design features; and<br>• controlling the hours of operation and operational measures<br><br>(f) Safe access and walkability of routes to frequent public transport:<br><br>(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport | Oppose in part | Support removal of 'intensity' though ensure remove from (1)(b)(i) for consistency.<br><br>Remove requirement for off-site roading or pedestrian upgrades | Amend and retain text as identified in reasons for submission.<br><br>~~(f) Safe access and walkability of routes to frequent public transport:~~<br><br>~~(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:~~<br>~~• Footpaths of at least 1.8m in width;~~<br>~~• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~<br>~~• Narrowed pedestrian crossing distances of vehicle carriageways;~~<br>~~• Front berms to separate pedestrians from traffic; and~~<br>~~• Other traffic management measures as relevant to improve the safety of pedestrians.~~ | 938.109 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: |
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| | stop (refer to the Regional Public Transport Plan) by a combination of the following:<br>• Footpaths of at least 1.8m in width;<br>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;<br>• Narrowed pedestrian crossing distances of vehicle carriageways;<br>• Front berms to separate pedestrians from traffic; and<br>• Other traffic management measures as relevant to improve the safety of pedestrians. | | | |
| 109. | **H6.8.2. Assessment criteria**<br><br>The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:<br><br>(2) for four or more dwellings on a site:<br><br>(a) the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following~~ relevant standards specifies and identified in Table 6.4.1 or what alternatives are provided that result in the same or a better outcome.~~:~~<br><br>(i) [deleted]~~Standard H6.6.10 Maximum impervious areas;~~<br>(ii) [deleted]~~Standard H6.6.11 Building coverage;~~<br>(iii) [deleted]~~Standard H6.6.12 Landscaped area;~~<br>(iv) [deleted]~~Standard H6.6.13 Outlook space;~~<br>(v) [deleted]~~Standard H6.6.14 Daylight;~~<br>(vi) [deleted]~~Standard H6.6.15 Outdoor living space;~~<br>(vii) [deleted]~~Standard H6.6.16 Front, side and rear fences and walls; and~~<br>(viii) [deleted]~~Standard H6.6.17 Minimum dwelling size.~~<br><br>(aa) the extent to which the scale of the activity, the building location, form and appearance is of a high-quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.<br><br>(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:<br><br>(i) placing taller buildings on the street front<br>(ii) varying roof form and building height<br>(iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements<br>(iv) using the proportions and arrangement of windows and doors to provide relief to building length and bulk<br>(v) using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls<br>(vi) providing adequate breaks in long continuous buildings to minimise the appearance of length<br>(vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form<br>(viii) designing balconies as an integral part of the building<br><br>(ac) the extent to which buildings use quality, durable and easily maintainable materials.<br><br>(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.<br><br>(ae) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:<br><br>(i) having clearly defined fronts that provide passive surveillance from windows and balconies .<br>(ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.<br>(iii) maximising the number of dwellings on the site that directly front, align and orientate to public streets .<br>ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.<br>(iv) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.<br>(af) the extent to which site layout creates legible, visible attractive, safe and well-lit connections between dwellings and the street.<br><br>….<br><br>(h) infrastructure and servicing:<br><br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br><br>(i) The extent to which the adjacent road network enables safe pedestrian movements.<br><br>…<br><br>(m) Safe access and walkability of routes to frequent public transport: | Oppose in part | Oppose the references to:<br><br>- Deep soil and communal open space in (ab)(vii) and (fe).<br><br>- References to the need for wider upgrades of the adjacent road network under (d) and (gd). For the latter it is not considered that the quantum of effects corresponds to the activities it triggers. There are already matters for pedestrian access under (iii). The development contributions already include a component for local transport upgrades.<br><br>- The additional assessment criteria under (ad) for the interface with an identified special character area or a scheduled historic heritage place is not considered an effective method nor warranted by an effect.<br><br>The use of “quality, durable and easily maintainable materials” is a matter for the Building Act | Delete the relevant assessment criteria wording as noted:<br><br>(aa) the extent to which the scale of the activity, the building location, form and appearance ~~is of a high-quality and~~ compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.<br><br>…<br><br>(ab)<br><br>~~(vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form~~<br><br>…<br>~~(ac) the extent to which buildings use quality, durable and easily maintainable materials.~~<br><br>~~(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.~~<br><br>…<br><br>~~(i) The extent to which the adjacent road network enables safe pedestrian movements.~~<br><br>~~(m) Safe access and walkability of routes to frequent public transport:~~<br><br>~~(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:~~<br>~~• Footpaths of at least 1.8m in width;~~<br>~~• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~<br>~~• Narrowed pedestrian crossing distances of vehicle carriageways;~~<br>~~• Front berms to separate pedestrians from traffic; and~~<br>~~• Other traffic management measures as relevant to improve the safety of pedestrians.~~ |

938.110

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| | (i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:<br>• Footpaths of at least 1.8m in width;<br>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;<br>• Narrowed pedestrian crossing distances of vehicle carriageways;<br>• Front berms to separate pedestrians from traffic; and<br>• Other traffic management measures as relevant to improve the safety of pedestrians. | | | | |
| 110. | **H6.8.2. Assessment criteria**<br><br>(3) for integrated residential development:<br><br>…<br><br>(l) Safe access and walkability of routes to frequent public transport:<br><br>(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:<br>• Footpaths of at least 1.8m in width;<br>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;<br>• Narrowed pedestrian crossing distances of vehicle carriageways;<br>• Front berms to separate pedestrians from traffic; and<br>• Other traffic management measures as relevant to improve the safety of pedestrians. | Oppose in part | Oppose the references to:<br><br>- deep soil and communal open space in 3(g).<br><br>- references to the need for wider upgrades of the adjacent road network under (l). It is not considered that the quantum of effects corresponds to the activities it triggers. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades.<br><br>- Infrastructure provision is already included within existing assessment criteria (k) the cross reference under 3(jb) is unnecessary. | Delete the relevant assessment criteria.<br><br>~~(l) Safe access and walkability of routes to frequent public transport:~~<br><br>~~(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:~~<br>~~• Footpaths of at least 1.8m in width;~~<br>~~• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~<br>~~• Narrowed pedestrian crossing distances of vehicle carriageways;~~<br>~~• Front berms to separate pedestrians from traffic; and~~<br>~~• Other traffic management measures as relevant to improve the safety of pedestrians.~~ | 938.111 |
| 111. | **H6.8.2. Assessment criteria**<br><br>(5) for building height:<br><br>(aa) refer to Policy H6.3(1);<br>(ba) refer to Policy H6.3(B1);<br>(ca) refer to Policy H6.3(E1);<br>(da) refer to Policy H6.3(6A);<br>(a) ~~refer to Policy H6.3(2~~);<br>(b) ~~refer to Policy H6.3(4).;~~ and<br><br>**Visual dominance**<br><br>(f) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:<br><br>(i) the planned urban built character of the zone; and<br><br>(ii) the location, orientation and design of development.<br><br>(iii) the effect of the proposed height on the surrounding and neighbouring development. | Oppose in part | Consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. | Amend the proposed new assessment criteria to refer to:<br>"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." | 938.112 |
| 112. | **H6.8.2. Assessment criteria**<br><br>(6) for height in relation to boundary: | Oppose in part | Consideration of the effect of the proposed height in relation to boundary infringement on the surrounding and neighbouring development should only be required in terms of additional bulk over and above the zone standard. | Amend the proposed new assessment criteria to refer to additional HIRB infringements over the standard. | 938.113 |
| 113. | **H6.8.2. Assessment criteria**<br>(12) for landscaped area:<br>(e) the extent to which existing trees are retained; and | Oppose | The are no general tree protection controls. | Delete the additional assessment criteria. | 938.114 |
| 114. | **H6.8.2. Assessment criteria**<br><br>(15) for outdoor living space:<br>…<br>(f) The extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants. | Oppose in part | The inclusion of 'communal' open space is unnecessary with the private open space requirements sufficient. The provision for wider public open space is the responsibility of Council not developers. A specific open space development contribution is already payable for each dwelling. | Deletion of this text.<br><br>(f) The extent to which dwellings provide private open space ~~and communal open space~~ that is useable, and accessible from each dwelling ~~and attractive~~ for occupants. | 938.115 |

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| | | | The use of the term attractive can be ambiguous and open to interpretation. | | |
| 115. | **H6.8.2. Assessment criteria**<br><br>(15A) For windows to street and private vehicle and pedestrian accessways<br><br>(a) refer to Policy H6.3(C1)<br>(a) refer to Policy H6.3(6A); and<br>(b) The extent to which the glazing:<br>(i) allows views to the street and/or accessways to ensure passive surveillance; and<br>(ii) provides a good standard of privacy for occupants. | Oppose in part | The text highlighted goes beyond MDRS in terms of referencing private vehicle and pedestrian accessways. | Deletion of the following text.<br><br>H6.8.2. Assessment criteria<br><br>(15A) For windows to street ~~and private vehicle and pedestrian accessways~~<br><br>(a) refer to Policy H5.3(C1)<br>(b) refer to Policy H5.3(6A); and<br>(c) The extent to which the glazing:<br>(i) allows views to the street ~~and/or accessways~~ to ensure passive surveillance; and<br>(ii) provides a good standard of privacy for occupants. | 938.116 |
| 116. | **H6.8.2. Assessment criteria**<br><br>(18) for deep soil area and canopy tree<br><br>(a) refer to Policy H5.3(6A);<br>(b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and | Oppose | It is not a method retained in the MDRS.<br><br>It is not efficient use of land and is neither effective or efficient. | Delete assessment entire criteria. | 938.117 |
| 117. | **H6.8.2. Assessment criteria**<br><br>(19) for safety and privacy buffer from private pedestrian and vehicle accessways:<br><br>(a) refer to Policy H5.3(6A); and<br>(b) the extent to which the buffer is:<br>(i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas;<br>(ii) planted with suitable and low level plants. | Oppose | It is not a method retained in the MDRS.<br><br>This matter would be better placed as assessment criteria rather than as standards. | Delete entire assessment criteria. | 938.118 |
| 118. | **H6.8.2. Assessment criteria**<br><br>(20) For residential waste management:<br><br>(a) refer to Policy H6.3(A4)<br>(b) refer to Policy H6.3(6A);<br>(c) refer to Policy H6.3(10);<br>(d) The extent to which sufficient space is provided for residential waste management that is suitably located for ease of movement to collection points;<br>(e) The extent to which the waste management area is designed to minimise visibility;<br>(f) How the development intends to ensure the on-going management and maintenance of any communal residential waste management area;<br>(g) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and<br>(h) Whether waste management vehicle can safely undertake collection. | Oppose in part | Consideration of matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development. | Delete section (20) and move necessary criteria to H6.8.2. (1), (2) and (3). | 938.119 |
| 119. | **H6.8.2. Assessment criteria**<br><br>(21) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control:<br><br>(a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).<br>(b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.<br>(c) Whether there is the ability to connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future. | Oppose | These effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3). | Delete proposed text. | 938.120 |
| **H5.9. Special information requirements** | | | | | |
| 120. | **Landscaped Plan as required by H6.6.12 Landscape area**<br><br>(1) A scaled landscape plan must be provided that contains landscaped areas and includes:<br><br>(a) Plant and tree species, number of each species to be planted and planting grades;<br>(b) Canopy of existing trees to be retained;<br>(c) Any area of grass; and<br>(d) Any paths included in landscaped area. | Oppose | Chapter C1.2.(1) addresses this matter already - no need for a specific information requirement. | Delete proposed text. | 938.121 |

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| 121. | **Deep Soil Area and Canopy Tree**<br><br>(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:<br><br>(a) plant and tree species, number of each species to be planted and planting grades;<br>(b) location of existing trees to be retained;<br>(c) dimensions of individual mature tree canopy;<br>(d) any areas of grass; and<br>(e) Minimum tree canopy dimensions are specified in Table H5.9(3) below.<br><br>**Table H5.9(3) Minimum tree canopy dimension**<br><br>Minimum mature tree height: Small 8m; Medium 10m; Large 15m<br>Minimum mature canopy diameter: Small 6m; Medium 8m; Large 12m<br>Minimum tree height above ground when planted: Small 2m; Medium 2.5m; Large 3m<br>Indicative tree planting grade: Small 120L; Medium 160L; Large 200L | Oppose | It is not a method retained in the MDRS.<br><br>It is not efficient use of land, and is neither effective or efficient. | Delete proposed text. | 938.122 |
| 122. | **Residential waste management**<br><br>(3) Applications for where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H5.6.21(1)(b)).<br><br>(4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided at a minimum:<br><br>a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;<br><br>b) the frequency, location, access and on-site route of waste collection or transportation; and<br><br>c) the method of waste collection, transportation or disposal. | Neutral | Needs to be clear that provisions are only related to communal collection. | Clarify that this is only related to communal collection. | 938.123 |
| | **H8. Business – City Centre Zone** | | | | |
| 123. | **H8.6.10. [Deleted] ~~Basic floor area ratio~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.124 |
| 124. | **H8.6.12. [Deleted] ~~Bonus floor area ratio – light and outlook~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.125 |
| 125. | **H8.6.13. [Deleted] ~~Bonus floor area - use or transfer of historic heritage and special character floor space bonus~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.126 |
| 126. | **H8.6.14. [Deleted] ~~Bonus floor area - securing historic heritage and special character floor space bonus~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.127 |
| 127. | **H8.6.15. [Deleted] ~~Bonus floor area - bonus floor space calculation for scheduled heritage buildings~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.128 |
| 128. | **H8.6.16. [Deleted] ~~Bonus floor area - bonus floor space calculation for identified special character buildings~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.129 |
| 129. | **H8.6.17. [Deleted] ~~Bonus floor area - public open space~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.130 |
| 130. | **H8.6.18. [Deleted] ~~Bonus floor area - through-site link~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.131 |
| 131. | **H8.6.19. [Deleted] ~~Bonus floor area - through-site links through identified blocks~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.132 |
| 132. | **H8.6.20. [Deleted] ~~Bonus floor area - works of art~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.133 |
| 133. | **H8.6.21. [Deleted] ~~Maximum total floor area ratio~~** | Support | Will give effect to NPS-UD | Confirm deletion of standard | 938.134 |
| 134. | Chapter H8. City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) Chapter H8.6.24A Maximum east-west tower dimension and Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. | Oppose | The submitter is concerned that the proposed suite of tower standards have not be tested to ensure that they do not act as a defacto FAR or height restriction for the City Centre Zone.<br><br>The submitter is concerned that the proposed new standards fail to recognise gradient and solar orientation of the street frontages. The submitter considers that if the term 'human scale' is to be used, it should have a measurable and consistent benchmark. Changing this term based on the height of a street is considered arbitrary and it will compromise use of a site.<br><br>The submitter is concerned that the proposed requirement to manage development to "*Ensure **adequate** **sun**light, **daylight**, and outlook around buildings*" will be very difficult to meet given the | That Chapter H8. City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries are all deleted and the tower standards revert to the operative AUP standards. | 938.135 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | high intensity nature of the Centre zone. At the very least the provisions should allow for ***adequate sun****light,* ***or*** ***daylight***. This is to recognise the fact that not all buildings in the City Centre zone will get direct sun.<br><br>The proposed 6% height setback is arbitrary and is considered irrelevant and also creates a de facto FAR control. As height increases, so do the side setbacks around the building and its max tower dimension, which requires a larger site. In this respect, the rule actually also creates a de fact maximum height restriction. It is considered that the degree of setbacks proposed has not been appropriately justified and should be reduced. The submitter opposes the East West Tower dimension for similar reasons.<br><br>Overall, the submitter considers that the proposed Plan Change provisions should revert back to the operative tower controls until such time as further modelling and analysis has been completed to determine suitability of these tower controls. This is to ensure that do not unduly restrict sites in the City Centre Zone from being developed to the maximum extent possible as directed by the NPS-UD. | | |
| 135. | H8.6.34. Through-site links. | Oppose | The submitter is concerned that application of this standard is not clear. This standards applies to through site link shown on Map H8.11.9 but applies to any though site link, even if not identified on the map.<br><br>It is unclear how and when this standard will be applied to sites. Given the uncertainty of this rule, it is considered that the rule should either be deleted or clarified. It is considered that it would be more appropriate to include consideration of the need for a through-site link as an assessment criteria when considering new buildings. | Chapter H8. City Centre H8.6.34. Through Site Links is deleted and replaced with assessment criteria for new buildings | 938.136 |
| | **H9. Business – Metropolitan Centre Zone** | | | | |
| 136. | **H9.6.1. Building height**<br>Purpose:<br>• manage the effects of building height;<br>• manage shadowing effects of building height on public open space, excluding streets;<br>• manage visual dominance effects;<br>• enable greater height in areas identified for intensification including within walkable catchments; and<br>• provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.<br><br>(1) Buildings must not exceed 72.5m, unless otherwise specified in the Height Variation Control on the planning maps.<br><br>(2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H9.6.1.1 below and for the site on the planning maps.<br><br>(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment. | Support in Part | It is considered appropriate to provide for unlimited height within the Metropolitan Centre<br><br>The proposed HIRB controls will manage the effects at the edge of the Metropolitan Centre.<br><br>Increasing the maximum building height is in line with the Policy directives of the NPS UD, Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least 6 storeys within the Metropolitan Centre.<br><br>While the zone provides for 72.5 metres, there is no reason why the zone cannot facilitate even taller buildings.<br><br>It is noted that some parts of the Metropolitan Centres are subject to the Volcanic Cone overlays or other height overlays. These are qualifying matters that would remain in place and would provide an additional height overlay that would continue to apply to the Metropolitan Centre. Outside of these areas, it is considered appropriate to maximise the height opportunities within the Metropolitan Centre Zone.<br><br>It is noted that all new buildings are subject to a resource consent requirement to ensure that buildings are designed to a high standard, which enhances the quality of streets within the area and public open spaces. | Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone. | 938.137 |
| 137. | **H11.6.1. Building height in relation to boundary** | Support in part | The submitter supports the 19metre, plus 60 degree HIRB control | Retain the 19metre, plus 60 degree HIRB control. | 938.138 |
| | **H10. Business – Town Centre Zone** | | | | |
| 138. | **H10.6.1. Building height**<br>Purpose:<br>• manage the effects of building height; | Support in Part | It is considered appropriate to provide for greater height within the Town Centre Zones<br><br>The proposed HIRB controls will manage the effect at the edge of the Town Centre Zones. | Amend H10.6.1. Building height to provide for a height of 32.5 metres within **all** Town Centre Zones. | 938.139 |

<table>
<tr><th></th><th>Issue / Provision</th><th>Position (Support / Oppose)</th><th>Reasons for submission</th><th>Relief sought:</th><th></th></tr>
<tr><td></td><td>• manage shadowing effects of building height on public open space, excluding streets;<br>• manage visual dominance effects;<br>• allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;<br>• enable greater height in areas identified for intensification <u>including within walkable catchments</u>; and<br>• provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas<u>, including Special Character Areas – Business</u>, and provide a transition in building scale to lower density zones<br><br>(1) Buildings must not exceed the height in metres as shown in Table H10.6.1.1 below for sites subject to the Height Variation Control on the planning maps.<br><br><u>(1A) In walkable catchments, buildings must not exceed 21m (6 storeys) in height, unless otherwise specified in the Height Variation Control on the planning maps.</u><br><br>(2) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.</td><td></td><td>Increasing the maximum building height is in line with the Policy directives of the NPS UD, Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least 6 storeys within the Town Centre Zones<br><br>While the zone provides for a range of heights, it is considered that the Town Centre Zones can facilitate even taller buildings.<br><br>It is noted that some parts of these Town Centre Zones are subject to the Volcanic Cone overlays or other height overlays. These are qualifying matters that would remain in place and would provide an additional height overlay that would continue to apply to the Town Centre Zones. Outside of these areas, it is considered appropriate to maximise the height opportunities within the Town Centre Zones<br><br>It is noted that all new buildings are subject to a resource consent requirement to ensure that buildings are designed to a high standard, which enhances the quality of streets within the area and public open spaces</td><td></td><td></td></tr>
<tr><td>139.</td><td>H10.6.2. Building height in relation to boundary</td><td>Support</td><td>The submitter supports the 19 metre, plus 60 degree HIRB control as this will give effect to the NPS-UD</td><td>Retain the 19 metres, plus 60 degree HIRB control.</td><td>938.140</td></tr>
<tr><td></td><td>H11. Business – Local Centre Zone</td><td></td><td></td><td></td><td></td></tr>
<tr><td>140.</td><td>H11.6.1. Building height<br>Purpose:<br>• manage the effects of building height;<br>• manage shadowing effects of building height on public open space, excluding streets;<br>• manage visual dominance effects;<br>• allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;<br>• enable greater height in areas identified for intensification <u>including within walkable catchments</u>; and<br>• provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas<u>, including Special Character Areas – Business,</u> and provide a transition in building scale to lower density zones.<br><br>(1) Buildings must not exceed the height in metres specified in Table H11.6.1.1, unless otherwise specified in the Height Variation Control on the planning maps.<br><br>Table H11.6.1.1 Building height<br><table><tr><th><u>Location</u></th><th>Occupiable building height</th><th>Height for roof form</th><th>Total building height</th></tr><tr><td><u>Buildings outside a walkable catchment</u></td><td>16m</td><td>2m</td><td>18m</td></tr><tr><td><u>Buildings in a walkable catchment</u></td><td><u>NA</u></td><td><u>NA</u></td><td><u>21m (6 storeys)</u></td></tr></table></td><td>Support in Part</td><td>It is considered appropriate to provide for greater height within the Local Centre Zones<br><br>The proposed HIRB controls will manage the effect at the edge of the Local Centre Zones.<br><br>Increasing the maximum building height is in line with the Policy directives of the NPS UD, Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least 6 storeys within the Local Centre Zones<br><br>While the zone provides for a range of heights, it is considered that that Local Centre Zones can facilitate even taller buildings.<br><br>It is noted that some parts of these Local Centre Zones are subject to the Volcanic Cone overlays or other height overlays. These are qualifying matters that would remain in place and would provide an additional height overlay that would continue to apply to the Local Centre Zones. Outside of these areas, it is considered appropriate to maximise the height opportunities within the Local Centre Zones<br><br>It is noted that all new buildings are subject to a resource consent requirement to ensure that buildings are designed to a high standard, which enhances the quality of streets within the area and public open spaces</td><td>Amend H10.6.1. Building height to provide for a height of 24 metres within <u>all</u> Local Centre Zones.</td><td>938.141</td></tr>
<tr><td>141.</td><td>H11.6.2. Building height in relation to boundary</td><td>Support</td><td>The submitter supports the 19 metre, plus 60 degree HIRB control as this will give effect to the NPS-UD</td><td>Retain the 19 metres, plus 60 degree HIRB control.</td><td>938.142</td></tr>
<tr><td>142.</td><td>Local Centre Zone Walkable Catchment<br>The walkable catchment for Local Centres is set at 200 metres.</td><td>Oppose</td><td>The walkable catchment for Local Centres is set at 200 metres. This is considered to be very restricted and limits the opportunities for further intensification around areas that generally have good access to a range of amenities.</td><td>Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.</td><td>938.143<br>938.144</td></tr>
<tr><td></td><td>H12 Business – Neighbourhood Centre Zone</td><td></td><td></td><td></td><td></td></tr>
<tr><td>143.</td><td>H12.6.2. Building height in relation to boundary</td><td>Support</td><td>The submitter supports the 19 metre, plus 60 degree HIRB control as this will give effect to the NPS-UD</td><td>Retain the 19 metre, plus 60 degree HIRB control.</td><td>938.145</td></tr>
<tr><td></td><td>H13. Business – Mixed Use Zone</td><td></td><td></td><td></td><td></td></tr>
<tr><td>144.</td><td>H13.6.1. Building height<br>Purpose:<br>• manage the effects of building height;<br>• manage shadowing effects of building height on public open space, excluding streets;<br>• manage visual dominance effects;</td><td>Support in Part</td><td>It is considered appropriate to provide for greater height within the Mixed Use<br><br>The proposed HIRB controls will manage the effect at the edge of the Mixed Use Zones</td><td>Amend H10.6.1. Building height to provide for a height of 24 metres within <u>all</u> Mixed Use Zones.</td><td>938.146</td></tr>
</table>

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | • allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;<br>• enable greater height in areas identified for intensification including within walkable catchments, unless a qualifying matter applies; and<br>• provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.<br>(1) Buildings must not exceed the height in metres specified in Table H13.6.1.1 below, unless otherwise specified in the Height Variation Control on the planning maps.<br>**Table H13.6.1.1 Building height**<br>Location / Occupiable building height / Height for roof form / Total building height<br>Buildings outside a walkable catchment / 16m / 2m / 18m<br>Buildings in a walkable catchment / NA / NA / 21m (6 storeys) | | Increasing the maximum building height is in line with the Policy directives of the NPS UD, Policy 3(c), which states that areas located within the walkable catchment must enable building heights of at least 6 storeys within the Mixed Use Zones<br><br>While the zone provides for a range of heights, it is considered that that Mixed Use Zones can facilitate even taller buildings.<br><br>It is noted that some parts of these Mixed Use Zones are subject to the Volcanic Cone overlays or other height overlays. These are qualifying matters that would remain in place and would provide an additional height overlay that would continue to apply to the Mixed Use Zones. Outside of these areas, it is considered appropriate to maximise the height opportunities within the Mixed Use Zones<br><br>It is noted that all new buildings are subject to a resource consent requirement to ensure that buildings are designed to a high standard, which enhances the quality of streets within the area and public open spaces | | |
| 145. | **H13.6.2. Building height in relation to boundary** | Support | The submitter supports the 19 metre, plus 60 degree HIRB control as this will give effect to the NPS-UD | Retain the 19 metre, plus 60 degree HIRB control. | 938.147 |
| | **J1 Definitions** | | | | |
| 146. | **Canopy tree**<br>A tree that that has a minimum mature height of 8 metres and canopy diameter of 6 metres. | Oppose | The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the definition | 938.148 |
| 147. | **Deep soil area**<br>A vegetated or mulched area which supports tree growth and promotes infiltration of stormwater with no obstructing structure above or below ground level.<br>Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring areas below or above them.<br>The surface of deep soil areas must be either vegetated in natural grass, trees or plants or in a natural mulch. Artificial grass and pavers are excluded from the deep soil area. | Oppose | The proposed wording will not be efficient or effective in achieving the outcomes sought by the MDRS standards. | Delete the definition | 938.149 |
| 148. | **Landscaped area**<br>In relation to any site, means an area that is in natural grass, plants or trees. The canopy of trees that are existing at the time of consent lodgement can be included in the landscaped area provided the trunks are surrounded by an area of grass, plants or mulch that extends to the diameter of the critical root zone. The critical root zone being a circular area extending from the base of the canopy tree with a diameter equal to twelve times the trunk diameter measured at 1.4m above ground level.<br>Landscaped area can include pervious paths with a maximum width of 1.5m provided they do not make up more than 10 per cent of the landscaped area.<br>Buildings, artificial grass, and structures including pools, paving (except for pervious paths), pergolas, decks and servicing area is excluded from the landscaped area.<br>This definition does not apply to any development of up to 3 dwellings in accordance with the MDRS.<br><br>~~any part of that site not less than 5m² in area which is grassed and planted in trees, shrubs, or ground cover plants and may include:~~<br>~~(1) One or more of the features in (a) (b) or (c) where the total land area occupied does not collectively cover more than 25 per cent of the landscaped area:~~<br>~~(a) ornamental pools;~~<br>~~(b) areas paved with open-jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one paver does not exceed 650mm;~~<br>~~(c) terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1m in height above the ground immediately below;~~<br>~~(2) non permeable pathways not exceeding 1.5m in width;~~<br>~~(3) permeable artificial lawn in the residential zones, except:~~<br>~~(a) that permeable artificial lawn must not cover more than 50 per cent of the landscaped area of the front yard;~~<br>~~(b) Permeable artificial lawn must:~~<br>~~• be permeable;~~<br>~~• resembles grass in colour including a mix of natural looking green tones;~~<br>~~• have piles that are a minimum 30mm pile height, straight cut (not looped pile), and of a density and form that resembles grass;~~<br>~~• is resistant to ultra-violet degradation, weathering and ageing during its normal service life; and~~<br>~~• is recyclable.~~<br>~~(4) Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage.~~<br>~~Excludes any area which:~~<br>~~• falls within the definition of building coverage;~~<br>~~• is part of a non permeable pathway that is greater than 1.5m in width;~~<br>~~• is used for the parking, manoeuvring or loading of motor vehicles.~~ | Oppose in part | It is unclear what the intention of this definitions is, and what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS | Clarify the definition and amended accordingly. In the alternative the existing definition is retained. | 938.150 |
| | **General Submission Points** | | | | |
| 149. | **The provision of six storeys at 21 metres** | Oppose | Proposed Plan Change 78 ascribes 21 metres to apply to six storeys. It is considered that 21 metres is unduly restrictive in delivering a 6 storey building. It is noted that in the Mixed Use zone, commercial | That six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could | 938.151<br>938.152 |

| | Issue / Provision | Position (Support / Oppose) | Reasons for submission | Relief sought: | |
|---|---|---|---|---|---|
| | | | developments are often encouraged on the ground floor. Such activities would typically be encouraged to have a floor to ceiling height in the order of 4.5 metres. A typical floor to floor height is in the order of 3.5 metres. Those would typically mean a total height of around 24 metres for 6 storey buildings (including two metres for roof form). | be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor. | |
| 150. | **Light Rail Exclusion** | Oppose | The submitter opposes the exclusion of the Light Rail Study Area from Plan Change 78. The submitter is unsure of the legal basis to exclude these areas. | Include the Light Rail Study Area into Plan Change 78. | 938.153 |
| 151. | **Special Housing Exclusion** | Oppose | The submitter opposes the exclusion of the Special Housing Areas from the Plan Change. The submitter is unsure of the legal basis to exclude these areas. | Include the Special Housing Areas into Plan Change 78. | 938.154 |
| 152. | **The definition of 'rapid transit service'** | Oppose | The NPS-UD Policy 3 defines a rapid transit service as "any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic".<br><br>In this Plan Change, Auckland Council has identified the following Rapid Transit Services:<br><br>● the three lines (Western, Southern, Eastern) of the heavy rail network between Swanson and Pukekohe, including the Central Rail Link ('CRL').<br>● the Northern Busway (including the recent extension to Albany).<br>● the Eastern Busway.<br><br>It is submitted that priority bus corridors should be considered Rapid Transit to enable more Walking Catchments and therefore more homes in accessible locations.<br><br>The interpretation of what is a rapid transit service, as per NPS-UD Policy 3(d)), should include frequent bus services on the following key arterial corridors:<br><br>- **Great North Road** (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route)<br>- **Sandringham Road** (from Mt Albert Road to New North Road served by the 24 Frequent Route)<br>- **Dominion Road** (from Denbigh Avenue to View Road, served by the 25 Frequent Route)<br>- **Mt Eden Road** (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)<br>- **Manukau Road** (from Onehunga to Broadway, served by the 30 Frequent Route)<br>- **Great South Road** (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) | Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the RTS to provide for at least six storeys. | 938.155 |

**FORM 5- SUBMISSION ON PLAN CHANGE 78: INTENSIFICATION**
**UNDER CLAUSE 6 of SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991**

Auckland Council
135 Albert Street
Private Bag 92300
Auckland 1142

**Submitter:**

Auckland Council
135 Albert Street
Private Bag 92300
Auckland 1142

**Scope of submission:**

This is a submission on the whole of proposed Plan Change 78 – Intensification to the Auckland Unitary Plan (AUP).

**1. Introduction**

1.1 Auckland Council prepared Plan Change 78 - Intensification in response to the National Policy Statement on Urban Development 2020 (**NPS-UD)**, amended in 2022, and Resource Management Act 1991 requirements.

1.2 The scale and complexity involved in preparing five plan changes (Plan Changes 79-83) and five variations contemporaneously alongside preparing Plan Change 78 text and the Plan Change 78 map viewer has resulted in some drafting and mapping errors, and omissions.

1.3 Auckland Council's submission includes matters raised by Watercare Services Ltd and Auckland Transport (Council Controlled Organisations).

1.4 Auckland Council is not a trade competitor.

**2. The specific provisions to which this submission relates are:**

2.1 Auckland Council **supports** Plan Change 78 but seeks specific provisions be amended.

If the Plan Change is approved, amendments to the provisions/map viewer should be made in accordance with the matters raised in this submission (including **Attachments 1** and **2**).

2.2 The specific parts of Plan Change 78 to which this submission relates are set out in the main body of this submission and **Attachments 1** and **2**, and include the following:

a) Amendments to H5 Residential – Mixed Housing Urban Zone objectives, policies, rules and assessment criteria

b) Amendments to H6 Residential – Terrace Housing and Apartment Building rules and zoning maps

c) Amendments to the zone description for H8 Business - City Centre Zone

d) Amendments and minor edits to various Business Zone chapters

e) Amendments to objectives, policies, rules, standards and assessment criteria in the new proposed H3A Residential - Low Density Residential Zone

f) Amendments to various Chapter D Overlays

g) Amendments to various Chapter L Schedules

h) Amendments to various Chapter M Appendices

i) Amendments to annotations throughout Plan Change 78

j) Amendments to various Chapter I Precincts

k) Amendments to Plan Change 78 map viewer addressing errors, omissions and clarifications regarding walkable catchment extents and related zoning (including Papatoetoe, Parnell, Manurewa, Mt Eden, Homai), station names, Height Variation Controls and other features particularly identified in **Attachments 1** and/or **2**

l) Amendment to the list of qualifying matters provisions in AUP Chapter A by adding *land disturbance* and making minor edits

m) Amendments to E38 subdivision standards for pedestrian only accessways to align with provisions in Chapter E27, and Plan Change 79 - Transport.

n) Amendments to E27 and E38 provisions to align with provisions in Plan Change 79 - Transport providing that where a driveway leads to a pedestrian only accessway that a 1.35m or 1.8m wide footpath is provided within the carriageway to enable pedestrian access to rear sites

o) Amendments to AUP Chapter J - Definitions by refining the *landscaped area* definition for less than four dwellings and maximum pedestrian access path width, and

p) Amendments to other text and mapping amendments as outlined in **Attachments 1 and 2**.

**3. The decisions sought from the Council are:**

3.1 Auckland Council supports Plan Change 78 and seeks that it be approved subject to the amendments sought in this submission. Amendments are sought to correct drafting and mapping errors, and omissions in Plan Change 78 text and in the Plan Change 78 map viewer:

a) to facilitate the effective administration of plan provisions

b) to correct errors and omissions, and to utilise clear, consistent and unambiguous language

c) to achieve the purpose of Plan Change 78 – Intensification

d) include amendments to the provisions and mapping details set out in **Attachments 1** and **2**, and

e) and amendments or consequential amendments to Plan Change 78 that are consistent with the relief sought in this submission.

3.2 **Attachments 1** and **2** provide further detail of the amendments to Plan Change 78 that are sought by the Council.

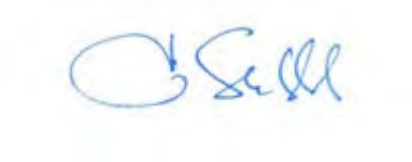
3.3 **Attachment 1** also sets out alternative relief that corrects errors and omissions if the Council's primary relief is not accepted.

**4. Appearance at the hearing:**

4.1 I wish to be heard in support of this submission.

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

On behalf of Auckland Council:



Signature of person authorised to sign on behalf of submitter

Jim Stabback
**Chief Executive**

Date: 29 September 2022

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Attention: Therese Strickland

**Attachment 1**

**The following table sets out where amendments are sought to Plan Change 78 provisions (and maps)**

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| H5 Residential-MHU | H5.2(9) Objective | Drafting error "within" should be rephrased as "subject to" | Amend objective H5.2(9) to:<br>Development is enabled on sites ~~within~~ subject to significant ecological areas where it provides for the protection and management of the significant ecological values. | 939.1 |
| H5 Residential-MHU | H5.3(6A)(f) Policy | Remove duplication in policy by deleting the words shown in strikethrough | Amend Policy H5.3(6A)(f) to:.. minimising ~~adverse effects on the natural environment, including restricting~~ the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; | 939.2 |
| H5 Residential-MHU | H5.3(14) | Drafting error in policy | Amend Policy H5.3(14) to:<br>Require development ~~of four or more dwellings per site~~ to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network. | 939.3 |
| H3A Residential LDR | H3A.2(11) | Drafting error -amend objective by deleting the work 'public' | Amend objective by the following deletion:<br>Intensification is avoided in areas with significant ~~public~~ transport infrastructure constraints. | 939.4 |
| E38 Subdivision | E38.8.1.2(3) & (4) Pedestrian Access to rear sites | Consistency between E27 and E38 provisions- errors | Amend text to require a 1.8m delineated footpath within the formed carriageway for <10 dwellings where this leads to a pedestrian only accessway and align provisions in E27 & E38. | 939.5 |
| E27 and E38 | E27.6.6.3& E27.6.6 Pedestrian access | Omission - provision needs to address circumstances where a development of | Amend text to provide: | |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | adjacent to vehicle access and where there is no vehicle access | less than 10 dwellings or carparks is served by a vehicle accessway to part of a site, which would require no footpath and then transitions to a pedestrian only accessway requiring a 1.8m footpath. This should occur to clearly delineate pedestrian access to rear lots, wayfinding and safety. | where a vehicle accessway leads to a pedestrian only accessway that a 1.35m or 1.8m wide footpath is provided within the carriageway to identify pedestrian access to the rear sites. | 939.6 |
| Chapter J - Definitions | Landscaped Area | Omission- no definition of landscaped area for less than four dwellings. | Provide definition of landscaped area for less than four dwellings. | 939.7 |
| H5.5 Residential - MHU | Figure H5.6.12.1 | Omission of measurement of outlook from a balcony | Update diagram to include outlook from balcony | 939.8 |
| H5.5 Residential - MHU | Figure H5.6.19.1 | Clarification | Amend diagram by deleting white area and showing privacy and safety buffer up against building, then footpath then deep soil area. | 939.9 |
| All residential zones | Safety and privacy buffer from private pedestrian and vehicle accessways standards | Error limiting planting type | Amend text to:<br>(2) The buffer area must be:<br>…<br>(b) planted with shrubs and/or ground cover plants. ~~Some tree species could be accommodated within the 1m buffer and the appropriateness of the species and relationship to windows for passive surveillance etc, can be assessed as part of the resource consent process.~~ | 939.10 |
| All residential zones | Safety and privacy buffer from private pedestrian and vehicle accessways standards | Provide further clarity around planting and interaction with standard | Amend purpose to:<br>to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways while ensuring passive surveillance. | 939.11 |
| Chapter J – Definitions and all residential zones | Chapter J definition of site, particularly rear site | Unintended consequence of intensification and creation of narrow dwellings/sites | Amend definition and figure J1.4.8 relating for rear site to remove reference to site width. | 939.12 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| H6 Residential THAB | H6.4.1(A2B) Table rule | Drafting error | Amend to: Two or ~~three~~ more dwellings per site where located in a Significant Ecological Area Overlay (refer to vegetation management and biodiversity E15.4.2(A43) and E15.6.5) | 939.13 |
| Chapter A | A1.4.8.1 Qualifying Matter Provisions related to zones, overlays or Auckland wide QM provisions | Omission/drafting anomalies | Amend to add land disturbance chapter to list in column 3.<br><br>Amend to add Appendix 20 to column 3 | 939.14 |
| Chapter A | A1.4.8.2 QM Provisions | Clarification to align with s32 | Amend to:<br>'Māori relationship ~~and culture and traditions with their taonga~~ with Taonga' | 939.15 |
| H5.5 Residential - MHU | H5.6.19 Deep Soil area and canopy tree | Omission | Amend H5.6.19 to be clear that no depth dimension applies, but refer the reader back to the definition in Chapter J | 939.16 |
| D17 Historic Heritage overlay | D17.4 Activity tables, explanatory text | Error- in chapter needs amending. | Delete the following sentence before the activity tables:<br>~~'The provisions of this overlay replace the equivalent provisions of the underlying zone.'~~ | 939.17 |
| H6 Residential - THAB | H6.6.13.(3) Outlook space | Drafting error | Amend H6.6.13(3) to:<br>The depth of the outlook space is measured at right angles to and horizontal from the window or balcony edge whichever is closer to the boundary or opposing building, to which it applies. | 939.18 |
| H5 Residential - MHU | H5.6.12(3) Outlook space. | Drafting error | Amend H5.6.13(3) to:<br>The depth of the outlook space is measured at right angles to and horizontal from the window or balcony edge whichever is closer to the boundary or opposing building, to which it applies. | 939.19 |
| Chapter J - Definitions | Landscaped area definition | Drafting error | Amend to:<br>Landscaped area can include pervious paths with a maximum width of 1.~~5~~m provided | 939.20 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | | | they do not make up more than 10 per cent of the landscaped area. | 939.20 |
| D10 ONF and ONL | D10.9 Special Information Requirement | Drafting error/inconsistency | Amend to include a special information requirement for a landscape assessment for subdivision and development in ONLs | 939.21 |
| H3A Residential - LDR | H3A.6.12.(3) | Address inconsistency | Include ONL (along with HNC and WRHA overlays) to H3A.6.12.(3) | 939.22 |
| H6 Residential - THAB | H6.6.5(1)(a) | Drafting error- does not accurately reference associated figure | Amend to:<br>Figure H6.6.5.1 Building height below | 939.23 |
| H3A Residential - LDR | Mapping HVC for sites adjacent to Pukekiwiriki Pa | Drafting error- HVC of 8m + 1m replicates underlying zone provisions | Remove HVC spatial extent from LDRZ sites along Margan Place. Amend Policy 10 of the Residential-LDR Zone to strengthen protections for cultural values associated with Pukekiwiriki Pa Historic reserve. Wording should reflect Policy H5.3(17). | 939.24 |
| H5 Residential - MHU | Policy H5.3(17) | Amend policy to put verb at the start- drafting error | Amend policy:<br>Restrict building height ~~is restricted~~ to respond to the relationship… | 939.25 |
| H5 Residential MHU and H6 Residential THAB | Multiple standards and assessment criteria | Drafting error- accessway has a specific definition under Local Government Act | Amend references to 'access' to be consistent with PC79 approach | 939.26<br>939.27 |
| H9 Business Metropolitan Centre | H9.6.1.1 Annotation | Incorrect reference-tagging error | Amend reference for s77O(f) to s77O(j) | 939.28 |
| H10 Business - Town Centre | H10.6.1.1 | Incorrect reference-tagging error | Amend reference for s77O(f) to s77O(j) | 939.29 |
| H11 Business - Local Centre | H11.6.1.2 | Incorrect reference-tagging error | Amend reference for s77O(f) to s77O(j) | 939.30 |
| H12 Business- Neighbourhood Centre | H12.6.1.2 | Incorrect reference-tagging error | Amend reference for s77O(f) to s77O(j) | 939.31 |
| H13 Business- Mixed Use | H13.6.1.2 | Incorrect reference-tagging error | Amend reference for s77O(f) to s77O(j) | 939.32 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| H8- Business City Centre | H8.1- Zone Description | Drafting error | Amend to: "The city centre ~~is the top of the centres hierarchy and~~ plays a pivotal role in Auckland's present and future success…" | 939.33 |
| Whole plan change 78 | Annotation | Incorrect reference in annotation-drafting error | Update the *incorporate*, *replace* or *qualifying matter* annotation as necessary to ensure correct cross-referencing to the relevant sections of the RMA and application of annotation sidebars as described in proposed changes to Chapter A. | 939.34 |
| Whole plan change 78 | Annotation | Omitted annotation-drafting error | Insert *incorporate*, *replace*, or *qualifying matter* annotation as necessary to ensure correct cross-referencing to the relevant sections of the RMA and identification of qualifying matter rules, including application of annotation sidebars as described in proposed changes to Chapter A.<br><br>Including but not limited to:<br>activities in Table H3A.4.2(A3)-(A10), (A20), (A31)-(A38), Figure H3A.6.7.1 Building height Fig H3A.6.8.1 Height in relation to boundary, Table H3A.6.9.1 Yards (row two). | 939.35 |
| Whole plan change 78 | Qualifying matter text particularly in Chapter D overlays, Chapter L Schedules and Chapter M Appendices | Inconsistent language utilised when describing particular matters as qualifying matters.<br><br>Incorrect references to statutory provisions.<br><br>Proposed provisions should be clear and consistent to ensure effective implementation, and consistent administration of the Plan | Retain and amend text in various Chapter D overlays, various Chapter L Schedules and various Chapter M Appendices to:<br>1. Replace any reference to clauses in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act with references to sections in the Resource Management Act, such as in D16.1 Local Public Views Overlay, D19.1 Auckland War Memorial Museum Viewshaft Overlay, D20A.1 Stockade Hill Viewshaft Overlay<br>2. Replace any reference to an "overlay" as a qualifying matter with the particular matter | 939.36<br>939.37 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
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| | | | that is a qualifying matter, such as in D14.1 ~~Volcanic~~ Maunga Viewshafts and Height and Building Sensitive Areas Overlay: "~~This overlay has been identified as a~~ Maunga viewshafts and height and building sensitive areas are qualifying matters in accordance with …" Other examples include D19.1 Auckland War Memorial Museum Viewshaft Overlay, D20A.1 Stockade Hill Viewshaft Overlay | 939.37 |
| | | | 3. Replace phrasing "identified as a qualifying matter" or similar (and any subsequent particular identification of a place or feature) with a simpler recognition, using "is" such as at D17: "Historic heritage ~~has been identified as~~ is a qualifying matter…" Other examples include D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, D15.1 Ridgeline Protection Overlay, D18 Special Character Areas Overlay, D19.1 Auckland War Memorial Museum Viewshaft Overlay, D24.1 Aircraft Noise Overlay and D26 National Grid Corridor Overlay | 939.38 |
| | | | 4. Replace any limit to spatial identification of qualifying matters within the Rural Urban Boundary with the *urban environment*, such as at D11.1 Outstanding Natural Character and High Natural Character Overlay: "The qualifying matter relates only to the areas of high natural character and outstanding natural character within the ~~Rural Urban Boundary~~ urban environment." | 939.39 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
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| | | | 5. Delete "The provisions of this overlay take precedence over the provisions of the underlying zone with respect to new buildings and subdivision." from D16.1 Local Public Views and D19.1 Auckland War Memorial Museum Viewshaft Overlay, D20A.1 Stockade Hill Viewshaft Overlay, D24.1 Aircraft Noise Overlay to be consistent with other qualifying matters, Chapter A and Chapter C and section 9(3) of the RMA. | 939.40 |
| H3A Residential-LDR | H3A.6.15 Outlook space standard | Drafting error- inconsistent language and formatting used for this incorporated standard | 1.Amend the standard to refer to dwelling instead of residential unit. 2. Set out the same incorporated standard using the same formatting and numbering as utilised when incorporating the outlook space medium density standard into other relevant residential zones. 3. Any alternative relief to ensure consistency with other relevant residential zones in the incorporation of the density standard. | 939.41 |
| Chapter M Appendix 11 | Appendix 11 all provisions | Drafting error - omission | Amend figures 10-16 of Appendix 11 to include additional temporal factors to assist with application of provisions (such as time, dates and spatial extent for sunlight admission protection). Include additional designated Open Space sites in Appendix 11. | 939.42 |
| I209 Quay Park Precinct | I209.6.1 | Drafting error | Amend standard to:<br>"(1) Buildings must not exceed the heights shown on Quay Park Precinct: Precinct plan~~s~~ 2 ~~and 3~~" | 939.43 |
| Maps and General | E38 subdivision and Plan integration | Drafting error - omission | When new sites are created through subdivision of a parent lot containing QMs and there are no QMs on the newly created site, the newly created site should have no QMs applying on the annotated maps. Insert a provision to work in the same manner as | 939.44 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
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| | | | that proposed by PC 83 to D13.1 Notable Trees Overlay:<br><br>"The legal description of sites on which a notable tree or group of trees in Schedule 10 Notable Trees Schedule are located will be updated automatically (without a plan change under Schedule 1 of the RMA) where a subdivision occurs and where any part of a subdivided lot contains any part of the Notable Trees Overlay, including any lots which qualify as an urban environment allotment under s76(4C) of the Act." | 939.44 |
| Residential H5-MHU, Residential H6 | MDRS glazing control related to front facade | Clarification of MDRS standard for front facade | Amend the density standard (including purpose statement) to clarify whether glazing control applies to all of the front façade or just the one closest to the road or access | 939.45<br>939.46 |
| H5 Residential - MHU and H6 Residential - THAB | H5.6.12 & H6.6.13 | Clarification of MDRS outlook standard | Amend clause (6) of the outlook standard for four or more dwellings from "outlook spaces may be within the site, over a public street, or other public open space" to "Outlook spaces may be over driveways within the site, over a public street, or other public open space" to be consistent with MDRS and avoid poor quality outlook over carparks that would not meet the purpose of the standard | 939.47<br>939.48 |
| H5 Residential - MHU and H6 Residential - THAB | H5.6.18(2) & H6.6.19(2) Windows to street & private vehicle & pedestrian accessways & Assessment Criterion H5.8.2(2)(ae) | Error-standard does not give effect to its purpose | Amend standard, Windows to street and private vehicle and pedestrian accessways clause (2): Any dwelling, integrated residential development, supported residential care,<br>boarding house and visitor accommodation facing the street, <u>public open spaces, public pedestrian accessways, cycleways,</u> or private vehicle accessway or private pedestrian accessway…etc | 939.49<br>939.50<br>939.51<br>939.52<br>939.53<br>939.54 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
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| | | | Amend matter of discretion:<br>C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance of public streets, public open spaces, public pedestrian accessways, cycleways and private vehicle and pedestrian accessways;<br><br>Ament Assessment criteria to:<br>(ae) the extent to which building frontage contribute positively to the visual<br>amenity and safety of public streets, public open spaces, public pedestrian accessways, cycleways and private vehicle and pedestrian accessways by: | |
| H5 Residential - MHU and H6 Residential - THAB | H5.6.20 & H6.6.21 Safety & Privacy buffer | Clarification | Include 1m planted buffer as part of landscaped area if under eaves overhang up to a certain depth | 939.55<br>939.56 |
| H5 Residential - MHU and H6 Residential - THAB | H5.6.11 &H6.6.12 Landscaped Area | Clarification | Recommend that an assessment criterion relating to the quality of the landscaped area should be included for all applications for 4 or more dwellings. | 939.57<br>939.58 |
| H5 Residential - MHU and H6 Residential - THAB | H5.6.11 & H6.6.12 Landscaped Area | Clarification | Amend clauses to refer to 'grass and/or plants'. | 939.59<br>939.60 |
| H6 Residential - THAB | H6.3(A4)(f) | Drafting error – does not align with equivalent MHU policy | Amend to "minimising adverse effects on the natural environment, including minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated"; | 939.61 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
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| H6 Residential - THAB | H.6.8.2 | Drafting error | Add assessment criterion to "refer to Policy H.6.3(C1)" | 939.62 |
| H6 Residential - THAB | H.6.8.2 | Drafting error | Add assessment criterion to "refer to Policy H.6.3(C1)" | |
| H5 Residential - MHU | H5.2(1) Objective | Clarification | Amend to read:<br>Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centre and public transport | 939.63 |
| H5 Residential - MHU | H5.8.2 (1) (f) Assessment criteria | Criteria missing-drafting error/omission | The extent to which the adjacent road network provides safe pedestrian movements, including:<br>i. Footpaths of a least 1.8m in width<br>ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving<br>iii. Narrowed pedestrian crossing distances of vehicle carriageways<br>iv. Front berms to separate pedestrians from traffic | 939.64 |
| H5 Residential - MHU | H5.8.2 (2) (i) Assessment criteria | Criteria missing-drafting error/omission | Amend to read:<br>The extent to which the adjacent road network provides safe pedestrian movements, including:<br>i. Footpaths of at least 1.8m in width<br>ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving<br>iii. Narrowed pedestrian crossing distances of vehicle carriageways<br>iv. Front berms to separate pedestrians from traffic | 939.65 |
| Residential-H6 THAB | H6.2(8) Objective | Drafting error -incorrect terminology for transport types | Amend to: | 939.66 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | | | Enable safer pedestrian movement within the immediate locality of higher density developments to ensure ease of pedestrian movement to frequent public ~~rapid~~ transport ~~stops~~ | 939.66 |
| Residential H6 THAB | H6.3(14) Policy | Drafting error-inconsistent terminology | Amend to:<br>Require development to contribute to safety improvements of the immediate urban road environment to achieve pedestrian connectivity to frequent public transport | 939.67 |
| Residential H6 THAB | H6.8.2(3)(l) assessment criteria | Drafting error- consistency with other assessment criteria in H6.8.2.(1) & H6.8.2.(2) | Amend to:<br>The extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:… | 939.68 |
| Maps | 9 Margan Place Red Hill Height Variation Control (HVC) | Drafting error | Delete HVC | 939.69 |
| Maps | Region-wide flood-plain data | Technical error | The floodplain (i) layer in the notified Plan Change 78 viewer is incorrectly displayed. Extraneous data has been loaded into the viewer and mismatches the flooding layer in Auckland Council's publicly available geomaps.<br><br>Amend maps by updating floodplain maps by removing extraneous data, and matching the flooding (i) dataset within Plan Change 78 map viewer with that available Auckland Council's publicly available geomaps. | 939.70<br>939.71 |
| Maps | Region-wide | Drafting error | Refine the application of Residential Low Density Residential Zone for flooding QM based on the flooding (i) dataset available on Auckland Council's publicly available geomaps. | 939.72<br>939.73 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | | | Amend maps to re-zone land from Residential Low Density Residential Zone to Residential MHU Zone, or where the land is either within a walkable catchment or a Policy 3d location, to Residential THAB Zone, where a zoning response for flood QM is not required.<br><br>Amend maps to re-zone land from Residential MHU zone or THAB zone to Residential Low Density Residential zone, where a zoning response for flood QM is required. This will only apply to land currently zoned Residential Single House in the AUP. | 939.74<br>939.75<br>939.76<br>939.77 |
| Maps | Region-wide | Drafting/technical error<br><br>Whole properties should be zoned uniformly<br><br>Three different types of split zoning occurred:<br>1: Access lots have a different zoning to the rest of the property due a processing error when applying the QM zoning response to sites across Auckland<br>2: In some instances where a property site has multiple parcels, not all parcels have been rezoned leading to split zoned properties.<br>3. Where new subdivision parcels have come in over time, split zoning has occurred within the Plan Change 78 zoning pattern due to minor differences between the subdivision pattern and how | Rectify split zoning which occurred through GIS processes. Whole properties should be zoned uniformly | 939.78 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | | zones were assigned before the updated date was received. | | |
| Maps | Region-wide, precincts and designations | Error - all precincts and designations have been shown in the Plan Change 78 map viewer as potentially subject to a QM. | Amend Plan Change 78 map viewer to show precincts and designations without QMs in a different outline colour to those for which QMs are present. This will aid interpretation of the maps and related text. | 939.79 |
| Maps | Papatoetoe Walkable catchment extent | Technical error- station pedestrian entrances/exits used to calculate the walkable catchment have been permanently closed. | Refine the walkable catchment based on updated information about station entrances, and as shown in **Attachment 2**.<br><br>Seek consequential changes to proposed zoning as identified (unless a QM is proposed which requires a zoning response). Seek that refinement be made to properties around Woolfield Rd, Timmer Tce, Shirly Rd, and Coronation Rd. | 939.80 |
| Maps | Homai walkable catchment extent | Technical error | Refine the walkable catchment based on updated information about station entrances, and as shown in **Attachment 2**.<br><br>Seek consequential changes to proposed zoning as identified (unless a | 939.81 |
| Maps | Manurewa walkable catchment extent | Technical error | Refine the walkable catchment based on updated information about station entrances, and as shown in **Attachment 2**.<br><br>Seek consequential changes to proposed zoning as identified (unless a QM is proposed which requires a zoning response). | 939.82 |
| Maps | Parnell walkable catchment extent | Technical error | Refine the walkable catchment based on updated information about station entrances, and as shown in **Attachment 2**. | 939.83 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | | | Seek consequential changes to proposed zoning as identified (unless a QM is proposed which requires a zoning response). | 939.83 |
| Maps | Mt Eden walkable catchment extent | Technical error | Refine the walkable catchment based on updated information about station entrances, and as shown in **Attachment 2**.<br><br>Seek consequential changes to proposed zoning as identified (unless a QM is proposed which requires a zoning response). | 939.84 |
| Maps | Pakuranga Station name | Technical error- The station is incorrectly labelled.<br>Pakuranga Station is a future RTN stop which will be built as part of the Pakuranga to Botany section of the Eastern busway | Correctly label the station.<br><br>Delete "Pakuranga Bus Station" label and replace with "Williams Avenue Station". | 939.85 |
| Maps | Region-wide | Technical error | Reposition the Height Variation Control within the "spatially identified qualifying matters" section of Plan Change 78 map viewer layers tab and legend (and corresponding changes to the AUP when Plan Change 78 is made operative). | 939.86 |
| Residential H3A-LDR | Table H3A.4.1 Rule (A2) One dwelling per site | Technical error | Remove reference to the standard H3A.6.4 for rule A2 as inclusion of the standard here would make development less enabling than the status quo. See below proposed alternative rules A10A and A10B. | 939.87 |
| Residential H3A-LDR | Table H3A.4.1 Rule (A3) Two or three dwellings per site | Technical error | Remove reference to the standard H3A.6.4 as this should be captured by A10 as amended below. | 939.88 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| Residential H3A-LDR | H3A.4.1(A10) | Technical error | Amend A10 to read:<br>More than one dwelling per site in the Infrastructure – Water and Wastewater Constraints Control or the Infrastructure – Combined Wastewater Network Control. | 939.88 |
| Residential H3A-LDR | H3A.4.1(A10A)<br>New rule | Technical error | Add new rule to Table H3A.4.1:<br>(A10A) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H3A.6.4<br>Status = Permitted | 939.89 |
| Residential H3A-LDR | H3A.4.1(A10B)<br>New rule | Technical error | Add new rule to Table H3A.4.1:<br>(A10B) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H3A.6.4<br>Status = RD | 939.90 |
| Residential H3A-LDR | Table H3A.4.1 Rules H3A.4.1(A4),(A5), (A6),(A7), (A8), (A9) | Technical Error | Remove reference to standard H3A.6.4 as the standard is not related to these overlays | 939.91 |
| Residential H5 – MHU | Table H5.4.1 (A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5, | Technical error | Remove reference to standard H5.6.3B from these activities as the standard is not related to the SEA overlay | 939.92 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | and<br>(A2B) Two or more dwellings per site subject to a Significant Ecological and E15.6.5) Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) | | | 939.93 |
| Residential H5 – MHU | Table H5.4.1 Rule (A3) Up to three dwellings per site | Technical error | Delete reference to standard H5.6.3B as this should be captured under amended A14B | 939.94 |
| Residential H5 – MHU | Table H5.4.1 Rule (A4) Four or more dwellings per site | Technical error | Delete reference to standard H5.6.3B as this should be captured under amended A14C | 939.95 |
| Residential H5 – MHU | Table H5.4.1 Rules (A14B), (A14C) | Technical error | Amend A14B to read:<br>"<u>One dwelling per site in the Infrastructure-Combined Wastewater network Control or the Infrastructure-Water and Wastewater constraints control</u>…"<br><br>Amend A14C to read:<br>"<u>More than one dwelling per site in the Infrastructure Combined Wastewater Network Control or the</u> | 939.96<br>939.97 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | | | Infrastructure-Water and Wastewater Constraints Control…" | |
| Residential H5 – MHU | Table H5.4 Rules New Rule (A14D) | Technical error | Include new rule as follows:<br>(A14D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H5.6.3B<br>Status = Permitted | 939.98 |
| Residential H5 – MHU | Table H5.4 Rules New Rule (A14E) | Technical error | Include new rule as follows:<br>(A14E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H5.6.3B<br>Status: RD | 939.99 |
| Residential H6 THAB | Table H6.4.1 Rule (A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5 | Technical error | Delete reference to standard H6.6.4B as the standard does not relate to the SEA Overlay. | 939.100 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| Residential H6 THAB | Table H6.4.1 Rule (A2B) Two or three dwellings per site where located in a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5) | Technical error | Delete reference to standard H6.6.4b as the standard does not relate to the SEA Overlay. | 939.101 |
| Residential H6 THAB | Table H6.4.1 Rule (A3) Dwellings (up to three) | Technical error | Delete reference to standard H6.6.4B as this should be captured under amended A3B, see below. | 939.102 |
| Residential H6 THAB | Table H6.4.1 Rule (A3A) Dwellings (four or more) | Technical error | Delete reference to standard H6.6.4B as this should be captured under amended A3C, see below. | 939.103 |
| Residential H6 THAB | Table H6.4.1 Rule (A3B) One dwelling per site in the Infrastructure – Water and Wastewater Constraints | Technical error | Amend A3B to read<br><br>"<u>One dwelling per site in the Infrastructure - Combined Wastewater Network Control or the Infrastructure Water and Wastewater Constraints Control"</u> | 939.104 |

| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought | |
|---|---|---|---|---|
| | Control | | | |
| Residential H6 THAB | Table H6.4.1 Rule (A3C) One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control | Technical error | Amend AC3C to read:<br><br>"More than one dwelling per site in the Infrastructure - Combined Wastewater Network Control or the Infrastructure - Water and Wastewater Constraints Control" | 939.105 |
| Residential H6 THAB | Table H6.4.1 New Rule (A3D) | Technical error | Include new rule as follows:<br>(A3D) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control complying with Standard H6.6.4B<br>Status = Permitted | 939.106 |
| Residential H6 THAB | Table H6.4.1 New Rule (A3E) | Technical error | Include new rule as follows:<br>(A3E) More than one dwelling per site in the Infrastructure – Combined Wastewater Network Control not complying with Standard H6.6.4B<br>Status: RD | 939.107 |
| Residential H6 THAB | Table H6.4.1 Rule (A7) | Technical error | Delete reference to standard H6.6.4B as this is captured under H6.8.2 assessment criteria (3) (ic) and (id) and (3) (j). | 939.108 |

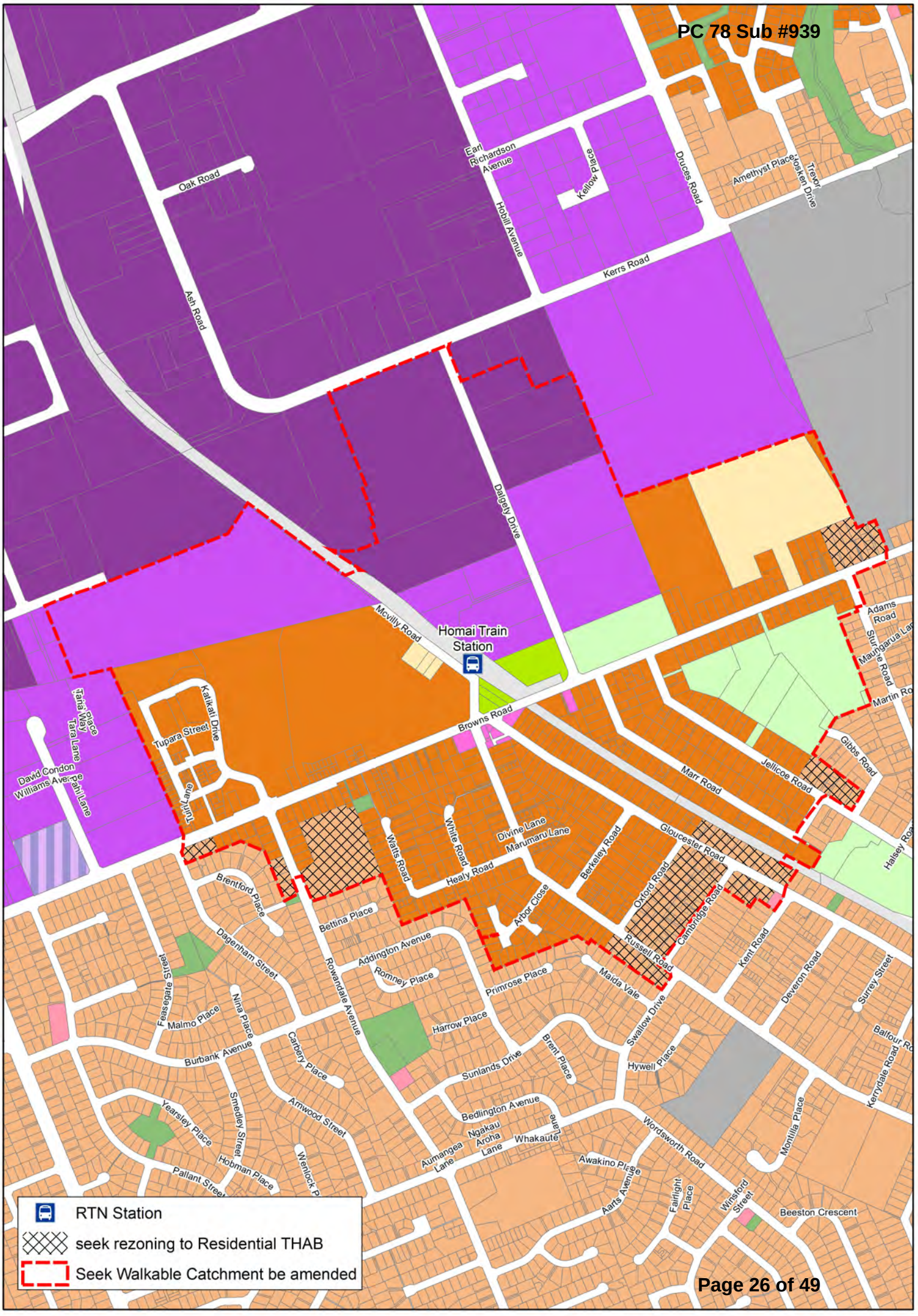
| Issue | Relevant Rule/Provisions | Reason for Submission | Decision/Relief Sought |
|---|---|---|---|
| Whole Plan Change 78 | | To achieve the purpose of Plan Change 78 including the correction of any error, inconsistency or omission to facilitate the consistent administration of the Plan Change, and the Plan. | Any amendments or consequential amendments to Plan Change 78 that are consistent with the relief sought in this submission |

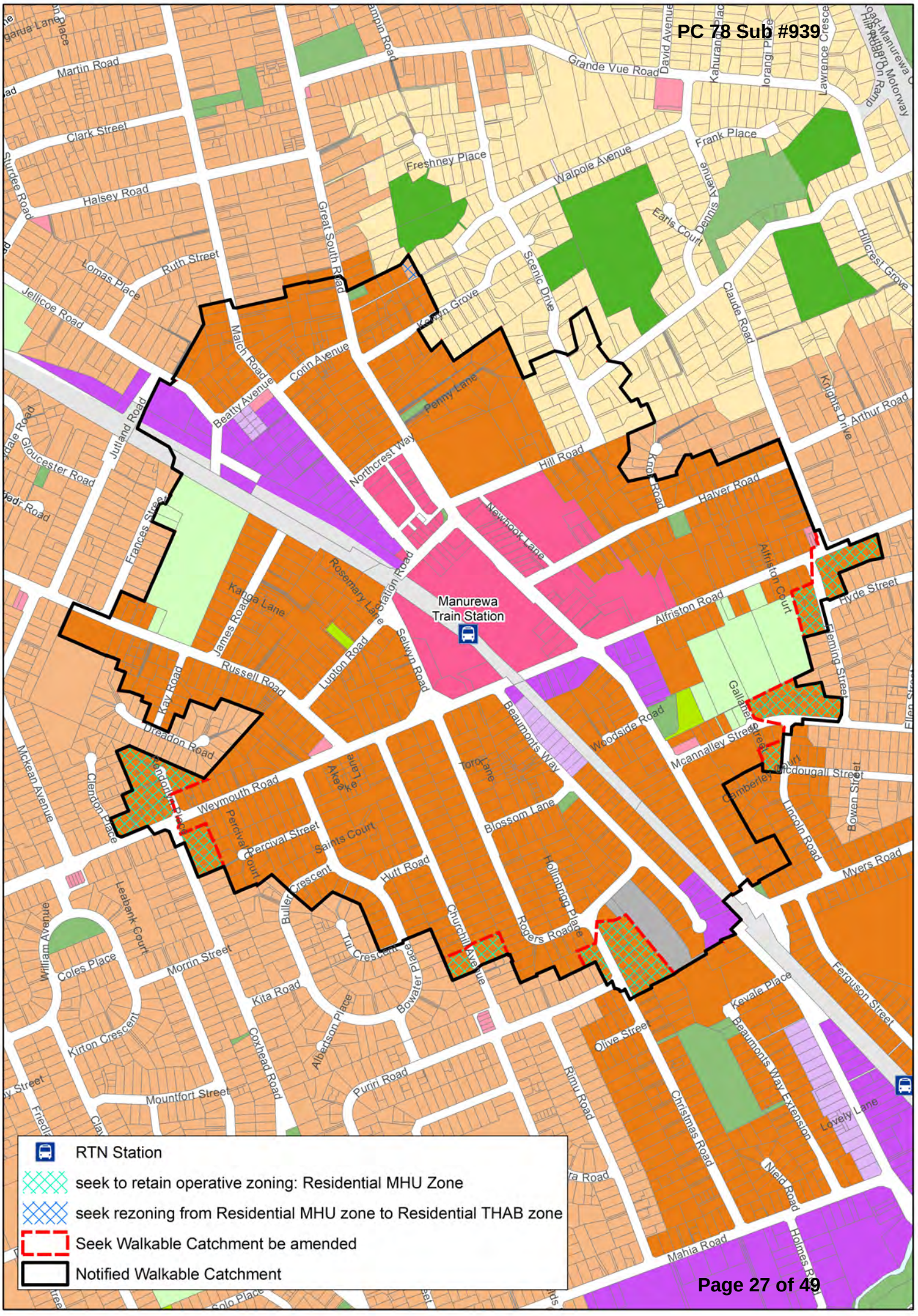
**Attachment 2- Maps**

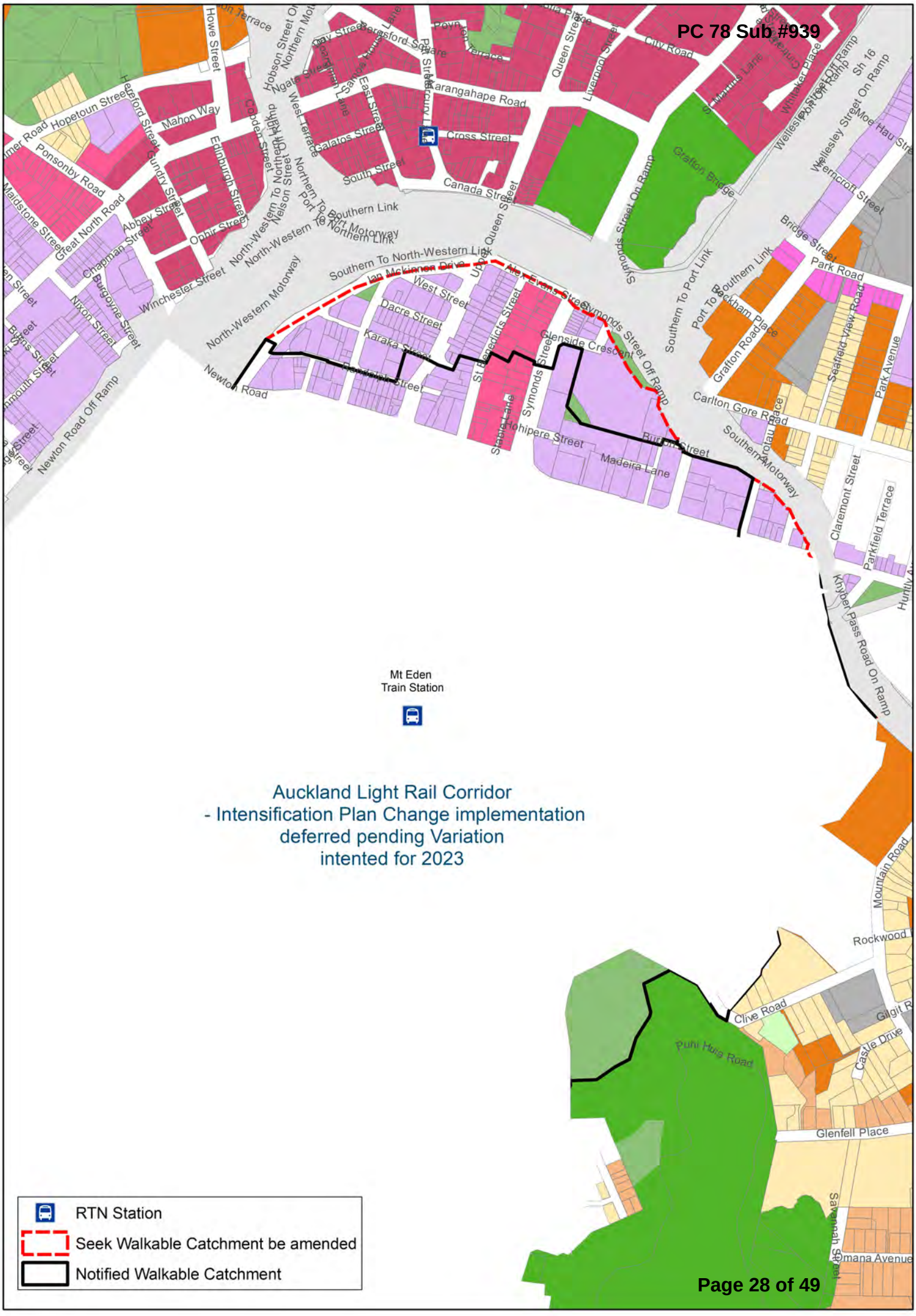
**The following maps set out where amendments are sought to Plan Change 78 map viewer (and provisions) to train stations' walkable catchments, and consequential changes sought to zoning**

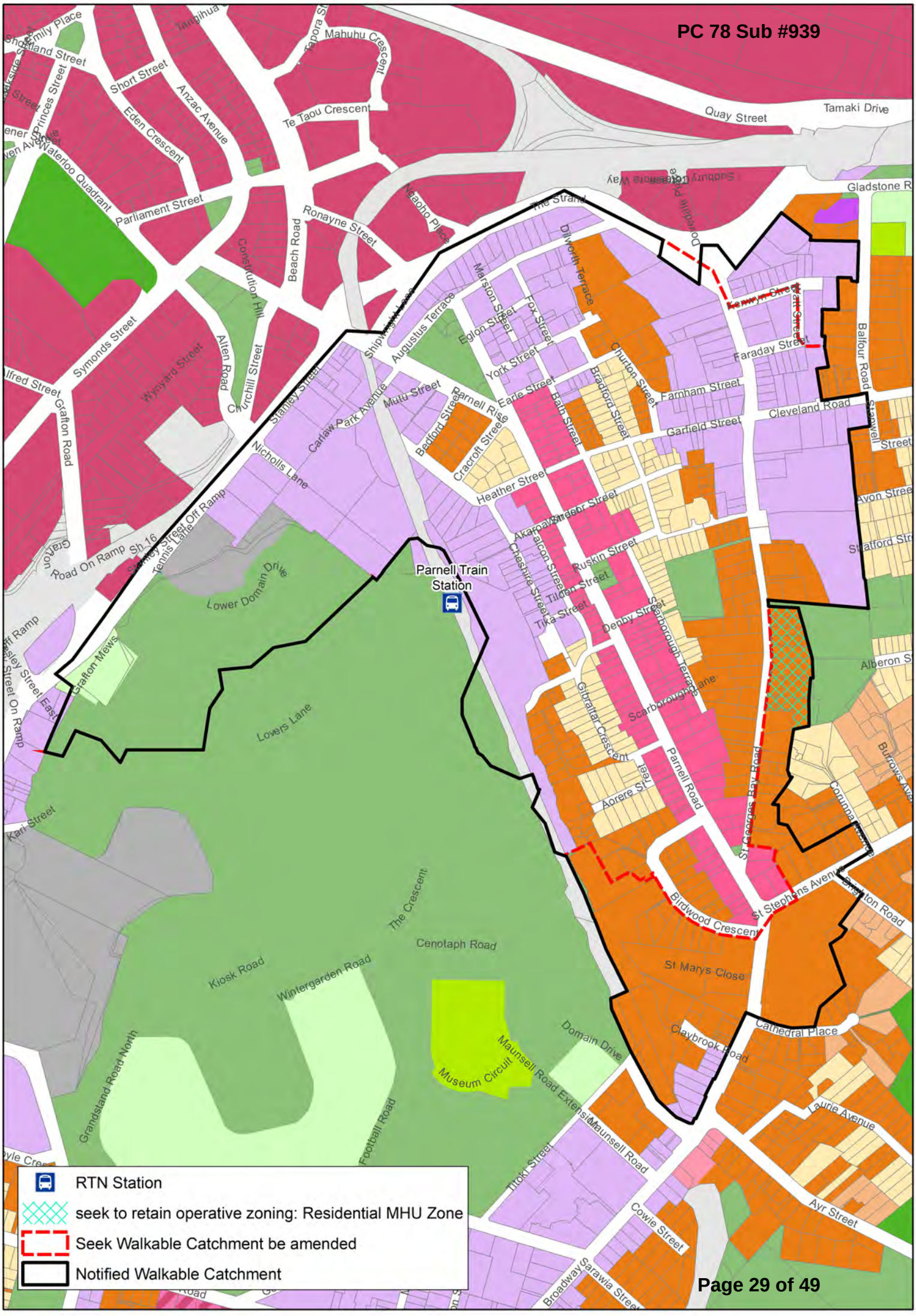
- Homai train station:
  - amend walkable catchment as indicated
  - for identified properties seek to rezone from Residential – Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Building Zone
- Manurewa train station
  - amend walkable catchment as indicated
  - for identified properties seek to retain operative zoning of Residential – Mixed Housing Urban Zone
  - for one identified property seek to rezone from Residential – Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Building Zone
- Mt Eden train station
  - amend walkable catchment as indicated
- Parnell train station
  - amend walkable catchment as indicated
  - for identified properties seek to retain operative zoning of Residential – Mixed Housing Urban Zone
- Papatoetoe train station
  - amend walkable catchment as indicated
  - for identified properties seek to retain operative zoning of Residential – Mixed Housing Urban Zone
  - for identified properties seek to rezone from Residential - Terrace Housing and Apartment Building Zone (proposed by Plan Change 78) to Residential – Mixed Housing Urban Zone

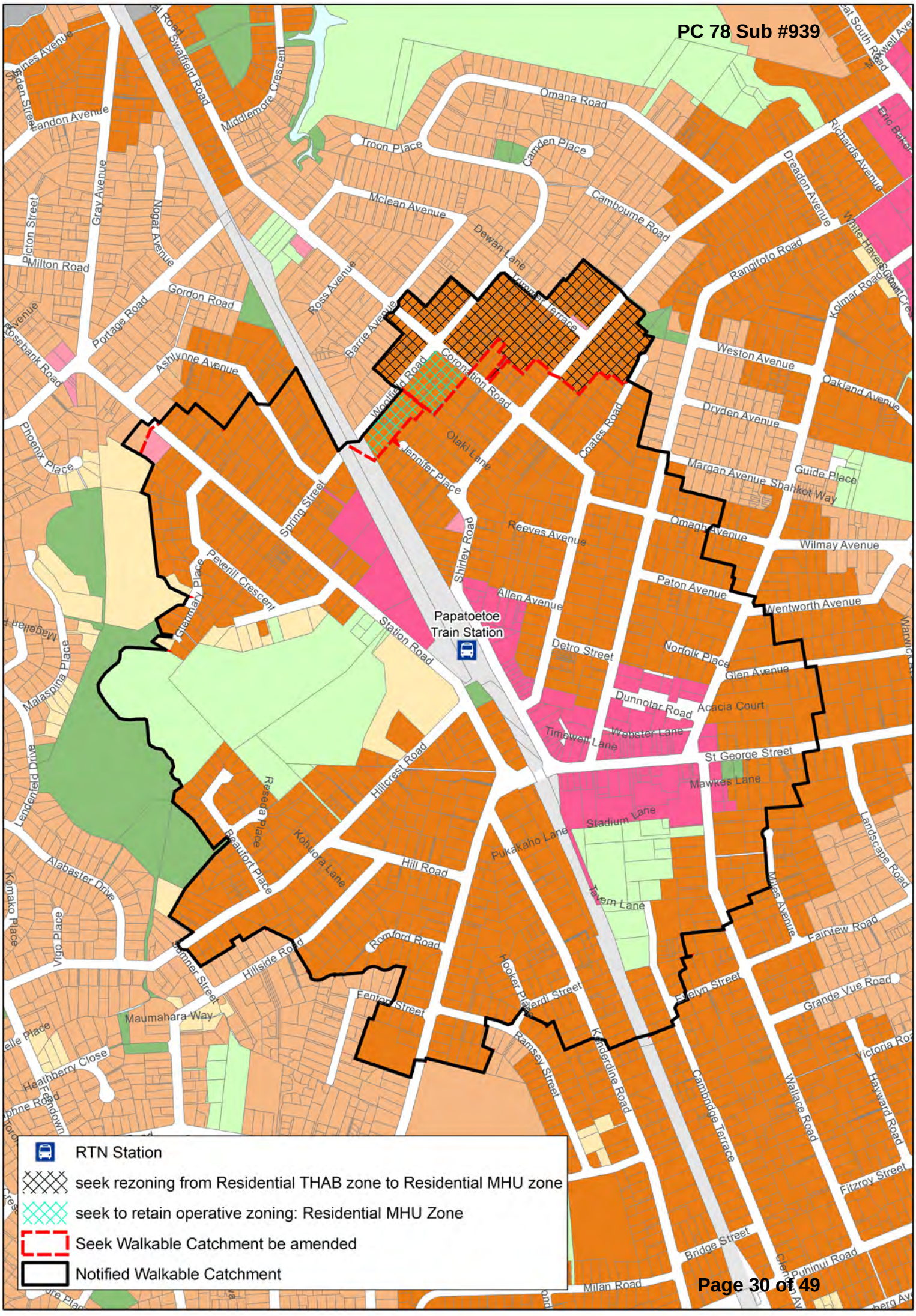
Maps follow, overleaf.


Homai Train Station
Oak Road
Ash Road
Earl Richardson Avenue
Hobill Avenue
Kellow Place
Druces Road
Amethyst Place
Trosken Drive
Trevor
Kerrs Road
Dalgety Drive
Mcvilly Road
Adams Road
Sturgeon Road
Martin Ro
Browns Road
Tupara Street
Katikati Drive
Tui Lane
Tarata Place
Tara Way
Tara Lane
David Condon
Williams Avenue
Marr Road
Jellicoe Road
Gibbs Road
Halsey Roa
Watts Road
White Road
Divine Lane
Marumaru Lane
Healy Road
Berkeley Road
Gloucester Road
Oxford Road
Cambridge Road
Russell Road
Arbor Close
Kent Road
Deveron Road
Surrey Street
Balfour Ro
Kerrydale Road
Brentford Place
Bettina Place
Dagenham Street
Addington Avenue
Romney Place
Primrose Place
Maida Vale
Swallow Drive
Hywell Place
Montilla Place
Feasegate Street
Malmo Place
Nina Place
Rowandale Avenue
Harrow Place
Burbank Avenue
Carbery Place
Brent Place
Sunlands Drive
Armwood Street
Smedley Street
Yearsley Place
Hobman Place
Pallant Street
Wenlock P
Bedlington Avenue
Ngakau Lane
Aroha Lane
Whakaute Lane
Aumangea Lane
Wordsworth Road
Awakino Place
Aarts Avenue
Fairlight Place
Winsford Street
Beeston Crescent
RTN Station
seek rezoning to Residential THAB
Seek Walkable Catchment be amended


Manurewa Train Station
Grande Vue Road
Martin Road
Clark Street
Halsey Road
Freshney Place
Walpole Avenue
Frank Place
Earls Court
Dennis Avenue
Hillcrest Grove
Claude Road
Scenic Drive
Great South Road
Ruth Street
Lomas Place
Jellicoe Road
Kelwyn Grove
Match Road
Corin Avenue
Beatty Avenue
Penny Lane
Northcrest Way
Hill Road
Halver Road
Knights Drive
Arthur Road
Newbrook Lane
Alfriston Road
Alfriston Court
Hyde Street
Fleming Street
Gallaher Street
Mcannalley Street
Woodside Road
Beaumonts Way
Station Road
Selwyn Road
Lupton Road
Rosemary Lane
Kanda Lane
James Road
Russell Road
Kay Road
Dreadon Road
Frances Street
Jutland Road
Gloucester Road
Clendon Place
Mckean Avenue
Weymouth Road
Akeake Lane
Toro Lane
Blossom Lane
Hollinbrigg Place
Rogers Road
Churchill Avenue
Percival Court
Percival Street
Saints Court
Hutt Road
Buller Crescent
Tui Crescent
Bowater Place
Albertson Place
Coxhead Road
Kita Road
Morrin Street
Coles Place
William Avenue
Leabank Court
Kirton Crescent
Mountfort Street
Puriri Road
Rimu Road
Olive Street
Christmas Road
Beaumonts Way Extension
Lovely Lane
Nield Road
Mahia Road
Holmes Road
Kevale Place
Ferguson Street
Myers Road
Lincoln Road
Bowen Street
Cemberley Court
Mcdougall Street
Lawrence Crescent
Kahuranaki Place
Torangi Place
David Avenue
Hill Top Road
Manurewa Motorway On Ramp
RTN Station
seek to retain operative zoning: Residential MHU Zone
seek rezoning from Residential MHU zone to Residential THAB zone
Seek Walkable Catchment be amended
Notified Walkable Catchment


Mt Eden
Train Station
Auckland Light Rail Corridor
- Intensification Plan Change implementation
deferred pending Variation
intented for 2023
RTN Station
Seek Walkable Catchment be amended
Notified Walkable Catchment


Parnell Train Station
Quay Street
Tamaki Drive
Parliament Street
Beach Road
Ronayne Street
Te Taou Crescent
Mahuhu Crescent
Short Street
Anzac Avenue
Eden Crescent
Princes Street
Waterloo Quadrant
Symonds Street
Grafton Road
Wynyard Street
Alten Road
Churchill Street
Constitution Hill
Stanley Street
Nicholls Lane
Carlaw Park Avenue
Mutu Street
Bedford Street
Parnell Rise
Cracroft Street
Earle Street
York Street
Augustus Terrace
Shipwright Lane
Eglon Street
Marsden Street
Fox Street
Dilworth Terrace
The Strand
Gladstone R
Faraday Street
Churton Street
Farnham Street
Bradford Street
Bath Street
Garfield Street
Cleveland Road
Balfour Road
Stanwell Street
Heather Street
Akarana Street
Ruskin Street
Tiltan Street
Tika Street
Denby Street
Scarborough Terrace
Scarborough Lane
Gibraltar Crescent
Aorere St
Parnell Road
St Georges Bay Road
Birdwood Crescent
St Stephens Avenue
Bowden Road
St Marys Close
Claybrook Road
Cathedral Place
Laurie Avenue
Maunsell Road
Ayr Street
Cowie Street
Broadway
Sarawia Street
Tiroki Street
Maunsell Road Extension
Museum Circuit
Domain Drive
Football Road
Grandstand Road North
Kiosk Road
Wintergarden Road
Cenotaph Road
The Crescent
Lovers Lane
Lower Domain Drive
Grafton Mews
Karl Street
Tennis Lane
Sh-16
Road On Ramp
Off Ramp
Alberon S
Stratford Str
Avon Stree
Balfours Ave
Columba Terrace
RTN Station
seek to retain operative zoning: Residential MHU Zone
Seek Walkable Catchment be amended
Notified Walkable Catchment


Papatoetoe
Train Station
RTN Station
seek rezoning from Residential THAB zone to Residential MHU zone
seek to retain operative zoning: Residential MHU Zone
Seek Walkable Catchment be amended
Notified Walkable Catchment

| Station Name | Property ID | Property Address | Legal Description |
|---|---|---|---|
| Homai | 11389696 | 145 Rowandale Avenue Manurewa Auckland 2102 | PT LOT 50 DP 4436 |
| Homai | 11511363 | 58B Gloucester Road MANUREWA 2102 | LOT 2 DP 559217 |
| Homai | 11408302-0001 | 1/12 Cambridge Road Manurewa Auckland 2102 | LOT 29 DP 39752, FLAT 1 DP 107069 |
| Homai | 11408302-0002 | 2/12 Cambridge Road Manurewa Auckland 2102 | LOT 29 DP 39752, FLAT 2 DP 111109 |
| Homai | 11515352 | 4D Cambridge Road MANUREWA 2102 | LOT 4 DP 574085, 1/6 SH LOT 7 DP 574085 |
| Homai | 11401566 | 53 Gloucester Road Manurewa Auckland 2102 | LOT 15 DP 39752 |
| Homai | 11412987-0002 | 2/2 Dagenham Street Manurewa Auckland 2102 | LOT 10 DP 58764, FLAT 2 DP 75097 |
| Homai | 11343537 | 47G Browns Road Manurewa Auckland 2102 | LOT 1 DP 190086, 1/6 SH LOT 7 DP 190086 |
| Homai | 11403005 | 62 Gloucester Road Manurewa Auckland 2102 | LOT 51 DP 39752 |
| Homai | 11515349 | 4A Cambridge Road MANUREWA 2102 | LOT 1 DP 574085, 1/6 SH LOT 7 DP 574085 |
| Homai | 11408254 | 115 Russell Road Manurewa Auckland 2102 | LOT 6 DP 20619 |
| Homai | 11493489 | 10B Cambridge Road MANUREWA 2102 | LOT 3 DP 544661 |
| Homai | 11487407 | 111D Russell Road MANUREWA 2102 | LOT 4 DP 542231, 1/5 SH LOT 6 DP 542231 |
| Homai | 11515350 | 4B Cambridge Road MANUREWA 2102 | LOT 2 DP 574085, 1/6 SH LOT 7 DP 574085 |
| Homai | 11408364-0001 | 1/14 Cambridge Road Manurewa Auckland 2102 | LOT 30 DP 39752, FLAT 1 DP 114069 |
| Homai | 30044246 | 6 53A Browns Road Manurewa 2102 | |
| Homai | 11460229 | 61A Jellicoe Road MANUREWA 2102 | LOT 2 DP 518859, 1/2 SH LOT 4 DP 518859 |
| Homai | 11404476 | 70 Gloucester Road Manurewa Auckland 2102 | LOT 47 DP 39752 |
| Homai | 11403055-0002 | 2/64 Gloucester Road Manurewa Auckland 2102 | LOT 50 DP 39752, FLAT 2 DP 132040 |
| Homai | 11412978 | 156 Russell Road Manurewa Auckland 2102 | LOT 13 DP 50055 |
| Homai | 11375680 | 51 Gloucester Road Manurewa 2102 | LOT 1 DP 445263 |
| Homai | 11395276 | 57 Jellicoe Road Manurewa 2102 | LOT 1 DP 107477 |
| Homai | 11394396-0002 | 2/55 Jellicoe Road Manurewa Auckland 2102 | LOT 19 DEEDS PLAN 649, FLAT 2 DP 105946 |
| Homai | 11343453 | 47D Browns Road Manurewa Auckland 2102 | LOT 4 DP 190086, 1/6 SH LOT 7 DP 190086 |
| Homai | 30045887 | 190A Browns Road Manurewa 2102 | |
| Homai | 11403055-0001 | 64 Gloucester Road Manurewa Auckland 2102 | LOT 50 DP 39752, FLAT 1 DP 121687 |
| Homai | 30068571 | 8C Cambridge Road MANUREWA 2102 | |
| Homai | 11408420 | 16 Cambridge Road Manurewa Auckland 2102 | LOT 31 DP 39752 |
| Homai | 30044072 | 1 70 Gloucester Road Manurewa 2102 | |
| Homai | 11401374-0001 | 45 Gloucester Road Manurewa Auckland 2102 | LOT 11 DP 39752, FLAT 1 DP 173340 |
| Homai | 11439113 | 51A Browns Road Manurewa 2102 | LOT 1 DP 53052, LOT 2 DP 53052 |
| Homai | 11411419 | 186 Browns Road Manurewa Auckland 2102 | LOT 7 DP 58764 |
| Homai | 11414455 | 162 Russell Road Manurewa Auckland 2102 | LOT 16 DP 50055 |
| Homai | 11411433 | 9 Oxford Road Manurewa Auckland 2102 | LOT 19 DP 39752 |
| Homai | 11419990 | 55 Browns Road Manurewa Auckland 2102 | LOT 1 DP 63364 |
| Homai | 11439113-0001 | 1/51A Browns Road Manurewa Auckland 2102 | FLAT 1 DP 171089, LOT 1 DP 53052, LOT 2 DP 53052 |
| Homai | 11493566 | 8A Cambridge Road MANUREWA 2102 | LOT 1 DP 536629 |
| Homai | 30036328 | 59B Gloucester Road Manurewa 2102 | |
| Homai | 11411540 | 190 Browns Road Manurewa Auckland 2102 | LOT 9 DP 58764 |
| Homai | 11394344-0002 | 2/53 Jellicoe Road Manurewa Auckland 2102 | LOT 1 DP 88326, FLAT 2 DP 153501 |
| Homai | 11411611-0002 | 2/150 Russell Road Manurewa Auckland 2102 | LOT 10 DP 50055, FLAT 2 DP 190294 |
| Homai | 11395493-0002 | 65B Jellicoe Road MANUREWA 2102 | LOT 1 DP 108160, FLAT 2 DP 166225 |
| Homai | 11439113-0002 | 1/49A Browns Road Manurewa Auckland 2102 | FLAT 2 DP 171089, LOT 1 DP 53052, LOT 2 DP 53052 |
| Homai | 11395438 | 63 Jellicoe Road Manurewa Auckland 2102 | LOT 23 DEEDS PLAN 649 |
| Homai | 11404531-0002 | 2/72 Gloucester Road Manurewa Auckland 2102 | LOT 46 DP 39752, FLAT 2 DP 91175 |
| Homai | 11493567 | 8 Cambridge Road MANUREWA 2102 | LOT 2 DP 536629 |
| Homai | 30044081 | 2 70 Gloucester Road Manurewa 2102 | |
| Homai | 11343479 | 47E Browns Road Manurewa Auckland 2102 | LOT 3 DP 190086, 1/6 SH LOT 7 DP 190086 |
| Homai | 11390038 | 156 Rowandale Avenue Manurewa Auckland 2102 | LOT 48 DP 60040 |
| Homai | 11401614-0001 | 1/55 Gloucester Road Manurewa 2102 | LOT 32 DP 39752, FLAT 1 DP 109867 |
| Homai | 11488317 | 59C Jellicoe Road MANUREWA 2102 | LOT 3 DP 531070, 1/5 SH LOT 6 DP 531070 |
| Homai | 11487408 | 111E Russell Road MANUREWA 2102 | LOT 5 DP 542231, 1/5 SH LOT 6 DP 542231 |
| Homai | 11387152 | 1 Oxford Road Manurewa Auckland 2102 | LOT 1 DP 487064 |
| Homai | 11404531 | 72 Gloucester Road Manurewa 2102 | LOT 46 DP 39752 |
| Homai | 11348330 | 59A Gloucester Road Manurewa Auckland 2102 | LOT 2 DP 501330 |
| Homai | 11419657 | 47A Browns Road Manurewa Auckland 2102 | LOT 31 DP 48966 |
| Homai | 11515353 | 4E Cambridge Road MANUREWA 2102 | LOT 5 DP 574085, 1/6 SH LOT 7 DP 574085 |
| Homai | 30044174 | 2 53A Browns Road Manurewa 2102 | |
| Homai | 11413091 | 158 Russell Road Manurewa Auckland 2102 | LOT 14 DP 50055 |
| Homai | 11419904-0003 | 3/53 Browns Road Manurewa Auckland 2102 | LOT 1 DP 122798, FLAT 3 DP 143473 |
| Homai | 11493488 | 10A Cambridge Road MANUREWA 2102 | LOT 2 DP 544661 |
| Homai | 11403031 | 63 Gloucester Road Manurewa Auckland 2102 | LOT 2 DP 155151 |
| Homai | 11411255 | 3 Oxford Road Manurewa Auckland 2102 | LOT 22 DP 39752 |
| Homai | 30044192 | 3 53A Browns Road Manurewa 2102 | |
| Homai | 11394344-0001 | 1/53 Jellicoe Road Manurewa Auckland 2102 | LOT 1 DP 88326, FLAT 1 DP 124091 |
| Homai | 11413202 | 160 Russell Road Manurewa Auckland 2102 | LOT 15 DP 50055 |
| Homai | 11395276-0001 | 57 Jellicoe Road Manurewa Auckland 2102 | LOT 1 DP 107477, FLAT 1 DP 107696, GARAGE 1 DP 107696 |
| Homai | 11488319 | 59E Jellicoe Road MANUREWA 2102 | LOT 5 DP 531070, 1/5 SH LOT 6 DP 531070 |
| Homai | 11419904-0005 | 5/53 Browns Road Manurewa Auckland 2102 | LOT 1 DP 122798, FLAT 5 DP 132259 |
| Homai | 11363112 | 47 Gloucester Road Manurewa Auckland 2102 | LOT 1 DP 480167 |
| Homai | 11419904-0002 | 2/53 Browns Road Manurewa Auckland 2102 | LOT 1 DP 122798, FLAT 2 DP 172304 |
| Homai | 11401424 | 49 Gloucester Road Manurewa Auckland 2102 | LOT 13 DP 39752 |
| Homai | 11402976-0002 | 2/61 Gloucester Road Manurewa Auckland 2102 | LOT 1 DP 155151, FLAT 2 DP 155151 |
| Homai | 11404584 | 74 Gloucester Road Manurewa Auckland 2102 | LOT 45 DP 39752 |
| Homai | 11439113-0004 | 2/49A Browns Road Manurewa Auckland 2102 | FLAT 4 DP 171089, LOT 1 DP 53052, LOT 2 DP 53052 |
| Homai | 11511362 | 58A Gloucester Road MANUREWA 2102 | LOT 1 DP 559217 |
| Homai | 11391406 | 160 Rowandale Avenue Manurewa Auckland 2102 | LOT 50 DP 60040 |
| Homai | 11409782 | 6 Cambridge Road Manurewa 2102 | LOT 26 DP 39752 |
| Homai | 11408284 | 117 Russell Road Manurewa Auckland 2102 | LOT 5 DP 20619 |
| Homai | 11404726 | 78 Gloucester Road Manurewa Auckland 2102 | LOT 21 DP 39899 |
| Homai | 11457346 | 11 Oxford Road MANUREWA 2102 | LOT 1 DP 513962 |
| Homai | 11408364 | 14 Cambridge Road Manurewa 2102 | LOT 30 DP 39752 |
| Homai | 11412918 | 154 Russell Road Manurewa Auckland 2102 | LOT 12 DP 50055 |
| Homai | 11408364-0002 | 2/14 Cambridge Road Manurewa Auckland 2102 | LOT 30 DP 39752, FLAT 2 DP 123124 |
| Homai | 11404638 | 76 Gloucester Road Manurewa Auckland 2102 | LOT 44 DP 39752 |

| | | | |
|---|---|---|---|
| Homai | 11395276-0002 | 57A Jellicoe Road Manurewa Auckland 2102 | LOT 1 DP 107477, FLAT 2 DP 112722 |
| Homai | 11414507 | 164 Russell Road Manurewa Auckland 2102 | LOT 17 DP 50055 |
| Homai | 11419857-0003 | 3/51 Browns Road Manurewa Auckland 2102 | UNIT C DP 86850, AU 3 DP 86850 |
| Homai | 11409782-0002 | 2/6 Cambridge Road Manurewa Auckland 2102 | LOT 26 DP 39752, FLAT 2 DP 137767 |
| Homai | 11389247 | 1C Oxford Road Manurewa Auckland 2102 | LOT 2 DP 487217 |
| Homai | 11419857-0001 | 1/51 Browns Road Manurewa Auckland 2102 | UNIT A DP 86850, AU 1 DP 86850 |
| Homai | 11389986 | 154 Rowandale Avenue Manurewa Auckland 2102 | LOT 47 DP 60040 |
| Homai | 11391323 | 158 Rowandale Avenue Manurewa Auckland 2102 | LOT 49 DP 60040 |
| Homai | 11409996 | 15 Oxford Road Manurewa Auckland 2102 | LOT 16 DP 39752 |
| Homai | 11403113 | 66 Gloucester Road Manurewa Auckland 2102 | LOT 49 DP 39752 |
| Homai | 30046992 | 2 117 Russell Road Manurewa 2102 | |
| Homai | 30046971 | 1 117 Russell Road Manurewa 2102 | |
| Homai | 11363137 | 47A Gloucester Road Manurewa Auckland 2102 | LOT 2 DP 480167 |
| Homai | 11412865 | 152 Russell Road Manurewa Auckland 2102 | LOT 11 DP 50055 |
| Homai | 11411446 | 188 Browns Road Manurewa Auckland 2102 | LOT 8 DP 58764 |
| Homai | 11409645 | 2 Cambridge Road Manurewa Auckland 2102 | LOT 24 DP 39752 |
| Homai | 11401639 | 57 Gloucester Road Manurewa 2102 | LOT 33 DP 39752 |
| Homai | 11394344 | 53 Jellicoe Road Manurewa 2102 | LOT 1 DP 88326 |
| Homai | 11401614 | 55 Gloucester Road Manurewa 2102 | LOT 32 DP 39752 |
| Homai | 11408302 | 12 Cambridge Road Manurewa 2102 | LOT 29 DP 39752 |
| Homai | 11409782-0001 | 1/6 Cambridge Road Manurewa Auckland 2102 | LOT 26 DP 39752, FLAT 1 DP 134001 |
| Homai | 11394396-0001 | 55 Jellicoe Road Manurewa Auckland 2102 | LOT 19 DEEDS PLAN 649, FLAT 1 DP 105946 |
| Homai | 11403055 | 64 Gloucester Road Manurewa 2102 | LOT 50 DP 39752 |
| Homai | 11419934 | 53A Browns Road Manurewa Auckland 2102 | LOT 2 DP 63364 |
| Homai | 11412987 | 2 Dagenham Street Manurewa 2102 | LOT 10 DP 58764 |
| Homai | 11493487 | 10 Cambridge Road MANUREWA 2102 | LOT 1 DP 544661 |
| Homai | 11457347 | 11A Oxford Road MANUREWA 2102 | LOT 2 DP 513962 |
| Homai | 11403191 | 68 Gloucester Road Manurewa Auckland 2102 | LOT 48 DP 39752 |
| Homai | 11419857-0002 | 2/51 Browns Road Manurewa Auckland 2102 | UNIT B DP 86850, AU 2 DP 86850, AU 4 DP 86850 |
| Homai | 11343508 | 47F Browns Road Manurewa Auckland 2102 | LOT 2 DP 190086, 1/6 SH LOT 7 DP 190086 |
| Homai | 11419904 | 53 Browns Road Manurewa 2102 | LOT 1 DP 122798 |
| Homai | 11395493-0001 | 65A Jellicoe Road MANUREWA 2102 | LOT 1 DP 108160, FLAT 1 DP 110167, GRGE 1 DP 110167 |
| Homai | 11348294 | 59 Gloucester Road Manurewa Auckland 2102 | LOT 1 DP 501330 |
| Homai | 11511364 | 58C Gloucester Road MANUREWA 2102 | LOT 3 DP 559217 |
| Homai | 11402976-0001 | 1/61 Gloucester Road Manurewa Auckland 2102 | LOT 1 DP 155151, FLAT 1 DP 155151 |
| Homai | 11488318 | 59D Jellicoe Road MANUREWA 2102 | LOT 4 DP 531070, 1/5 SH LOT 6 DP 531070 |
| Homai | 11419904-0001 | 1/53 Browns Road Manurewa Auckland 2102 | LOT 1 DP 122798, FLAT 1 DP 122798 |
| Homai | 11409941 | 13 Oxford Road Manurewa Auckland 2102 | LOT 17 DP 39752 |
| Homai | 11411611 | 150 Russell Road Manurewa 2102 | LOT 10 DP 50055 |
| Homai | 11419857 | 51 Browns Road Manurewa Auckland 2102 | LOT 1 DP 85202 |
| Homai | 11387167 | 1A Oxford Road Manurewa Auckland 2102 | LOT 2 DP 487064 |
| Homai | 11487405 | 111B Russell Road MANUREWA 2102 | LOT 2 DP 542231, 1/5 SH LOT 6 DP 542231 |
| Homai | 11419904-0004 | 4/53 Browns Road Manurewa Auckland 2102 | LOT 1 DP 122798, FLAT 4 DP 144575 |
| Homai | 11493568 | 8B Cambridge Road MANUREWA 2102 | LOT 3 DP 536629 |
| Homai | 11404802 | 80 Gloucester Road Manurewa Auckland 2102 | LOT 20 DP 39899 |
| Homai | 11402949 | 60 Gloucester Road Manurewa Auckland 2102 | LOT 52 DP 39752 |
| Homai | 11394396 | 55 Jellicoe Road Manurewa 2102 | LOT 19 DEEDS PLAN 649 |
| Homai | 11411359 | 7 Oxford Road Manurewa Auckland 2102 | LOT 20 DP 39752 |
| Homai | 11487406 | 111C Russell Road MANUREWA 2102 | LOT 3 DP 542231, 1/5 SH LOT 6 DP 542231 |
| Homai | 11404531-0001 | 1/72 Gloucester Road Manurewa Auckland 2102 | LOT 46 DP 39752, FLAT 1 DP 91175 |
| Homai | 11457348 | 11B Oxford Road MANUREWA 2102 | LOT 3 DP 513962 |
| Homai | 11460228 | 61 Jellicoe Road MANUREWA 2102 | LOT 1 DP 518859 |
| Homai | 11515351 | 4C Cambridge Road MANUREWA 2102 | LOT 3 DP 574085, 1/6 SH LOT 7 DP 574085 |
| Homai | 11408227 | 113 Russell Road Manurewa Auckland 2102 | LOT 7 DP 20619 |
| Homai | 11460230 | 61B Jellicoe Road MANUREWA 2102 | LOT 3 DP 518859, 1/2 SH LOT 4 DP 518859 |
| Homai | 11411306 | 5 Oxford Road Manurewa Auckland 2102 | LOT 21 DP 39752 |
| Homai | 11375753 | 51A Gloucester Road Manurewa 2102 | LOT 2 DP 445263 |
| Homai | 11487404 | 111A Russell Road MANUREWA 2102 | LOT 1 DP 542231, 1/5 SH LOT 6 DP 542231 |
| Homai | 11414591 | 166 Russell Road Manurewa Auckland 2102 | LOT 18 DP 50055 |
| Homai | 11401374 | 45 Gloucester Road Manurewa 2102 | LOT 11 DP 39752 |
| Homai | 11401639-0002 | 2/57 Gloucester Road Manurewa Auckland 2102 | LOT 33 DP 39752, FLAT 2 DP 192575 |
| Homai | 11343400 | 47B Browns Road Manurewa Auckland 2102 | LOT 6 DP 190086, 1/6 SH LOT 7 DP 190086 |
| Homai | 30044226 | 5 53A Browns Road Manurewa 2102 | |
| Homai | 11515354 | 4F Cambridge Road MANUREWA 2102 | LOT 6 DP 574085, 1/6 SH LOT 7 DP 574085 |
| Homai | 11488316 | 59B Jellicoe Road MANUREWA 2102 | LOT 2 DP 531070, 1/5 SH LOT 6 DP 531070 |
| Homai | 11402976 | 61 Gloucester Road Manurewa 2102 | LOT 1 DP 155151 |
| Homai | 11395493-0003 | 65C Jellicoe Road Manurewa Auckland 2102 | LOT 1 DP 108160, FLAT 3 DP 110167 |
| Homai | 30044210 | 4 53A Browns Road Manurewa 2102 | |
| Homai | 11488315 | 59A Jellicoe Road MANUREWA 2102 | LOT 1 DP 531070, 1/5 SH LOT 6 DP 531070 |
| Homai | 11411611-0001 | 1/150 Russell Road Manurewa Auckland 2102 | LOT 10 DP 50055, FLAT 1 DP 126783 |
| Homai | 11419711 | 49 Browns Road Manurewa Auckland 2102 | LOT 3 DP 53052 |
| Homai | 11387179 | 1B Oxford Road Manurewa Auckland 2102 | LOT 3 DP 487064 |
| Homai | 11412987-0001 | 1/2 Dagenham Street Manurewa Auckland 2102 | LOT 10 DP 58764, FLAT 1 DP 75097 |
| Homai | 11401614-0002 | 17 Cambridge Road MANUREWA 2102 | LOT 32 DP 39752, FLAT 2 DP 157394 |
| Homai | 11395493 | 65 Jellicoe Road Manurewa 2102 | LOT 1 DP 108160 |
| Homai | 11387239 | 119 Russell Road Manurewa Auckland 2102 | LOT 1 DP 487217 |
| Homai | 11439113-0003 | 2/51A Browns Road Manurewa Auckland 2102 | FLAT 3 DP 171089, LOT 1 DP 53052, LOT 2 DP 53052 |
| Homai | 30044158 | 1 53A Browns Road Manurewa 2102 | |
| Homai | 11401639-0001 | 1/57 Gloucester Road Manurewa Auckland 2102 | LOT 33 DP 39752, FLAT 1 DP 123478, GARAGE 1 DP 123478, SHED 1 DP 123478, CARPORT 1 DP 123478 |
| Homai | 11401374-0002 | 17 Oxford Road Manurewa Auckland 2102 | LOT 11 DP 39752, FLAT 2 DP 173340 |
| Homai | 11343427 | 47C Browns Road Manurewa Auckland 2102 | LOT 5 DP 190086, 1/6 SH LOT 7 DP 190086 |
| Homai | 11408124 | 109 Russell Road Manurewa Auckland 2102 | LOT 9 DP 20619 |
| Homai | 11389934 | 152 Rowandale Avenue Manurewa Auckland 2102 | LOT 46 DP 60040 |
| Manurewa | 11464519 | 32A McAnnalley Street MANUREWA 2102 | LOT 2 DP 504153 |
| Manurewa | 11464518 | 32 McAnnalley Street MANUREWA 2102 | LOT 1 DP 504153 |
| Manurewa | 11411473 | 8 Rondorlyn Place Manurewa Auckland 2102 | LOT 7 DP 54866 |

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| Manurewa | 11370608 | 9 Fleming Street Manurewa Auckland 2102 | LOT 1 DP 417837 |
| Manurewa | 11496912 | 3 Fleming Street MANUREWA 2102 | LOT 1 DP 545910 |
| Manurewa | 11403034 | 69 Weymouth Road Manurewa Auckland 2102 | LOT 2 DP 54545 |
| Manurewa | 11386320-0002 | 2/10 Coxhead Road Manurewa Auckland 2102 | LOT 19 DP 34957, FLAT 2 DP 118132 |
| Manurewa | 11410019 | 12 Rondorlyn Place Manurewa Auckland 2102 | LOT 9 DP 54866 |
| Manurewa | 11411291 | 36 McAnnalley Street Manurewa Auckland 2102 | LOT 10 DP 47701 |
| Manurewa | 11409639 | 73 Christmas Road Manurewa Auckland 2102 | LOT 34 DP 49384 |
| Manurewa | 11383933 | 1 Fleming Street Manurewa Auckland 2102 | LOT 6 DP 44688 |
| Manurewa | 11409549 | 70 Christmas Road Manurewa Auckland 2102 | LOT 13 DP 50624 |
| Manurewa | 11412904 | 50 McAnnalley Street Manurewa Auckland 2102 | LOT 17 DP 47701 |
| Manurewa | 11411275 | 16 Rondorlyn Place Manurewa Auckland 2102 | LOT 11 DP 54866 |
| Manurewa | 11387556-0001 | 1/48 Churchill Avenue Manurewa Auckland 2102 | PT LOT 32 DP 36902, FLAT 1 DP 114782 |
| Manurewa | 11409296 | 61 Christmas Road Manurewa Auckland 2102 | LOT 28 DP 49384 |
| Manurewa | 11421173-0003 | 3/51 Alfriston Road Manurewa Auckland 2102 | LOT 2 DP 44064, FLAT 3 DP 203878 |
| Manurewa | 11387556-0002 | 48B Churchill Avenue Manurewa Auckland 2102 | PT LOT 32 DP 36902, FLAT 2 DP 152236 |
| Manurewa | 11409353 | 63 Christmas Road Manurewa Auckland 2102 | LOT 29 DP 49384 |
| Manurewa | 11386320 | 10 Coxhead Road Manurewa 2102 | LOT 19 DP 34957 |
| Manurewa | 11410951 | 79 Christmas Road Manurewa Auckland 2102 | LOT 37 DP 50624 |
| Manurewa | 11421173 | 51 Alfriston Road Manurewa 2102 | LOT 2 DP 44064 |
| Manurewa | 11393607 | 4 Coxhead Road Manurewa 2102 | LOT 16 DP 34957 |
| Manurewa | 11397592 | 8 Coxhead Road Manurewa Auckland 2102 | LOT 18 DP 34957 |
| Manurewa | 11402970 | 67 Weymouth Road Manurewa Auckland 2102 | LOT 3 DP 54545 |
| Manurewa | 11411064 | 85 Christmas Road Manurewa Auckland 2102 | LOT 40 DP 50624 |
| Manurewa | 11408067 | 32 Lincoln Road Manurewa Auckland 2102 | LOT 178 DP 47893 |
| Manurewa | 11411545 | 44 McAnnalley Street Manurewa Auckland 2102 | LOT 14 DP 47701 |
| Manurewa | 11386320-0003 | 3/10 Coxhead Road Manurewa Auckland 2102 | LOT 19 DP 34957, FLAT 3 DP 118132 |
| Manurewa | 11411352 | 38 McAnnalley Street Manurewa Auckland 2102 | LOT 11 DP 47701 |
| Manurewa | 11385744 | 25 Fleming Street Manurewa Auckland 2102 | LOT 18 DP 47701 |
| Manurewa | 11404474-0002 | 2/79 Weymouth Road Manurewa Auckland 2102 | LOT 4 DP 41110, FLAT 2 DP 57160 |
| Manurewa | 11404474-0001 | 1/79 Weymouth Road Manurewa Auckland 2102 | LOT 4 DP 41110, FLAT 1 DP 57160 |
| Manurewa | 11409492 | 69 Christmas Road Manurewa 2102 | LOT 32 DP 49384 |
| Manurewa | 11503859 | 68B Christmas Road MANUREWA 2102 | LOT 3 DP 561503 |
| Manurewa | 11403184 | 75 Weymouth Road Manurewa Auckland 2102 | LOT 2 DP 115845 |
| Manurewa | 11421173-0001 | 1/51 Alfriston Road Manurewa Auckland 2102 | LOT 2 DP 44064, FLAT 1 DP 83962 |
| Manurewa | 11386700 | 73 Weymouth Road Manurewa Auckland 2102 | LOT 1 DP 471991 |
| Manurewa | 11411408 | 40 McAnnalley Street Manurewa Auckland 2102 | LOT 12 DP 47701 |
| Manurewa | 11411037 | 83 Christmas Road Manurewa Auckland 2102 | LOT 39 DP 50624 |
| Manurewa | 11385801 | 5 Fleming Street Manurewa Auckland 2102 | LOT 8 DP 44688 |
| Manurewa | 11411392 | 5 Rondorlyn Place Manurewa Auckland 2102 | LOT 13 DP 54866 |
| Manurewa | 11411009 | 81 Christmas Road Manurewa 2102 | LOT 38 DP 50624 |
| Manurewa | 11421035 | 43 Alfriston Road Manurewa Auckland 2102 | LOT 3 DP 44054 |
| Manurewa | 11348370 | 30 McAnnalley Street Manurewa Auckland 2102 | LOT 1 DP 501316 |
| Manurewa | 11404474 | 79 Weymouth Road Manurewa 2102 | LOT 4 DP 41110 |
| Manurewa | 11344648 | 7B Fleming Street Manurewa Auckland 2102 | LOT 2 DP 192282 |
| Manurewa | 11409465 | 67 Christmas Road Manurewa Auckland 2102 | LOT 31 DP 49384 |
| Manurewa | 11403119 | 71 Weymouth Road Manurewa Auckland 2102 | LOT 1 DP 54545 |
| Manurewa | 11411009-0001 | 1/81 Christmas Road Manurewa Auckland 2102 | LOT 38 DP 50624, FLAT 1 DP 120183 |
| Manurewa | 11410867 | 75 Christmas Road Manurewa Auckland 2102 | LOT 35 DP 49384 |
| Manurewa | 11357843 | 14A Rondorlyn Place Manurewa Auckland 2102 | LOT 2 DP 393324 |
| Manurewa | 11349645 | 30A McAnnalley Street Manurewa Auckland 2102 | LOT 2 DP 501316 |
| Manurewa | 11511175 | 34 McAnnalley Street MANUREWA 2102 | LOT 1 DP 525962 |
| Manurewa | 11411465 | 42 McAnnalley Street Manurewa Auckland 2102 | LOT 13 DP 47701 |
| Manurewa | 11393607-0003 | 3/4 Coxhead Road Manurewa Auckland 2102 | LOT 16 DP 34957, FLAT 3 DP 127370 |
| Manurewa | 11411009-0002 | 2/81 Christmas Road Manurewa Auckland 2102 | LOT 38 DP 50624, FLAT 2 DP 120183 |
| Manurewa | 11393607-0001 | 1/4 Coxhead Road Manurewa Auckland 2102 | LOT 16 DP 34957, FLAT 1 DP 127370 |
| Manurewa | 11409612 | 72 Christmas Road Manurewa Auckland 2102 | LOT 14 DP 50624 |
| Manurewa | 11409437 | 65 Christmas Road Manurewa Auckland 2102 | LOT 30 DP 49384 |
| Manurewa | 11411601 | 46 McAnnalley Street Manurewa Auckland 2102 | LOT 15 DP 47701 |
| Manurewa | 11384008-0002 | 2/108 Great South Road Manurewa Auckland 2102 | LOT 77 DP 51186, FLAT 2 DP 98418 |
| Manurewa | 11421173-0002 | 2/51 Alfriston Road Manurewa Auckland 2102 | LOT 2 DP 44064, FLAT 2 DP 83962 |
| Manurewa | 11393607-0002 | 2/4 Coxhead Road Manurewa Auckland 2102 | LOT 16 DP 34957, FLAT 2 DP 127370 |
| Manurewa | 11411361 | 4 Rondorlyn Place Manurewa Auckland 2102 | LOT 5 DP 54866 |
| Manurewa | 11409967 | 1 Rondorlyn Place Manurewa Auckland 2102 | LOT 15 DP 54866 |
| Manurewa | 11344620 | 7 Fleming Street Manurewa Auckland 2102 | LOT 1 DP 192282 |
| Manurewa | 11409994 | 10 Rondorlyn Place Manurewa Auckland 2102 | LOT 8 DP 54866 |
| Manurewa | 11412849 | 48 McAnnalley Street Manurewa Auckland 2102 | LOT 16 DP 47701 |
| Manurewa | 11411414 | 6 Rondorlyn Place Manurewa Auckland 2102 | LOT 6 DP 54866 |
| Manurewa | 11422441-0002 | 2/55 Alfriston Road Manurewa Auckland 2102 | LOT 1 DP 46426, FLAT 2 DP 105101 |
| Manurewa | 11395864 | 6 Coxhead Road Manurewa Auckland 2102 | LOT 17 DP 34957 |
| Manurewa | 11384008 | 108 Great South Road Manurewa 2102 | LOT 77 DP 51186 |
| Manurewa | 11387599 | 50 Churchill Avenue Manurewa Auckland 2102 | PT LOT 33 DP 36902 |
| Manurewa | 11387466-0002 | 2/43 Churchill Avenue Manurewa Auckland 2102 | 1/2 SH LOT 13 DP 36902 |
| Manurewa | 11511176 | 34A McAnnalley Street MANUREWA 2102 | LOT 2 DP 525962 |
| Manurewa | 11387466 | 43 Churchill Avenue Manurewa Auckland 2102 | LOT 13 DP 36902 |
| Manurewa | 11386320-0001 | 1/10 Coxhead Road Manurewa Auckland 2102 | LOT 19 DP 34957, FLAT 1 DP 115269 |
| Manurewa | 11411333 | 3 Rondorlyn Place Manurewa Auckland 2102 | LOT 14 DP 54866 |
| Manurewa | 11387556 | 48 Churchill Avenue Manurewa 2102 | PT LOT 32 DP 36902 |
| Manurewa | 11411307 | 2 Rondorlyn Place Manurewa Auckland 2102 | LOT 4 DP 54866 |
| Manurewa | 11353230 | 45A Alfriston Road Manurewa Auckland 2102 | LOT 2 DP 397236 |
| Manurewa | 11387466-0001 | 1/43 Churchill Avenue Manurewa Auckland 2102 | LOT 13 DP 36902, FLAT 1 DP 111915 |
| Manurewa | 11388073 | 4 Hyde Street Manurewa Auckland 2102 | LOT 15 DP 44688 |
| Manurewa | 11357814 | 14 Rondorlyn Place Manurewa Auckland 2102 | LOT 1 DP 393324 |
| Manurewa | 11410895 | 77 Christmas Road Manurewa Auckland 2102 | LOT 36 DP 49384 |
| Manurewa | 11364250 | 77A Weymouth Road Manurewa Auckland 2102 | LOT 2 DP 363913 |
| Manurewa | 11503857 | 96 Puriri Road MANUREWA 2102 | LOT 1 DP 561503 |
| Manurewa | 11406788 | 28 Lincoln Road Manurewa Auckland 2102 | LOT 176 DP 47893 |
| Manurewa | 11384008-0003 | 3/108 Great South Road Manurewa Auckland 2102 | LOT 77 DP 51186, FLAT 3 DP 98418 |

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|---|---|---|---|
| Manurewa | 11421062 | 47 Alfriston Road Manurewa Auckland 2102 | LOT 5 DP 44054 |
| Manurewa | 11422441 | 55 Alfriston Road Manurewa 2102 | LOT 1 DP 46426 |
| Manurewa | 11384008-0001 | 1/108 Great South Road Manurewa Auckland 2102 | LOT 77 DP 51186, FLAT 1 DP 98418 |
| Manurewa | 11421082 | 49 Alfriston Road Manurewa Auckland 2102 | LOT 1 DP 44064 |
| Manurewa | 30068954 | 32A Lincoln Road MANUREWA 2102 | |
| Manurewa | 11386726 | 73A Weymouth Road Manurewa Auckland 2102 | LOT 2 DP 471991 |
| Manurewa | 11349786 | 12 Coxhead Road Manurewa Auckland 2102 | LOT 20 DP 34957, SEC 4 SO 325309 |
| Manurewa | 11406838 | 30 Lincoln Road Manurewa Auckland 2102 | LOT 177 DP 47893 |
| Manurewa | 11411443 | 7 Rondorlyn Place Manurewa Auckland 2102 | LOT 12 DP 54866 |
| Manurewa | 11422441-0001 | 1/55 Alfriston Road Manurewa Auckland 2102 | LOT 1 DP 46426, FLAT 1 DP 105101 |
| Manurewa | 11409240 | 59 Christmas Road Manurewa Auckland 2102 | LOT 27 DP 49384 |
| Manurewa | 11409492-0001 | 1/69 Christmas Road Manurewa Auckland 2102 | LOT 32 DP 49384, FLAT 1 DP 138376 |
| Manurewa | 11409492-0002 | 2/69 Christmas Road Manurewa Auckland 2102 | LOT 32 DP 49384, FLAT 2 DP 138376 |
| Manurewa | 11387721 | 2 Hyde Street Manurewa Auckland 2102 | LOT 14 DP 44688 |
| Manurewa | 11503858 | 68A Christmas Road MANUREWA 2102 | LOT 2 DP 561503 |
| Manurewa | 11496913 | 3A Fleming Street MANUREWA 2102 | LOT 2 DP 545910 |
| Manurewa | 11409584 | 71 Christmas Road Manurewa Auckland 2102 | LOT 33 DP 49384 |
| Manurewa | 11387432 | 41 Churchill Avenue Manurewa Auckland 2102 | LOT 12 DP 36902 |
| Manurewa | 11364226 | 77 Weymouth Road Manurewa Auckland 2102 | LOT 1 DP 363913 |
| Manurewa | 11370634 | 9A Fleming Street Manurewa Auckland 2102 | LOT 2 DP 417837 |
| Manurewa | 11353203 | 45 Alfriston Road Manurewa Auckland 2102 | LOT 1 DP 397236 |
| Mt Eden | 11299475-0045 | 505/145 Symonds Street Newton Auckland 1010 | Unit PU505 UP 383792 |
| Mt Eden | 11493104-0034 | 310/59 France Street South NEWTON 1010 | PRIN 310 DP 544764 |
| Mt Eden | 11272915-0038 | 38/3 Burton Street Grafton Auckland 1010 | Unit LL UP 204299, AU 74 UP 204299, AU 79 UP 204299 |
| Mt Eden | 11208269-0013 | 1H/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, Unit C16 UP 346526, 1/11 SH AU 52 DP 346526, AU 33 UP 346526, AU 34 UP 346526, AU 48 UP 346526, AU 49 UP 346526 |
| Mt Eden | 11493104-0141 | 101/59 France Street South NEWTON 1010 | PRIN 101F DP 544764, AU 111P DP 544764, AU 112P DP 544764, AU 147L DP 544764, AU 1T DP 544764 |
| Mt Eden | 30014648 | 34 Dacre Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0022 | 2K/30 Randolph Street Newton Auckland 1010 | AU 22 UP 191392, Unit 2K UP 191392 |
| Mt Eden | 11272915-0053 | 53/3 Burton Street Grafton Auckland 1010 | Unit DDD UP 204299, AU 94 UP 204299, AU 111 UP 204299 |
| Mt Eden | 11221184 | 36 Karaka Street Newton Auckland 1010 | Lot 2 DP 53425 |
| Mt Eden | 11208269-0010 | 1E/29 Karaka Street Newton Auckland 1010 | Unit C13 UP 346526, 1/11 SH AU 52 DP 346526, AU 1 UP 346526, AU 2 UP 346526, AU 37 UP 346526, AU 40 UP 346526, AU S1 UP 346526, AU S2 UP 346526 |
| Mt Eden | 11493104-0056 | 501/59 France Street South NEWTON 1010 | PRIN 501 DP 544764, AU 2229L DP 544764 |
| Mt Eden | 30029388 | 125 Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0060 | 505/59 France Street South NEWTON 1010 | PRIN 505 DP 544764, AU 212P DP 544764 |
| Mt Eden | 11493104-0049 | 410/59 France Street South NEWTON 1010 | PRIN 410 DP 544764, AU 113P DP 544764, AU 114P DP 544764 |
| Mt Eden | 11221130-0002 | 32B Karaka Street Newton Auckland 1010 | Unit B UP 188646, AU 3 UP 188646 |
| Mt Eden | 11221157 | 34 Karaka Street Newton Auckland 1010 | Lot 1 DP 53425 |
| Mt Eden | 11493104-0113 | 901/59 France Street South NEWTON 1010 | PRIN 901 DP 544764, AU 2230L DP 544764, AU 234P DP 544764, AU 236P DP 544764 |
| Mt Eden | 11299475-0059 | 703/145 Symonds Street Newton Auckland 1010 | Unit PU703 UP 383792, AU 12 UP 383792 |
| Mt Eden | 11294195-0004 | 25B Dacre Street Newton Auckland 1010 | Unit P UP 190929, AU 58 UP 190929, AU 59 UP 190929, AU 60 UP 190929, AU 61 UP 190929 |
| Mt Eden | 11228839-0006 | 15D Karaka Street Newton Auckland 1010 | Unit GC UP 200871 |
| Mt Eden | 11493104-0029 | 305/59 France Street South NEWTON 1010 | PRIN 305 DP 544764, AU 211P DP 544764 |
| Mt Eden | 11272915-0078 | 78/3 Burton Street Grafton Auckland 1010 | Unit EEEE UP 204299, AU 147 UP 204299, AU 161 UP 204299 |
| Mt Eden | 11208269-0009 | 1D/29 Karaka Street Newton Auckland 1010 | Unit C12 DP 346526, 1/11 SH AU 52 DP 346526, AU 28 DP 346526, AU 29 DP 346526, AU 30 DP 346526, AU 39 DP 346526 |
| Mt Eden | 11272915-0064 | 64/3 Burton Street Grafton Auckland 1010 | Unit LLL UP 204299, AU 128 UP 204299, AU 133 UP 204299 |
| Mt Eden | 11493104-0080 | 608/59 France Street South NEWTON 1010 | PRIN 608 DP 544764, AU 216P DP 544764 |
| Mt Eden | 11208186 | 55 France Street South Newton Auckland 1010 | Lot 1 DP 129220 |
| Mt Eden | 11493104-0082 | 610/59 France Street South NEWTON 1010 | PRIN 610 DP 544764, AU 2210L DP 544764 |
| Mt Eden | 11280893-0032 | 3I/30 Randolph Street Newton Auckland 1010 | AU 32 UP 191392, Unit 3I UP 191392 |
| Mt Eden | 11299475-0072 | 808/145 Symonds Street Newton Auckland 1010 | Unit PU808 UP 383792, 1/8 SH AU 25 UP 383792, AU 24 UP 383792 |
| Mt Eden | 11280893-0018 | 2G/30 Randolph Street Newton Auckland 1010 | AU 18 UP 191392, Unit 2G UP 191392 |
| Mt Eden | 11272915-0030 | 30/3 Burton Street Grafton Auckland 1010 | Unit AA UP 204299, AU 50 UP 204299 |
| Mt Eden | 11280893-0028 | 3E/30 Randolph Street Newton Auckland 1010 | AU 28 UP 191392, Unit 3E UP 191392 |
| Mt Eden | 11299475-0044 | 504/145 Symonds Street Newton Auckland 1010 | Unit PU504 DP 383792 |
| Mt Eden | 11263588-0001 | 50 Randolph Street Newton Auckland 1010 | Unit B UP 121133 |
| Mt Eden | 11280893-0026 | 3C/30 Randolph Street Newton Auckland 1010 | AU 26 UP 191392, Unit 3C UP 191392 |
| Mt Eden | 11299475-0031 | 307/145 Symonds Street Newton Auckland 1010 | Unit PU307 UP 383792 |
| Mt Eden | 11280893-0034 | 3K/30 Randolph Street Newton Auckland 1010 | AU 34 UP 191392, Unit 3K UP 191392 |
| Mt Eden | 11299475-0008 | G08/ 145 Symonds Street Newton Auckland 1010 | Unit PUG8 UP 383792 |
| Mt Eden | 11493104-0072 | 517/59 France Street South NEWTON 1010 | PRIN 517 DP 544764, AU 122P DP 544764 |
| Mt Eden | 30019289 | 121 Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0009 | 1I/30 Randolph Street Newton Auckland 1010 | AU 9 UP 191392, Unit 11 UP 191392 |
| Mt Eden | 11299475-0030 | 306/145 Symonds Street Newton Auckland 1010 | Unit PU306 UP 383792 |
| Mt Eden | 11299475-0069 | 805/145 Symonds Street Newton Auckland 1010 | Unit PU805 UP 383792, AU 22 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 11299475-0061 | 705/145 Symonds Street Newton Auckland 1010 | Unit PU705 UP 383792, AU 14 UP 383792 |
| Mt Eden | 11301455 | 124 Symonds Street Grafton Auckland 1010 | PT ALLOT 19 SEC 3 Suburbs AUCKLAND, ALLOT 60 SEC 3 Suburbs AUCKLAND, Pt Lot 1 DP 17407 |
| Mt Eden | 11319837-0009 | 204/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 204 DP 482469, AU 2 DP 482469 |
| Mt Eden | 11272915-0024 | 24/3 Burton Street Grafton Auckland 1010 | Unit X UP 204299, AU 39 UP 204299, AU 43 UP 204299 |
| Mt Eden | 11280893-0014 | 2C/30 Randolph Street Newton Auckland 1010 | AU 14 UP 191392, Unit 2C UP 191392 |
| Mt Eden | 11291717 | 42 Karaka Street Newton Auckland 1010 | DP 24767 |
| Mt Eden | 11503379 | 16 St Benedicts Street NEWTON 1010 | SECT 182 SO 470828 |
| Mt Eden | 11493104-0062 | 507/59 France Street South NEWTON 1010 | PRIN 507 DP 544764, AU 2200L DP 544764 |
| Mt Eden | 30019555 | Level G +/162 Khyber Pass Road Grafton Auckland 1023 | |

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| Mt Eden | 11299475-0016 | 108/145 Symonds Street Newton Auckland 1010 | Unit PU108 UP 383792 |
| Mt Eden | 11299475-0025 | 301/145 Symonds Street Newton Auckland 1010 | Unit PU301 UP 383792 |
| Mt Eden | 11269191 | 52 Upper Queen Street Newton Auckland 1010 | Pt Lot 1 DP 52262 |
| Mt Eden | 11228839-0019 | 15Q Karaka Street Newton Auckland 1010 | Unit B1H UP 200871 |
| Mt Eden | 11272915-0022 | 22/3 Burton Street Grafton Auckland 1010 | Unit V UP 204299, AU 37 UP 204299, AU 45 UP 204299 |
| Mt Eden | 11319837-0003 | 103/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 103 DP 482469, AU 19 DP 482469 |
| Mt Eden | 30041518 | 6A Glenside Crescent Grafton Auckland 1010 | |
| Mt Eden | 11493104-0057 | 502/59 France Street South NEWTON 1010 | PRIN 502 DP 544764, AU 123P DP 544764 |
| Mt Eden | 30029352 | 123 Symonds Street Newton Auckland 1010 | |
| Mt Eden | 30039983 | Residence 127 Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11280893 | 30 Randolph Street Newton Auckland 1010 | Lot 1 DP 183267 |
| Mt Eden | 11272915-0032 | 32/3 Burton Street Grafton Auckland 1010 | Unit FF UP 204299, AU 56 UP 204299, AU 63 UP 204299 |
| Mt Eden | 11493104-0103 | 803/59 France Street South NEWTON 1010 | PRIN 803 DP 544764, AU 228P DP 544764, AU 229P DP 544764 |
| Mt Eden | 11493104-0128 | 205/59 France Street South NEWTON 1010 | PRIN 205 DP 544764, AU 101P DP 544764 |
| Mt Eden | 11294304 | 22-24 Randolph Street Newton Auckland 1010 | Lot 2 DP 209648 |
| Mt Eden | 11208269-0012 | 1G/29 Karaka Street Newton Auckland 1010 | Unit C15 UP 346526, 1/11 SH AU 52 DP 346526, AU 35 UP 346526, AU 36 UP 346526, AU 38 UP 346526, AU 42 UP 346526 |
| Mt Eden | 11301514 | 132 Symonds Street Grafton Auckland 1010 | Lot 6 DP 17407, Lot 7 DP 17407, Lot 8 DP 17407, Lot 17 DP 17407, Lot 18 DP 17407, Lot 19 DP 17407 |
| Mt Eden | 11272915-0069 | 69/3 Burton Street Grafton Auckland 1010 | Unit QQQ UP 204299, AU 123 UP 204299, AU 138 UP 204299 |
| Mt Eden | 11299475-0019 | 203/145 Symonds Street Newton Auckland 1010 | Unit PU203 UP 383792 |
| Mt Eden | 11230094 | 24 Karaka Street Newton Auckland 1010 | Lot 52 Deeds Reg 474 |
| Mt Eden | 11280893-0033 | 3J/30 Randolph Street Newton Auckland 1010 | AU 33 UP 191392, Unit 3J UP 191392 |
| Mt Eden | 11493104-0009 | 202/59 France Street South NEWTON 1010 | PRIN 202 DP 544764, AU 2218L DP 544764, AU 224P DP 544764 |
| Mt Eden | 11228839-0015 | 15M Karaka Street Newton Auckland 1010 | Unit GH UP 200871 |
| Mt Eden | 11263588-0002 | 52 Randolph Street Newton Auckland 1010 | Unit A UP 121133 |
| Mt Eden | 11272915-0054 | 54/3 Burton Street Grafton Auckland 1010 | Unit CCC UP 204299, AU 95 UP 204299, AU 110 UP 204299 |
| Mt Eden | 11299475-0057 | 701/145 Symonds Street Newton Auckland 1010 | Unit PU701 UP 383792, AU 10 UP 383792 |
| Mt Eden | 11272915-0046 | 46/3 Burton Street Grafton Auckland 1010 | Unit TT UP 204299, AU 66 UP 204299, AU 87 UP 204299 |
| Mt Eden | 11493104-0046 | 407/59 France Street South NEWTON 1010 | PRIN 407 DP 544764, AU 2222L DP 544764 |
| Mt Eden | 11493104-0094 | 707/59 France Street South NEWTON 1010 | PRIN 707 DP 544764, AU 223P DP 544764 |
| Mt Eden | 11299475-0073 | 901/145 Symonds Street Newton Auckland 1010 | Unit PU901 UP 383792 |
| Mt Eden | 30038579 | 5 Alex Evans Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0025 | 301/59 France Street South NEWTON 1010 | PRIN 301 DP 544764 |
| Mt Eden | 11493104-0075 | 603/59 France Street South NEWTON 1010 | PRIN 603 DP 544764 |
| Mt Eden | 11493104-0045 | 406/59 France Street South NEWTON 1010 | PRIN 406 DP 544764, AU 128P DP 544764 |
| Mt Eden | 11272915-0033 | 33/3 Burton Street Grafton Auckland 1010 | Unit GG UP 204299, AU 57 UP 204299, AU 62 UP 204299 |
| Mt Eden | 11272915-0011 | 11/3 Burton Street Grafton Auckland 1010 | Unit K UP 204299, AU 17 UP 204299, AU 20 UP 204299 |
| Mt Eden | 11299475-0066 | 802/145 Symonds Street Newton Auckland 1010 | Unit PU802 UP 383792, AU 19 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 11299475-0046 | 506/145 Symonds Street Newton Auckland 1010 | Unit PU506 UP 383792 |
| Mt Eden | 11208269-0016 | 2C/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, AU R13 UP 346526, AU R14 UP 346526, Unit A5 UP 346526 |
| Mt Eden | 11267660 | 21A Karaka Street Newton Auckland 1010 | Pt Lot 97 Deeds Reg 436, Pt Lot 95 Deeds Reg 436 |
| Mt Eden | 11272915-0074 | 74/3 Burton Street Grafton Auckland 1010 | Unit VVV UP 204299, AU 118 UP 204299, AU 143 UP 204299 |
| Mt Eden | 11299475-0068 | 804/145 Symonds Street Newton Auckland 1010 | Unit PU804 UP 383792, AU 21 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 11300585 | 1 St Benedicts Street Newton Auckland 1010 | Lot 36 ALLOT 4 SEC 7 Suburbs AUCKLAND, Lot 37 ALLOT 4 SEC 7 Suburbs AUCKLAND, Pt Lot 35 ALLOT 4 SEC 7 Suburbs AUCKLAND, Pt Lot 30 ALLOT 4 SEC 7 Suburbs AUCKLAND, Pt Lot 31 ALLOT 4 SEC 7 Suburbs AUCKLAND, Pt Lot 32 ALLOT 4 SEC 7 Suburbs AUCKLAND, Pt Lot 3 |
| Mt Eden | 11299475-0007 | G07/ 145 Symonds Street Newton Auckland 1010 | Unit PUG7 UP 383792 |
| Mt Eden | 11228811 | 13 Karaka Street Newton Auckland 1010 | Lot 90 ALLOT 5 SEC 7 Suburbs AUCKLAND |
| Mt Eden | 11208269-0006 | 1A/29 Karaka Street Newton Auckland 1010 | Unit A1 DP 346526 |
| Mt Eden | 30038719 | 1 St Benedicts Street Newton Auckland 1010 | |
| Mt Eden | 11299475-0022 | 206/145 Symonds Street Newton Auckland 1010 | Unit PU206 DP 383792 |
| Mt Eden | 11493104-0010 | 203/59 France Street South NEWTON 1010 | PRIN 203 DP 544764 |
| Mt Eden | 11299475-0003 | G03/ 145 Symonds Street Newton Auckland 1010 | Unit PUG3 DP 383792 |
| Mt Eden | 11493104-0048 | 409/59 France Street South NEWTON 1010 | PRIN 409 DP 544764, AU 2216L DP 544764 |
| Mt Eden | 30038956 | 57B Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0070 | 515/59 France Street South NEWTON 1010 | PRIN 515 DP 544764, AU 133P DP 544764, AU 134P DP 544764 |
| Mt Eden | 11208269-0011 | 1F/29 Karaka Street Newton Auckland 1010 | Unit C14 UP 346526, 1/11 SH AU 52 DP 346526, AU 7 UP 346526, AU 8 UP 346526, AU 32 UP 346526, AU 41 UP 346526 |
| Mt Eden | 11272915-0031 | 31/3 Burton Street Grafton Auckland 1010 | Unit EE UP 204299, AU 55 UP 204299, AU 64 UP 204299 |
| Mt Eden | 11272915-0077 | 77/3 Burton Street Grafton Auckland 1010 | Unit FFFF UP 204299, AU 146 UP 204299, AU 162 UP 204299 |
| Mt Eden | 11271892 | Area A SO 69215 Upper Queen Street Newton 1010 | Area A SO 69215 |
| Mt Eden | 30011215 | 2/12 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0006 | 1F/30 Randolph Street Newton Auckland 1010 | AU 6 UP 191392, Unit 1F UP 191392 |
| Mt Eden | 11299475-0060 | 704/145 Symonds Street Newton Auckland 1010 | Unit PU704 UP 383792, AU 13 UP 383792 |
| Mt Eden | 11269230 | 53 Upper Queen Street Newton Auckland 1010 | Lot 1 DP 62758, Lot 1 DP 62759 |
| Mt Eden | 30037917 | GA/ 52 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0017 | 210/59 France Street South NEWTON 1010 | PRIN 210 DP 544764 |
| Mt Eden | 11245194 | 3 St Benedicts Street Newton Auckland 1010 | Lot 38 DP 12807 |
| Mt Eden | 11493104-0051 | 412/59 France Street South NEWTON 1010 | PRIN 412 DP 544764, AU 2208L DP 544764 |
| Mt Eden | 11230121-0002 | 2/26 Karaka Street Newton Auckland 1010 | Flat 2 DP 166740, 1/2 SH Lot 1 DP 162129 |
| Mt Eden | 11299475-0004 | G04/ 145 Symonds Street Newton Auckland 1010 | Unit PUG4 UP 383792 |
| Mt Eden | 11284775 | 149 Symonds Street Newton Auckland 1010 | Pt Lot 11 DP 2182, Pt Lot 12 DP 2182 |
| Mt Eden | 11228839-0028 | 15Z Karaka Street Newton Auckland 1010 | Unit B3C UP 200871 |
| Mt Eden | 11493104-0126 | 404/59 France Street South NEWTON 1010 | PRIN 404 DP 544764, AU 110P DP 544764 |
| Mt Eden | 11493104-0020 | 213/59 France Street South NEWTON 1010 | PRIN 213 DP 544764, AU 2224L DP 544764 |

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| Mt Eden | 11272915-0049 | 49/3 Burton Street Grafton Auckland 1010 | Unit HHH UP 204299, AU 90 UP 204299, AU 115 UP 204299 |
| Mt Eden | 30011208 | 1/12 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11221130 | 32 Karaka Street Newton Auckland 1010 | Lot 1 DP 172934 |
| Mt Eden | 11208269-0017 | 2D/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, Unit A6 UP 346526, AU R11 UP 346526, AU R12 UP 346526 |
| Mt Eden | 11493104-0055 | 416/59 France Street South NEWTON 1010 | PRIN 416 DP 544764, AU 202P DP 544764 |
| Mt Eden | 11272915-0004 | 4/3 Burton Street Grafton Auckland 1010 | Unit D UP 204299, AU 4 UP 204299, AU 12 UP 204299 |
| Mt Eden | 11228839-0018 | 15P Karaka Street Newton Auckland 1010 | Unit B1C UP 200871 |
| Mt Eden | 11319837-0019 | 404/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 404 DP 482469, AU 14 DP 482469 |
| Mt Eden | 11493104-0092 | 705/59 France Street South NEWTON 1010 | PRIN 705 DP 544764 |
| Mt Eden | 30037942 | 1A/ 52 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 30024842 | Level 1/55 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11313395 | 6 Glenside Crescent Grafton Auckland 1010 | Lot 1 DP 451228 |
| Mt Eden | 30032401 | Level 3+/ 132 Symonds Street Grafton Auckland 1010 | |
| Mt Eden | 30020539 | 16B St Benedicts Street Newton Auckland 1010 | |
| Mt Eden | 11272915-0082 | 82/3 Burton Street Grafton Auckland 1010 | Unit AAAA UP 204299, AU 157 UP 204299, AU 151 UP 204299 |
| Mt Eden | 11493104-0083 | 611/59 France Street South NEWTON 1010 | PRIN 611 DP 544764, AU 2202L DP 544764 |
| Mt Eden | 30038413 | 2B/ 52 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11284745 | 127 Symonds Street Newton Auckland 1010 | Lot 1 DP 63227 |
| Mt Eden | 11493104-0120 | 805/59 France Street South NEWTON 1010 | PRIN 805 DP 544764 |
| Mt Eden | 11272915-0025 | 25/3 Burton Street Grafton Auckland 1010 | Unit Y UP 204299, AU 40 UP 204299, AU 42 UP 204299 |
| Mt Eden | 11271918 | 40 Karaka Street Newton Auckland 1010 | Pt Lot 61 Deeds Reg 474, Pt Lot 62 Deeds Reg 474 |
| Mt Eden | 11299475-0001 | G01/ 145 Symonds Street Newton Auckland 1010 | Unit PUG1 UP 383792 |
| Mt Eden | 11503385 | 46 Upper Queen Street NEWTON 1010 | SECT 198 SO 470828 |
| Mt Eden | 11245219 | 9 St Benedicts Street Newton Auckland 1010 | Lot 1 DP 168965 |
| Mt Eden | 11208269-0015 | 2B/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, AU R1 UP 346526, AU R2 UP 346526, Unit A4 UP 346526 |
| Mt Eden | 11272915-0029 | 29/3 Burton Street Grafton Auckland 1010 | Unit BB UP 204299, AU 49 UP 204299, AU 52 UP 204299, AU 165 UP 204299 |
| Mt Eden | 11493104-0063 | 508/59 France Street South NEWTON 1010 | PRIN 508 DP 544764 |
| Mt Eden | 11493104-0089 | 702/59 France Street South NEWTON 1010 | PRIN 702 DP 544764, AU 207P DP 544764 |
| Mt Eden | 11493104-0139 | 103/14 Karaka Street NEWTON 1010 | PRIN 103N DP 544764, AU 214P DP 544764 |
| Mt Eden | 11299475-0026 | 302/145 Symonds Street Newton Auckland 1010 | Unit PU302 UP 383792 |
| Mt Eden | 11299475-0020 | 204/145 Symonds Street Newton Auckland 1010 | Unit PU204 UP 383792 |
| Mt Eden | 11272915-0008 | 8/3 Burton Street Grafton Auckland 1010 | Unit H UP 204299, AU 8 UP 204299 |
| Mt Eden | 11267687 | 21 Karaka Street Newton Auckland 1010 | Lot 1 DP 49831 |
| Mt Eden | 11266349 | 2 St Benedicts Street Newton Auckland 1010 | Pt Lot 25 Deeds Reg 1332, Lot 22 Deeds Reg 1332, Lot 23 Deeds Reg 1332, Lot 24 Deeds Reg 1332 |
| Mt Eden | 11294195-0005 | 70A France Street South Newton Auckland 1010 | Unit G UP 190929, 1/3 SH AU 1 UP 190929, AU 25 UP 190929, 1/5 SH AU 37 UP 190929, 1/2 SH AU 40 UP 190929, AU 62 UP 190929, AU 63 UP 190929 |
| Mt Eden | 11228839-0017 | 15O Karaka Street Newton Auckland 1010 | Unit B1B UP 200871 |
| Mt Eden | 11299475-0015 | 107/145 Symonds Street Newton Auckland 1010 | Unit PU107 UP 383792 |
| Mt Eden | 11272915-0073 | 73/3 Burton Street Grafton Auckland 1010 | Unit UUU UP 204299, AU 119 UP 204299, AU 142 UP 204299 |
| Mt Eden | 11280893-0011 | 1K/30 Randolph Street Newton Auckland 1010 | AU 11 UP 191392, Unit 1K UP 191392 |
| Mt Eden | 11280893-0021 | 2J/30 Randolph Street Newton Auckland 1010 | AU 21 UP 191392, Unit 2J UP 191392 |
| Mt Eden | 11247935 | 150 Khyber Pass Road Grafton Auckland 1023 | Lot 1 DP 367727 |
| Mt Eden | 11493104-0052 | 413/59 France Street South NEWTON 1010 | PRIN 413 DP 544764 |
| Mt Eden | 11299475-0018 | 202/145 Symonds Street Newton Auckland 1010 | Unit PU202 UP 383792 |
| Mt Eden | 11221130-0003 | 32C Karaka Street Newton Auckland 1010 | Unit C UP 188646, AU 1 UP 188646 |
| Mt Eden | 11272915-0006 | 6/3 Burton Street Grafton Auckland 1010 | Unit F UP 204299, AU 6 UP 204299, AU 10 UP 204299 |
| Mt Eden | 11299475-0052 | 604/145 Symonds Street Newton Auckland 1010 | Unit PU604 UP 383792, AU 5 UP 383792 |
| Mt Eden | 11493104-0137 | 101/14 Karaka Street NEWTON 1010 | PRIN 101N DP 544764, AU 215P DP 544764 |
| Mt Eden | 11294195-0008 | 72B France Street South Newton Auckland 1010 | Unit K UP 190929, 1/2 SH AU 42 UP 190929, AU 45 UP 190929, AU 54 UP 190929 |
| Mt Eden | 11227205 | 29 Dacre Street Newton Auckland 1010 | Lot 1 DP 57970 |
| Mt Eden | 11299475-0055 | 607/145 Symonds Street Newton Auckland 1010 | Unit PU607 UP 383792, AU 8 UP 383792 |
| Mt Eden | 11299475-0041 | 501/145 Symonds Street Newton Auckland 1010 | Unit PU501 DP 383792, AU 1 DP 383792 |
| Mt Eden | 11272915-0034 | 34/3 Burton Street Grafton Auckland 1010 | Unit HH UP 204299, AU 58 UP 204299, AU 61 UP 204299 |
| Mt Eden | 11294195-0010 | 20A Karaka Street Newton Auckland 1010 | Unit I UP 190929, 1/3 SH AU 1 UP 190929, 1/5 SH AU 37 UP 190929, 1/2 SH AU 41 UP 190929, AU 64 UP 190929, AU 65 UP 190929, AU 67 UP 190929, AU 68 UP 190929, 1/2 SH AU 72 UP 190929 |
| Mt Eden | 11208269-0018 | 2E/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, Unit A7 UP 346526, AU R9 UP 346526, AU R10 UP 346526 |
| Mt Eden | 11230121 | 26 Karaka Street Newton Auckland 1010 | Lot 1 DP 162129 |
| Mt Eden | 30014702 | 36 Dacre Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0117 | 804/59 France Street South NEWTON 1010 | PRIN 804 DP 544764 |
| Mt Eden | 11256881 | 115-117 Symonds Street Newton Auckland 1010 | DP 16125, PT ALLOT 4 SEC 7 Suburbs AUCKLAND |
| Mt Eden | 11272915-0005 | 5/3 Burton Street Grafton Auckland 1010 | Unit E UP 204299, AU 5 UP 204299, AU 11 UP 204299 |
| Mt Eden | 11228839-0004 | 15B Karaka Street Newton Auckland 1010 | Unit GB UP 200871 |
| Mt Eden | 11272915-0066 | 66/3 Burton Street Grafton Auckland 1010 | Unit NNN UP 204299, AU 126 UP 204299, AU 135 UP 204299 |
| Mt Eden | 11319837-0001 | 101/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 101 DP 482469, AU 7 DP 482469 |
| Mt Eden | 11299475-0024 | 208/145 Symonds Street Newton Auckland 1010 | Unit PU208 UP 383792 |
| Mt Eden | 11272915-0050 | 50/3 Burton Street Grafton Auckland 1010 | Unit GGG UP 204299, AU 91 UP 204299, AU 114 UP 204299 |
| Mt Eden | 11280893-0003 | 1C/30 Randolph Street Newton Auckland 1010 | AU 3 UP 191392, Unit 1C UP 191392 |
| Mt Eden | 11263588 | 50-52 Randolph Street Newton Auckland 1010 | Lot 2 DP 118751 |
| Mt Eden | 11493104-0038 | 314/59 France Street South NEWTON 1010 | PRIN 314 DP 544764, AU 108P DP 544764 |
| Mt Eden | 11287261-0002 | 35 Karaka Street Newton Auckland 1010 | Unit A UP 121132 |
| Mt Eden | 11299475-0029 | 305/145 Symonds Street Newton Auckland 1010 | Unit PU305 DP 383792 |
| Mt Eden | 11493104-0042 | 403/59 France Street South NEWTON 1010 | PRIN 403 DP 544764, AU 124P DP 544764 |
| Mt Eden | 11493104-0081 | 609/59 France Street South NEWTON 1010 | PRIN 609 DP 544764 |
| Mt Eden | 11272915-0061 | 61/3 Burton Street Grafton Auckland 1010 | Unit VV UP 204299, AU 102 UP 204299, AU 103 UP 204299 |
| Mt Eden | 11313395-0002 | 301/6 Glenside Crescent Grafton Auckland 1010 | Prin Unit 2 DP 451229, AU 4 DP 451229 |
| Mt Eden | 11272915-0007 | 7/3 Burton Street Grafton Auckland 1010 | Unit G UP 204299, AU 7 UP 204299, AU 9 UP 204299 |

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| Mt Eden | 11272915-0059 | 59/3 Burton Street Grafton Auckland 1010 | Unit XX UP 204299, AU 100 UP 204299, AU 105 UP 204299 |
| Mt Eden | 11208269 | 74 France Street South Newton Auckland 1010 | Pt Lot 1 DP 106807 |
| Mt Eden | 11493104-0061 | 506/59 France Street South NEWTON 1010 | PRIN 506 DP 544764, AU 2207L DP 544764 |
| Mt Eden | 11294195-0006 | 70B France Street South Newton Auckland 1010 | Unit H UP 190929, 1/3 SH AU 1 UP 190929, 1/5 SH AU 37 UP 190929, 1/2 SH AU 40 UP 190929, 1/2 SH AU 41 UP 190929, AU 55 UP 190929, AU 56 UP 190929 |
| Mt Eden | 30037795 | Business 126 Symonds Street Grafton Auckland 1010 | |
| Mt Eden | 11228839-0001 | 15Z1 Karaka Street Newton Auckland 1010 | Unit B3D UP 200871 |
| Mt Eden | 11299475-0053 | 605/145 Symonds Street Newton Auckland 1010 | Unit PU605 UP 383792, AU 6 UP 383792 |
| Mt Eden | 11245219-0002 | 9A St Benedicts Street Newton Auckland 1010 | Unit B UP 173091, AU 3 UP 173091 |
| Mt Eden | 11272915-0028 | 28/3 Burton Street Grafton Auckland 1010 | Unit DD UP 204299, AU 54 UP 204299, AU 163 UP 204299 |
| Mt Eden | 11493104-0074 | 602/59 France Street South NEWTON 1010 | PRIN 602 DP 544764, AU 132P DP 544764 |
| Mt Eden | 11192888 | 5-7 Arawa Street Grafton Auckland 1023 | Lot 1 DP 87541 |
| Mt Eden | 11295508 | 162 Khyber Pass Road Grafton Auckland 1023 | Lot 3 DP 367727 |
| Mt Eden | 11272915-0052 | 52/3 Burton Street Grafton Auckland 1010 | Unit EEE UP 204299, AU 93 UP 204299, AU 112 UP 204299 |
| Mt Eden | 11270547 | 60-64 Upper Queen Street Newton Auckland 1010 | Lot 2 DP 95366 |
| Mt Eden | 11272915-0036 | 36/3 Burton Street Grafton Auckland 1010 | Unit JJ UP 204299, AU 76 UP 204299, AU 77 UP 204299 |
| Mt Eden | 11247962 | 160 Khyber Pass Road Grafton Auckland 1023 | Lot 2 DP 367727 |
| Mt Eden | 11291705 | 9 Karaka Street Newton Auckland 1010 | Lot 1 DP 81198 |
| Mt Eden | 11319837-0012 | 302/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 302 DP 482469, AU 18 DP 482469 |
| Mt Eden | 11299475-0006 | G06/ 145 Symonds Street Newton Auckland 1010 | Unit PUG6 UP 383792 |
| Mt Eden | 11280893-0016 | 2E/30 Randolph Street Newton Auckland 1010 | AU 16 UP 191392, Unit 2E UP 191392 |
| Mt Eden | 11280893-0002 | 1B/30 Randolph Street Newton Auckland 1010 | AU 2 UP 191392, Unit 1B UP 191392 |
| Mt Eden | 11493104-0109 | 809/59 France Street South NEWTON 1010 | PRIN 809 DP 544764 |
| Mt Eden | 11272915-0071 | 71/3 Burton Street Grafton Auckland 1010 | Unit SSS UP 204299, AU 121 UP 204299, AU 140 UP 204299 |
| Mt Eden | 30019264 | 119 Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11221130-0001 | 32A Karaka Street Newton Auckland 1010 | Unit A UP 188646, AU 2 UP 188646 |
| Mt Eden | 11493104-0014 | 207/59 France Street South NEWTON 1010 | PRIN 207 DP 544764 |
| Mt Eden | 11272915-0067 | 67/3 Burton Street Grafton Auckland 1010 | Unit OOO UP 204299, AU 125 UP 204299, AU 136 UP 204299 |
| Mt Eden | 11299475-0051 | 603/145 Symonds Street Newton Auckland 1010 | Unit PU603 UP 383792, AU 4 UP 383792 |
| Mt Eden | 11313395-0001 | 201/6 Glenside Crescent Grafton Auckland 1010 | Prin Unit 1 DP 451229, AU 3 DP 451229 |
| Mt Eden | 11493104-0084 | 612/59 France Street South NEWTON 1010 | PRIN 612 DP 544764, AU 2227L DP 544764 |
| Mt Eden | 11280893-0015 | 2D/30 Randolph Street Newton Auckland 1010 | AU 15 UP 191392, Unit 2D UP 191392 |
| Mt Eden | 11520626 | 7 St Benedicts Street NEWTON 1010 | SECT 4 SO 565854 |
| Mt Eden | 11284677 | 111-113A Symonds Street Newton Auckland 1010 | Pt Lot 2 DP 14205 |
| Mt Eden | 11190060 | 174 Khyber Pass Road Grafton Auckland 1023 | Pt Lot 9 ALLOT 4-5 SEC 3 Suburbs AUCKLAND |
| Mt Eden | 11228839-0011 | 15I Karaka Street Newton Auckland 1010 | Unit GJ UP 200871 |
| Mt Eden | 11493104-0069 | 514/59 France Street South NEWTON 1010 | PRIN 514 DP 544764, AU 2226L DP 544764 |
| Mt Eden | 11493104-0090 | 703/59 France Street South NEWTON 1010 | PRIN 703 DP 544764, AU 2205L DP 544764, AU 143P DP 544764, AU 144P DP 544764 |
| Mt Eden | 11493104-0015 | 208/59 France Street South NEWTON 1010 | PRIN 208 DP 544764, AU 2214L DP 544764 |
| Mt Eden | 11272915-0072 | 72/3 Burton Street Grafton Auckland 1010 | Unit TTT DP 204299, Accessory 120 DP 204299, Accessory 141 DP 204299 |
| Mt Eden | 11280893-0024 | 3A/30 Randolph Street Newton Auckland 1010 | AU 24 UP 191392, Unit 3A UP 191392 |
| Mt Eden | 11285167 | 15 West Street Newton Auckland 1010 | Lot 1 DP 156668 |
| Mt Eden | 11230148 | 28 Karaka Street Newton Auckland 1010 | Lot 1 DP 55225 |
| Mt Eden | 11319837-0018 | 403/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 403 DP 482469, AU 9 DP 482469 |
| Mt Eden | 11272915-0060 | 60/3 Burton Street Grafton Auckland 1010 | Unit WW UP 204299, AU 101 UP 204299, AU 104 UP 204299 |
| Mt Eden | 11284581 | 126 Symonds Street Grafton Auckland 1010 | Lot 2 DP 17407 |
| Mt Eden | 11272915-0042 | 42/3 Burton Street Grafton Auckland 1010 | Unit PP UP 204299, AU 70 UP 204299, AU 83 UP 204299 |
| Mt Eden | 11319837 | 17 St Benedicts Street Newton Auckland 1010 | Lot 1 DP 466044, Lot 2 DP 466044 |
| Mt Eden | 11299475-0027 | 303/145 Symonds Street Newton Auckland 1010 | Unit PU303 UP 383792 |
| Mt Eden | 11319837-0017 | 402/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 402 DP 482469, AU 13 DP 482469 |
| Mt Eden | 11493104-0047 | 408/59 France Street South NEWTON 1010 | PRIN 408 DP 544764 |
| Mt Eden | 11493104-0077 | 605/59 France Street South NEWTON 1010 | PRIN 605 DP 544764, AU 2225L DP 544764 |
| Mt Eden | 11299475-0070 | 806/145 Symonds Street Newton Auckland 1010 | Unit PU806 UP 383792, AU 23 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 11245219-0001 | 9 St Benedicts Street Newton Auckland 1010 | Unit A UP 173091, AU 1 UP 173091, AU 2 UP 173091 |
| Mt Eden | 11272915-0058 | 58/3 Burton Street Grafton Auckland 1010 | Unit YY UP 204299, AU 99 UP 204299, AU 106 UP 204299 |
| Mt Eden | 11272915-0021 | 21/3 Burton Street Grafton Auckland 1010 | Unit U UP 204299, AU 36 UP 204299, AU 46 UP 204299 |
| Mt Eden | 11493104-0097 | 710/59 France Street South NEWTON 1010 | PRIN 710 DP 544764 |
| Mt Eden | 11299475-0054 | 606/145 Symonds Street Newton Auckland 1010 | Unit PU606 DP 383792, AU 7 DP 383792 |
| Mt Eden | 11272915-0023 | 23/3 Burton Street Grafton Auckland 1010 | Unit W UP 204299, AU 38 UP 204299, AU 44 UP 204299 |
| Mt Eden | 11228839-0008 | 15F Karaka Street Newton Auckland 1010 | Unit GD UP 200871 |
| Mt Eden | 11272915-0045 | 45/3 Burton Street Grafton Auckland 1010 | Unit SS UP 204299, AU 67 UP 204299, AU 86 UP 204299 |
| Mt Eden | 11246494 | 15 St Benedicts Street Newton Auckland 1010 | Lot 44 Deeds Reg 1332 |
| Mt Eden | 11280893-0023 | 2L/30 Randolph Street Newton Auckland 1010 | AU 23 UP 191392, Unit 2L UP 191392 |
| Mt Eden | 11299475-0038 | 406/145 Symonds Street Newton Auckland 1010 | Unit PU406 UP 383792 |
| Mt Eden | 11272915-0085 | 85/3 Burton Street Grafton Auckland 1010 | Unit XXX UP 204299, AU 154 UP 204299 |
| Mt Eden | 11270459 | 54 Upper Queen Street Newton Auckland 1010 | Lot 2 DP 52262 |
| Mt Eden | 11319837-0011 | 301/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 301 DP 482469, AU 8 DP 482469 |
| Mt Eden | 11299475-0017 | 201/145 Symonds Street Newton Auckland 1010 | Unit PU201 UP 383792 |
| Mt Eden | 11299475-0042 | 502/145 Symonds Street Newton Auckland 1010 | Unit PU502 DP 383792 |
| Mt Eden | 11228839-0002 | 15 Karaka Street Newton Auckland 1010 | Unit GA UP 200871 |
| Mt Eden | 30038599 | 7A Alex Evans Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0068 | 513/59 France Street South NEWTON 1010 | PRIN 513 DP 544764, AU 2203L DP 544764 |
| Mt Eden | 11493104-0064 | 509/59 France Street South NEWTON 1010 | PRIN 509 DP 544764 |
| Mt Eden | 11299475-0064 | 708/145 Symonds Street Newton Auckland 1010 | Unit PU708 UP 383792, AU 17 UP 383792 |
| Mt Eden | 11493104-0033 | 309/59 France Street South NEWTON 1010 | PRIN 309 DP 544764, AU 130P DP 544764 |
| Mt Eden | 11258848 | 3 Arawa Street Grafton Auckland 1023 | Lot 1 DP 88877 |
| Mt Eden | 11493104-0040 | 401/59 France Street South NEWTON 1010 | PRIN 401 DP 544764 |
| Mt Eden | 11266072 | 66 Upper Queen Street Newton Auckland 1010 | Pt Lot 1 DP 68993 |
| Mt Eden | 30020514 | 16A St Benedicts Street Newton Auckland 1010 | |
| Mt Eden | 11284607 | 128 Symonds Street Grafton Auckland 1010 | Lot 3 DP 17407 |
| Mt Eden | 11263369 | 31-35 Dacre Street Newton Auckland 1010 | Lot 1 DP 52682, Lot 2 DP 52682, Lot 3 DP 52682 |
| Mt Eden | 11493104-0021 | 214/59 France Street South NEWTON 1010 | PRIN 214 DP 544764, AU 2211L DP 544764 |
| Mt Eden | 11280893-0005 | 1E/30 Randolph Street Newton Auckland 1010 | AU 5 UP 191392, Unit 1E UP 191392 |

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| Mt Eden | 11272915-0012 | 12/3 Burton Street Grafton Auckland 1010 | Unit L DP 204299, AU 18 DP 204299, AU 21 DP 204299 |
| Mt Eden | 11228839-0010 | 15H Karaka Street Newton Auckland 1010 | Unit GE UP 200871 |
| Mt Eden | 11493104-0019 | 212/59 France Street South NEWTON 1010 | PRIN 212 DP 544764, AU 2213L DP 544764 |
| Mt Eden | 11299475-0009 | 101/145 Symonds Street Newton Auckland 1010 | Unit PU101 UP 383792 |
| Mt Eden | 11493104-0138 | 102/14 Karaka Street NEWTON 1010 | PRIN 102N DP 544764, AU 217P DP 544764 |
| Mt Eden | 30041539 | 6D Glenside Crescent Grafton Auckland 1010 | |
| Mt Eden | 11493104-0088 | 701/59 France Street South NEWTON 1010 | PRIN 701 DP 544764 |
| Mt Eden | 11208269-0002 | 74B France Street South Newton Auckland 1010 | Unit C02 DP 346526, 1/11 SH AU 52 DP 346526, AU 9 DP 346526, AU 10 DP 346526, AU 11 DP 346526, AU 12 DP 346526, AU 31 DP 346526, AU 43 DP 346526, AU 44 DP 346526 |
| Mt Eden | 11493104-0073 | 601/59 France Street South NEWTON 1010 | PRIN 601 DP 544764, AU 3S DP 544764 |
| Mt Eden | 11493104-0100 | 713/59 France Street South NEWTON 1010 | PRIN 713 DP 544764, AU 203P DP 544764, AU 204P DP 544764 |
| Mt Eden | 11272915-0051 | 51/3 Burton Street Grafton Auckland 1010 | Unit FFF UP 204299, AU 92 UP 204299, AU 113 UP 204299 |
| Mt Eden | 11493104-0066 | 511/59 France Street South NEWTON 1010 | PRIN 511 DP 544764, AU 2228L DP 544764 |
| Mt Eden | 30015339 | Rates 31-35 Dacre Street Newton Auckland 1010 | |
| Mt Eden | 11493104 | 59 France Street South NEWTON 1010 | LOT 1 DP 551163 |
| Mt Eden | 11272915-0039 | 39/3 Burton Street Grafton Auckland 1010 | Unit MM UP 204299, AU 73 UP 204299, AU 80 UP 204299 |
| Mt Eden | 11284630 | 130 Symonds Street Grafton Auckland 1010 | Lot 5 DP 17407, Lot 4 DP 17407 |
| Mt Eden | 11493104-0023 | 216/59 France Street South NEWTON 1010 | PRIN 216 DP 544764, AU 145P DP 544764 |
| Mt Eden | 30039957 | Business 127 Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11272915-0065 | 65/3 Burton Street Grafton Auckland 1010 | Unit MMM UP 204299, AU 127 UP 204299, AU 134 UP 204299 |
| Mt Eden | 11493104-0003 | 103/59 France Street South NEWTON 1010 | PRIN 103F DP 544764, AU 2232L DP 544764, AU 137P DP 544764 |
| Mt Eden | 11319837-0013 | 303/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 303 DP 482469, AU 17 DP 482469 |
| Mt Eden | 11249334 | 11 St Benedicts Street Newton Auckland 1010 | Lot 42 Deeds Reg 1332 |
| Mt Eden | 30032425 | Level G/3 Arawa Street Grafton Auckland 1023 | |
| Mt Eden | 30024811 | Level G/55 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11272915-0020 | 20/3 Burton Street Grafton Auckland 1010 | Unit T UP 204299, AU 35 UP 204299, AU 166 UP 204299 |
| Mt Eden | 11228839-0014 | 15L Karaka Street Newton Auckland 1010 | Unit GG UP 200871 |
| Mt Eden | 11493104-0053 | 414/59 France Street South NEWTON 1010 | PRIN 414 DP 544764, AU 238P DP 544764, AU 239P DP 544764 |
| Mt Eden | 11272915-0055 | 55/3 Burton Street Grafton Auckland 1010 | Unit BBB UP 204299, AU 96 UP 204299, AU 109 UP 204299 |
| Mt Eden | 11493104-0091 | 704/59 France Street South NEWTON 1010 | PRIN 704 DP 544764 |
| Mt Eden | 11299475-0067 | 803/145 Symonds Street Newton Auckland 1010 | Unit PU803 UP 383792, AU 20 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 30037989 | 2A/ 52 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0059 | 504/59 France Street South NEWTON 1010 | PRIN 504 DP 544764, AU 220P DP 544764, AU 221P DP 544764 |
| Mt Eden | 30037943 | Office 2 St Benedicts Street Newton Auckland 1010 | |
| Mt Eden | 30031554 | Level LG +/132 Symonds Street Grafton Auckland 1010 | |
| Mt Eden | 11299475-0048 | 508/145 Symonds Street Newton Auckland 1010 | Unit PU508 UP 383792 |
| Mt Eden | 11272915-0013 | 13/3 Burton Street Grafton Auckland 1010 | Unit M UP 204299, AU 22 UP 204299, AU 34 UP 204299 |
| Mt Eden | 30032723 | Level 1/9 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 30033190 | Level 2+/50 Randolph Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0025 | 3B/30 Randolph Street Newton Auckland 1010 | AU 25 UP 191392, Unit 3B UP 191392 |
| Mt Eden | 30037819 | Residence 126 Symonds Street Grafton Auckland 1010 | |
| Mt Eden | 30032456 | Level 1/3 Arawa Street Grafton Auckland 1023 | |
| Mt Eden | 11280893-0007 | 1G/30 Randolph Street Newton Auckland 1010 | AU 7 UP 191392, Unit 1G UP 191392 |
| Mt Eden | 11272915-0035 | 35/3 Burton Street Grafton Auckland 1010 | Unit II UP 204299, AU 59 UP 204299, AU 60 UP 204299 |
| Mt Eden | 11208269-0014 | 2A/29 Karaka Street Newton Auckland 1010 | AU R3 UP 346526, AU R4 UP 346526, 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, Unit A3 UP 346526 |
| Mt Eden | 11272915-0027 | 27/3 Burton Street Grafton Auckland 1010 | Unit CC UP 204299, AU 53 UP 204299, AU 164 UP 204299 |
| Mt Eden | 11319837-0002 | 102/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 102 DP 482469, AU 10 DP 482469 |
| Mt Eden | 11228839-0021 | 15S Karaka Street Newton Auckland 1010 | Unit B1G UP 200871 |
| Mt Eden | 11208269-0020 | 2G/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, AU R5 UP 346526, AU R6 UP 346526, Unit A9 UP 346526 |
| Mt Eden | 11227159 | 21 Dacre Street Newton Auckland 1010 | Lot 28 DP 988 |
| Mt Eden | 11299475-0049 | 601/145 Symonds Street Newton Auckland 1010 | Unit PU601 UP 383792, AU 3 UP 383792 |
| Mt Eden | 11228839-0020 | 15R Karaka Street Newton Auckland 1010 | Unit B1D UP 200871 |
| Mt Eden | 11313422 | 6A Glenside Crescent Grafton Auckland 1010 | Lot 2 DP 451228 |
| Mt Eden | 11228839-0013 | 15K Karaka Street Newton Auckland 1010 | Unit GI UP 200871 |
| Mt Eden | 11227183 | 27 Dacre Street Newton Auckland 1010 | Lot 2 DP 57970 |
| Mt Eden | 30032431 | Residence 132 Symonds Street Grafton Auckland 1010 | |
| Mt Eden | 11493104-0087 | 615/59 France Street South NEWTON 1010 | PRIN 615 DP 544764, AU 227P DP 544764 |
| Mt Eden | 11294195-0011 | 20B Karaka Street Newton Auckland 1010 | AU 70 UP 190929, AU 71 UP 190929, Unit J UP 190929, 1/2 SH AU 38 UP 190929, 1/5 SH AU 37 UP 190929, 1/2 SH AU 72 UP 190929, AU 26 UP 190929 |
| Mt Eden | 11299475-0034 | 402/145 Symonds Street Newton Auckland 1010 | Unit PU402 DP 383792 |
| Mt Eden | 11493104-0058 | 503/59 France Street South NEWTON 1010 | PRIN 503 DP 544764 |
| Mt Eden | 11299475-0002 | G02/ 145 Symonds Street Newton Auckland 1010 | Unit PUG2 UP 383792 |
| Mt Eden | 11294195-0007 | 72A France Street South Newton Auckland 1010 | Unit L UP 190929, 1/5 SH AU 37 UP 190929, AU 27 UP 190929, AU 28 UP 190929, AU 29 UP 190929, 1/2 SH AU 42 UP 190929, AU 46 UP 190929, AU 47 UP 190929, AU 48 UP 190929 |
| Mt Eden | 11228839 | 15 Karaka Street Newton Auckland 1010 | Lot 92 DP 15609 |
| Mt Eden | 11228839-0003 | 15A Karaka Street Newton Auckland 1010 | Unit GN UP 200871 |
| Mt Eden | 11493104-0031 | 307/59 France Street South NEWTON 1010 | PRIN 307 DP 544764, AU 129P DP 544764 |
| Mt Eden | 11272915-0043 | 43/3 Burton Street Grafton Auckland 1010 | Unit QQ UP 204299, AU 69 UP 204299, AU 84 UP 204299 |
| Mt Eden | 11272915-0019 | 19/3 Burton Street Grafton Auckland 1010 | Unit S UP 204299, AU 28 UP 204299, AU 51 UP 204299 |

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| Mt Eden | 11493104-0079 | 607/59 France Street South NEWTON 1010 | PRIN 607 DP 544764, AU 106P DP 544764 |
| Mt Eden | 11272915-0047 | 47/3 Burton Street Grafton Auckland 1010 | Unit UU UP 204299, AU 65 UP 204299, AU 88 UP 204299 |
| Mt Eden | 11299475-0023 | 207/145 Symonds Street Newton Auckland 1010 | Unit PU207 UP 383792 |
| Mt Eden | 11493104-0076 | 604/59 France Street South NEWTON 1010 | PRIN 604 DP 544764, AU 2217L DP 544764, AU 232P DP 544764, AU 233P DP 544764 |
| Mt Eden | 11272915-0079 | 79/3 Burton Street Grafton Auckland 1010 | Unit DDDD UP 204299, AU 148 UP 204299, AU 160 UP 204299 |
| Mt Eden | 11299475-0065 | 801/145 Symonds Street Newton Auckland 1010 | Unit PU801 UP 383792, AU 18 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 11319837-0010 | 205/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 205 DP 482469, AU 3 DP 482469 |
| Mt Eden | 11493104-0121 | 810/59 France Street South NEWTON 1010 | PRIN 810 DP 544764, AU 230P DP 544764, AU 231P DP 544764, AU 2231L DP 544764 |
| Mt Eden | 11280893-0029 | 3F/30 Randolph Street Newton Auckland 1010 | AU 29 UP 191392, Unit 3F UP 191392 |
| Mt Eden | 11493104-0008 | 201/59 France Street South NEWTON 1010 | PRIN 201 DP 544764, AU 2223L DP 544764 |
| Mt Eden | 11272915-0010 | 10/3 Burton Street Grafton Auckland 1010 | Unit J UP 204299, AU 16 UP 204299, AU 19 UP 204299 |
| Mt Eden | 11272915-0037 | 37/3 Burton Street Grafton Auckland 1010 | Unit KK UP 204299, AU 75 UP 204299, AU 78 UP 204299 |
| Mt Eden | 11208269-0004 | 74D France Street South Newton Auckland 1010 | Unit C04 DP 346526, 1/11 SH AU 52 DP 346526, AU 17 DP 346526, AU 18 DP 346526, AU 19 DP 346526, AU 25 DP 346526, AU 26 DP 346526, AU 27 DP 346526 |
| Mt Eden | 11280893-0035 | 3L/30 Randolph Street Newton Auckland 1010 | AU 35 DP 191392, Unit 3L DP 191392 |
| Mt Eden | 11493104-0106 | 806/59 France Street South NEWTON 1010 | PRIN 806 DP 544764, AU 135P DP 544764, AU 136P DP 544764, AU 141P DP 544764, AU 142P DP 544764 |
| Mt Eden | 11299475-0033 | 401/145 Symonds Street Newton Auckland 1010 | Unit PU401 DP 383792 |
| Mt Eden | 11272915-0015 | 15/3 Burton Street Grafton Auckland 1010 | Unit O UP 204299, AU 24 UP 204299, AU 32 UP 204299 |
| Mt Eden | 11248658 | 14 West Street Newton Auckland 1010 | Lot 1 DP 67249 |
| Mt Eden | 11228839-0027 | 15Y Karaka Street Newton Auckland 1010 | Unit B3E UP 2000871 |
| Mt Eden | 11230174 | 30 Karaka Street Newton Auckland 1010 | Lot 55 DP 22469 |
| Mt Eden | 11299475-0039 | 407/145 Symonds Street Newton Auckland 1010 | Unit PU407 UP 383792 |
| Mt Eden | 11208269-0003 | 74C France Street South Newton Auckland 1010 | Unit C03 UP 346526, 1/11 SH AU 52 DP 346526, AU 13 UP 346526, AU 14 UP 346526, AU 15 UP 346526, AU 16 UP 346526, AU 45 UP 346526, AU 46 UP 346526 |
| Mt Eden | 11272942 | 6 Hohipere Street Grafton Auckland 1010 | Lot 7 DP 199778 |
| Mt Eden | 11272915-0070 | 70/3 Burton Street Grafton Auckland 1010 | Unit RRR UP 204299, AU 122 UP 204299, AU 139 UP 204299 |
| Mt Eden | 11299475-0040 | 408/145 Symonds Street Newton Auckland 1010 | Unit PU408 UP 383792 |
| Mt Eden | 11319837-0004 | 104/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 104 DP 482469, AU 1 DP 482469 |
| Mt Eden | 11493104-0027 | 303/59 France Street South NEWTON 1010 | PRIN 303 DP 544764, AU 115P DP 544764 |
| Mt Eden | 11287261 | 33-35 Karaka Street Newton Auckland 1010 | Lot 1 DP 118751 |
| Mt Eden | 11280893-0012 | 2A/30 Randolph Street Newton Auckland 1010 | AU 12 UP 191392, Unit 2A UP 191392 |
| Mt Eden | 11520625 | 5 St Benedicts Street NEWTON 1010 | SECT 2 SO 565854 |
| Mt Eden | 11493104-0018 | 211/59 France Street South NEWTON 1010 | PRIN 211 DP 544764, AU 2206L DP 544764 |
| Mt Eden | 30014676 | 60-66 France Street South Newton Auckland 1010 | |
| Mt Eden | 30032701 | Level G/9 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11299475 | 145 Symonds Street Newton Auckland 1010 | Lot 1 DP 89015, Lot 1 DP 381896 |
| Mt Eden | 11280893-0017 | 2F/30 Randolph Street Newton Auckland 1010 | AU 17 UP 191392, Unit 2F UP 191392 |
| Mt Eden | 11230121-0001 | 1/26 Karaka Street Newton Auckland 1010 | Flat 1 DP 166740, 1/2 SH Lot 1 DP 162129 |
| Mt Eden | 11493104-0022 | 215/59 France Street South NEWTON 1010 | PRIN 215 DP 544764, AU 248P DP 544764, AU 249P DP 544764 |
| Mt Eden | 11228839-0007 | 15E Karaka Street Newton Auckland 1010 | Unit GL UP 200871 |
| Mt Eden | 11319837-0016 | 401/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 401 DP 482469, AU 4 DP 482469 |
| Mt Eden | 30029432 | Business 149B Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11272915-0062 | 62/3 Burton Street Grafton Auckland 1010 | Unit JJJ UP 204299, AU 130 UP 204299, AU 131 UP 204299 |
| Mt Eden | 11272915-0081 | 81/3 Burton Street Grafton Auckland 1010 | Unit BBBB UP 204299, AU 150 UP 204299, AU 158 UP 204299 |
| Mt Eden | 11272915-0002 | 2/3 Burton Street Grafton Auckland 1010 | Unit B UP 204299, AU 2 UP 204299, AU 14 UP 204299 |
| Mt Eden | 11218215 | 36 Randolph Street Newton Auckland 1010 | Lot 93 Deeds Reg 436 |
| Mt Eden | 30011230 | 13B Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11299475-0043 | 503/145 Symonds Street Newton Auckland 1010 | Unit PU503 UP 383792 |
| Mt Eden | 11228839-0012 | 15J Karaka Street Newton Auckland 1010 | Unit GF UP 200871 |
| Mt Eden | 11272915-0040 | 40/3 Burton Street Grafton Auckland 1010 | Unit NN UP 204299, AU 72 UP 204299, AU 81 UP 204299 |
| Mt Eden | 11319837-0015 | 305/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 305 DP 482469, AU 15 DP 482469 |
| Mt Eden | 11280893-0008 | 1H/30 Randolph Street Newton Auckland 1010 | AU 8 UP 191392, Unit 1H UP 191392 |
| Mt Eden | 30029476 | Residence 149A Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11299475-0058 | 702/145 Symonds Street Newton Auckland 1010 | Unit PU702 UP 383792, AU 11 UP 383792 |
| Mt Eden | 30015326 | Rates 31-35 Dacre Street Newton Auckland 1010 | |
| Mt Eden | 30014619 | 14 West Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0013 | 206/59 France Street South NEWTON 1010 | PRIN 206 DP 544764, AU 2215L DP 544764 |
| Mt Eden | 11248688 | 60-66 France Street South Newton Auckland 1010 | SO 54032, ALLT 61 SECT 7 SUBB AUCKLAND, Lot 1 DP 99472 |
| Mt Eden | 11272915-0016 | 16/3 Burton Street Grafton Auckland 1010 | Unit P UP 204299, AU 25 UP 204299, AU 31 UP 204299, AU 48 UP 204299 |
| Mt Eden | 11272915-0003 | 3/3 Burton Street Grafton Auckland 1010 | Unit C UP 204299, AU 3 UP 204299, AU 13 UP 204299 |
| Mt Eden | 11299475-0050 | 602/145 Symonds Street Newton Auckland 1010 | Unit PU602 UP 383792 |
| Mt Eden | 11493104-0078 | 606/59 France Street South NEWTON 1010 | PRIN 606 DP 544764, AU 102P DP 544764 |
| Mt Eden | 11319837-0020 | 405/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 405 DP 482469, AU 11 DP 482469 |
| Mt Eden | 11299475-0032 | 308/145 Symonds Street Newton Auckland 1010 | Unit PU308 UP 383792 |
| Mt Eden | 30031578 | Level G+/132 Symonds Street Grafton Auckland 1010 | |
| Mt Eden | 11208269-0019 | 2F/29 Karaka Street Newton Auckland 1010 | 1/8 SH AU 53 UP 346526, 1/7 SH AU 54 UP 346526, AU R7 UP 346526, AU R8 UP 346526, Unit A8 UP 346526 |
| Mt Eden | 11503382 | 20 St Benedicts Street NEWTON 1010 | SECT 176 SO 470828 |
| Mt Eden | 11294195-0002 | 23B Dacre Street Newton Auckland 1010 | Unit O UP 190929, AU 50 UP 190929, AU 51 UP 190929, AU 52 UP 190929, AU 53 UP 190929 |
| Mt Eden | 11493104-0026 | 302/59 France Street South NEWTON 1010 | PRIN 302 DP 544764, AU 117P DP 544764 |
| Mt Eden | 11493104-0024 | 217/59 France Street South NEWTON 1010 | PRIN 217 DP 544764 |
| Mt Eden | 11493104-0096 | 709/59 France Street South NEWTON 1010 | PRIN 709 DP 544764, AU 119P DP 544764 |
| Mt Eden | 11299475-0013 | 105/145 Symonds Street Newton Auckland 1010 | Unit PU105 DP 383792 |
| Mt Eden | 11284708 | 123-125 Symonds Street Newton Auckland 1010 | Lot 5 Deeds Reg 1332 |
| Mt Eden | 11272915-0044 | 44/3 Burton Street Grafton Auckland 1010 | Unit RR UP 204299, AU 68 UP 204299, AU 85 UP 204299 |

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| Mt Eden | 11271866 | 70 Upper Queen Street Newton Auckland 1010 | Lot 1 DP 364416 |
| Mt Eden | 30011223 | 13 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11272915-0041 | 41/3 Burton Street Grafton Auckland 1010 | Unit OO UP 204299, AU 71 UP 204299, AU 82 UP 204299 |
| Mt Eden | 11493104-0030 | 306/59 France Street South NEWTON 1010 | PRIN 306 DP 544764, AU 2204L DP 544764, AU 125P DP 544764 |
| Mt Eden | 11228839-0026 | 15X Karaka Street Newton Auckland 1010 | Unit B3B UP 200871 |
| Mt Eden | 11299475-0071 | 807/145 Symonds Street Newton Auckland 1010 | Unit PU807 UP 383792, 1/8 SH AU 25 UP 383792 |
| Mt Eden | 11272915-0080 | 80/3 Burton Street Grafton Auckland 1010 | Unit CCCC DP 204299, AU 149 DP 204299, AU 159 DP 204299 |
| Mt Eden | 30029309 | Residence 111-113A Symonds Street Newton Auckland 1010 | |
| Mt Eden | 30038624 | 7B Alex Evans Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0036 | 30A Randolph Street Newton Auckland 1010 | Unit OA UP 191392 |
| Mt Eden | 11271945 | Area B SO 69215 Upper Queen Street Newton 1010 | Area B SO 69215, Area C SO 69215 |
| Mt Eden | 11208269-0008 | 1C/29 Karaka Street Newton Auckland 1010 | Unit C11 UP 346526, 1/11 SH AU 52 DP 346526, AU 3 UP 346526, AU 4 UP 346526, AU 47 UP 346526 |
| Mt Eden | 11272915-0056 | 56/3 Burton Street Grafton Auckland 1010 | Unit AAA UP 204299, AU 97 UP 204299, AU 108 UP 204299 |
| Mt Eden | 11493104-0098 | 711/59 France Street South NEWTON 1010 | PRIN 711 DP 544764, AU 244P DP 544764, AU 245P DP 544764 |
| Mt Eden | 11493104-0115 | 903/59 France Street South NEWTON 1010 | PRIN 903 DP 544764, AU 2233L DP 544764, AU 246P DP 544764, AU 247P DP 544764 |
| Mt Eden | 11272915-0009 | 9/3 Burton Street Grafton Auckland 1010 | Unit I UP 204299, AU 15 UP 204299 |
| Mt Eden | 30024880 | Level 2/55 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11272915-0014 | 14/3 Burton Street Grafton Auckland 1010 | Unit N UP 204299, AU 23 UP 204299, AU 33 UP 204299 |
| Mt Eden | 11319837-0008 | 203/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 203 DP 482469, AU 5 DP 482469 |
| Mt Eden | 11493104-0037 | 313/59 France Street South NEWTON 1010 | PRIN 313 DP 544764, AU 116P DP 544764 |
| Mt Eden | 11272915-0075 | 75/3 Burton Street Grafton Auckland 1010 | Unit WWW UP 204299, AU 117 UP 204299, AU 144 UP 204299 |
| Mt Eden | 11283027 | 109 Symonds Street Auckland Central Auckland 1010 | Pt Lot 1 DP 662 |
| Mt Eden | 11299475-0035 | 403/145 Symonds Street Newton Auckland 1010 | Unit PU403 UP 383792 |
| Mt Eden | 11272915-0026 | 26/3 Burton Street Grafton Auckland 1010 | Unit Z UP 204299, AU 41 UP 204299 |
| Mt Eden | 11493104-0101 | 801/59 France Street South NEWTON 1010 | PRIN 801 DP 544764, AU 201P DP 544764 |
| Mt Eden | 11228839-0023 | 15U Karaka Street Newton Auckland 1010 | Unit B1F UP 200871 |
| Mt Eden | 11319837-0006 | 201/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 201 DP 482469, AU 20 DP 482469 |
| Mt Eden | 11493104-0112 | 812/59 France Street South NEWTON 1010 | PRIN 812 DP 544764, AU 107P DP 544764 |
| Mt Eden | 11272915-0057 | 57/3 Burton Street Grafton Auckland 1010 | Unit ZZ UP 204299, AU 98 UP 204299, AU 107 UP 204299 |
| Mt Eden | 11270516 | 59 Upper Queen Street Newton Auckland 1010 | Lot 1 DP 58459, Lot 20 Deeds Reg 434, Lot 1 DP 58459, 1/3 SH Lot 20 Deeds Reg 434 |
| Mt Eden | 11294195-0009 | 72C France Street South Newton Auckland 1010 | Unit E UP 190929, AU 22 UP 190929, AU 23 UP 190929, AU 24 UP 190929, AU 32 UP 190929, AU 33 UP 190929, AU 34 UP 190929, AU 35 UP 190929, AU 36 UP 190929 |
| Mt Eden | 30033169 | Level 1/50 Randolph Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0027 | 3D/30 Randolph Street Newton Auckland 1010 | AU 27 UP 191392, Unit 3D UP 191392 |
| Mt Eden | 11493104-0050 | 411/59 France Street South NEWTON 1010 | PRIN 411 DP 544764, AU 2209L DP 544764 |
| Mt Eden | 11208241 | 73 France Street South Newton Auckland 1010 | Lot 2 DP 183267 |
| Mt Eden | 11299475-0011 | 103/145 Symonds Street Newton Auckland 1010 | Unit PU103 UP 383792 |
| Mt Eden | 11294195 | 70-72 France Street South Newton Auckland 1010 | Lot 1 DP 63902, Lot 3 DP 57970, Lot 4 DP 57970 |
| Mt Eden | 11299475-0010 | 102/145 Symonds Street Newton Auckland 1010 | Unit PU102 DP 383792 |
| Mt Eden | 11490249 | 176-186 Khyber Pass Road GRAFTON 1023 | Lot 1 DP 87146, Pt Lot 12 ALLOT 4 SEC 3 Suburbs AUCKLAND, SEC 1 SO 49064 |
| Mt Eden | 11208269-0001 | 74A France Street South Newton Auckland 1010 | Unit C01 UP 346526, AU 5 UP 346526, AU 6 UP 346526, 1/11 SH AU 52 DP 346526, AU 51 UP 346526 |
| Mt Eden | 11280893-0013 | 2B/30 Randolph Street Newton Auckland 1010 | AU 13 UP 191392, Unit 2B UP 191392 |
| Mt Eden | 11493104-0032 | 308/59 France Street South NEWTON 1010 | PRIN 308 DP 544764, AU 2201L DP 544764 |
| Mt Eden | 11266381 | Carpark 2 St Benedicts Street Newton Auckland 1010 | Lot 1 DP 16201, Lot 2 DP 16201, Lot 3 DP 16201, Lot 4 DP 16201, Lot 5 DP 16201 |
| Mt Eden | 11493104-0085 | 613/59 France Street South NEWTON 1010 | PRIN 613 DP 544764, AU 2219L DP 544764, AU 240P DP 544764, AU 241P DP 544764 |
| Mt Eden | 11287261-0001 | 33 Karaka Street Newton Auckland 1010 | Unit B UP 121132 |
| Mt Eden | 11493104-0071 | 516/59 France Street South NEWTON 1010 | PRIN 516 DP 544764, AU 237P DP 544764 |
| Mt Eden | 11228839-0005 | 15C Karaka Street Newton Auckland 1010 | Unit GM UP 200871 |
| Mt Eden | 11294195-0003 | 25A Dacre Street Newton Auckland 1010 | Unit N UP 190929, AU 57 UP 190929, AU 69 UP 190929 |
| Mt Eden | 11228839-0022 | 15T Karaka Street Newton Auckland 1010 | Unit B1E UP 200871 |
| Mt Eden | 11280893-0031 | 3H/30 Randolph Street Newton Auckland 1010 | AU 31 UP 191392, Unit 3H UP 191392 |
| Mt Eden | 11299475-0028 | 304/145 Symonds Street Newton Auckland 1010 | Unit PU304 UP 383792 |
| Mt Eden | 11272915-0083 | 83/3 Burton Street Grafton Auckland 1010 | Unit ZZZ UP 204299, AU 152 UP 204299, AU 156 UP 204299 |
| Mt Eden | 11198449 | 6-8 Edward Wayte Place Grafton Auckland 1023 | Lot 1 DP 116559 |
| Mt Eden | 30040018 | Residence 42 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0019 | 2H/30 Randolph Street Newton Auckland 1010 | AU 19 UP 191392, Unit 2H UP 191392 |
| Mt Eden | 11299475-0012 | 104/145 Symonds Street Newton Auckland 1010 | Unit PU104 UP 383792 |
| Mt Eden | 11280893-0010 | 1J/30 Randolph Street Newton Auckland 1010 | AU 10 UP 191392, Unit 1J UP 191392 |
| Mt Eden | 11299475-0047 | 507/145 Symonds Street Newton Auckland 1010 | Unit PU507 DP 383792, AU AU2 DP 383792 |
| Mt Eden | 11272915-0063 | 63/3 Burton Street Grafton Auckland 1010 | Unit KKK UP 204299, AU 129 UP 204299, AU 132 UP 204299 |
| Mt Eden | 11299475-0005 | G05/ 145 Symonds Street Newton Auckland 1010 | Unit PUG5 UP 383792, AU G9 UP 383792 |
| Mt Eden | 11208269-0005 | 74E France Street South Newton Auckland 1010 | Unit C05 UP 346526, 1/11 SH AU 52 DP 346526, AU 20 UP 346526, AU 21 UP 346526, AU 22 UP 346526, AU 23 UP 346526, AU 24 UP 346526, AU 50 UP 346526 |
| Mt Eden | 11246444 | 13 St Benedicts Street Newton Auckland 1010 | Lot 1 DP 171614 |
| Mt Eden | 11230063 | 17 Karaka Street Newton Auckland 1010 | Lot 94 DP 23732 |
| Mt Eden | 11299475-0021 | 205/145 Symonds Street Newton Auckland 1010 | Unit PU205 UP 383792 |
| Mt Eden | 11272915 | 3 Burton Street Grafton Auckland 1010 | Lot 2 DP 199778 |
| Mt Eden | 11280893-0020 | 2I/30 Randolph Street Newton Auckland 1010 | AU 20 UP 191392, Unit 2I UP 191392 |
| Mt Eden | 11493104-0002 | 102/59 France Street South NEWTON 1010 | PRIN 102F DP 544764 |
| Mt Eden | 11319837-0007 | 202/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 202 DP 482469, AU 12 DP 482469 |
| Mt Eden | 11493104-0016 | 209/59 France Street South NEWTON 1010 | PRIN 209 DP 544764, AU 206P DP 544764 |
| Mt Eden | 11228781 | 12 Karaka Street Newton Auckland 1010 | SECT 2 SO 62147, SECT 3 SO 62147 |
| Mt Eden | 11269132 | 42 Upper Queen Street Newton Auckland 1010 | Lot 1 DP 113110 |

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| Mt Eden | 30037967 | 1B/ 52 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 30019585 | Level 1/162 Khyber Pass Road Grafton Auckland 1023 | |
| Mt Eden | 11493104-0118 | 808/59 France Street South NEWTON 1010 | PRIN 808 DP 544764, AU 213P DP 544764, AU 4S DP 544764 |
| Mt Eden | 11243946 | 55 Upper Queen Street Newton Auckland 1010 | Lot 1 DP 51117 |
| Mt Eden | 11285141 | 1 West Street Newton Auckland 1010 | Lot 1 DP 141481 |
| Mt Eden | 11493104-0102 | 802/59 France Street South NEWTON 1010 | PRIN 802 DP 544764, AU 2212L DP 544764, AU 208P DP 544764 |
| Mt Eden | 11493104-0111 | 811/59 France Street South NEWTON 1010 | PRIN 811 DP 544764, AU 120P DP 544764, AU 121P DP 544764 |
| Mt Eden | 11493104-0086 | 614/59 France Street South NEWTON 1010 | PRIN 614 DP 544764, AU 222P DP 544764 |
| Mt Eden | 11266705 | 119-121 Symonds Street Newton Auckland 1010 | Pt Lot 4 Deeds Reg 1332 |
| Mt Eden | 11280893-0030 | 3G/30 Randolph Street Newton Auckland 1010 | AU 30 UP 191392, Unit 3G UP 191392 |
| Mt Eden | 11272915-0017 | 17/3 Burton Street Grafton Auckland 1010 | Unit Q UP 204299, AU 26 UP 204299, AU 30 UP 204299, AU 47 UP 204299 |
| Mt Eden | 30037963 | 2 St Benedicts Street Newton Auckland 1010 | |
| Mt Eden | 11228755 | 11 Karaka Street Newton Auckland 1010 | ALLOT 5 SEC 7 Suburbs AUCKLAND |
| Mt Eden | 11289044 | 1A Burton Street Grafton Auckland 1010 | SO 58207, ALLOT 82 SEC 3 Suburbs AUCKLAND |
| Mt Eden | 11493104-0011 | 204/59 France Street South NEWTON 1010 | PRIN 204 DP 544764, AU 205P DP 544764 |
| Mt Eden | 11299475-0062 | 706/145 Symonds Street Newton Auckland 1010 | Unit PU706 UP 383792, AU 15 UP 383792 |
| Mt Eden | 11272915-0018 | 18/3 Burton Street Grafton Auckland 1010 | Unit R UP 204299, AU 27 UP 204299, AU 29 UP 204299 |
| Mt Eden | 11493104-0114 | 902/59 France Street South NEWTON 1010 | PRIN 902 DP 544764, AU 250P DP 544764 |
| Mt Eden | 11493104-0067 | 512/59 France Street South NEWTON 1010 | PRIN 512 DP 544764, AU 2221L DP 544764 |
| Mt Eden | 11493104-0107 | 807/59 France Street South NEWTON 1010 | PRIN 807 DP 544764, AU 127P DP 544764 |
| Mt Eden | 11228839-0016 | 15N Karaka Street Newton Auckland 1010 | Unit B1A UP 200871 |
| Mt Eden | 11270574 | 68 Upper Queen Street Newton Auckland 1010 | Lot 15 Deeds Reg 434 |
| Mt Eden | 11228839-0024 | 15V Karaka Street Newton Auckland 1010 | Unit B3A UP 200871 |
| Mt Eden | 11272915-0001 | 1/3 Burton Street Grafton Auckland 1010 | Unit A UP 204299, AU 1 UP 204299 |
| Mt Eden | 11294195-0012 | 20C Karaka Street Newton Auckland 1010 | Unit D UP 190929, 1/2 SH AU 38 UP 190929, AU 43 UP 190929, AU 30 UP 190929, AU 31 UP 190929, AU 44 UP 190929 |
| Mt Eden | 11228839-0025 | 15W Karaka Street Newton Auckland 1010 | Unit B3F UP 200871 |
| Mt Eden | 11272887 | 1 Burton Street Grafton Auckland 1010 | Lot 1 DP 199778 |
| Mt Eden | 11319837-0005 | 105/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 105 DP 482469, AU 6 DP 482469 |
| Mt Eden | 11493104-0123 | 304/59 France Street South NEWTON 1010 | PRIN 304 DP 544764, AU 218P DP 544764, AU 219P DP 544764, AU 2220L DP 544764 |
| Mt Eden | 30029276 | Business 111-113A Symonds Street Newton Auckland 1010 | |
| Mt Eden | 11319837-0014 | 304/17 St Benedicts Street Newton Auckland 1010 | Prin Unit 304 DP 482469, AU 16 DP 482469 |
| Mt Eden | 11493104-0041 | 402/59 France Street South NEWTON 1010 | PRIN 402 DP 544764, AU 118P DP 544764 |
| Mt Eden | 11272915-0068 | 68/3 Burton Street Grafton Auckland 1010 | Unit PPP UP 204299, AU 124 UP 204299, AU 137 UP 204299 |
| Mt Eden | 11190050 | 164 Khyber Pass Road Grafton Auckland 1023 | Lot 1 DP 53795 |
| Mt Eden | 11493104-0142 | 104/14 Karaka Street NEWTON 1010 | PRIN 104N DP 544764, AU 2S DP 544764, AU 146L DP 544764, AU 209P DP 544764, AU 210P DP 544764 |
| Mt Eden | 30039593 | Business 42 Karaka Street Newton Auckland 1010 | |
| Mt Eden | 11280893-0001 | 1A/30 Randolph Street Newton Auckland 1010 | AU 1 UP 191392, Unit 1A UP 191392 |
| Mt Eden | 11299475-0063 | 707/145 Symonds Street Newton Auckland 1010 | Unit PU707 UP 383792, AU 16 UP 383792 |
| Mt Eden | 11503381 | 22 St Benedicts Street NEWTON 1010 | SECT 178 SO 470828 |
| Mt Eden | 11493104-0093 | 706/59 France Street South NEWTON 1010 | PRIN 706 DP 544764, AU 1S DP 544764 |
| Mt Eden | 11228839-0009 | 15G Karaka Street Newton Auckland 1010 | Unit GK UP 200871 |
| Mt Eden | 11493104-0095 | 708/59 France Street South NEWTON 1010 | PRIN 708 DP 544764 |
| Mt Eden | 11272915-0076 | 76/3 Burton Street Grafton Auckland 1010 | Unit GGGG UP 204299, AU 145 UP 204299 |
| Mt Eden | 11299475-0036 | 404/145 Symonds Street Newton Auckland 1010 | Unit PU404 DP 383792 |
| Mt Eden | 11270486 | 57 Upper Queen Street Newton Auckland 1010 | Lot 1 Deeds Reg 961 |
| Mt Eden | 11493104-0125 | 712/59 France Street South NEWTON 1010 | PRIN 712 DP 544764, AU 103P DP 544764, AU 104P DP 544764, AU 109P DP 544764 |
| Mt Eden | 11493104-0065 | 510/59 France Street South NEWTON 1010 | PRIN 510 DP 544764, AU 226P DP 544764 |
| Mt Eden | 11493104-0035 | 311/59 France Street South NEWTON 1010 | PRIN 311 DP 544764, AU 126P DP 544764 |
| Mt Eden | 11299475-0037 | 405/145 Symonds Street Newton Auckland 1010 | Unit PU405 UP 383792 |
| Mt Eden | 11493104-0054 | 415/59 France Street South NEWTON 1010 | PRIN 415 DP 544764, AU 242P DP 544764, AU 243P DP 544764 |
| Mt Eden | 11294195-0001 | 23A Dacre Street Newton Auckland 1010 | Unit M UP 190929, AU 49 UP 190929, AU 66 UP 190929 |
| Mt Eden | 11493104-0039 | 315/59 France Street South NEWTON 1010 | PRIN 315 DP 544764, AU 105P DP 544764 |
| Mt Eden | 11299475-0014 | 106/145 Symonds Street Newton Auckland 1010 | Unit PU106 UP 383792 |
| Mt Eden | 30038439 | 3A/ 52 Upper Queen Street Newton Auckland 1010 | |
| Mt Eden | 11493104-0044 | 405/59 France Street South NEWTON 1010 | PRIN 405 DP 544764, AU 225P DP 544764 |
| Mt Eden | 11280893-0004 | 1D/30 Randolph Street Newton Auckland 1010 | AU 4 UP 191392, Unit 1D UP 191392 |
| Mt Eden | 11493104-0036 | 312/59 France Street South NEWTON 1010 | PRIN 312 DP 544764, AU 131P DP 544764 |
| Mt Eden | 11221130-0004 | 32D Karaka Street Newton Auckland 1010 | Unit D UP 188646, AU 4 UP 188646 |
| Mt Eden | 11208269-0007 | 1B/29 Karaka Street Newton Auckland 1010 | Unit A2 DP 346526 |
| Mt Eden | 11299475-0056 | 608/145 Symonds Street Newton Auckland 1010 | Unit PU608 UP 383792, AU 9 UP 383792 |
| Mt Eden | 11272915-0048 | 48/3 Burton Street Grafton Auckland 1010 | Unit III UP 204299, AU 89 UP 204299, AU 116 UP 204299 |
| Mt Eden | 11272915-0084 | 84/3 Burton Street Grafton Auckland 1010 | Unit YYY UP 204299, AU 153 UP 204299, AU 155 UP 204299 |
| Mt Eden | 30038927 | 57 Upper Queen Street Newton Auckland 1010 | |
| Papatoetoe | 11393734 | 132 Coronation Road Papatoetoe 2025 | LOT 2 DP 36331 |
| Papatoetoe | 11396503 | 16 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 37556 |
| Papatoetoe | 11396720-0016 | 6/3 Woolfield Road PAPATOETOE 2025 | PRIN 6 DP 512289, AU 12 DP 512289 |
| Papatoetoe | 11390665 | 4 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 8 DP 42664 |
| Papatoetoe | 11393868-0001 | 1/138 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 35712, FLAT 1 DP 66374 |
| Papatoetoe | 11400890-0002 | 2/7 Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 50253, FLAT 2 DP 90038 |
| Papatoetoe | 11390508 | 14 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 3 DP 42664 |
| Papatoetoe | 11450988 | 22B Woolfield Road PAPATOETOE 2025 | LOT 3 DP 514768, 1/4 SH LOT 7 DP 514768 |
| Papatoetoe | 11422865-0005 | 5/217 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 15277, FLAT 5 DP 94387 |
| Papatoetoe | 11415875-0001 | 3A Woolfield Road Papatoetoe Auckland 2025 | AU 1, UNIT A DP 75259 |
| Papatoetoe | 11366398 | 22 Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 498716 |
| Papatoetoe | 11505871 | 1/5 Woolfield Road PAPATOETOE 2025 | LOT 2 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11350875 | 206A Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 348813 |

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| Papatoetoe | 11396552 | 18 Woolfield Road Papatoetoe Auckland 2025 | LOT 5 DP 37556 |
| Papatoetoe | 11400890 | 7 Woolfield Road Papatoetoe 2025 | LOT 2 DP 50253 |
| Papatoetoe | 11420771 | 198 Shirley Road Papatoetoe 2025 | LOT 1 DP 124958 |
| Papatoetoe | 11396529-0002 | 2/17 Woolfield Road Papatoetoe Auckland 2025 | LOT 3 DP 35712, FLAT 2 DP 91243, CARPORT 2 DP 91243 |
| Papatoetoe | 11420771-0001 | 1/198 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 124958, FLAT 2 DP 162984 |
| Papatoetoe | 11441756-0002 | 2/127A Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 163705, FLAT 2 DP 163706 |
| Papatoetoe | 11420719 | 194 Shirley Road Papatoetoe 2025 | LOT 6 DP 13856 |
| Papatoetoe | 11422865-0006 | 6/217 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 15277, FLAT 6 DP 94387 |
| Papatoetoe | 11393868-0002 | 2/138 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 35712, FLAT 2 DP 66374 |
| Papatoetoe | 11370620 | 203 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 419826 |
| Papatoetoe | 11396649 | 24 Woolfield Road Papatoetoe 2025 | LOT 8 DP 37556 |
| Papatoetoe | 11393828-0002 | 2/136 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 36331, FLAT 2 DP 107175 |
| Papatoetoe | 11346512 | 9 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 1 DP 409543 |
| Papatoetoe | 11352794 | 32A Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 208999 |
| Papatoetoe | 11350851 | 206 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 348813 |
| Papatoetoe | 11343946 | 35A Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 198741 |
| Papatoetoe | 11393828-0003 | 3/136 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 36331, FLAT 3 DP 197280 |
| Papatoetoe | 11390458 | 12 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 4 DP 42664 |
| Papatoetoe | 11396720-0013 | 3/3 Woolfield Road PAPATOETOE 2025 | PRIN 3 DP 512289, AU 15 DP 512289, AU 23 DP 512289 |
| Papatoetoe | 11421616-0004 | 4/215 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 15277, FLAT 4 DP 70330 |
| Papatoetoe | 11492572 | 135D Coronation Road PAPATOETOE 2025 | LOT 4 DP 548571, 1/4 SH LOT 5 DP 548571 |
| Papatoetoe | 11390737 | 7 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 14 DP 42664 |
| Papatoetoe | 11422993-0001 | 1/223 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 92656, FLAT 1 DP 114766 |
| Papatoetoe | 11390759-0001 | 1/8 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 6 DP 42664, FLAT 1 DP 185470 |
| Papatoetoe | 11492549 | 135A Coronation Road PAPATOETOE 2025 | LOT 1 DP 548571, 1/4 SH LOT 5 DP 548571 |
| Papatoetoe | 11402662 | 9 Woolfield Road Papatoetoe Auckland 2025 | LOT 3 DP 50253 |
| Papatoetoe | 11393847-0003 | 3/137 Coronation Road Papatoetoe Auckland 2025 | LOT 11 DP 37556, FLAT 3 DP 139397 |
| Papatoetoe | 11422865 | 217 Shirley Road Papatoetoe 2025 | LOT 2 DP 15277 |
| Papatoetoe | 11397681-0002 | 2/38 Woolfield Road Papatoetoe Auckland 2025 | LOT 6 DP 39698, FLAT 2 DP 93814 |
| Papatoetoe | 11390759 | 8 Trimmer Terrace Papatoetoe 2025 | LOT 6 DP 42664 |
| Papatoetoe | 11392350-0004 | 4/127 Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 42664, FLAT 4 DP 187219 |
| Papatoetoe | 11396720-0020 | 10/3 Woolfield Road PAPATOETOE 2025 | PRIN 10 DP 512289, AU 20 DP 512289 |
| Papatoetoe | 11396649-0001 | 24 Woolfield Road Papatoetoe Auckland 2025 | LOT 8 DP 37556, FLAT 1 DP 97962 |
| Papatoetoe | 11441756-0001 | 1/127A Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 163705, FLAT 1 DP 163706 |
| Papatoetoe | 11393753 | 134 Coronation Road Papatoetoe 2025 | LOT 1 DP 56332 |
| Papatoetoe | 11422865-0001 | 1/217 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 15277, FLAT 1 DP 94387 |
| Papatoetoe | 11392350-0003 | 3/127 Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 42664, FLAT 3 DP 187219 |
| Papatoetoe | 11421561-0002 | 2/213 Shirley Road Papatoetoe Auckland 2025 | LOT 4 DP 15277, FLAT 2 DP 107642 |
| Papatoetoe | 11505872 | 3/5 Woolfield Road PAPATOETOE 2025 | LOT 3 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11421561-0001 | 1/213 Shirley Road Papatoetoe Auckland 2025 | LOT 4 DP 15277, FLAT 1 DP 103976 |
| Papatoetoe | 11421354-0004 | 4/208 Shirley Road Papatoetoe Auckland 2025 | FLAT 4 DP 129433 |
| Papatoetoe | 11370567 | 203A Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 419826 |
| Papatoetoe | 11496649 | 33 Woolfield Road PAPATOETOE 2025 | LOT 1 DP 550392 |
| Papatoetoe | 11422941-0003 | 3/221 Shirley Road Papatoetoe Auckland 2025 | PT LOT 1 DP 15277, FLAT 3 DP 71080 |
| Papatoetoe | 11393868-0003 | 3/138 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 35712, FLAT 3 DP 66374 |
| Papatoetoe | 11421280-0002 | 2/202 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 13856, FLAT 2 DP 125841 |
| Papatoetoe | 11422941-0001 | 1/221 Shirley Road Papatoetoe Auckland 2025 | PT LOT 1 DP 15277, FLAT 1 DP 71080 |
| Papatoetoe | 11396696 | 29 Woolfield Road Papatoetoe Auckland 2025 | LOT 9 DP 37556 |
| Papatoetoe | 11396742-0001 | 30 Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 39698, FLAT 1 DP 114076 |
| Papatoetoe | 11396720-0012 | 2/3 Woolfield Road PAPATOETOE 2025 | PRIN 2 DP 512289, AU 13 DP 512289, AU 22 DP 512289 |
| Papatoetoe | 11397777-0001 | 1/2 Barrie Avenue Papatoetoe Auckland 2025 | LOT 1 DP 43646, FLAT 1 DP 111672 |
| Papatoetoe | 11397704 | 39 Woolfield Road Papatoetoe Auckland 2025 | LOT 28 DP 39698 |
| Papatoetoe | 11396720-0017 | 7/3 Woolfield Road PAPATOETOE 2025 | PRIN 7 DP 512289, AU 14 DP 512289 |
| Papatoetoe | 11396720-0015 | 5/3 Woolfield Road PAPATOETOE 2025 | PRIN 5 DP 512289, AU 19 DP 512289, AU 25 DP 512289 |
| Papatoetoe | 11380273 | 196 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 198087, 1/2 SH LOT 3 DP 198087 |
| Papatoetoe | 11421378-0001 | 1/209 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 100559, FLAT 1 DP 101434 |
| Papatoetoe | 11492570 | 135B Coronation Road PAPATOETOE 2025 | LOT 2 DP 548571, 1/4 SH LOT 5 DP 548571 |
| Papatoetoe | 11397681 | 38 Woolfield Road Papatoetoe 2025 | LOT 6 DP 39698 |
| Papatoetoe | 11376447 | 204 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 316198 |
| Papatoetoe | 11396529-0003 | 3/17 Woolfield Road Papatoetoe Auckland 2025 | LOT 3 DP 35712, FLAT 3 DP 91243, CARPORT 3 DP 91243 |
| Papatoetoe | 11366437 | 20 Woolfield Road Papatoetoe Auckland 2025 | LOT 6 DP 498716 |
| Papatoetoe | 11358522 | 133A Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 324874, 1/4 SH LOT 5 DP 324874 |
| Papatoetoe | 11393828 | 136 Coronation Road Papatoetoe 2025 | LOT 1 DP 36331 |
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| Papatoetoe | 11505873 | 4/5 Woolfield Road PAPATOETOE 2025 | LOT 4 DP 561965, LOT 8 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11397778-0001 | 1/41 Woolfield Road Papatoetoe Auckland 2025 | LOT 24 DP 39698, FLAT 1 DP 99028 |
| Papatoetoe | 11358550 | 133B Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 324874, 1/4 SH LOT 5 DP 324874 |
| Papatoetoe | 11390759-0002 | 2/8 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 6 DP 42664, FLAT 2 DP 87257 |
| Papatoetoe | 11352742 | 32 Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 208999 |
| Papatoetoe | 11396649-0002 | 24A Woolfield Road Papatoetoe Auckland 2025 | LOT 8 DP 37556, FLAT 2 DP 97962 |
| Papatoetoe | 11356988 | 192 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 205579 |
| Papatoetoe | 11392350 | 127 Coronation Road Papatoetoe 2025 | LOT 2 DP 42664 |
| Papatoetoe | 11396720 | 3 Woolfield Road Papatoetoe Auckland 2025 | LOT 11 DP 44289 |
| Papatoetoe | 11450989 | 20A Woolfield Road PAPATOETOE 2025 | LOT 4 DP 514768, 1/4 SH LOT 7 DP 514768 |
| Papatoetoe | 11397681-0003 | 3/38 Woolfield Road Papatoetoe Auckland 2025 | LOT 6 DP 39698, FLAT 3 DP 93814 |
| Papatoetoe | 11421329-0002 | 207B Shirley Road Papatoetoe Auckland 2025 | LOT 7 DP 15277, FLAT 2 DP 112372 |
| Papatoetoe | 11390642-0001 | 1/3 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 16 DP 42664, FLAT 1 DP 190292 |
| Papatoetoe | 11359152 | 18 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 1 DP 179902, 1/3 SH LOT 5 DP 179902 |
| Papatoetoe | 11390642-0002 | 2/3 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 16 DP 42664, FLAT 2 DP 190292 |
| Papatoetoe | 11390688-0001 | 5 Trimmer Terrace Papatoetoe 2025 | LOT 15 DP 42664, FLAT 1 DP 183450 |
| Papatoetoe | 11390759-0004 | 4/8 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 6 DP 42664, FLAT 4 DP 87257 |
| Papatoetoe | 11402608 | 20 Coates Road Papatoetoe Auckland 2025 | LOT 9 DP 40743 |
| Papatoetoe | 11396720-0019 | 9/3 Woolfield Road PAPATOETOE 2025 | PRIN 9 DP 512289, AU 18 DP 512289 |
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| Papatoetoe | 11505875 | 6/5 Woolfield Road PAPATOETOE 2025 | LOT 6 DP 561965, LOT 10 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11421616 | 215 Shirley Road Papatoetoe 2025 | LOT 3 DP 15277 |
| Papatoetoe | 11393753-0002 | 2/134 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 56332, FLAT 2 DP 137656 |

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| Papatoetoe | 11393828-0001 | 1/136 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 36331, FLAT 1 DP 107175 |
| Papatoetoe | 11422941-0005 | 5/221 Shirley Road Papatoetoe Auckland 2025 | PT LOT 1 DP 15277, FLAT 5 DP 71080 |
| Papatoetoe | 11412229 | 80 McLean Avenue Papatoetoe Auckland 2025 | LOT 48 DP 43646 |
| Papatoetoe | 11395229 | 14 Woolfield Road Papatoetoe 2025 | LOT 2 DP 67433 |
| Papatoetoe | 11390688-0002 | 5A Trimmer Terrace Papatoetoe 2025 | LOT 15 DP 42664, FLAT 2 DP 190390 |
| Papatoetoe | 11393847 | 137 Coronation Road Papatoetoe 2025 | LOT 11 DP 37556 |
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| Papatoetoe | 11505876 | 7/5 Woolfield Road PAPATOETOE 2025 | LOT 7 DP 561965, LOT 11 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11421378-0003 | 3/209 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 100559, FLAT 3 DP 109744 |
| Papatoetoe | 11441756-0003 | 3/127A Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 163705, FLAT 3 DP 166113 |
| Papatoetoe | 11393847-0001 | 1/137 Coronation Road Papatoetoe Auckland 2025 | LOT 11 DP 37556, FLAT 1 DP 139397 |
| Papatoetoe | 11390688-0003 | 5B Trimmer Terrace Papatoetoe 2025 | LOT 15 DP 42664, FLAT 3 DP 190390 |
| Papatoetoe | 11396720-0018 | 8/3 Woolfield Road PAPATOETOE 2025 | PRIN 8 DP 512289, AU 16 DP 512289 |
| Papatoetoe | 11396671-0003 | 3/28 Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 39698, FLAT 3 DP 67081 |
| Papatoetoe | 11397777 | 2 Barrie Avenue Papatoetoe 2025 | LOT 1 DP 43646 |
| Papatoetoe | 11421354-0001 | 1/208 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 21717, FLAT 1 DP 129433 |
| Papatoetoe | 11396529-0001 | 1/17 Woolfield Road Papatoetoe Auckland 2025 | LOT 3 DP 35712, FLAT 1 DP 91243, GARAGE 1 DP 91243 |
| Papatoetoe | 11421509 | 211 Shirley Road Papatoetoe Auckland 2025 | ALLOT 233 PARISH OF MANUREWA |
| Papatoetoe | 11397778-0002 | 2/41 Woolfield Road Papatoetoe Auckland 2025 | LOT 24 DP 39698, FLAT 2 DP 99028 |
| Papatoetoe | 11376474 | 204A Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 316198 |
| Papatoetoe | 11380249 | 196A Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 198087, 1/2 SH LOT 3 DP 198087 |
| Papatoetoe | 11422941 | 221 Shirley Road Papatoetoe 2025 | PT LOT 1 DP 15277 |
| Papatoetoe | 11422941-0004 | 4/221 Shirley Road Papatoetoe Auckland 2025 | PT LOT 1 DP 15277, FLAT 4 DP 71080 |
| Papatoetoe | 11396720-0011 | 1/3 Woolfield Road PAPATOETOE 2025 | PRIN 1 DP 512289, AU 11 DP 512289, AU 21 DP 512289 |
| Papatoetoe | 11396720-0014 | 4/3 Woolfield Road PAPATOETOE 2025 | PRIN 4 DP 512289, AU 17 DP 512289, AU 24 DP 512289 |
| Papatoetoe | 11415875-0002 | 2/15 Jennifer Place Papatoetoe Auckland 2025 | AU B1, UNIT B DP 75259 |
| Papatoetoe | 11395075 | 11 Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 52789 |
| Papatoetoe | 11396476 | 15A Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 56332 |
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| Papatoetoe | 11505874 | 5/5 Woolfield Road PAPATOETOE 2025 | LOT 5 DP 561965, LOT 9 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11441756 | 127A Coronation Road Papatoetoe 2025 | LOT 1 DP 163705 |
| Papatoetoe | 11402715-0002 | 2/24 Coates Road Papatoetoe Auckland 2025 | LOT 11 DP 40743, FLAT 2 DP 146411 |
| Papatoetoe | 11396671-0001 | 1/28 Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 39698, AREA 1 DP 437435 |
| Papatoetoe | 11396792-0001 | 1/34 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 39698, FLAT 1 DP 74260 |
| Papatoetoe | 11395229-0001 | 14A Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 67433, FLAT 1 DP 69839 |
| Papatoetoe | 11415875 | 15 Jennifer Place Papatoetoe 2025 | LOT 12 DP 44289 |
| Papatoetoe | 11346566 | 9A Trimmer Terrace Papatoetoe Auckland 2025 | LOT 2 DP 409543 |
| Papatoetoe | 11395229-0002 | 2/14 Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 67433, FLAT 2 DP 209990 |
| Papatoetoe | 11422993-0003 | 3/223 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 92656, FLAT 3 DP 159964 |
| Papatoetoe | 11396451-0001 | 15 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 35712, FLAT 1 DP 86051 |
| Papatoetoe | 11396836 | 36 Woolfield Road Papatoetoe Auckland 2025 | LOT 5 DP 39698 |
| Papatoetoe | 11393753-0001 | 1/134 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 56332, FLAT 1 DP 137656 |
| Papatoetoe | 11421616-0002 | 2/215 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 15277, FLAT 2 DP 70330 |
| Papatoetoe | 11354774 | 16A Trimmer Terrace Papatoetoe Auckland 2025 | LOT 2 DP 392621 |
| Papatoetoe | 11421329-0001 | 1/207 Shirley Road Papatoetoe Auckland 2025 | LOT 7 DP 15277, FLAT 1 DP 112372 |
| Papatoetoe | 11422993-0002 | 223A Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 92656, FLAT 2 DP 124451 |
| Papatoetoe | 11358499 | 133 Coronation Road Papatoetoe Auckland 2025 | LOT 4 DP 324874, 1/4 SH LOT 5 DP 324874 |
| Papatoetoe | 11396742-0002 | 30B Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 39698, FLAT 2 DP 118555 |
| Papatoetoe | 11396671 | 28 Woolfield Road Papatoetoe 2025 | LOT 1 DP 39698 |
| Papatoetoe | 11400890-0001 | 7A Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 50253, FLAT 1 DP 90038 |
| Papatoetoe | 11421354 | 208 Shirley Road Papatoetoe 2025 | LOT 3 DP 21717 |
| Papatoetoe | 11397778 | 41 Woolfield Road Papatoetoe 2025 | LOT 24 DP 39698 |
| Papatoetoe | 11392350-0002 | 2/127 Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 42664, FLAT 2 DP 187219 |
| Papatoetoe | 11505870 | 2/5 Woolfield Road PAPATOETOE 2025 | LOT 1 DP 561965, 1/7 SH LOT 12 DP 561965 |
| Papatoetoe | 11421378 | 209 Shirley Road Papatoetoe 2025 | LOT 1 DP 100559 |
| Papatoetoe | 11397777-0002 | 2C Swaffield Road Papatoetoe Auckland 2025 | LOT 1 DP 43646, FLAT 2 DP 156501 |
| Papatoetoe | 11422993 | 223 Shirley Road Papatoetoe 2025 | LOT 1 DP 92656 |
| Papatoetoe | 11393868 | 138 Coronation Road Papatoetoe 2025 | LOT 1 DP 35712 |
| Papatoetoe | 11496650 | 33A Woolfield Road PAPATOETOE 2025 | LOT 2 DP 550392 |
| Papatoetoe | 11422941-0002 | 2/221 Shirley Road Papatoetoe Auckland 2025 | PT LOT 1 DP 15277, FLAT 2 DP 71080 |
| Papatoetoe | 11421616-0006 | 6/215 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 15277, FLAT 6 DP 70330 |
| Papatoetoe | 11421561 | 213 Shirley Road Papatoetoe 2025 | LOT 4 DP 15277 |
| Papatoetoe | 11393734-0001 | 1/132 Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 36331, FLAT 1 DP 110783 |
| Papatoetoe | 11390688 | 5 Trimmer Terrace Papatoetoe 2025 | LOT 15 DP 42664 |
| Papatoetoe | 11421378-0002 | 2/209 Shirley Road Papatoetoe Auckland 2025 | LOT 1 DP 100559, FLAT 2 DP 108623 |
| Papatoetoe | 11396792 | 34 Woolfield Road Papatoetoe 2025 | LOT 4 DP 39698 |
| Papatoetoe | 11421354-0003 | 3/208 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 21717, FLAT 3 DP 129433 |
| Papatoetoe | 11396529 | 17 Woolfield Road Papatoetoe Auckland 2025 | LOT 3 DP 35712 |
| Papatoetoe | 11344496 | 20A Trimmer Terrace Papatoetoe Auckland 2025 | LOT 4 DP 185567, 1/6 SH LOT 5 DP 179902 |
| Papatoetoe | 11396451-0002 | 2/15 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 35712, FLAT 2 DP 86051 |
| Papatoetoe | 11396451-0003 | 3/15 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 35712, FLAT 3 DP 86051 |
| Papatoetoe | 11393734-0002 | 2/132 Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 36331, FLAT 2 DP 133443 |
| Papatoetoe | 11359178 | 18A Trimmer Terrace Papatoetoe Auckland 2025 | LOT 2 DP 179902, 1/3 SH LOT 5 DP 179902 |
| Papatoetoe | 11389235 | 11 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 12 DP 42664 |
| Papatoetoe | 11393847-0002 | 2/137 Coronation Road Papatoetoe Auckland 2025 | LOT 11 DP 37556, FLAT 2 DP 139397 |
| Papatoetoe | 11421329 | 207 Shirley Road Papatoetoe 2025 | LOT 7 DP 15277 |
| Papatoetoe | 11421354-0002 | 2/208 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 21717, FLAT 2 DP 129433 |
| Papatoetoe | 11396577 | 19 Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 35712 |
| Papatoetoe | 11422865-0003 | 3/217 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 15277, FLAT 3 DP 94387 |
| Papatoetoe | 11397658 | 37 Woolfield Road Papatoetoe Auckland 2025 | LOT 29 DP 39698 |
| Papatoetoe | 11389212 | 10 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 5 DP 42664 |
| Papatoetoe | 11420719-0001 | 1/194 Shirley Road Papatoetoe Auckland 2025 | LOT 6 DP 13856, FLAT 1 DP 184837 |
| Papatoetoe | 11422865-0004 | 4/217 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 15277, FLAT 4 DP 94387 |
| Papatoetoe | 11354748 | 16 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 1 DP 392621 |
| Papatoetoe | 11390642 | 3 Trimmer Terrace Papatoetoe 2025 | LOT 16 DP 42664 |
| Papatoetoe | 11420719-0002 | 2/194 Shirley Road Papatoetoe Auckland 2025 | LOT 6 DP 13856, FLAT 2 DP 184837 |
| Papatoetoe | 11397681-0001 | 1/38 Woolfield Road Papatoetoe Auckland 2025 | LOT 6 DP 39698, FLAT 1 DP 93814 |

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| Papatoetoe | 11396451 | 15 Woolfield Road Papatoetoe 2025 | LOT 4 DP 35712 |
| Papatoetoe | 11390759-0003 | 3/8 Trimmer Terrace Papatoetoe 2025 | LOT 6 DP 42664, FLAT 3 DP 87257 |
| Papatoetoe | 11389353 | 139 Coronation Road Papatoetoe Auckland 2025 | LOT 1 DP 490596 |
| Papatoetoe | 11402633 | 22 Coates Road Papatoetoe Auckland 2025 | LOT 10 DP 40743 |
| Papatoetoe | 11421616-0001 | 1/215 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 15277, FLAT 1 DP 70330 |
| Papatoetoe | 11396792-0003 | 3/34 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 39698, FLAT 3 DP 74260 |
| Papatoetoe | 11343976 | 35 Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 198741 |
| Papatoetoe | 11421280-0001 | 1/202 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 13856, FLAT 1 DP 125841 |
| Papatoetoe | 11450987 | 22A Woolfield Road PAPATOETOE 2025 | LOT 2 DP 514768, 1/4 SH LOT 7 DP 514768 |
| Papatoetoe | 11396671-0002 | 2/28 Woolfield Road Papatoetoe Auckland 2025 | LOT 1 DP 39698, FLAT 2 DP 67081 |
| Papatoetoe | 11421616-0005 | 5/215 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 15277, FLAT 5 DP 70330 |
| Papatoetoe | 11358604 | 133C Coronation Road Papatoetoe Auckland 2025 | LOT 3 DP 324874, 1/4 SH LOT 5 DP 324874 |
| Papatoetoe | 11402715-0001 | 1/24 Coates Road Papatoetoe Auckland 2025 | LOT 11 DP 40743, FLAT 1 DP 146411 |
| Papatoetoe | 11421616-0003 | 3/215 Shirley Road Papatoetoe Auckland 2025 | LOT 3 DP 15277, FLAT 3 DP 70330 |
| Papatoetoe | 11389358 | 139A Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 490596 |
| Papatoetoe | 11492571 | 135C Coronation Road PAPATOETOE 2025 | LOT 3 DP 548571, 1/4 SH LOT 5 DP 548571 |
| Papatoetoe | 11420771-0002 | 2 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 1 DP 124958, FLAT 3 DP 162984 |
| Papatoetoe | 11392350-0001 | 1/127 Coronation Road Papatoetoe Auckland 2025 | LOT 2 DP 42664, FLAT 1 DP 187219 |
| Papatoetoe | 11396742 | 30 Woolfield Road Papatoetoe 2025 | LOT 2 DP 39698 |
| Papatoetoe | 11450990 | 20B Woolfield Road PAPATOETOE 2025 | LOT 5 DP 514768, 1/4 SH LOT 7 DP 514768 |
| Papatoetoe | 11396792-0002 | 2/34 Woolfield Road Papatoetoe Auckland 2025 | LOT 4 DP 39698, FLAT 2 DP 74260 |
| Papatoetoe | 11390713 | 6 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 7 DP 42664 |
| Papatoetoe | 11421280 | 202 Shirley Road Papatoetoe 2025 | LOT 2 DP 13856 |
| Papatoetoe | 11344465 | 20 Trimmer Terrace Papatoetoe Auckland 2025 | LOT 3 DP 185567, 1/6 SH LOT 5 DP 179902 |
| Papatoetoe | 11395100 | 11A Woolfield Road Papatoetoe Auckland 2025 | LOT 2 DP 52789 |
| Papatoetoe | 11421308 | 205 Shirley Road Papatoetoe Auckland 2025 | LOT 8 DP 15277 |
| Papatoetoe | 11402715 | 24 Coates Road Papatoetoe 2025 | LOT 11 DP 40743 |
| Papatoetoe | 11412254 | 82 McLean Avenue Papatoetoe Auckland 2025 | LOT 47 DP 43646 |
| Papatoetoe | 11422865-0002 | 2/217 Shirley Road Papatoetoe Auckland 2025 | LOT 2 DP 15277, FLAT 2 DP 94387 |
| Parnell | 11280548-0014 | 15/7 Claybrook Road Parnell Auckland 1052 | Unit 1E UP 95040 |
| Parnell | 11258590-0007 | 302/429 Parnell Road Parnell Auckland 1052 | AU CP59 UP 345834, AU CP60 UP 345834, AU S26 UP 345834, Unit 3B UP 345834 |
| Parnell | 11251808-0003 | 2/41 St Georges Bay Road Parnell Auckland 1052 | Flat 2 DP 98468 |
| Parnell | 11270090-0007 | 7/21 Birdwood Crescent Parnell Auckland 1052 | Prin Unit 7 DP 407798 |
| Parnell | 11280548-0001 | 1/7 Claybrook Road Parnell Auckland 1052 | Unit A UP 95040 |
| Parnell | 30029361 | 15/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11251917 | 49 St Georges Bay Road Parnell Auckland 1052 | Pt Lot 5 Deeds Reg 166 |
| Parnell | 11248324-0003 | 437C Parnell Road Parnell Auckland 1052 | Unit 3A UP 207498 |
| Parnell | 11201354 | 37 Birdwood Crescent Parnell Auckland 1052 | Lot 2 DP 4531 |
| Parnell | 11291905-0004 | 4/5 Claybrook Road Parnell Auckland 1052 | AU 13 UP 93772, Unit D UP 93772 |
| Parnell | 11292287-0005 | 1D/9 St Georges Bay Road Parnell Auckland 1052 | Unit 1D UP 341265, AU 19 UP 341265, AU 20 DP 341265, AU 22 DP 341265, AU L8 UP 341265 |
| Parnell | 11244867 | 29 Birdwood Crescent Parnell Auckland 1052 | Lot 3 DP 53886 |
| Parnell | 11258590-0010 | 401/429 Parnell Road Parnell Auckland 1052 | AU CP31 UP 345834, AU CP32 UP 345834, AU S1 UP 345834, Unit 4A UP 345834 |
| Parnell | 30028175 | 1/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11254650-0002 | 2/11 St Georges Bay Road Parnell Auckland 1052 | Flat 2 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND, Garage 2 DP 62327 |
| Parnell | 30022190 | Part Level 1/165 The Strand Parnell Auckland 1010 | |
| Parnell | 11280548-0009 | 9/7 Claybrook Road Parnell Auckland 1052 | Unit I UP 95040 |
| Parnell | 11251674-0002 | 2/33 St Georges Bay Road Parnell Auckland 1052 | Flat 2 DP 59723, 1/6 SH Lot 1 DP 42138 |
| Parnell | 30034465 | Rates 2-16 Watt Street Parnell Auckland 1052 | |
| Parnell | 11201546-0003 | 1C Claybrook Road Parnell Auckland 1052 | Unit C UP 197888, AU 3 UP 197888 |
| Parnell | 30025412 | 45A St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 11201438 | 43 Birdwood Crescent Parnell Auckland 1052 | Lot 31 DP 2125 |
| Parnell | 11258692-0027 | 26/27 Birdwood Crescent Parnell Auckland 1052 | Unit AA UP 187087, AU 50 UP 187087, AU 61 UP 187087 |
| Parnell | 11251674-0001 | 1/33 St Georges Bay Road Parnell Auckland 1052 | Flat 1 DP 59723, 1/6 SH Lot 1 DP 42138 |
| Parnell | 30043789 | Hotel 25 St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 11270090-0017 | 17/21 Birdwood Crescent Parnell Auckland 1052 | Unit 17 DP 407798 |
| Parnell | 30029110 | 2/511 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11248324-0009 | 437J Parnell Road Parnell Auckland 1052 | Unit 9B UP 207498 |
| Parnell | 11292287-0008 | 2C/9 St Georges Bay Road Parnell Auckland 1052 | 1/4 SH AU 24 DP 341265, Unit 2C UP 341265, AU 3 UP 341265, AU 4 DP 341265, AU 5 DP 341265, AU L2 DP 341265 |
| Parnell | 11270090-0016 | 16/21 Birdwood Crescent Parnell Auckland 1052 | Unit 16 DP 407798 |
| Parnell | 30012703 | 6 Claybrook Road Parnell Auckland 1052 | |
| Parnell | 11280548-0005 | 5/7 Claybrook Road Parnell Auckland 1052 | Unit E UP 95040 |
| Parnell | 30024767 | 8/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11251674-0006 | 6/33 St Georges Bay Road Parnell Auckland 1052 | Flat 6 DP 59723 |
| Parnell | 30025379 | 45 St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 30028992 | Business 477 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11258692-0013 | 12/27 Birdwood Crescent Parnell Auckland 1052 | Unit M UP 187087, AU 28 UP 187087 |
| Parnell | 11258692-0011 | 10/27 Birdwood Crescent Parnell Auckland 1052 | Unit K UP 187087, AU 30 UP 187087 |
| Parnell | 11251808-0001 | 41 St Georges Bay Road Parnell Auckland 1052 | Flat 5 DP 98468 |
| Parnell | 11254650-0003 | 3/11 St Georges Bay Road Parnell Auckland 1052 | Flat 3 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND, Garage 3 DP 62327 |
| Parnell | 30029059 | 3/509 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11292260 | 7 St Georges Bay Road Parnell Auckland 1052 | Lot 2 DP 329214 |
| Parnell | 30029281 | 12/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11285308-0001 | 4A Claybrook Road Parnell Auckland 1052 | Unit A UP 157574 |
| Parnell | 11258692-0025 | 24/27 Birdwood Crescent Parnell Auckland 1052 | Unit Y UP 187087, AU 48 UP 187087, AU 63 UP 187087 |
| Parnell | 11244867-0004 | 4/29 Birdwood Crescent Parnell Auckland 1052 | AU 4 UP 100991, Unit D UP 100991 |
| Parnell | 11270090 | 21 Birdwood Crescent Parnell Auckland 1052 | Lot 2 DP 399655 |
| Parnell | 11254236 | 446 Parnell Road Parnell Auckland 1052 | Lot 1 DP 93398, Lot 2 DP 164376 |
| Parnell | 30021817 | 33 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11280882 | 29A St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 309825 |

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| Parnell | 11251723 | 37-39 St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 94212 |
| Parnell | 11291296 | 473 Parnell Road Parnell Auckland 1052 | Lot 2 DP 207683 |
| Parnell | 11258692 | 23-27 Birdwood Crescent Parnell Auckland 1052 | Lot 1 DP 180857 |
| Parnell | 30025007 | 10 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11258692-0003 | 1/27 Birdwood Crescent Parnell Auckland 1052 | Unit C UP 187087, AU 6 UP 187087, AU 13 UP 187087, AU 24 UP 187087 |
| Parnell | 11285623-0009 | 23I St Georges Bay Road Parnell Auckland 1052 | Unit I UP 125385 |
| Parnell | 11201290-0001 | 1/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 1 DP 89979, Carport 1 DP 89979 |
| Parnell | 30028347 | 7/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11296058 | 6-12 Kenwyn Street Parnell Auckland 1052 | Lot 1 DP 8266, Lot 2 DP 8266, Lot 26 DP 8266, Lot 27 DP 8266 |
| Parnell | 11258590-0019 | 102/431 Parnell Road Parnell Auckland 1052 | Unit 1B UP 345834, AU 2 UP 345834, AU CP15 UP 345834, AU CP46 UP 345834, AU S17 UP 345834 |
| Parnell | 11248341-0003 | 3/439 Parnell Road Parnell Auckland 1052 | AU 11 UP 314302, AU 12 UP 314302, AU 13 UP 314302, Unit 3 UP 314302, AU 3 UP 314302 |
| Parnell | 11270090-0012 | 12/21 Birdwood Crescent Parnell Auckland 1052 | Unit 12 DP 407798, AU 105 DP 407798 |
| Parnell | 11445339 | 17C St Georges Bay Road PARNELL 1052 | LOT 3 DP 502956 |
| Parnell | 11258692-0012 | 11/27 Birdwood Crescent Parnell Auckland 1052 | Unit L UP 187087, AU 29 UP 187087 |
| Parnell | 11244867-0002 | 2/29 Birdwood Crescent Parnell Auckland 1052 | AU 2 UP 100991, Unit B UP 100991 |
| Parnell | 11254624 | 5 St Georges Bay Road Parnell Auckland 1052 | Lot 5 DP 93399 |
| Parnell | 30024979 | 6-8 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 30029118 | 3/511 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11201388-0001 | 39 Birdwood Crescent Parnell Auckland 1052 | Flat 1 DP 149075, 1/2 SH Lot 1 DP 149075 |
| Parnell | 11258692-0021 | 20/27 Birdwood Crescent Parnell Auckland 1052 | Unit U UP 187087, AU 38 UP 187087, AU 41 UP 187087, AU 42 UP 187087 |
| Parnell | 11258692-0008 | 7/27 Birdwood Crescent Parnell Auckland 1052 | Unit H UP 187087, AU 11 UP 187087, AU 19 UP 187087, AU 44 UP 187087 |
| Parnell | 30023951 | 37B St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 11291905-0011 | 11/5 Claybrook Road Parnell Auckland 1052 | AU 1 UP 93772, Unit 1E UP 93772 |
| Parnell | 11258590-0023 | 301/431 Parnell Road Parnell Auckland 1052 | Unit 3G UP 345834, AU CP18 UP 345834, AU CP25 UP 345834, AU S13 UP 345834 |
| Parnell | 11245001-0010 | 11/435 Parnell Road Parnell Auckland 1052 | Unit K UP 104546 |
| Parnell | 11258590-0001 | 101/429 Parnell Road Parnell Auckland 1052 | Unit 1C UP 345834, AU 9 UP 345834, AU CP17 UP 345834, AU CP26 UP 345834, AU S23 UP 345834 |
| Parnell | 11251674-0003 | 3/33 St Georges Bay Road Parnell Auckland 1052 | Flat 3 DP 59723, 1/6 SH Lot 1 DP 42138, Carport 3 DP 59723 |
| Parnell | 11251723-0002 | 1/39 St Georges Bay Road Parnell Auckland 1052 | Flat 2 DP 189152, 1/3 SH Lot 1 DP 94212 |
| Parnell | 11280548-0012 | 13/7 Claybrook Road Parnell Auckland 1052 | Unit 1C UP 95040, AU 7 UP 95040, AU 20 UP 95040 |
| Parnell | 11258692-0015 | 14/27 Birdwood Crescent Parnell Auckland 1052 | Unit O UP 187087, AU 26 UP 187087 |
| Parnell | 30028315 | 6/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11285623 | 19-23 St Georges Bay Road Parnell Auckland 1052 | Lot 6 DP 25680, Lot 7 DP 25680 |
| Parnell | 30022241 | Part Level 3/165 The Strand Parnell Auckland 1010 | |
| Parnell | 30012730 | 6A Claybrook Road Parnell Auckland 1052 | |
| Parnell | 11250074-0002 | 487A Parnell Road Parnell Auckland 1052 | Flat 2 DP 170476, 1/2 SH Lot 1 DP 170475 |
| Parnell | 11270090-0010 | 10/21 Birdwood Crescent Parnell Auckland 1052 | Unit 10 DP 407798 |
| Parnell | 11258692-0001 | 23 Birdwood Crescent Parnell Auckland 1052 | Unit A UP 187087, AU 1 UP 187087, AU 4 UP 187087, AU 5 UP 187087 |
| Parnell | 11258590-0024 | 302/431 Parnell Road Parnell Auckland 1052 | Unit 3F UP 345834, AU CP21 UP 345834, AU CP22 UP 345834, AU S20 UP 345834 |
| Parnell | 30029129 | 4/511 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11250058 | 481 Parnell Road Parnell Auckland 1052 | Lot 1 DP 491860 |
| Parnell | 11291905 | 5 Claybrook Road Parnell Auckland 1052 | Lot 1 DP 42678 |
| Parnell | 11285623-0011 | 23K St Georges Bay Road Parnell Auckland 1052 | Unit K UP 125385 |
| Parnell | 11251723-0001 | 37A-D St Georges Bay Road Parnell Auckland 1052 | Flat 1 DP 102494, 1/3 SH Lot 1 DP 94212 |
| Parnell | 11266615-0001 | 16-18 St Stephens Avenue PARNELL 1052 | Pt Lot 3 DP 36022, Lot 4 DP 36022, Lot 5 DP 36022 |
| Parnell | 11250825-0002 | 1/27 St Georges Bay Road Parnell Auckland 1052 | Flat 2 DP 167416 |
| Parnell | 11285308-0003 | 4C Claybrook Road Parnell Auckland 1052 | Unit C UP 157574 |
| Parnell | 11258590-0030 | 502/431 Parnell Road Parnell Auckland 1052 | Unit 5G UP 345834, AU CP47 UP 345834, AU CP56 UP 345834, AU CP57 UP 345834, AU S18 UP 345834 |
| Parnell | 11291905-0012 | 12/5 Claybrook Road Parnell Auckland 1052 | AU 7 UP 93772, Unit 1F UP 93772 |
| Parnell | 11246607 | 43 St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 154470 |
| Parnell | 11258590-0014 | 501/429 Parnell Road Parnell Auckland 1052 | AU CP1 UP 345834, AU CP30 UP 345834, AU CP33 UP 345834, AU CP71 UP 345834, AU S2 UP 345834, Unit 5A UP 345834 |
| Parnell | 11285623-0004 | 19D St Georges Bay Road Parnell Auckland 1052 | Unit D UP 125385 |
| Parnell | 11244867-0001 | 1/29 Birdwood Crescent Parnell Auckland 1052 | AU 3 UP 100991, Unit A UP 100991 |
| Parnell | 11251674-0005 | 5/33 St Georges Bay Road Parnell Auckland 1052 | Flat 5 DP 59723 |
| Parnell | 11288989-0001 | 35-35A Birdwood Crescent Parnell Auckland 1052 | 1/2 SH Lot 1 DP 113659, 1/2 SH Pt Lot 3 DP 4531, Flat 1 DP 113659 |
| Parnell | 11251723-0003 | 2/39 St Georges Bay Road Parnell Auckland 1052 | 1/3 SH Lot 1 DP 94212, Flat 3 DP 189152 |
| Parnell | 30030807 | 35 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11258590-0027 | 402/431 Parnell Road Parnell Auckland 1052 | Unit 4F UP 345834, AU CP24 UP 345834, AU CP38 UP 345834, AU S8 UP 345834 |
| Parnell | 11248849-0002 | 33A Birdwood Crescent Parnell Auckland 1052 | Flat 2 DP 116916 |
| Parnell | 11270090-0003 | 3/21 Birdwood Crescent Parnell Auckland 1052 | Unit 3 DP 407798, 1/2 SH AU 102 DP 407798 |
| Parnell | 11513817 | 471 Parnell Road PARNELL 1052 | LOT 2 DP 540907 |
| Parnell | 11258692-0029 | 28/27 Birdwood Crescent Parnell Auckland 1052 | Unit CC UP 187087, AU 52 UP 187087, AU 59 UP 187087 |
| Parnell | 11245001-0006 | 6/435 Parnell Road Parnell Auckland 1052 | Unit F UP 104546 |
| Parnell | 11245001-0011 | 12/435 Parnell Road Parnell Auckland 1052 | Unit L UP 104546 |
| Parnell | 11201594 | 6 Claybrook Road Parnell Auckland 1052 | PT ALLOT 33A SEC 3 Suburbs AUCKLAND |
| Parnell | 30028260 | 4/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11244867-0003 | 3/29 Birdwood Crescent Parnell Auckland 1052 | AU 1 UP 100991, Unit C UP 100991 |
| Parnell | 11254299 | 6-10 St Stephens Avenue Parnell Auckland 1052 | Lot 2 Deeds Reg S100, Lot 3 Deeds Reg S100 |
| Parnell | 11248341-0007 | 7/439 Parnell Road Parnell Auckland 1052 | Unit 7 UP 314302, AU 7 UP 314302 |
| Parnell | 11251892 | 47 St Georges Bay Road Parnell Auckland 1052 | Lot 4 Deeds Reg 166 |
| Parnell | 11291905-0002 | 2/5 Claybrook Road Parnell Auckland 1052 | AU 15 UP 93772, Unit B UP 93772 |
| Parnell | 11251808-0005 | 4/41 St Georges Bay Road Parnell Auckland 1052 | Flat 4 DP 98468 |
| Parnell | 11250825 | 27 St Georges Bay Road Parnell Auckland 1052 | Pt Lot 2 DP 31042 |
| Parnell | 11258590-0008 | 303/429 Parnell Road Parnell Auckland 1052 | AU CP68 UP 345834, AU S32 UP 345834, Unit 3C UP 345834 |

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| Parnell | 11254650-0004 | 4/11 St Georges Bay Road Parnell Auckland 1052 | Flat 4 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND, Garage 4 DP 62327 |
| Parnell | 11248324-0005 | 437E Parnell Road Parnell Auckland 1052 | Unit 5A UP 207498 |
| Parnell | 11258590-0005 | 204/429 Parnell Road Parnell Auckland 1052 | AU 6 UP 345834, AU CP23 UP 345834, AU CP39 UP 345834, AU S9 UP 345834, Unit 2D UP 345834 |
| Parnell | 11270090-0018 | 18/21 Birdwood Crescent Parnell Auckland 1052 | Unit 18 DP 407798 |
| Parnell | 11201290-0002 | 2/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 2 DP 89979, Carport 2 DP 89979 |
| Parnell | 11280548-0016 | 17/7 Claybrook Road Parnell Auckland 1052 | Unit 1G UP 95040 |
| Parnell | 11280548-0019 | 20/7 Claybrook Road Parnell Auckland 1052 | Unit 1J UP 95040 |
| Parnell | 11201290 | 29A Birdwood Crescent Parnell Auckland 1052 | Lot 2 DP 53886 |
| Parnell | 11245001-0005 | 5/435 Parnell Road Parnell Auckland 1052 | Unit E UP 104546 |
| Parnell | 11250825-0003 | 2/27 St Georges Bay Road Parnell Auckland 1052 | Flat 3 DP 167416 |
| Parnell | 11261569-0001 | 155 The Strand Parnell Auckland 1010 | Lot 1 DP 116803 |
| Parnell | 30035783 | 8 Cathedral Place Parnell Auckland 1052 | |
| Parnell | 11251863 | 45 St Georges Bay Road Parnell Auckland 1052 | Pt Lot 3 Deeds Reg 166 |
| Parnell | 11285623-0005 | 21E St Georges Bay Road Parnell Auckland 1052 | Unit E UP 125385 |
| Parnell | 11292287-0006 | 2A/9 St Georges Bay Road Parnell Auckland 1052 | Unit 2A DP 341265, AU 11 DP 341265, AU 12 DP 341265, AU L9 DP 341265, 1/4 SH AU 24 DP 341265 |
| Parnell | 11248341-0008 | 8/439 Parnell Road Parnell Auckland 1052 | Unit 8 UP 314302, AU 8 UP 314302 |
| Parnell | 11258590-0028 | 403/431 Parnell Road Parnell Auckland 1052 | Unit 4E UP 345834, AU CP40 UP 345834, AU CP53 UP 345834, AU CP54 UP 345834, AU S10 UP 345834 |
| Parnell | 30035431 | 461 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11240660 | 30-34 Kenwyn Street Parnell Auckland 1052 | Lot 2 DP 22451, PT ALLOT 123 SEC 1 Suburbs AUCKLAND, Lot 1 DP 22451 |
| Parnell | 11258590-0015 | 502/429 Parnell Road Parnell Auckland 1052 | AU CP2 UP 345834, AU CP34 UP 345834, AU CP72 UP 345834, AU S3 UP 345834, Unit 5B UP 345834 |
| Parnell | 11291905-0015 | 15/5 Claybrook Road Parnell Auckland 1052 | AU 6 UP 93772, Unit 1I UP 93772 |
| Parnell | 30043770 | Residence 25 St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 30021851 | 33C Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11201290-0005 | 5/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 5 DP 89979, Carport 5 DP 89979 |
| Parnell | 11258692-0032 | 31/27 Birdwood Crescent Parnell Auckland 1052 | Unit FF UP 187087, AU 55 UP 187087, AU 70 UP 187087, AU 71 UP 187087 |
| Parnell | 11248361 | 463 Parnell Road Parnell Auckland 1052 | DP 2012 |
| Parnell | 11258692-0038 | 37/27 Birdwood Crescent Parnell Auckland 1052 | Unit LL UP 187087, AU 78 UP 187087 |
| Parnell | 30023991 | 37C St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 11258692-0023 | 22/27 Birdwood Crescent Parnell Auckland 1052 | Unit W UP 187087, AU 40 UP 187087, AU 65 UP 187087 |
| Parnell | 11270090-0001 | 1/21 Birdwood Crescent Parnell Auckland 1052 | Unit 1 DP 407798, 1/2 SH AU 101 DP 407798 |
| Parnell | 11445337 | 17A St Georges Bay Road PARNELL 1052 | LOT 1 DP 502956 |
| Parnell | 30022159 | Pt Lvl 1+ 165 The Strand Parnell Auckland 1010 | |
| Parnell | 11285623-0006 | 21F St Georges Bay Road Parnell Auckland 1052 | Unit F UP 125385, AU 7 UP 125385 |
| Parnell | 11248341-0004 | 4/439 Parnell Road Parnell Auckland 1052 | Unit 4 UP 314302, AU 4 UP 314302 |
| Parnell | 30035788 | 9 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 30024687 | 5/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 30029010 | Residence 477 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11201546-0004 | 1D Claybrook Road Parnell Auckland 1052 | Unit D UP 197888 |
| Parnell | 11291905-0005 | 5/5 Claybrook Road Parnell Auckland 1052 | AU 9 UP 93772, Unit E UP 93772 |
| Parnell | 11258692-0036 | 35/27 Birdwood Crescent Parnell Auckland 1052 | Unit JJ UP 187087, AU 76 UP 187087 |
| Parnell | 11270090-0023 | 23/21 Birdwood Crescent Parnell Auckland 1052 | Unit 23 DP 407798 |
| Parnell | 11258590-0018 | 101/431 Parnell Road Parnell Auckland 1052 | Unit 1A UP 345834, AU 1 UP 345834, AU CP55 UP 345834, AU CP69 UP 345834, AU S31 UP 345834 |
| Parnell | 11285308-0002 | 4B Claybrook Road Parnell Auckland 1052 | Unit B UP 157574 |
| Parnell | 11291905-0018 | 18/5 Claybrook Road Parnell Auckland 1052 | AU 18 UP 93772, Unit 1L UP 93772 |
| Parnell | 11244867-0007 | 7/29 Birdwood Crescent Parnell Auckland 1052 | AU 6 UP 100991, Unit G UP 100991 |
| Parnell | 30029386 | 16/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 30028376 | 8/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11280857 | 29 St Georges Bay Road Parnell Auckland 1052 | Lot 2 DP 309825 |
| Parnell | 30024713 | 6/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11251808-0002 | 1/41 St Georges Bay Road Parnell Auckland 1052 | Flat 1 DP 98468 |
| Parnell | 11201319 | 31 Birdwood Crescent Parnell Auckland 1052 | Lot 1 DP 53886 |
| Parnell | 11291905-0010 | 10/5 Claybrook Road Parnell Auckland 1052 | AU 2 UP 93772, Unit 1D UP 93772 |
| Parnell | 11445338 | 17B St Georges Bay Road PARNELL 1052 | LOT 2 DP 502956 |
| Parnell | 11258590-0031 | 503/431 Parnell Road Parnell Auckland 1052 | Unit 5E DP 345834, AU CP10 DP 345834, AU CP11 DP 345834, AU CP45 DP 345834, AU S16 DP 345834 |
| Parnell | 11283956 | 3 Claybrook Road Parnell Auckland 1052 | Lot 2 DP 190603 |
| Parnell | 11244867-0005 | 5/29 Birdwood Crescent Parnell Auckland 1052 | AU 5 UP 100991, Unit E UP 100991 |
| Parnell | 11245001 | 435 Parnell Road Parnell Auckland 1052 | Lot 2 DP 103838 |
| Parnell | 11258590-0021 | 202/431 Parnell Road Parnell Auckland 1052 | Unit 2F UP 345834, AU CP43 UP 345834, AU CP51 UP 345834, AU S14 UP 345834 |
| Parnell | 11258590-0003 | 202/429 Parnell Road Parnell Auckland 1052 | AU 4 UP 345834, AU CP28 UP 345834, AU CP35 UP 345834, AU S4 UP 345834, Unit 2B UP 345834 |
| Parnell | 11245001-0009 | 10/435 Parnell Road Parnell Auckland 1052 | Unit J UP 104546 |
| Parnell | 11258590-0026 | 401/431 Parnell Road Parnell Auckland 1052 | Unit 4G UP 345834, AU CP49 UP 345834, AU CP50 UP 345834, AU S21 UP 345834 |
| Parnell | 11248324-0001 | 437A Parnell Road Parnell Auckland 1052 | Unit 1A UP 207498 |
| Parnell | 11258692-0020 | 19/27 Birdwood Crescent Parnell Auckland 1052 | Unit T UP 187087, AU 36 UP 187087, AU 37 UP 187087 |
| Parnell | 11285623-0003 | 19C St Georges Bay Road Parnell Auckland 1052 | Unit C UP 125385 |
| Parnell | 11280548-0015 | 16/7 Claybrook Road Parnell Auckland 1052 | Unit 1F UP 95040 |
| Parnell | 11244867-0006 | 6/29 Birdwood Crescent Parnell Auckland 1052 | AU 7 UP 100991, Unit F UP 100991 |
| Parnell | 11201546 | 1 Claybrook Road Parnell Auckland 1052 | Lot 1 DP 150191 |
| Parnell | 11292287-0003 | 1B/9 St Georges Bay Road Parnell Auckland 1052 | Unit 1B UP 341265, AU 15 UP 341265, AU 16 UP 341265, AU L3 UP 341265 |
| Parnell | 11201290-0003 | 3/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 3 DP 89979, Carport 3 DP 89979 |
| Parnell | 30024742 | 7/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11258590-0025 | 303/431 Parnell Road Parnell Auckland 1052 | Unit 3E UP 345834, AU CP6 UP 345834, AU CP7 UP 345834, AU CP8 UP 345834, AU S24 UP 345834 |

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| Parnell | 30029335 | 14/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11245001-0012 | 13/435 Parnell Road Parnell Auckland 1052 | Unit M UP 104546 |
| Parnell | 30022217 | Part Level 3/165 The Strand Parnell Auckland 1010 | |
| Parnell | 11258692-0034 | 33/27 Birdwood Crescent Parnell Auckland 1052 | Unit HH UP 187087, AU 57 UP 187087, AU 68 UP 187087, AU 74 UP 187087, AU 80 UP 187087 |
| Parnell | 11248341-0010 | 10/439 Parnell Road Parnell Auckland 1052 | Unit 10 UP 314302, AU 10 UP 314302 |
| Parnell | 11270090-0009 | 9/21 Birdwood Crescent Parnell Auckland 1052 | Unit 9 DP 407798 |
| Parnell | 11245001-0015 | 16/435 Parnell Road Parnell Auckland 1052 | Unit P UP 104546 |
| Parnell | 30025270 | 37A St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 11254650-0007 | 7/11 St Georges Bay Road Parnell Auckland 1052 | Flat 7 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 11280548-0008 | 8/7 Claybrook Road Parnell Auckland 1052 | Unit H UP 95040 |
| Parnell | 11245001-0004 | 4/435 Parnell Road Parnell Auckland 1052 | Unit D UP 104546 |
| Parnell | 11270090-0019 | 19/21 Birdwood Crescent Parnell Auckland 1052 | Unit 19 DP 407798 |
| Parnell | 11292287-0001 | GA/9 St Georges Bay Road Parnell Auckland 1052 | Unit GA UP 341265, AU 17 UP 341265, AU 18 DP 341265, AU 21 DP 341265 |
| Parnell | 11258590-0006 | 301/429 Parnell Road Parnell Auckland 1052 | AU CP64 UP 345834, AU CP65 UP 345834, AU S28 UP 345834, Unit 3A UP 345834 |
| Parnell | 11288989 | 35 Birdwood Crescent Parnell Auckland 1052 | Lot 1 DP 113659, Pt Lot 3 DP 4531 |
| Parnell | 30029201 | 9/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11258692-0005 | 4/27 Birdwood Crescent Parnell Auckland 1052 | Unit E UP 187087, AU 8 UP 187087, AU 15 UP 187087, AU 22 UP 187087 |
| Parnell | 30024664 | 4/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11258692-0009 | 8/27 Birdwood Crescent Parnell Auckland 1052 | Unit I UP 187087, AU 12 UP 187087, AU 18 UP 187087, AU 43 UP 187087, AU 58 UP 187087 |
| Parnell | 11270090-0006 | 6/21 Birdwood Crescent Parnell Auckland 1052 | Unit 6 DP 407798 |
| Parnell | 11258692-0002 | 25 Birdwood Crescent Parnell Auckland 1052 | Unit B UP 187087, AU 2 UP 187087, AU 3 UP 187087 |
| Parnell | 11248324-0004 | 437D Parnell Road Parnell Auckland 1052 | Unit 4A UP 207498 |
| Parnell | 11248324-0010 | 437K Parnell Road Parnell Auckland 1052 | Unit 10B UP 207498 |
| Parnell | 30024586 | 1/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11248341-0009 | 9/439 Parnell Road Parnell Auckland 1052 | Unit 9 UP 314302, AU 9 UP 314302 |
| Parnell | 30031488 | Rates 12 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11251650 | 31 St Georges Bay Road Parnell Auckland 1052 | PT ALLOT 81 SEC 1 Suburbs AUCKLAND |
| Parnell | 11245001-0002 | 2/435 Parnell Road Parnell Auckland 1052 | Unit B UP 104546 |
| Parnell | 11254650-0009 | 9/11 St Georges Bay Road Parnell Auckland 1052 | Flat 9 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 30021782 | 33B Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11271312 | 2-16 Watt Street Parnell Auckland 1052 | Lot 1 DP 164518 |
| Parnell | 11250042 | 479 Parnell Road Parnell Auckland 1052 | PT ALLOT 33A SEC 3 Suburbs AUCKLAND |
| Parnell | 11270090-0021 | 21/21 Birdwood Crescent Parnell Auckland 1052 | Unit 21 DP 407798 |
| Parnell | 11248324-0006 | 437F Parnell Road Parnell Auckland 1052 | Unit 6A UP 207498 |
| Parnell | 11258590-0020 | 201/431 Parnell Road Parnell Auckland 1052 | Unit 2G DP 345834, AU 8 DP 345834, AU CP52 DP 345834, AU CP58 DP 345834, AU S19 DP 345834 |
| Parnell | 11245001-0013 | 14/435 Parnell Road Parnell Auckland 1052 | Unit N UP 104546 |
| Parnell | 11258692-0040 | 39/27 Birdwood Crescent Parnell Auckland 1052 | Unit NN UP 187087, AU 45 UP 187087 |
| Parnell | 11258692-0019 | 18/27 Birdwood Crescent Parnell Auckland 1052 | Unit S UP 187087, AU 34 UP 187087, AU 35 UP 187087 |
| Parnell | 11270090-0013 | 13/21 Birdwood Crescent Parnell Auckland 1052 | Unit 13 DP 407798, AU 104 DP 407798 |
| Parnell | 11280548-0017 | 18/7 Claybrook Road Parnell Auckland 1052 | Unit 1H UP 95040 |
| Parnell | 11285623-0007 | 21G St Georges Bay Road Parnell Auckland 1052 | Unit G UP 125385 |
| Parnell | 11248341-0005 | 5/439 Parnell Road Parnell Auckland 1052 | Unit 5 UP 314302, AU 5 UP 314302 |
| Parnell | 11258692-0014 | 13/27 Birdwood Crescent Parnell Auckland 1052 | Unit N UP 187087, AU 27 UP 187087 |
| Parnell | 11270090-0011 | 11/21 Birdwood Crescent Parnell Auckland 1052 | Prin Unit 11 DP 407798 |
| Parnell | 11201413 | 41 Birdwood Crescent Parnell Auckland 1052 | Pt Lot 31 DP 4531 |
| Parnell | 11248341-0006 | 6/439 Parnell Road Parnell Auckland 1052 | Unit 6 UP 314302, AU 6 UP 314302 |
| Parnell | 30021746 | 33D Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 30029088 | 5/509 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11280548-0013 | 14/7 Claybrook Road Parnell Auckland 1052 | Unit 1D UP 95040 |
| Parnell | 11291905-0001 | 1/5 Claybrook Road Parnell Auckland 1052 | AU 16 UP 93772, Unit A UP 93772 |
| Parnell | 11296083 | 14-28 Kenwyn Street Parnell Auckland 1052 | Lot 28 DP 8266, Lot 29 DP 8266, Lot 30 DP 8266, Lot 31 DP 8266 |
| Parnell | 11270090-0015 | 15/21 Birdwood Crescent Parnell Auckland 1052 | Unit 15 DP 407798 |
| Parnell | 30028287 | 5/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11250825-0001 | 27 St Georges Bay Road Parnell Auckland 1052 | Flat 1 DP 163715 |
| Parnell | 11275186 | Birdwood Crescent Parnell Auckland 1052 | Lot 2 DP 371705 |
| Parnell | 11250124 | 509 Parnell Road Parnell Auckland 1052 | Lot 4 Deeds Reg 1287 |
| Parnell | 11260097 | 12 St Stephens Avenue Parnell Auckland 1052 | Lot 2 DP 36022, Pt Lot 3 DP 36022 |
| Parnell | 11250144-0001 | 511 Parnell Road Parnell Auckland 1052 | Lot 1 DP 150385 |
| Parnell | 11280548-0010 | 11/7 Claybrook Road Parnell Auckland 1052 | Unit 1A UP 95040 |
| Parnell | 11270090-0024 | 24/21 Birdwood Crescent Parnell Auckland 1052 | Prin Unit 24 DP 407798 |
| Parnell | 11248341 | 1-10/ 439 Parnell Road Parnell Auckland 1052 | Lot 4 DP 103838 |
| Parnell | 11250107 | 501 Parnell Road Parnell Auckland 1052 | Lot 3 ALLOT 32A SEC 3 Suburbs AUCKLAND |
| Parnell | 11257252 | Titoki Street Parnell Auckland 1052 | SEC 1 SO 62979 |
| Parnell | 11258692-0017 | 16/27 Birdwood Crescent Parnell Auckland 1052 | Unit Q UP 187087, AU 81 UP 187087 |
| Parnell | 11250089-0001 | 491 Parnell Road Parnell Auckland 1052 | Flat 2 DP 171547, 1/2 SH Lot 1 DP 166502 |
| Parnell | 11291905-0013 | 13/5 Claybrook Road Parnell Auckland 1052 | AU 5 UP 93772, Unit 1G UP 93772 |
| Parnell | 11258692-0010 | 9/27 Birdwood Crescent Parnell Auckland 1052 | Unit J UP 187087, AU 31 UP 187087 |
| Parnell | 11258590-0009 | 304/429 Parnell Road Parnell Auckland 1052 | AU CP29 UP 345834, AU CP4 UP 345834, AU CP5 UP 345834, AU S6 UP 345834, Unit 3D UP 345834 |
| Parnell | 11513816 | 469 Parnell Road PARNELL 1052 | LOT 1 DP 540907 |
| Parnell | 11270090-0005 | 5/21 Birdwood Crescent Parnell Auckland 1052 | Unit 5 DP 407798 |
| Parnell | 11270090-0020 | 20/21 Birdwood Crescent Parnell Auckland 1052 | Unit 20 DP 407798 |
| Parnell | 30029043 | 2/509 Parnell Road Parnell Auckland 1052 | |
| Parnell | 30029099 | 1/511 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11258692-0022 | 21/27 Birdwood Crescent Parnell Auckland 1052 | Unit V UP 187087, AU 39 UP 187087 |

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| Parnell | 11248849-0003 | Rates 33B-33C Birdwood Crescent Parnell Auckland 1052 | Flat 3 DP 116916 |
| Parnell | 11292287-0004 | 1C/9 St Georges Bay Road Parnell Auckland 1052 | Unit 1C DP 341265, AU 6 DP 341265, AU 7 DP 341265, AU L5 DP 341265 |
| Parnell | 30028230 | 3/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11248849-0001 | Rates 33-33D Birdwood Crescent Parnell Auckland 1052 | Flat 1 DP 116916 |
| Parnell | 11254650 | 11 St Georges Bay Road Parnell Auckland 1052 | Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 30028201 | 2/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11280548-0006 | 6/7 Claybrook Road Parnell Auckland 1052 | Unit F UP 95040, AU 3 UP 95040, AU 14 UP 95040 |
| Parnell | 11248324-0007 | 437G Parnell Road Parnell Auckland 1052 | Unit 7A UP 207498 |
| Parnell | 11258590-0013 | 404/429 Parnell Road Parnell Auckland 1052 | AU CP9 UP 345834, AU CP36 UP 345834, AU S5 UP 345834, Unit 4D UP 345834 |
| Parnell | 11201290-0007 | 7/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 7 DP 89979, Carport 7 DP 89979 |
| Parnell | 11254650-0001 | 1/11 St Georges Bay Road Parnell Auckland 1052 | Flat 1 DP 62327, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND, Garage 1 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 11258590-0004 | 203/429 Parnell Road Parnell Auckland 1052 | AU 5 UP 345834, AU CP63 UP 345834, AU S27 UP 345834, Unit 2C UP 345834 |
| Parnell | 11258692-0031 | 30/27 Birdwood Crescent Parnell Auckland 1052 | Unit EE UP 187087, AU 54 UP 187087, AU 67 UP 187087, AU 69 UP 187087 |
| Parnell | 30015215 | Rates 446 Parnell Road Parnell Auckland 1052 | |
| Parnell | 30029139 | 5/511 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11248420 | 477 Parnell Road Parnell Auckland 1052 | PT ALLOT 33A SEC 3 Suburbs AUCKLAND |
| Parnell | 11254650-0005 | 5/11 St Georges Bay Road Parnell Auckland 1052 | Flat 5 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND, Garage 5 DP 62327, Locker 1 DP 62327 |
| Parnell | 11251808 | 41 St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 96221 |
| Parnell | 11285623-0008 | 21H St Georges Bay Road Parnell Auckland 1052 | Unit H UP 125385 |
| Parnell | 11285623-0012 | 23L St Georges Bay Road Parnell Auckland 1052 | Unit L UP 125385 |
| Parnell | 30030832 | 35A Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11270090-0002 | 2/21 Birdwood Crescent Parnell Auckland 1052 | Prin Unit 2 DP 407798, 1/2 SH AU 101 DP 407798 |
| Parnell | 11248382 | 465-467 Parnell Road Parnell Auckland 1052 | PT ALLOT 33A SEC 3 Suburbs AUCKLAND |
| Parnell | 11291905-0006 | 6/5 Claybrook Road Parnell Auckland 1052 | AU 3 UP 93772, Unit F UP 93772 |
| Parnell | 11248324 | 437 Parnell Road Parnell Auckland 1052 | Lot 3 DP 103838 |
| Parnell | 11258590-0011 | 402/429 Parnell Road Parnell Auckland 1052 | AU CP61 UP 345834, AU CP62 UP 345834, AU S25 UP 345834, Unit 4B UP 345834 |
| Parnell | 11201546-0002 | 1B Claybrook Road Parnell Auckland 1052 | Unit B UP 197888, AU 2 UP 197888 |
| Parnell | 11292287 | 9 St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 329214 |
| Parnell | 11291905-0014 | 14/5 Claybrook Road Parnell Auckland 1052 | AU 4 UP 93772, Unit 1H UP 93772 |
| Parnell | 11258692-0037 | 36/27 Birdwood Crescent Parnell Auckland 1052 | Unit KK UP 187087, AU 77 UP 187087 |
| Parnell | 11280548-0004 | 4/7 Claybrook Road Parnell Auckland 1052 | Unit D UP 95040 |
| Parnell | 30034446 | Rates 2-16 Watt Street Parnell Auckland 1052 | |
| Parnell | 11292287-0009 | 2D/9 St Georges Bay Road Parnell Auckland 1052 | 1/4 SH AU 24 DP 341265, Unit 2D DP 341265, AU 1 DP 341265, AU 2 DP 341265, AU L1 DP 341265, AU L7 DP 341265 |
| Parnell | 11258692-0039 | 38/27 Birdwood Crescent Parnell Auckland 1052 | Unit MM UP 187087, AU 79 UP 187087 |
| Parnell | 11280548-0007 | 7/7 Claybrook Road Parnell Auckland 1052 | Unit G UP 95040 |
| Parnell | 11258590-0012 | 403/429 Parnell Road Parnell Auckland 1052 | AU CP42 UP 345834, AU S12 UP 345834, Unit 4C UP 345834 |
| Parnell | 11201388-0002 | 39A Birdwood Crescent Parnell Auckland 1052 | Flat 2 DP 152405, 1/2 SH Lot 1 DP 149075 |
| Parnell | 11280548-0018 | 19/7 Claybrook Road Parnell Auckland 1052 | Unit 1I UP 95040 |
| Parnell | 11201290-0006 | 6/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 6 DP 89979, Carport 6 DP 89979 |
| Parnell | 11254650-0006 | 6/11 St Georges Bay Road Parnell Auckland 1052 | Flat 6 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 11248849 | 33 Birdwood Crescent Parnell Auckland 1052 | Lot 34 DP 2125 |
| Parnell | 11250089-0002 | 493 Parnell Road Parnell Auckland 1052 | Flat 1 DP 171547, Carport 1 DP 171547, 1/2 SH Lot 1 DP 166502 |
| Parnell | 11254728 | 15 St Georges Bay Road Parnell Auckland 1052 | Lot 4 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 11246607-0002 | 43A St Georges Bay Road Parnell Auckland 1052 | 1/2 SH Lot 1 DP 154470, Flat 2 DP 159391 |
| Parnell | 11248341-0002 | 2/439 Parnell Road Parnell Auckland 1052 | Unit 2 UP 314302, AU 2 UP 314302 |
| Parnell | 11291905-0009 | 9/5 Claybrook Road Parnell Auckland 1052 | AU 1C UP 93772, Unit 1C UP 93772 |
| Parnell | 11258590-0032 | 504/431 Parnell Road Parnell Auckland 1052 | Unit 5F UP 345834, AU CP3 UP 345834, AU CP48 UP 345834, AU CP73 UP 345834, AU S22 UP 345834 |
| Parnell | 30022135 | Part Level 1/165 The Strand Parnell Auckland 1010 | |
| Parnell | 11250074 | 487 Parnell Road Parnell Auckland 1052 | Lot 1 DP 170475 |
| Parnell | 11258692-0033 | 32/27 Birdwood Crescent Parnell Auckland 1052 | Unit GG UP 187087, AU 56 UP 187087, AU 72 UP 187087, AU 73 UP 187087 |
| Parnell | 11245001-0001 | 1/435 Parnell Road Parnell Auckland 1052 | Unit A UP 104546 |
| Parnell | 11245001-0014 | 15/435 Parnell Road Parnell Auckland 1052 | Unit O UP 104546 |
| Parnell | 11248403 | 475 Parnell Road Parnell Auckland 1052 | PT ALLOT 33A SEC 3 Suburbs AUCKLAND |
| Parnell | 11258590-0016 | 503/429 Parnell Road Parnell Auckland 1052 | AU CP12 UP 345834, AU CP13 UP 345834, AU CP41 UP 345834, AU S11 UP 345834, Unit 5D UP 345834 |
| Parnell | 11285308 | 4 Claybrook Road Parnell Auckland 1052 | Lot 1 DP 152111 |
| Parnell | 11250144 | 511 Parnell Road Parnell Auckland 1052 | Lot 1 DP 150385 |
| Parnell | 11288989-0002 | 35B Birdwood Crescent Parnell Auckland 1052 | 1/2 SH Lot 1 DP 113659, 1/2 SH Pt Lot 3 DP 4531, Flat 2 DP 157211 |
| Parnell | 11258590 | 429-431 Parnell Road Parnell Auckland 1052 | Lot 1 DP 103838 |
| Parnell | 11248341-0001 | 1/439 Parnell Road Parnell Auckland 1052 | Unit 1 UP 314302, AU 1 UP 314302 |
| Parnell | 30035459 | 463 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11266615 | 16-18 St Stephens Avenue Parnell Auckland 1052 | Pt Lot 3 DP 36022, Lot 4 DP 36022, Lot 5 DP 36022 |
| Parnell | 11285623-0001 | 19A St Georges Bay Road Parnell Auckland 1052 | Unit A UP 125385 |
| Parnell | 11292287-0007 | 2B/9 St Georges Bay Road Parnell Auckland 1052 | 1/4 SH AU 24 DP 341265, Unit 2B DP 341265, AU 8 DP 341265, AU 10 DP 341265, AU L6 DP 341265, AU 9 DP 341265 |
| Parnell | 11283975 | 3A Claybrook Road Parnell Auckland 1052 | Lot 1 DP 190603 |
| Parnell | 11258692-0016 | 15/27 Birdwood Crescent Parnell Auckland 1052 | Unit P UP 187087, AU 25 UP 187087 |
| Parnell | 11280548-0011 | 12/7 Claybrook Road Parnell Auckland 1052 | Unit 1B UP 95040 |

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| Parnell | 11254650-0008 | 8/11 St Georges Bay Road Parnell Auckland 1052 | Flat 8 DP 62327, 1/9 SH Lot 3 ALLOT 81A SEC 1 Suburbs AUCKLAND, 1/9 SH Lot 2 ALLOT 81A SEC 1 Suburbs AUCKLAND |
| Parnell | 11201388 | 39 Birdwood Crescent Parnell Auckland 1052 | Lot 1 DP 149075 |
| Parnell | 30024609 | 2/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11245001-0003 | 3/435 Parnell Road Parnell Auckland 1052 | Unit C UP 104546 |
| Parnell | 11245001-0008 | 9/435 Parnell Road Parnell Auckland 1052 | Unit I UP 104546 |
| Parnell | 11291905-0007 | 7/5 Claybrook Road Parnell Auckland 1052 | AU 17 UP 93772, Unit 1A UP 93772 |
| Parnell | 11280548-0002 | 2/7 Claybrook Road Parnell Auckland 1052 | Unit B UP 95040 |
| Parnell | 11258692-0030 | 29/27 Birdwood Crescent Parnell Auckland 1052 | Unit DD UP 187087, AU 46 UP 187087, AU 53 UP 187087, AU 66 UP 187087 |
| Parnell | 30029253 | 11/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11280548 | 7 Claybrook Road Parnell Auckland 1052 | Lot 2 DP 42678 |
| Parnell | 30029074 | 4/509 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11258692-0026 | 25/27 Birdwood Crescent Parnell Auckland 1052 | Unit Z UP 187087, AU 49 UP 187087, AU 62 UP 187087 |
| Parnell | 11258590-0022 | 203/431 Parnell Road Parnell Auckland 1052 | Unit 2E DP 345834, AU 7 DP 345834, AU CP14 DP 345834, AU CP19 DP 345834, AU CP70 DP 345834, AU S30 DP 345834 |
| Parnell | 11246607-0001 | 43 St Georges Bay Road Parnell Auckland 1052 | 1/2 SH Lot 1 DP 154470, Flat 1 DP 154470 |
| Parnell | 11258590-0017 | 504/429 Parnell Road Parnell Auckland 1052 | AU CP16 DP 345834, AU CP27 DP 345834, AU CP37 DP 345834, AU S7 DP 345834, Unit 5C DP 345834 |
| Parnell | 30029415 | 17/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11258692-0024 | 23/27 Birdwood Crescent Parnell Auckland 1052 | Unit X UP 187087, AU 47 UP 187087, AU 64 UP 187087 |
| Parnell | 30025222 | 37D St Georges Bay Road Parnell Auckland 1052 | |
| Parnell | 30024929 | 8 Claybrook Road Parnell Auckland 1052 | |
| Parnell | 11258692-0004 | 3/27 Birdwood Crescent Parnell Auckland 1052 | Unit D UP 187087, AU 7 UP 187087, AU 14 UP 187087, AU 23 UP 187087 |
| Parnell | 30022108 | Level G/165 The Strand Parnell Auckland 1010 | |
| Parnell | 11270090-0008 | 8/21 Birdwood Crescent Parnell Auckland 1052 | Unit 8 DP 407798 |
| Parnell | 30029228 | 10/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 30029303 | 13/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11258692-0035 | 34/27 Birdwood Crescent Parnell Auckland 1052 | Unit II UP 187087, AU 75 UP 187087 |
| Parnell | 11291905-0008 | 8/5 Claybrook Road Parnell Auckland 1052 | AU 12 UP 93772, Unit 1B UP 93772 |
| Parnell | 11280548-0003 | 3/7 Claybrook Road Parnell Auckland 1052 | Unit C UP 95040, AU 11 UP 95040 |
| Parnell | 11261569 | 155 The Strand Parnell Auckland 1010 | Lot 1 DP 116803 |
| Parnell | 11245001-0007 | 8/435 Parnell Road Parnell Auckland 1052 | Unit G DP 104546 |
| Parnell | 11240676 | 24 Balfour Road Parnell Auckland 1052 | Lot 1 DP 121311 |
| Parnell | 11291905-0016 | 16/5 Claybrook Road Parnell Auckland 1052 | AU 8 UP 93772, Unit 1J UP 93772 |
| Parnell | 11251808-0004 | 3/41 St Georges Bay Road Parnell Auckland 1052 | Flat 3 DP 98468, 1/5 SH Lot 1 DP 96221 |
| Parnell | 30024635 | 3/31 Birdwood Crescent Parnell Auckland 1052 | |
| Parnell | 11292287-0002 | 1A/9 St Georges Bay Road Parnell Auckland 1052 | Unit 1A UP 341265, AU 13 UP 341265, AU 14 DP 341265, AU 23 DP 341265, AU L4 DP 341265 |
| Parnell | 11251674-0004 | 4/33 St Georges Bay Road Parnell Auckland 1052 | Flat 4 DP 59723 |
| Parnell | 11270090-0022 | 22/21 Birdwood Crescent Parnell Auckland 1052 | Unit 22 DP 407798 |
| Parnell | 11270090-0014 | 14/21 Birdwood Crescent Parnell Auckland 1052 | Unit 14 DP 407798, AU 103 DP 407798 |
| Parnell | 11248324-0002 | 437B Parnell Road Parnell Auckland 1052 | Unit 2A UP 207498 |
| Parnell | 30035776 | 1A Brighton Road Parnell Auckland 1052 | |
| Parnell | 11258590-0029 | 501/431 Parnell Road Parnell Auckland 1052 | Unit 5H UP 345834, AU CP20 UP 345834, AU CP44 UP 345834, AU S15 UP 345834 |
| Parnell | 11285623-0010 | 23J St Georges Bay Road Parnell Auckland 1052 | Unit J UP 125385 |
| Parnell | 30015234 | Rates 446 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11250089 | 491-493 Parnell Road Parnell Auckland 1052 | Lot 1 DP 166502 |
| Parnell | 11254274 | 1 Domain Drive Parnell Auckland 1052 | ALLOT 54 SEC 3 Suburbs AUCKLAND, ALLOT 55 SEC 3 Suburbs AUCKLAND, ALLOT 56 SEC 3 Suburbs AUCKLAND, ALLOT 57 SEC 3 Suburbs AUCKLAND |
| Parnell | 30031516 | Rates 12 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 30035793 | 3B Brighton Road Parnell Auckland 1052 | |
| Parnell | 11285623-0002 | 19B St Georges Bay Road Parnell Auckland 1052 | Unit B UP 125385 |
| Parnell | 30015226 | Rates 446 Parnell Road Parnell Auckland 1052 | |
| Parnell | 30029444 | 18/16-18 St Stephens Avenue Parnell Auckland 1052 | |
| Parnell | 11261601 | 165 The Strand Parnell Auckland 1010 | Lot 2 DP 181652 |
| Parnell | 30069285 | 1 St Stephens Avenue PARNELL 1052 | |
| Parnell | 11248324-0008 | 437H Parnell Road Parnell Auckland 1052 | Unit 8B UP 207498 |
| Parnell | 11296106 | 127-131 St Georges Bay Road Parnell Auckland 1052 | Lot 3 DP 181652 |
| Parnell | 11270090-0004 | 4/21 Birdwood Crescent Parnell Auckland 1052 | Unit 4 DP 407798, 1/2 SH AU 102 DP 407798 |
| Parnell | 11258692-0018 | 17/27 Birdwood Crescent Parnell Auckland 1052 | Unit R UP 187087, AU 32 UP 187087, AU 33 UP 187087 |
| Parnell | 11291905-0017 | 17/5 Claybrook Road Parnell Auckland 1052 | AU 10 UP 93772, Unit 1K UP 93772 |
| Parnell | 30024953 | 1 Domain Drive Parnell Auckland 1052 | |
| Parnell | 11201546-0001 | 1A Claybrook Road Parnell Auckland 1052 | Unit A UP 197888, AU 1 UP 197888 |
| Parnell | 11291905-0003 | 3/5 Claybrook Road Parnell Auckland 1052 | AU 14 UP 93772, Unit C UP 93772 |
| Parnell | 11258590-0002 | 201/429 Parnell Road Parnell Auckland 1052 | AU 3 UP 345834, AU CP66 UP 345834, AU CP67 UP 345834, AU S29 UP 345834, Unit 2A UP 345834 |
| Parnell | 11201290-0004 | 4/29A Birdwood Crescent Parnell Auckland 1052 | 1/7 SH Lot 2 DP 53886, Flat 4 DP 89979, Carport 4 DP 89979 |
| Parnell | 11251674 | 33 St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 42138 |
| Parnell | 30029026 | 1/509 Parnell Road Parnell Auckland 1052 | |
| Parnell | 11250768 | 25 St Georges Bay Road Parnell Auckland 1052 | Lot 1 DP 31042 |
| Parnell | 11258692-0007 | 6/27 Birdwood Crescent Parnell Auckland 1052 | Unit G UP 187087, AU 10 UP 187087, AU 17 UP 187087, AU 20 UP 187087 |
| Parnell | 11250074-0001 | 487 Parnell Road Parnell Auckland 1052 | Flat 1 DP 170476, 1/2 SH Lot 1 DP 170475 |
| Parnell | 11258692-0028 | 27/27 Birdwood Crescent Parnell Auckland 1052 | Unit BB UP 187087, AU 51 UP 187087, AU 60 UP 187087 |
| Parnell | 11258692-0006 | 5/27 Birdwood Crescent Parnell Auckland 1052 | Unit F UP 187087, AU 9 UP 187087, AU 16 UP 187087, AU 21 UP 187087 |

# Submission by Transpower New Zealand Limited: Auckland Unitary Plan:

- **Proposed Plan Change 78: Intensification**
- **Proposed Plan Change 80: RPS Well-functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters Plan Change**

**29 September 2022**

*Keeping the energy flowing*

TRANSPOWER

# Form 5

## Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To** Auckland Council ("the Council")

**Name of submitter:** Transpower New Zealand Limited ("Transpower")

**This is a submission on changes proposed to the following operative plan ("the proposal"):**

- Proposed Plan Change 78: Intensification ("Proposed Plan Change 78") to the partially operative Auckland Unitary Plan ("Unitary Plan").
- Proposed Plan Change 80: RPS Well-functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters Plan Change ("Proposed Plan Change 80") to the partially operative Unitary Plan.

**Transpower could not gain an advantage in trade competition through this submission.**

**The specific provisions of the proposal that my submission relates to are:**

The Proposed Plan Changes in their entirety, and particularly the extent to which the Proposed Plan Changes give effect to the National Policy Statement on Electricity Transmission 2008 ("NPSET"); give effect to the National Policy Statement on Urban Development ("NPS-UD"); and recognise the National Grid as a qualifying matter in the implementation of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021.

**Transpower's submission is:**

Background and context

Transpower is the state-owned enterprise that plans, builds, maintains, owns and operates New Zealand's high voltage electricity transmission network, known as the National Grid, that carries electricity across the country. Transpower provides the required infrastructure to transport electricity from the point of generation to local electricity distribution companies, which supply electricity to everyday users.

Transpower needs to efficiently operate, maintain, upgrade and develop the National Grid to meet increasing demand; to connect new generation; and to ensure security of supply, thereby contributing to New Zealand's economic and social aspirations. For this reason, Transpower has a significant interest in the development of an effective, workable and efficient Unitary Plan where it may affect the National Grid. In respect of the Proposed Plan Changes, providing for greater urban densities in the vicinity of the National Grid has the potential to significantly impact Transpower's ability to operate, maintain, upgrade and develop the National Grid.

**Appendix A** contains further background information including an overview of Transpower.

Statutory framework

The NPSET confirms the national significance of the National Grid and establishes national policy direction to ensure that decision-makers under the Resource Management Act 1991 ("RMA") recognise the benefits of electricity transmission, while managing the effects of the National Grid and managing the effects of activities and development in the vicinity of the National Grid.

The single Objective of the NPSET is:

> *"To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:*

- *manging the adverse environmental effects of the network; and*
- *managing the adverse effects of other activities on the network."*

Policies 10 and 11 of the NPSET provide the primary direction on the management of adverse effects of subdivision, land use and development activities on the transmission network. Similarly, the Unitary Plan Regional Policy Statement ("RPS") policies (Policy B3.2.2(4) and Policy B3.2.2(5)) direct that:

- the adverse effects of subdivision, use and development on infrastructure are avoided where practicable; and
- subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure.

Together, these policies are critical matters for the Unitary Plan to address and are of specific relevance to Transpower's submission on the Proposed Plan Changes given their clear direction that subdivision and development does not compromise the National Grid.

The relevant statutory provisions are included in further detail in **Appendix A**.

National Grid assets in Auckland

**Appendix A** includes a description of the National Grid assets in Auckland. A map of the existing National Grid assets in Auckland is included as **Appendix B**.

Specific to Proposed Plan Change 78, existing National Grid assets traverse a number of zones across Auckland, including the Residential - Mixed Housing Urban Zone. The Residential – Mixed Housing Urban Zone, in particular, provides for the Medium Density Residential Standards ("MDRS") of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 while the Proposed Plan Change as a whole is intended to facilitate intensification and give effect to Policies 3 and 4 of the NPS-UD.

By way of example, an excerpt of the Proposed Plan Change planning map illustrating the location of the National Grid Corridor Overlay relative to the Proposed Plan Change zoning in New Lynn is included below as Figure 1.

*Figure 1: National Grid transmission lines (brown hatched area) in New Lynn traversing the Residential - Low Density Residential Zone (yellow), the Residential - Terrace Housing and Apartment Building Zone (dark orange) and Residential – Mixed Housing Urban Zone (light orange)*

Transpower's submission

Transpower acknowledges that Proposed Plan Change 80 is to give effect to the NPS-UD in the RPS and Proposed Plan Change 78 is an Intensification Planning Instrument ("IPI") that is to:

- incorporate the MDRS of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021;
- give effect to Policies 3 and 4 of the NPS-UD; and
- include objectives and policies in accordance with clause 6 to Schedule 3A of the RMA (section 77G(5)).

Transpower's submission on Proposed Plan Change 80 supports the amendments to the RPS provisions to the extent that the provisions incorporate the concept of a well-functioning urban environment in a manner that is consistent with Objective 1 of the NPS-UD and the definition of 'well-functioning urban environment' in Policy 1 of the NPS-UD. Transpower's submission also supports references to the intensification and development being constrained by qualifying matters. Transpower seeks limited amendments to:

- refine references to qualifying matters to achieve consistency in the provisions; and
- better align with the NPS-UD definition of 'well-functioning urban environment'.

Transpower's submission on Proposed Plan Change 78 generally supports the proposed provisions and particularly supports the identification of the National Grid Corridor Overlay, along with identified associated rules, as a qualifying matter in the IPI. That said, Transpower's submission seeks limited amendments to:

- provide for more explicit definition and reference to qualifying matters to provide greater clarity in respect of how the qualifying matters are embedded in the IPI; and
- ensure that all relevant provisions that relate to the 'National Grid Corridor Overlay' are included in the IPI.

It is Transpower's conclusion that these amendments to the Proposed Plan Changes are necessary to:

- provide greater clarity for plan users;
- give effect to Policies 1, 2, 10 and 11 of the NPSET;
- give effect to the Objective 1, Policy 1, Policy 3 and Policy 4 of the NPS-UD;
- give effect to RPS Policies B3.2.2(4) and B3.2.2(5) (in respect of Plan Change 78);
- meet the requirements of section 32, 62 and 75 of the RMA (as relevant); and therefore
- achieve the purpose of the RMA.

Transpower's specific submission points on Proposed Plan Change 78 are included as **Appendix C**.

Transpower's specific submission points on Proposed Plan Change 80 are included as **Appendix D**.

**Transpower seeks the following decision from the local authority:**

Retain or amend the provisions of the Proposed Plan Changes to give effect to the NPSET, the NPS-UD and RPS provisions in the Unitary Plan (in respect of Proposed Plan Change 78) as set out in **Appendix C** and **Appendix D** including such further alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

**Transpower wishes to be heard in support of its submission.**

Due to the specific interests of Transpower, and particularly the national significance of the National Grid, Transpower will not consider presenting a joint case.

**Daniel Hamilton – Environmental Regulatory Team Leader, Transpower**
**Signature of person authorised to sign**
**on behalf of Transpower New Zealand Limited**

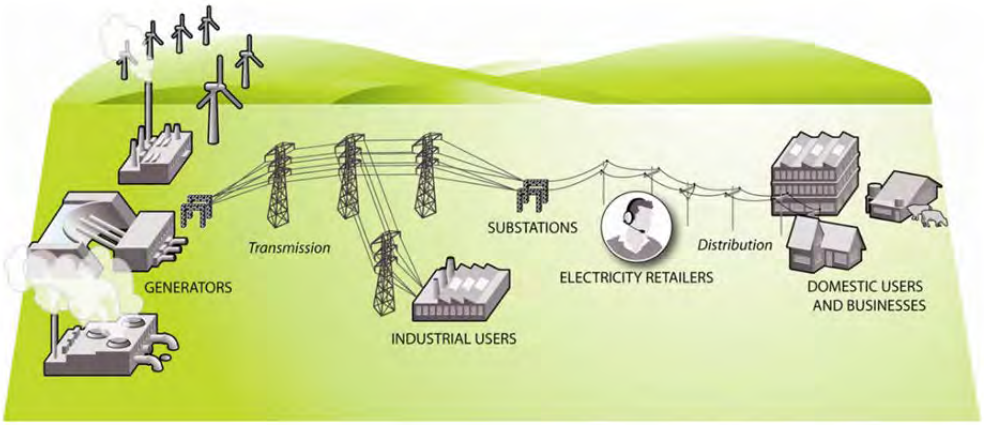
| | |
|---|---|
| **Date:** | 29 September 2022 |
| **Electronic address for service:** | environment.policy@transpower.co.nz |
| **Telephone:** | +64 0210 236 4245 |
| **Postal address:** | PO Box 1021, Wellington 6140 |
| **Contact person:** | Pauline Whitney |

# Appendix A: Supporting Information

**About Transpower**

Transpower is the state-owned enterprise that plans, builds, maintains, owns and operates New Zealand's high voltage electricity transmission network, known as the National Grid. The National Grid connects power stations, owned by electricity generating companies, directly to major industrial users and distribution companies feeding electricity to the local networks that, in turn, distribute electricity to homes and businesses. The role of Transpower is illustrated in Figure 2.

*Figure 2: Role of Transpower in New Zealand's Electricity Industry (Source: MBIE)*




The National Grid stretches over the length and breadth of New Zealand from Kaikohe in the North Island to Tiwai Point in the South Island and comprises some 11,000 kilometres of transmission lines and cables and more than 170 substations, supported by a telecommunications network of some 300 telecommunication sites that help link together the components that make up the National Grid.

Transpower's role and function is determined by the State-Owned Enterprises Act 1986, the company's Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions.

It is important to note that Transpower's role is distinct from electricity generation, distribution or retail. Transpower provides the required infrastructure to transport electricity from the point of generation to local lines distribution companies, which supply electricity to everyday users. These users may be a considerable distance from the point of generation.

Transpower's Statement of Corporate Intent for 1 July 2022, states that:

> *"Transpower is central to the New Zealand electricity industry, connecting New Zealanders to their power system through safe, smart solutions for today and tomorrow. Our principal commercial activities are:*
>
> *- as grid owner, to reliably and efficiently transport electricity from generators to distributors and large users; and*
>
> *- as system operator, to operate a competitive electricity market and deliver a secure power system."*

In line with this role, Transpower needs to efficiently operate, maintain and develop the network to meet increasing demand and to ensure security of supply, thereby contributing to New Zealand's economic and social aspirations. It must be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs.

As the economy electrifies in pursuit of the most cost efficient and renewable sources, the base case in Transpower's '*Whakamana I Te Mauri Hiko*' predicts that electricity demand is likely to increase around 55% by 2050. '*Whakamana I Te Mauri Hiko*' suggests that meeting this projected demand will require significant and frequent investment in New Zealand's electricity generation portfolio over the coming 30 years, including new sources of resilient and reliable grid connected renewable generation. In addition, new connections and capacity increases will be required across the transmission system to support demand growth driven by the electrification of transport and process heat. Simply put, New Zealand's electricity transmission system is the infrastructure on which New Zealand's zero-carbon future will be built. This work supports Transpower's view that there will be an enduring role for the National Grid in the future, and the need to build new National Grid lines and substations to connect new, renewable generation sources to the electricity network.

Transpower therefore has a significant interest in the development of an effective, workable and efficient Unitary Plan where it may affect the National Grid. In respect of the Proposed Plan Changes, providing for greater residential densities in the vicinity of the National Grid has the potential to significantly impact Transpower's ability to operate, maintain, upgrade and develop the National Grid.

**National Grid assets in Auckland**

Transpower owns and operates an extensive network of National Grid assets within the Auckland region. A map showing the location of these assets is included as **Appendix B**. There are approximately twenty-four transmission lines, eight underground cables, twenty substations and associated telecommunications infrastructure.

Existing National Grid assets traverse a number of zones across Auckland, including the Residential – Terrace Housing and Apartment Buildings Zone and the Residential - Mixed Housing Urban Zone. The National Grid is mapped in the Unitary Plan as a 'National Grid Corridor Overlay'.

**Statutory Framework**

*National Policy Statement on Electricity Transmission 2008*

The NPSET was gazetted on 13 March 2008. The NPSET confirms the national significance of the National Grid and provides policy direction to ensure that decision makers under the RMA:

- recognise the benefits of the National Grid;
- manage the adverse effects on the environment of the National Grid;
- manage the adverse effects of third parties on the National Grid; and
- facilitate long term strategic planning for transmission assets.

The NPSET only applies to the National Grid, being the assets used or operated by Transpower, and not to electricity generation or distribution networks.

The NPSET sets a clear directive on how to provide for National Grid resources (including future activities) when drafting planning documents and therefore councils have to work through how to make appropriate provision for the National Grid in their plans, in order to give effect to the NPSET.

The single Objective of the NPSET is:

> *"To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:*
>
> - *manging the adverse environmental effects of the network; and*
> - *managing the adverse effects of other activities on the network."*

The NPSET's 14 policies provide for the recognition of the benefits of the National Grid, as well as the environmental effects of transmission and the management of adverse effects on the National Grid. The

policies have to be applied by both Transpower and decision-makers under the RMA, as relevant. The development of the National Grid is explicitly recognised in the NPSET.

Policies 10 and 11 of the NPSET provide the primary direction on the management of adverse effects of subdivision, land use and development activities on the transmission network. These policies are critical matters for a district plan to address and are specifically relevant to the Proposed Plan Change.

Policy 10 is as follows:

> *"In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised."*

Policy 11 relates to the development of buffer corridors, and is as follows:

> *"Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid)."*

Policy 12 requires the identification of the transmission network on territorial authority planning maps.

Section 62(3) of the RMA requires a regional policy statement to give effect to a national policy statement and section 75(3)(a) of the RMA requires that district plans must give effect to a national policy statement. Case law has established that the words "give effect to" means to implement, which is a strong directive, creating a firm obligation on the part of those subject to it.

*The Partially Operative Unitary Plan (Regional Policy Statement)*

The Unitary Plan (including the Regional Policy Statement ("RPS")) was made partially operative in 2016. Section 75(3)(c) of the RMA requires that a district plan, including the relevant parts of the Unitary Plan, must give effect to any Regional Policy Statement.

Of relevance to the National Grid and Proposed Plan Change 78 are Objective B3.2.1(6), Objective B3.2.1(7), Policy B3.2.2(4) and Policy B3.2.2(5). These are as follows:

> *"B3.2.1. Objectives*
>
> *…*
>
> *(6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.*
>
> *(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled. …"*
>
> *"B3.2.2. Policies*
>
> *…*
>
> *(4) Avoid where practicable, or otherwise remedy or mitigate, adverse effects of subdivision, use and development on infrastructure.*
>
> *(5) Ensure subdivision, use and development do not occur in a location or form that constrains the development, operation, maintenance and upgrading of existing and planned infrastructure."*

These provisions give a strong direction in respect of the protection of infrastructure, including the National Grid, from the adverse effects of incompatible activities and ensuring that subdivision, use and development is not located where it constrains the development, operation, maintenance and upgrading of infrastructure.

*Proposed Plan Change 80 to the Regional Policy Statement*

Proposed Plan Change 80 is relevant to Proposed Plan Change 78 to the extent that section 74(2)(a) of the RMA directs that a territorial authority must have regard to a proposed RPS when changing a district plan.

The explicit purpose of Proposed Plan Change 80 is to give effect to the NPS-UD. The notified provisions do this by:

- introducing the concept of 'well-functioning urban environment' as an outcome for Auckland;
- seeking to improve resilience to the effects of climate change; and
- acknowledging that qualifying matters constrain intensification.

*Partially Operative Unitary Plan (National Grid Corridor Overlay)*

The Unitary Plan includes rules that regulate subdivision and land use within a corridor around National Grid transmission lines, National Grid transmission line support structures and National Grid substations. The National Grid is mapped in the Unitary Plan as the 'National Grid Corridor Overlay' with corresponding objectives, policies and rules found in Chapter D26.

There are three parts to the National Grid Corridor Overlay provisions:

- National Grid Yard (being an area measured twelve metres from a support structure and twelve metres from the centre line of a transmission line) within which, amongst other matters, new sensitive activities, buildings for sensitive activities or external extensions for sensitive activities are non-complying activities;
- National Grid Subdivision Corridor (being a mapped area) within which subdivision is a restricted discretionary activity when a building platform for a sensitive activity can be located outside of the National Grid Yard; and
- National Grid Substation Corridor (being an area twelve metres from the boundary of a substation) within which new buildings for sensitive activities and subdivisions for sensitive activities are a restricted discretionary activity.

This rule framework implements the strong policy direction given in Chapter D26, and particularly the following provisions:

> "*D26.2. Objective*
>
> *(1) The efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development.*
>
> *"D26.3. Policies*
>
> *(1) Require subdivision, use and development within the National Grid Corridor Overlay to be undertaken so that it:*
>
> *(a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);*
>
> *(b) does not compromise security of supply and/or the integrity of National Grid assets;*
>
> *(c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;*
>
> *(d) does not foreclose future cable routes into substations in roads in urban areas;*
>
> *(e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;*

*(f) manages all activities to avoid exposure to health and safety risk from the National Grid;*

*(g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;*

*(h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;*

*(i) provides for use and development, except for activities sensitive to the National Grid, in the National Grid Yard (Compromised);*

*(j) avoids new structures and buildings within the National Grid Yard (Uncompromised), except for buildings for low intensity rural activities and minor structures; and*

*(k) limits, as far as practicable, potential reverse sensitivity effects."*

Proposed Plan Change 78 addresses potential impacts on the National Grid through the inclusion of identified National Grid Corridor Overlay provisions in the IPI as an existing qualifying matter.

**The National Grid as an existing 'qualifying matter' in Proposed Plan Change 78**

Sections 77I and 77O of the RMA provides a specified territorial authority may make the MDRS and the relevant building height or density requirements less enabling of development in relation to a qualifying matter (as defined by section 77I and 77O of the RMA).

The 'National Grid Corridor Overlay' rule framework clearly meets the definition of a qualifying matter because it is a matter required to give effect to the NPSET and it is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

*Giving effect to the NPSET*

The NPSET confirms the national significance of the National Grid and addresses its effects. Importantly, it also addresses effects on the National Grid, including the activities of others (for example, residential development) and requires that these do not compromise the operation, maintenance, upgrading and development of the National Grid.

The NPSET mandates a corridor for this protection. Specifically, Policy 11 of the NPSET requires that local authorities consult Transpower to identify an appropriate buffer corridor within which sensitive activities (such as residential development) will generally not be provided for in plans and/or given resource consent. This outcome is appropriate and was tested through a comprehensive section 32 analysis undertaken by the Ministry for the Environment (when the NPSET was developed) and various planning processes including Board of Inquiry hearings. In respect of Proposed Plan Change 78, it is acknowledged that the *'Section 32 and sec77K / sec 77Q alternative process for existing qualifying matters, Evaluation Report – National Grid Corridor Overlay in accordance with sections 77I(b)/77O(b) and 77O(b)/77O(e)*' ("National Grid Corridor Overlay Section 32 Report") reaches a generally similar conclusion in respect of the NPSET.

*Ensuring the safe or efficient operation of nationally significant infrastructure*

Development under and near transmission lines presents risks to the safe and efficient operation of the National Grid and needs to be managed carefully. It is critical that any development near the National Grid occurs in an appropriate and safe way. Transpower seeks to ensure that risks such as electrical shocks are minimised to the greatest extent possible, access for vital maintenance and upgrade work is not constrained, and reverse sensitivity and direct effects are managed, so that its nationally significant infrastructure can continue to operate in the long-term, keeping the lights on across New Zealand.

Transpower is not opposed to residential development and intensification and understands the intent of the recent reforms to address issues with New Zealand's housing supply and affordability. Transpower is working with developers and individuals across New Zealand on a daily basis in an effort to accommodate and support

new development in a manner which takes the National Grid assets fully into account. If new subdivisions and land uses are properly designed and managed, effects on the safe and efficient operation of the National Grid can be reasonably managed.

Transpower prefers, wherever possible, to manage such risks and effects proactively. Proactive management through appropriate planning rules such as buffer corridors or setbacks is the most effective way of ensuring subdivision and development occurs in a manner that is compatible with the National Grid and is consistent with the policy direction in the NPSET and the resulting buffer corridor approach within district plans throughout New Zealand.

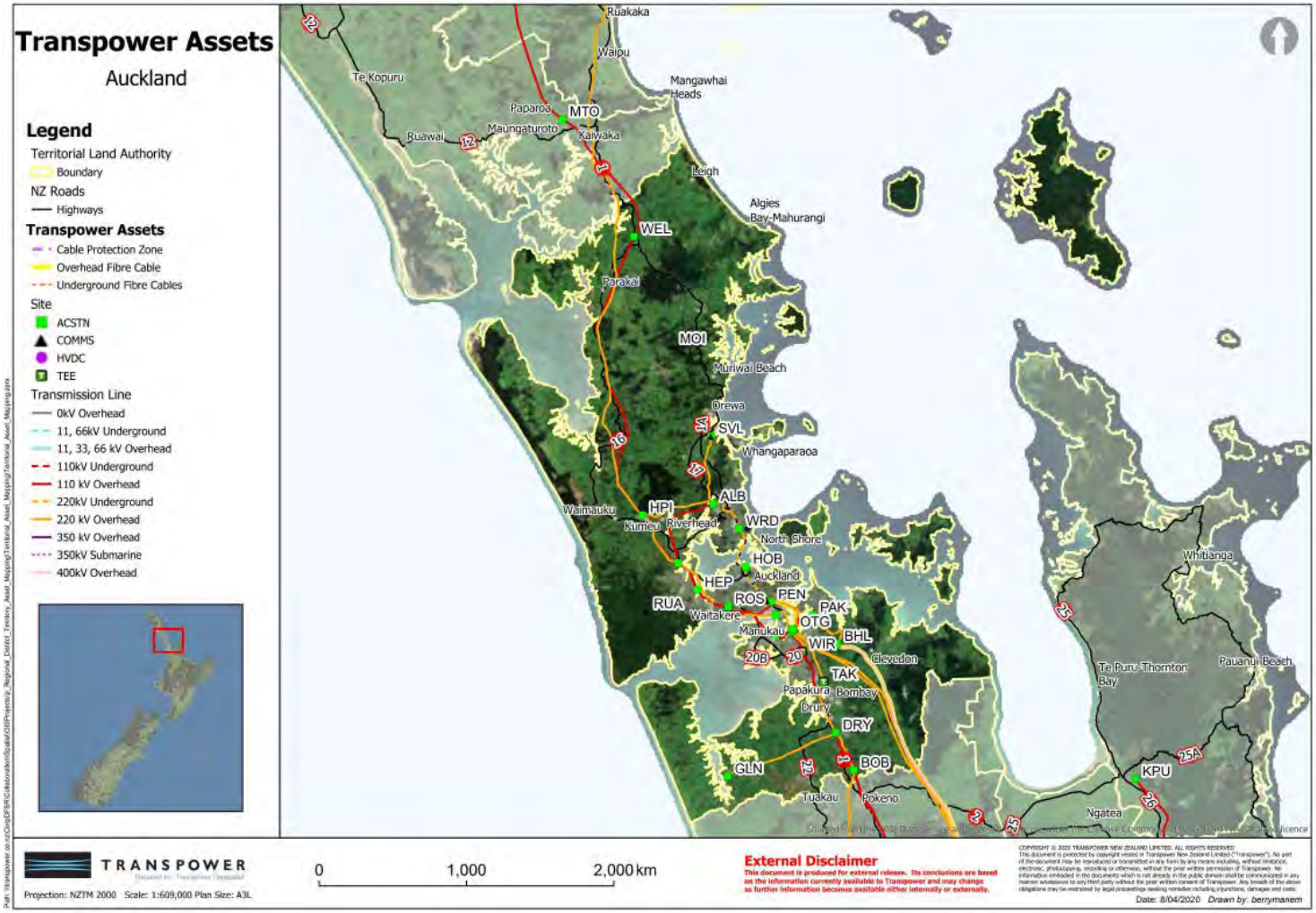
While assisting councils to give effect to the NPSET, the corridor-based approach to the National Grid protects the safe and efficient operation of the National Grid by:

- ensuring that sensitive activities such as residential development will generally not be provided for in close proximity to transmission lines;
- partially minimising the risk of inadvertent contact with transmission lines including the risk of flashovers (where an electrical discharge 'jumps' the air gap between an object and the line);
- helping to reduce nuisance impacts on landowners and subsequent complaints about transmission lines;
- partially protecting the transmission lines from activities and development that could have direct or indirect effects on them;
- partially protecting access to the National Grid by ensuring development activities cannot occur close to the National Grid and prevent Transpower's access to it; and
- partially enabling efficient and safe operation, maintenance, upgrade and development of the transmission lines.

*Summary*

Based on the above, and consistent with the Council's National Grid Corridor Overlay Section 32 Report for Proposed Plan Change 78, it is submitted there is no ambiguity as to whether the 'National Grid Corridor Overlay' is an existing qualifying matter. It is noted that the Report of the Environment Committee on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill dated December 2021, which noted at page 15 [emphasis added]: "*the qualifying matters set out in new section 77[I] include a matter of national importance and a matter required to ensure that nationally significant infrastructure operates safely or efficiently and avoid reverse sensitivity concerns.* ***This could include ensuring residential housing is safely set back from high voltage transmission lines****, and other infrastructure such as airport noise areas, in order to avoid reverse sensitivity concerns*".

# Appendix B: Map of Transpower Assets in Auckland City



# Appendix C: Specific Submission Points on the Auckland Unitary Plan – Proposed Plan Change 78: Intensification

The following table sets out the decisions sought by Transpower, including specific amendments to the provisions of the Proposed Plan Change, and the reasons for Transpower's support for, or opposition to, the notified provisions of the Proposed Plan Change. Proposed Plan Change provisions are shown in *black underlined* and ~~*black strikethrough*~~ and Transpower's proposed amendments are shown in *red underlined* and ~~*red strikethrough*~~.

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
|---|---|---|---|---|
| **Chapter A Introduction** | | | | |
| A1.3. Structure of the Auckland Unitary Plan | **Support** | Transpower supports the inclusion of reference to qualifying matters in A1.3 on the basis that the additional sentence assists plan users to understand and 'navigate' the Unitary Plan. | **Retain** the following amendment to A1.3.:<br>*"The Plan maps (the planning maps) show overlays, zones, precincts and designations affecting land, water and airspace. They also show zone and Auckland-wide standards that have a spatial component to them such as the Height Variation Control or the Subdivision Variation Control. Qualifying matters in the urban environment are shown where a spatial component enables their identification. Additional maps for specific matters are also included within the text of the Plan."* | 940.1<br>940.2 |
| A1.4.5. Identification of the Designations in the Plan | **Support in part** | Transpower supports the inclusion of reference to some designations being qualifying matters in A1.4.5. on the basis that the additional sentence assists plan users to understand and 'navigate' the Unitary Plan. That said, Transpower considers that the reference to 'some' is not sufficiently clear or certain and on that basis, Transpower seeks that 'some' is deleted. | **Retain** the amendment to A1.4.5 as follows:<br>*"The provisions in Chapter K Designations and the related maps are district plan provisions. ~~Some~~ Designations in the urban environment are qualifying matters."* | 940.3<br>940.4 |
| A1.4.8 Identification of qualifying matters in the Plan | **Support** | Transpower supports the explanatory text included in A1.4.8 that sets out the role of qualifying matters in the Unitary Plan on the basis that the proposed paragraphs assist plan users to understand and 'navigate' the Unitary Plan. | **Retain** the new paragraphs in A.1.4.8 as follows:<br>*"Qualifying matters are referred to in section 77I or section 77O of the RMA. The plan is less enabling of development to accommodate qualifying matters by modifying incorporated Medium Density Residential Standards and/or the application of Policy 3 of the National Policy Statement on Urban Development 2020 (amended May 2022). Tables A1.4.8.1 and A1.4.8.2 list qualifying matters and indicate where in the plan the qualifying matters may be found.* | 940.5<br>940.6 |

<table>
<tr><th>Provision</th><th>Support/ Oppose</th><th>Submission/Reasons</th><th>Decision Sought</th></tr>
<tr><td></td><td></td><td></td><td><u>Spatially identified qualifying matters are shown on the planning maps.</u><br><u>Qualifying matter provisions and the related planning maps are district plan provisions.</u><br><u>Qualifying matter provisions are identified in the plan with an orange sidebar annotation to assist users of the Plan. A reference to the relevant section of the RMA is provided. An example of a sidebar annotation for a qualifying matter provision is as follows: …”</u></td></tr>
<tr><td>A1.4.8 Identification of qualifying matters in the Plan<br>Table A1.4.8.1 Qualifying matters in zones, overlays, and Auckland-wide provisions</td><td>Support in part</td><td>Transpower supports Table A1.4.8.1 to the extent that the Table:<br>- identifies Chapter D26 National Grid Corridor Overlay as ‘Matters required to give effect to any other National Policy Statement or NZCPS’;<br>-identifies Chapter D26 National Grid Corridor Overlay and Chapter K – Designations as ‘Matters required for ensuring the safe or efficient operation of nationally significant infrastructure’;<br>- identifies Chapter K – Designations as ‘Matters for giving effect to designations’.<br>Transpower seeks minor amendments to the Table section relating to ‘Matters required to give effect to any other National Policy Statement or NZCPS’ to confirm that designations of National Grid assets, in part, also give effect to the NPSET. This would reflect the approach within other sections of the table (as supported above).</td><td>Amend Table A1.4.8.1 as follows:<br><table><tr><th><u>Qualifying matters</u></th><th><u>Zones, overlays and Auckland-wide qualifying matter provisions:</u></th><th><u>Qualifying matter provisions related to zones’, overlays’, or Auckland-wide qualifying matter provisions</u></th></tr><tr><td><u>Matters required to give effect to any other National Policy Statement or NZCPS</u></td><td><u>Chapter D9 Significant Ecological Areas</u><br><u>Chapter D10 Outstanding Natural Features and Outstanding Natural Character</u><br><u>Chapter D26 National Grid Corridor Overlay</u></td><td><u>Chapter H Zones</u><br><u>Chapter K Designations</u><br><u>Chapter L Schedules:</u><br><u>Schedule 3</u><br><u>Schedule 6</u></td></tr></table></td></tr>
<tr><td>A1.8 Intensification Planning Instrument: annotation of provisions, and immediate legal effect</td><td>Support</td><td>Transpower supports the commentary in A1.8.1 that sets out how the various provisions are identified and annotated as part of the Proposed Plan Change. Transpower supports A1.8.1 on the basis that the direction given assists plan users to understand and ‘navigate’ the Unitary Plan, and particularly how the IPI is embedded in the Unitary Plan.</td><td>Retain A.1.8.1 as notified.</td></tr>
</table>

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| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
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| A1.8.1 Annotation of incorporated and replaced provisions | | | | |
| A1.8 Intensification Planning Instrument: annotation of provisions, and immediate legal effect<br>A1.8.2 Immediate legal effect | **Support** | Transpower supports A1.8.2 to the extent that the proposed new text is clear that a medium density residential standard rule has immediate legal effect where it does not apply to a qualifying matter area in a manner that reflects the requirements of Section 86BA of the RMA. | **Retain** A1.8.2 as notified. | 940.8 |
| **Chapter C General Rules** | | | | |
| C1.6A Overlay and precinct rules | **Support** | Transpower supports the new direction given in C1.6A to the extent that the provision seeks to provide clarity in respect of the relationship between overlay, zone, precinct and Auckland-wide rules.<br>Transpower's support of clause (2) is on the basis that there are no precinct rules that would replace National Grid Corridor Overlay rules. | **Retain** C1.6A as notified. | 940.9 |
| **Chapter D Overlays** | | | | |
| D26. National Grid Corridor Overlay | **Support** | For the reasons set out in Appendix A to this submission, and consistent with the information included in the '*Section 32 and sec 77K / sec 77Q alternative process for existing qualifying matters - Evaluation Report – National Grid Corridor Overlay in accordance with sections 77I(b)/77O(b) and 77O(b)/77O(e)*', Transpower supports the inclusion of the National Grid Corridor Overlay as a qualifying matter in the Proposed Plan Change. | **Retain** the National Grid Corridor Overlay as an existing qualifying matter, including the opening sentence in D26. National Grid Corridor Overlay as follows:<br>*"The National Grid Corridor Overlay has been identified as a qualifying matter in accordance with sections 77I(b) and (e) and 77O(b) and (e) of the RMA."* | 940.10 |
| D26. National Grid Corridor Overlay<br>Table D26.4.1 Activity table – within the National Grid Yard (Compromised and Uncompromised) | **Support in part** | For the reasons set out in Appendix A to this submission, and consistent with the information included in the '*Section 32 and sec 77K / sec 77Q alternative process for existing qualifying matters - Evaluation Report – National Grid Corridor Overlay in accordance with sections 77I(b)/77O(b) and 77O(b)/77O(e)*', Transpower supports the inclusion of the following rules in Activity table D.26.4.1 as existing qualifying matters in the Proposed Plan Change: | **Amend** Activity table D26.4.1 to also identify Rule D26.4.1(A7), and therefore compliance with NZECP34:2001, as an existing qualifying matter. | 940.11 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought |
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| | | - Rule D26.4.1(A1);<br>- Rule D26.4.1(A8);<br>- Rule D26.4.1(A9);<br>- Rule D26.4.1(A12);<br>- Rule D26.4.1(A22);<br>- Rule D26.4.1(A23); and<br>- Rule D26.4.1(A26).<br>That said, it is not clear why Rule 26.4.1(A7) is not included as an existing qualifying matter. This rule is critical to the suite of provisions that apply within the National Grid Yard because it ensures that all activities, buildings and structures meet the mandatory requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001") and acts as an important 'backstop' to ensuring that the National Grid is not compromised and to providing for the safety of people and plant when they are in the vicinity of the National Grid.<br>Including Rule 26.4.1(A7) as a qualifying matter is particularly important in the context of Proposed Plan Change amendments to various Business Zones that enable further intensification through increased building height. In these zones the buildings may be for non-sensitive activities but it remains critical that the National Grid is not compromised. This is achieved through, in part, Rule 26.4.1(A7).<br>It is noted that including NZECP34:2001 through Rule 26.4.1(A7) is consistent with the approach taken to Rule 26.4.1(A26) that includes the ability to comply with NZECP34:2001 as a qualifying matter in respect of subdivision through requiring compliance with Standard D26.6.2.1(1). | |
| D26. National Grid Corridor Overlay<br>Table D26.4.2 Activity table – within the National Grid Substation Corridor | **Support** | For the reasons set out in Appendix A to this submission, and consistent with the information included in the '*Section 32 and sec 77K / sec 77Q alternative process for existing qualifying matters - Evaluation Report – National Grid Corridor Overlay in accordance with sections 77I(b)/77O(b) and 77O(b)/77O(e)*', Transpower supports the inclusion of the following rules in Activity table D.26.4.2 as existing qualifying matters in the Proposed Plan Change:<br>- Rule D26.4.2(A30); and | **Retain** Activity table D26.4.2 as notified. |

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| | | - Rule D26.4.2(A31). | | |
| D26. National Grid Corridor Overlay<br>Table D26.4.3 Activity table – within the National Grid Subdivision Corridor | **Support** | For the reasons set out in Appendix A to this submission, and consistent with the information included in the '*Section 32 and sec 77K / sec 77Q alternative process for existing qualifying matters - Evaluation Report – National Grid Corridor Overlay in accordance with sections 77I(b)/77O(b) and 77O(b)/77O(e)*', Transpower supports the inclusion of Rule D26.4.3 in Activity table D26.4.3 as existing qualifying matters in the Proposed Plan Change. | **Retain** Activity table D26.4.3 as notified. | 940.13 |
| D26. National Grid Corridor Overlay<br>D26.6. Standards<br>D26.6.1.5. Accessory Buildings | **Support in part** | Transpower supports the inclusion of Standard D26.6.1.5(1)(b) as an existing qualifying matter. That said, Transpower considers that clause (1)(a) should also be identified as qualifying matters in the Proposed Plan Change. Clause (1)(a) relates to the proximity of an accessory building (a qualifying matter in Rule D26.4.1(A12)) to the National Grid. | **Amend** Standard D26.6.1.5 to include the following clause as an existing qualifying matter:<br>*"(1) Accessory buildings must:*<br>*(a) be located at least 12 metres from a National Grid support structure; …"* | 940.14 |
| **Chapter E Auckland-wide** | | | | |
| E38 Subdivision – Urban<br>E38.1. Introduction | **Support** | Transpower supports the proposed new sentence in E38.1. on the basis that the sentence provides an explanation of the relationship between MDRSs and qualifying matters in respect of subdivision. As such, the proposed amendment to the Introduction assists plan users to understand and 'navigate' the Unitary Plan, and particularly how the IPI is embedded in the Unitary Plan. | **Retain** E38.1. as follows:<br>"*Subdivision is the process of dividing a site or a building into one or more additional sites or units, or changing an existing boundary location.*<br>*This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters."* | 940.15 |
| E38 Subdivision - Urban<br>E38.2. Objectives<br>Objective 11 | **Support** | Transpower supports proposed Objective E38.2(11) on the basis that the proposed Objective appropriately recognises that qualifying matters are relevant to, and may constrain, the level of development that can be achieved through subdivision. | **Retain** Objective E38.2(11) as follows:<br>"*Medium Density Residential Standards Objectives*<br>*(11) Provide for subdivision which enables the level of development anticipated by the RMA, except in circumstances where one or more qualifying matters are relevant."* | 940.16 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
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| E38 Subdivision – Urban E38.3. Policies<br>Medium Density Residential Standards Policies<br>Policy 33 | **Support** | Transpower supports proposed Policy E38.3(33) on the basis that the proposed Policy appropriately recognises that qualifying matters may result in the activity status for subdivision being more stringent than a controlled activity. | **Retain** Policy E38.3(33) as follows:<br>*"(33) Provide for subdivision as a controlled activity in zones where the Medium Density Residential Standards apply except where:*<br>*(a) there is significant risk from natural hazards;*<br>*(b) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision;*<br>*(c) where a qualifying matter is relevant; or*<br>*(d) where the proposed subdivision does not comply with any relevant subdivision standards."* | 940.17 |
| E38 Subdivision – Urban E38.3. Policies<br>Medium Density Residential Standards Policies<br>Policy 34 | **Support** | Transpower supports proposed Policy E38.3(34) on the basis that the proposed Policy appropriately recognises that qualifying matters are relevant to, and may constrain, the level of development that can be achieved through subdivision. | **Retain** Policy E38.3(34) as follows:<br>*"(34) Subdivision is enabled as required by the RMA except to the extent necessary to accommodate one or more qualifying matters."* | 940.18 |
| E38 Subdivision – Urban E38.3. Policies<br>Medium Density Residential Standards Policies<br>Policy 35 | **Support in part** | Transpower supports proposed Policy E38.3(35) because the proposed Policy appropriately provides for subdivision around MDRS development to not compromise qualifying matters. Insofar as the Policy relates to the National Grid, the policy reflects the approach to subdivision in the vicinity of the National Grid in the Unitary Plan and gives effect to Policy 10 of the NPSET. That said, it is not clear why this policy is confined to a particular site, as opposed to the area of the qualifying matter. For this reason Transpower seeks that the Policy be amended. | **Amend** Policy E38.3(35) as follows:<br>*"(35) Require subdivision around MDRS development to not compromise any qualifying matters ~~located on the site~~."* | 940.19 |
| **Chapter H Zones**<br>**Residential** | | | | |
| H3A. Residential – Low Density Residential Zone<br>H3A.1. Zone description | **Support** | Transpower generally supports the Zone description in H3A.1. that relates to the Low Density Residential Zone to the extent that the description recognises that, while incorporating the MDRS, development is less enabling to the extent necessary to accommodate qualifying matters. | **Retain** in H3A.1 insofar as the Zone description refers to qualifying matters limiting or constraining the extent to which the MDRS enable development. | 940.20 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
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| H3A. Residential – Low Density Residential Zone H3A.2. Objectives<br>General Objectives for the Residential – Low Density Residential Zone | **Support in part** | Transpower generally supports Objective H3A.2 to the extent the proposed Objective provides for lower intensity development in respect of qualifying matters. However, Transpower is concerned that the Objective may suggest that one to two storey buildings may be appropriate in situations where qualifying matters are present. This is not the case for the National Grid Corridor Overlay. Transpower seeks an amendment to the Objective to better align with the provisions that relate to the National Grid Corridor Overlay and to give effect to Policy 10 and Policy 11 of the NPSET. | **Amend** Objective H3A.2. as follows:<br>*"(1) Development maintains and is in keeping with the identified qualifying matters' values within the area and their lower intensity residential development, relative to development enabled by the MDRS, being limited to predominantly one to two storeys buildings where qualifying matters are not compromised."* | 940.21 |
| H3A. Residential – Low Density Residential Zone H3A.2. Specific Qualifying Matter Objectives<br>New Objective | **Support in part** | Transpower acknowledges and supports the suite of objectives that relate to specific qualifying matters. However, Transpower is concerned that the objectives do not relate to the National Grid Corridor Overlay (as a qualifying matter) and the Objective in D26 is not explicitly included in the IPI.<br>In the interest of consistency of approach, and to avoid any doubt, Transpower seeks that a new Objective be included in H3A.2 to address the National Grid as a qualifying matter. | **Insert** a new Objective in H3A.2 Specific Qualifying Matter Objectives as follows:<br>"*x. Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.*"<br><br>**Alternatively** include Unitary Plan Objective D26.2(1) in the IPI. | 940.22 |
| H3A. Residential – Low Density Residential Zone H3A.2. Medium Density Residential Standards Objectives<br>Objective 12 | **Support** | Transpower supports proposed Objective H3A.2(12), and particularly the inclusion of reference to people and communities' health, safety and wellbeing. Transpower acknowledges that the Objective reflects the requirement of Schedule 3A Part 1(6)(1) of the RMA. | **Retain** Objective H3A.2(12) as notified. | 940.23 |
| H3A. Residential – Low Density Residential Zone H3A.2. Medium Density Residential Standards Objectives<br>Objective 13 | **Support** | Transpower supports proposed Objective H3A.2(13) and acknowledges that the Objective reflects the requirement of Schedule 3A Part 1(6)(1) of the RMA. | **Retain** Objective H3A.2(13) as notified. | 940.24 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
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| H3A. Residential – Low Density Residential Zone H3A.3. Policies<br>General Policies for the Residential – Low Density Residential Zone<br>Policy 7 | **Support in part** | Transpower generally supports Policy H3A.3(7) to the extent the proposed Policy addresses the relationship between the intensity of residential development and qualifying matters. However, Transpower is concerned that the Policy does not align with the provisions that relate to the National Grid Corridor Overlay or give effect to Policy 10 and Policy 11 of the NPSET. To achieve this, Transpower seeks limited amendments to the proposed Policy. | **Amend** Policy H3A.3(7) as follows:<br>*"(7) Require more intensive residential development including Medium Density Residential development to be enabled only to the extent necessary, ensuring that it does not detract from, or compromise, the identified qualifying matters' values."* | 940.25 |
| H3A. Residential – Low Density Residential Zone H3A.3. Policies<br>Specific Qualifying Matter Policies<br>New Policy | **Support in part** | Transpower acknowledges and supports the suite of policies that relate to specific qualifying matters. However, Transpower is concerned that the policies do not relate to the National Grid Corridor Overlay (as a qualifying matter) and the Policies in D26.3 are not explicitly included in the IPI.<br>In the interest of consistency of approach, and to avoid any doubt, Transpower seeks that a new Policy be included in H3A.3 to address the National Grid as a qualifying matter. | **Insert** a new Policy in H3A.3 Specific Qualifying Matter Policies as follows:<br>"*x. Require activities and development within the National Grid Corridor Overlay to be undertaken so that it:*<br>*(a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);*<br>*(b) does not compromise security of supply and/or the integrity of National Grid assets;*<br>*(c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;*<br>*(d) does not foreclose future cable routes into substations in roads in urban areas;*<br>*(e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;*<br>*(f) manages all activities to avoid exposure to health and safety risk from the National Grid;*<br>*(g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;*<br>*(h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;*<br>*(i) provides for use and development, except for activities sensitive to the National Grid, in the National Grid Yard (Compromised);* | 940.26 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
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| | | | *(j) avoids new structures and buildings within the National Grid Yard (Uncompromised) and minor structures; and*<br>*(k) limits, as far as practicable, potential reverse sensitivity effects."*<br><br>**Alternatively** include Unitary Plan Policy D26.3(1) in the IPI. | |
| H3A. Residential – Low Density Residential Zone H3A.3. Policies<br>Medium Density Residential Standards Policies<br>Policy 18 | **Support in part** | Transpower notes that qualifying matter areas may limit the amount of permitted medium density development possible. While the policy directive within Policy H3A.3(18) is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matters as they directly influence the capacity for intensification and residential development. | **Amend** Policy H3A.3(18) as follows:<br>*"(18) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions."* | 940.27 |
| H3A. Residential – Low Density Residential Zone H3A.3. Policies<br>Medium Density Residential Standards Policies<br>Policy 19 | **Support** | Transpower supports Policy H3A.3(19) (noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA) on the basis that it recognises qualifying matters. | **Retain** Policy H3A.3(19) as notified. | 940.28 |
| H5. Residential – Mixed Housing Urban Zone<br>H5.1. Zone description | **Support** | Transpower generally supports the Zone description in H5.1. that relates to the Mixed Housing Urban Zone to the extent that the description recognises that, while incorporating the MDRS, development is restricted where qualifying matters apply. | **Retain** in H5.1 insofar as the Zone description refers to qualifying matters limiting or constraining the extent to which the MDRS enable development. | 940.29 |
| H5. Residential – Mixed Housing Urban Zone<br>H5.2. Objectives<br>Objective A1 | **Support** | Transpower supports proposed Objective H5.2(A1), and particularly the inclusion of reference to people and communities' health, safety and wellbeing. Transpower acknowledges that the Objective reflects the requirement of Schedule 3A Part 1(6)(1) of the RMA. | **Retain** Objective H5.2(A1) as notified. | 940.30 |
| H5. Residential – Mixed Housing Urban Zone<br>H5.2. Objectives<br>Objective B1 | **Support** | Transpower supports proposed Objective H5.2(B1) and acknowledges that the Objective reflects the requirement of Schedule 3A Part 1(6)(1) of the RMA. | **Retain** Objective H5.2(B1) as notified. | 940.31 |

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| H5. Residential – Mixed Housing Urban Zone H5.2. Objectives<br>New Objective | **Support in part** | Transpower acknowledges and supports the suite of objectives that relate to specific qualifying matters. However, Transpower is concerned that the objectives do not relate to the National Grid Corridor Overlay (as a qualifying matter) and the Objective in D26 is not explicitly included in the IPI.<br>In the interest of consistency of approach, and to avoid any doubt, Transpower seeks that a new Objective be included in H3A.2 to address the National Grid as a qualifying matter. | **Insert** a new Objective in H5.2 as follows:<br>"*x. Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.*"<br><br>**Alternatively** include Unitary Plan Objective D26.2(1) in the IPI. | 940.32 |
| H5. Residential – – Mixed Housing Urban Zone H5.3. Policies<br>Policy A1 | **Support in part** | Transpower notes that qualifying matter areas may limit the amount of permitted medium density development possible. While the policy directive within Policy H5.3(A1) is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matters as they directly influence the capacity for intensification and residential development. | **Amend** Policy H5.3(A1) as follows:<br>"*(A1) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.*" | 940.33 |
| H5. Residential – – Mixed Housing Urban Zone H5.3. Policies<br>Policy B1 | **Support** | Transpower supports Policy H5.3(B1) (noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA) on the basis that it recognises qualifying matters. | **Retain** Policy H5.3(B1) as notified. | 940.34 |
| H5. Residential – – Mixed Housing Urban Zone H5.3. Policies<br>New Policy | **Support in part** | Transpower acknowledges and supports the suite of policies that relate to specific qualifying matters. However, Transpower is concerned that the policies do not relate to the National Grid Corridor Overlay (as a qualifying matter) and the Policies in D26.3 are not explicitly included in the IPI.<br>In the interest of consistency of approach, and to avoid any doubt, Transpower seeks that a new Policy be included in H5.3 to address the National Grid as a qualifying matter. | **Insert** a new Policy in H5.3 as follows:<br>"*x. Require activities and development within the National Grid Corridor Overlay to be undertaken so that it:*<br>*(a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);*<br>*(b) does not compromise security of supply and/or the integrity of National Grid assets;*<br>*(c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;*<br>*(d) does not foreclose future cable routes into substations in roads in urban areas;*<br>*(e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;* | 940.35 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
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| | | | *(f) manages all activities to avoid exposure to health and safety risk from the National Grid;*<br>*(g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;*<br>*(h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;*<br>*(i) provides for use and development, except for activities sensitive to the National Grid, in the National Grid Yard (Compromised);*<br>*(j) avoids new structures and buildings within the National Grid Yard (Uncompromised) and minor structures; and*<br>*(k) limits, as far as practicable, potential reverse sensitivity effects.*"<br><br>**Alternatively** include Unitary Plan Policy D26.3(1) in the IPI. | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone<br>H6.1. Zone Description | **Support** | Transpower generally supports the Zone description in H6.1. that relates to the Terrace Housing and Apartment Buildings Zone to the extent that the description recognises that, while incorporating the MDRS, development is restricted where qualifying matters apply. | **Retain** in H6.1 insofar as the Zone description refers to qualifying matters limiting or constraining the extent to which the MDRS enable development. | 940.36 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone H6.2. Objectives<br>Objective A1 | **Support** | Transpower supports proposed Objective H6.2(A1), and particularly the inclusion of reference to people and communities' health, safety and wellbeing. Transpower acknowledges that the Objective reflects the requirement of Schedule 3A Part 1(6)(1) of the RMA. | **Retain** Objective H6.2(A1) as notified. | 940.37 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone H6.2. Objectives<br>Objective B1 | **Support** | Transpower supports proposed Objective H6.2(B1) and acknowledges that the Objective reflects the requirement of Schedule 3A Part 1(6)(1) of the RMA. | **Retain** Objective H6.2(B1) as notified. | 940.38 |

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| H6. Residential – Terrace Housing and Apartment Buildings Zone H6.3. Objectives<br>New Objective | **Support in part** | Transpower acknowledges and supports the suite of objectives that relate to specific qualifying matters. However, Transpower is concerned that the objectives do not relate to the National Grid Corridor Overlay (as a qualifying matter) and the Objective in D26 is not explicitly included in the IPI.<br>In the interest of consistency of approach, and to avoid any doubt, Transpower seeks that a new Objective be included in H3A.2 to address the National Grid as a qualifying matter. | **Insert** a new Objective in H6.2 as follows:<br>"*x. Development does not compromise the efficient development, operation, maintenance and upgrading of the National Grid.*"<br><br>**Alternatively** include Unitary Plan Objective D26.2(1) in the IPI. | 940.39 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone H6.3. Policies<br>Policy A1 | **Support in part** | Transpower notes that qualifying matter areas may limit the amount of permitted medium density development possible. While the policy directive within Policy H6.3(A1) is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matters as they directly influence the capacity for intensification and residential development. | **Amend** Policy H6.3(A1) as follows:<br>*"(A1) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions."* | 940.40 |
| H6. Residential – – H6. Residential – Terrace Housing and Apartment Buildings Zone H6.3. Policies<br>Policy B1 | **Support** | Transpower supports Policy H6.3(B1) (noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA) on the basis that it recognises qualifying matters. | **Retain** Policy H6.3(B1) as notified. | 940.41 |
| H6. Residential – – H6. Residential – Terrace Housing and Apartment Buildings Zone H6.3. Policies<br>New Policy | **Support in part** | Transpower acknowledges and supports the suite of policies that relate to specific qualifying matters. However, Transpower is concerned that the policies do not relate to the National Grid Corridor Overlay (as a qualifying matter) and the Policies in D26.3 are not explicitly included in the IPI.<br>In the interest of consistency of approach, and to avoid any doubt, Transpower seeks that a new Policy be included in H6.3 to address the National Grid as a qualifying matter. | **Insert** a new Policy in H6.3 as follows:<br>"*x. Require activities and development within the National Grid Corridor Overlay to be undertaken so that it:*<br>*(a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);*<br>*(b) does not compromise security of supply and/or the integrity of National Grid assets;*<br>*(c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;*<br>*(d) does not foreclose future cable routes into substations in roads in urban areas;* | 940.42 |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought |
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| | | | *(e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;*<br>*(f) manages all activities to avoid exposure to health and safety risk from the National Grid;*<br>*(g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;*<br>*(h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;*<br>*(i) provides for use and development, except for activities sensitive to the National Grid, in the National Grid Yard (Compromised);*<br>*(j) avoids new structures and buildings within the National Grid Yard (Uncompromised) and minor structures; and*<br>*(k) limits, as far as practicable, potential reverse sensitivity effects.*"<br><br>**Alternatively** include Unitary Plan Policy D26.3(1) in the IPI. |
| **Chapter J Definitions** | | | |
| New definition – 'qualifying matter' | **Oppose** | The concept of qualifying matters is introduced by the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021. Qualifying matters are defined by section 77I and 77O of the RMA. Transpower seeks that the Unitary Plan includes a definition of 'qualifying matter', to support the framework of the Proposed Plan Change and to assist users of the Unitary Plan to understand and navigate the IPI. | **Insert** a new definition of 'qualifying matter' as follows:<br>"*Qualifying matter*<br>*has the same meaning as in section 2 of the RMA:*<br>*means a matter referred to in section 77I or 77O*<br>*The matters referred to in section 77I and 77O are listed below:*<br>*a. a matter of national importance that decision makers are required to recognise and provide for under section 6:*<br>*b. a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010:*<br>*c. a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure:* |

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| Provision | Support/ Oppose | Submission/Reasons | Decision Sought |
|---|---|---|---|
| | | | *d. open space provided for public use, but only in relation to land that is open space:*<br>*e. the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order:*<br>*f. a matter necessary to implement, or to ensure consistency with, iwi participation legislation:*<br>*g. the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:*<br>*h. any other matter that makes higher density development as provided for by policy 3, as the case requires, inappropriate in an area, but only if section 77R is satisfied/any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.*" |
| **Chapter K Designations** | | | |
| Chapter K Designations | **Support in part** | Transpower supports the conclusion reached in the '*Section 32 and section 77K / section 77Q alternative process for existing qualifying matters Evaluation Report for Designations as a qualifying matter in accordance with sections 77I(g) and 77O(g)*' that:<br>"*In accordance with the MDRS and NPS-UD, the need to give effect to designations, but only in relation to the land that is subject to a designation, is identified as a qualifying matter. Designations contribute to a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*"<br>That said, Transpower considers that the proposed amendment to Chapter K is not sufficiently certain or clear and should be amended to more clearly set out that designations are qualifying matters. | **Amend** Chapter K Designations as follows:<br>*"~~Some~~ ~~D~~designations in the urban environment are qualifying matters in accordance with sections 77I(g) and 77O(g) of the RMA."* |
| **Section 32 Reports – General** | | | |
| Section 32 Report - General | **Support in part** | Transpower acknowledges that the Section 32 Reports, and particularly the '*Section 32 and sec77K / sec 77Q alternative process for existing qualifying matters, Evaluation Report – National Grid Corridor Overlay in accordance with sections 77I(b)/77O(b) and 77O(b)/77O(e)*' ("National | |

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| Provision | Support/ Oppose | Submission/Reasons | Decision Sought | |
|---|---|---|---|---|
| | | Grid Corridor Overlay Section 32 Report") identifies the NPSET as being relevant to the Proposed Plan Change because the National Grid passes through areas that are subject to the IPI and policy 3 of the NPS-UD.<br>Subject to the relief sought elsewhere in this submission, Transpower generally supports the various Section 32 Reports, including the National Grid Corridor Overlay Section 32 Report, to the extent that the Reports identify the National Grid as an existing qualifying matter. | | |
| **Planning Map** | | | | |
| Planning Maps: General – extent of zones and precincts | **Neutral** | Transpower is neutral on the extent (as notified) of the zones and precincts that are the subject of the Proposed Plan Change. However, should the extent of the various areas be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed to reflect the National Grid as a qualifying matter are similarly extended to the new areas. | | 940.47<br>940.48 |

# Appendix D: Specific Submission Points on the Auckland Unitary Plan – Proposed Plan Change 80: RPS Well-functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters Plan Change

The following table sets out the decisions sought by Transpower, including specific amendments to the provisions of Proposed Plan Change 80, and the reasons for Transpower's support for, or opposition to, the notified provisions of Proposed Plan Change 80. Proposed Plan Change 80 provisions are shown in *black underlined* and ~~*black strikethrough*~~ and Transpower's proposed amendments are shown in *red underlined* and ~~*red strikethrough*~~.

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought |
|---|---|---|---|
| **Chapter B Regional Policy Statement**<br>**B2. Tāhuhu whakaruruhau ā-taone Urban Growth and form** | | | |
| B2.1 Issues | **Support** | Transpower supports the issue statement in B2.1 on the basis that a well-functioning urban environment is Objective 1 of the NPS-UD. | **Retain** Issue B2.1 as notified. |
| B2.2.1. Objectives<br>Objective 1A | **Support** | Transpower supports proposed Objective B2.2.1(1A), and particularly the inclusion of reference to the health, safety and well-being of people and communities. Transpower notes that this Objective is consistent with Objective 1 of the NPS-UD. | **Retain** Objective B2.2.1(1A) as notified. |
| B2.2.1. Objectives<br>Objective 1 | **Support** | Transpower supports the amendment to Objective B2.2.1(1) to include reference to a well-functioning urban environment. | **Retain** Objective B2.2.1(1) as notified. |
| B2.3. A quality built environment<br>B2.3.1. Objectives<br>Objective 1 | **Support** | Transpower supports the amendment to Objective B2.3.1(1) to include reference to a well-functioning urban environment. | **Retain** Objective B2.3.1(1) as notified. |
| B2.4. Residential Growth<br>B2.4.1 Objectives<br>Objective 1 | **Support** | Transpower supports the proposed amendment to Objective B2.4.1(1) on the basis that it appropriately includes reference to a well-functioning urban environment in a manner that is consistent with the NPS-UD. | **Retain** Objective B2.4.1(1) as notified. |
| B2.4. Residential Growth | **Support** | Transpower supports proposed Objective B2.4.1(1A) on the basis that the Objective appropriately reflects the relationship between intensification and qualifying matters in a manner that generally gives | **Retain** Objective B2.4.1(1A) as notified. |

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| Provision | Support/ Oppose | Submission/Reasons | Decision Sought |
|---|---|---|---|
| B2.4.1 Objectives<br>Objective 1A | | effect to Policy 4 of the NPS-UD and, in respect of the National Grid as a qualifying matter, also gives effect to Policy 10 and Policy 11 of the NPSET. | |
| B2.4. Residential Growth<br>B2.4.2 Policies<br>Residential intensification<br>Policy 5 | **Support** | Transpower generally supports the proposed amendments to Policy B2.4.1(5) on the basis that the Policy addresses the relationship between residential intensification and qualifying matters. That said, Transpower seeks amendments to the Policy to explicitly give effect to Policy 10 and Policy 11 of the NPSET by acknowledging that the National Grid is a qualifying matter and that intensification should be avoided on the basis that sensitive activities and subdivision, use and development may give rise to reverse sensitivity effects, have direct adverse effects on the National Grid and/or compromise the ability to operate, maintain, upgrade and develop the National Grid. | **Amend** Policy B2.4.1(5) as follows:<br>*"(5) Avoid intensification in areas:*<br>*(a) where ~~there are qualifying matters and~~ there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character;*<br>*(x) where there are qualifying matters, such as the National Grid Corridor Overlay, that mean that further development or intensification is inappropriate; or*<br>*(b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards..* |
| B2.5. Commercial and industrial growth<br>2.5.1. Objectives<br>Objective 3 | **Support** | Transpower supports the proposed amendments to Objective 2.5.1(3) on the basis that the Policy addresses the relationship between industrial growth and activities by applying qualifying matters to manage conflict between industrial activities in a manner that gives effect to Policy 10 of the NPSET. | **Retain** Policy 2.5.1(3) as notified. |
| B2.5. Commercial and industrial growth<br>2.5.2. Policies<br>Policy 10A | **Neutral** | Transpower does not support or oppose Policy B2.5(10A) on the basis that the proposed Policy relates to commercial and industrial activities and does not apply to infrastructure (and therefore does not apply to the National Grid). | |
| B2.7. Open space and recreation facilities<br>2.7.2. Policies<br>Policy 11 | **Support in part** | Transpower does not oppose the intent of proposed Policy 2.7.2(11), but is concerned that the Policy is not clear and could be understood as applying to infrastructure located in open space areas in a manner that is inconsistent with proposed Objective B2.7.1(4) that is implemented by the proposed Policy. | **Amend** Policy B2.7.2(11) as follows:<br>*"Require open space and recreation facilities to be located, designed and developed to be resilient ~~best practice resilience~~ to the effects of climate change ~~in open space and associated recreation and biodiversity~~."* |

| Provision | Support/ Oppose | Submission/Reasons | Decision Sought |
|---|---|---|---|
| B2.9. Explanation and principal reasons for adoption<br>Paragraph 4 | **Support in part** | Transpower generally support the amendments to paragraph 4 in B2.9, but seeks amendments to reflect that qualifying matters may result in avoidance (as set out in Policy B2.4.1(5)), including in respect of the National Grid. | **Amend** B2.9. Paragraph 4 and Paragraph 6 as follows:<br>*"A compact urban form can deliver a range of benefits and contributes to a well-functioning urban environment by...*<br>• *limiting or avoiding intensification where there are qualifying matters*<br>• *promoting an integrated approach to land use and transport; ~~and~~*<br>• *providing investment certainty about use and development strategies; and*<br>• *improving resilience to the effects of climate change. …"* |

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# SUBMISSION ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

**Clause 6 of Schedule 1 of the Resource Management Act 1991**

**Foodstuffs North Island Limited**
**Submission - Infrastructure**

To: Auckland Council
unitaryplan@aucklandcouncil.govt.nz

**Foodstuffs North Island Limited** at the address for service set out below ("**the Submitter**") makes the following submission in relation to Plan Change 78: Intensification ("**PC 78**") to the Auckland Unitary Plan ("**Unitary Plan**").

1. The Submitter could not gain an advantage in trade competition through this submission.

2. The submission relates to the failure of PC 78 as notified to address adequately the implications for infrastructural capacity of the level and distribution of intensification proposed.

3. The reasons for the submission are as follows:

   (a) Unless the relief sought in this submission is granted, PC 78 will:

      (i) Not give effect to the NPS – Urban Development 2020 ("**NPS-UD**");

      (ii) Not comply with the Council's obligations under the Resource Management Act 1991 ("**RMA**") as amended by the Resource Management (Enabling Housing and Other Matters) Amendment Act 2021 ("**Enabling Act**");

      (iii) Not promote the sustainable management of natural and physical resources;

      (iv) Not amount to and promote the efficient use and development of resources;

      (v) Be otherwise inconsistent with the purpose and principles in Part 2 RMA; and

(vi) Be inappropriate in terms of section 32 RMA.

(b) To achieve the purpose of the RMA, comply with the content of the Enabling Act and give effect to the NPS-UD, PC 78 must:

(i) Take appropriate account of the implications of existing limitations in infrastructure capacity in Auckland;

(ii) Incorporate those infrastructure capacity limitations as a qualifying matter; and

(iii) Place limitations on development that would consume existing infrastructure capacity in a manner that would compromise intensification in centres.

In particular, but without derogating from the generality of the above:

(c) Infrastructure services in Auckland (e.g.: water supply, wastewater reticulation, stormwater management measures and public open space) have insufficient capacity to cater for the level of intensification that is currently enabled under the Unitary Plan.

(d) PC 78 enables significant increases in development opportunities throughout Auckland. There is no realistic prospect that the existing infrastructure will have sufficient capacity to cater for that expanded level of intensification.

(e) PC 78 alters the locations within the city in which intensification is enabled and expected:

(i) The NPS-UD and the regional policy statement ("**RPS**") provisions in the Unitary Plan prioritise development in centres, consistent with the purpose and principles of the RMA.

(ii) The current RPS and district plan provisions in the Unitary Plan promote and enable intensification in and around centres and along corridors.

(iii) PC 78 appropriately provides for increases in height and intensity of development in and immediately adjacent to centres, particularly within walkable catchments.

(iv) In contrast, PC 78 promotes the dissipation of development throughout the urban areas of Auckland:

- PC 78 markedly increases the extent of THAB zoned land and thus enables intensification throughout extensive areas of land remote from centres.

- The Medium Density Residential Standards ("**MDRS**") introduced through the Enabling Act and PC 78 enable intensification, as of right, throughout most of the residential areas of the city including on the periphery of the urban areas.

(f) As a consequence, there is a mismatch between development expectations implied by the zonings proposed in PC 78 and the limited infrastructural capacity that will, in practice, prevent much of that zoned development occurring. Given that the Unitary Plan provisions are enabling, there is no ability to predict where such development will occur. That mismatch removes any realistic prospect that infrastructure providers will be able to fund or implement the improvements in capacity required throughout the city to enable the proposed THAB zonings and MDRS to be realised without constraining development in centres.

(g) The legislative and regulatory framework requires the coordination of growth and infrastructure provision:

(i) Section 75(3) requires the Unitary Plan to "*give effect to*" the NPS-UD and the RPS.

(ii) The NPS-UD (e.g.: Objective 6(a) and (b); Part 3.4(3); Part 3.5; Part 3.12; Part 3.13(b) and (c); and Part 3.14) requires the co-ordination of growth and infrastructure.

(iii) PC 78 does not provide for such co-ordination and thus fails to give effect to the NPS-UD.

(h) Infrastructure provision has been identified as a qualifying factor in PC 78 but only with respect to limited matters. Additional recognition of the implications of infrastructure capacity constraints is required:

(i) In the absence of adequate and appropriate recognition of existing infrastructure capacity constraints in PC 78, access to that existing capacity will be determined on a first-in first-served basis.

(ii) In the absence of provisions that prioritise development around centres and corridors, there is a risk that available infrastructural capacity will be taken up disproportionately by peripheral development (e.g.: MDRS development throughout the city or THAB development on the periphery of walkable catchments). That could severely compromise and constrain the ability for intensification in and immediately adjacent to centres and transport nodes, which would be contrary to the growth strategy in both the NPS-UD and the RPS.

4. The Submitter seeks the following relief with regard to PC 78:

(a) That infrastructure capacity constraints be recognised as a qualifying matter that constrains the extent to which intensification may occur outside existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones, in order: 941.1

(i) To prioritise development in centres in accordance with the NPS-UD and the RPS, to which the Unitary Plan must give effect; and

(ii) To address the issues raised in this submission.

(b) By way of example, but not by way of limitation, the relief sought in (a) above could be accomplished by:

(i) *Reducing the extent of land subject to the MDRS and to be zoned THAB* - Under this approach, additional development opportunities would be focused in and around centres.

(ii) *Introducing conditional rezonings, whereby additional development opportunities will only be available once infrastructure is in place to provide the services necessary to cater for the additional demand that will be generated* - This approach would involve the identified zonings becoming operative in effect only once infrastructure necessary to cater for that growth is in place.

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(iii) *Implementation of an additional standard regarding "Infrastructure Capacity" for areas outside City Centre, Metropolitan Centre, Town Centre and Local Centre zoned areas* - This standard would specify that on land that, prior to PC 78, was zoned Single House, Mixed Housing Suburban or Mixed Housing Urban, development may only occur in accordance with:

- Urban rezonings (e.g.: to Mixed Housing Urban or THAB); or
- The MDRS

if the relevant infrastructure providers (e.g.: Watercare Services Limited and the Healthy Waters division of Council) certify that, with the proposed new development in place, sufficient infrastructural capacity will be retained to accommodate intensification in accordance with the maximum building envelope enabled in City Centre, Metropolitan Centre, Town Centre and Local Centre zoned areas that share that infrastructure capacity with the subject site.

(c) Any other relief or other consequential amendments as are considered appropriate or necessary to address the concerns set out in this submission.

5. The Submitter wishes to be heard in support of this submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at the hearing.

**DATED** this 29th day of September 2022

**Foodstuffs North Island Limited** by its solicitors and duly authorised agents, Ellis Gould

**D A Allan / A K Devine**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09) 307-2172, Facsimile: (09) 358-5215. **Attention**: Douglas Allan (021 680 562) / Alex Devine (021 2468-950). Email: dallan@ellisgould.co.nz / adevine@ellisgould.co.nz

# SUBMISSION ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

**Clause 6 of Schedule 1 of the Resource Management Act 1991**

**Foodstuffs North Island Limited**
**Submission 1 – Site specific relief**

To: Auckland Council
unitaryplan@aucklandcouncil.govt.nz

**Foodstuffs North Island Limited** at the address for service set out below ("**the Submitter**") makes the following submission in relation to Plan Change 78: Intensification ("**PC 78**") to the Auckland Unitary Plan ("**Unitary Plan**").

1. The Submitter could not gain an advantage in trade competition through this submission.

2. This submission relates to the following aspects of PC 78 with respect to land on or within which the Submitter owns and operates supermarkets or intends to do so:

   (a) The extent, type and location of centre zonings.

   (b) The extent and location of walkable catchments identified around centres.

   (c) Maximum height standards, whether imposed by underlying zoning, arising from inclusion of land within a walkable catchment, or specified by Height Variation Control.

   (d) Other controls that apply to the sites (e.g.: relating to Special Character, Regional Maunga Viewshafts or Height and Building Sensitive Areas).

3. The reasons for this submission are as follows:

   (a) Unless the relief sought in this submission is granted, PC 78 will:

      (i) Not give effect to the NPS – Urban Development 2020 ("**NPS-UD**");

      (ii) Not comply with the Council's obligations under the Resource Management Act 1991 ("**RMA**") as amended by the Resource

Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("**Enabling Act**");

(iii) Not promote the sustainable management of natural and physical resources;

(iv) Not amount to and promote the efficient use and development of resources;

(v) Be otherwise inconsistent with the purpose and principles in Part 2 RMA; and

(vi) Be inappropriate in terms of section 32 RMA.

(b) To achieve the purpose of the RMA, comply with the content of the Enabling Act and give effect to the NPS-UD, PC 78 must maximise opportunities for development centres and in particular should:

(i) Extend or amend centre zonings in appropriate locations including those specified below;

(ii) Remove any inappropriate Special Character notations, Maunga Viewshaft notations, Height and Building Sensitive Areas and related provisions;

(iii) Apply or extend walkable catchments in appropriate locations including those specified below; and

(iv) Increase height standards in appropriate locations including those specified below.

In particular, but without derogating from the generality of the above:

(c) The Submitter is the owner and operator of supermarkets and mixed use developments in locations throughout the City, including those addressed in the relief sought in this submission.

(d) PC 78 has been notified to give effect to both the Enabling Act and the NPS-UD. Pursuant to section 62 (3) RMA, the Regional Policy Statement within the Unitary Plan must "*give effect to*" a national policy statement. Pursuant to

section 75(3)(a) RMA, the Unitary Plan must "*give effect to*" any national policy statement.

(e) The NPS-UD represents a significant change in central government expectations with respect to the intensity of development in Tier 1 urban environments.

(f) The level of intensification already embodied in the Unitary Plan and which will be increased through PC 78 will generate significant increases in demand for supporting services including retail, commercial services, healthcare, education and entertainment. The increased density of residential development enabled through PC 78 should therefore be accompanied by increased opportunities in centres to accommodate the additional services that will be required.

(g) In that context, it is appropriate to extend the zoning of specified centres to ensure that they are better able to accommodate the services that will be required in the future.

(h) The NPS-UD provisions regarding intensification in and around centres, walkable catchments and building heights are minimum standards and not maxima. Auckland is the largest urban area in New Zealand and is the region subject to the greatest growth pressure. It is appropriate and necessary for the intensification that is provided for in the Unitary Plan respect to Auckland's centres to be more extensive than that required as a minimum in the NPS-UD and that would appropriately occur elsewhere in the country. Centres in Auckland are able to support and should be enabled to accommodate building heights significantly greater than those required as a minimum in the NPS-UD.

(i) The NPS-UD provisions regarding walkable catchments are minimum standards and not maxima. Given the intensity and density of development in Auckland, walkable catchments can appropriately be applied to a wide range of centres in addition to those that cater for rapid transit (i.e.: the rail network). That will take advantage of the existing and potential future intensity of development and will maximise the attractiveness of centres for public transport provision.

(j) Giving effect to the NPS-UD, other higher order planning provisions and RMA in the Auckland context requires:

(i) Extensions to centre zones;

(ii) The removal of any notations or overlays (e.g.: re Special Character Areas, Maunga Viewshafts and Height and Building Sensitive Areas) that are no longer appropriate;

(iii) The addition of new walkable catchments;

(iv) The extension of some existing walkable catchments beyond the areas identified in PC 78; and

(v) Increases in height and density beyond that specified in PC 78.

(k) The Council will comply with its statutory and regulatory obligations only if the relief proposed in this submission is accepted.

(l) **Attachment 1** to this submission is a table containing the following information:

(i) Column 1 identifies the site with respect to which the Submitter seeks relief ("**the Site**").

(ii) Column 2 identifies any:

- Changes sought to the zoning on and in the vicinity of the Site; and
- Deletions of Special Character, Maunga Viewshaft, Height and Building Sensitive Areas or similar notations and controls sought.

(iii) Column 3 identifies whether:

- The Submitter seeks an extension to an existing walkable catchment in the vicinity of the Site; or
- The Submitter seeks imposition of a new walkable catchment in the vicinity of the Site.

(iv) Column 4 identifies any increase sought to the maximum height standard or Height Variation Control on and in the vicinity of the Site.

(v) Column 5 records any additional comments or grounds for the relief sought.

(vi) Column 6 identifies the map in which the relief sought is illustrated.

(m) **Attachment 2** to this submission is a schedule of maps on which the relief identified in Attachment 1 is shown graphically, including in each case:

(i) The area over which any change in zoning or deletion of map notations (e.g.: Special Character Areas, Maunga Viewshafts or Height and Building Sensitive Areas) is sought.

(ii) The extent of any revised or new walkable catchment sought.

(iii) The area over which any increased maximum height standard or Height Variation Control is sought.

4. The Submitter seeks the following relief with regard to PC 78:

(a) The changes to zonings and any changes to notations (e.g.: Special Character Areas, Maunga Viewshafts and Height and Building Sensitive Areas) for each Site specified in column 2 of **Attachment 1** in relation to the areas identified in the corresponding maps in **Attachment 2**.

(b) The changes to existing walkable catchments and the addition of new walkable catchments for each Site specified in column 3 of **Attachment 1** in relation to the areas identified in the corresponding maps in **Attachment 2**.

(c) The increased maximum height standards or Height Variation Controls specified for each Site in column 4 of **Attachment 1** in relation to the areas identified in the corresponding maps in **Attachment 2**.

(d) Any other relief or other consequential amendments as are considered appropriate or necessary to address the concerns set out in this submission.

5. The Submitter wishes to be heard in support of this submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at the hearing.

6. **Attached** to this submission are the following documents:

   (a) **Attachment 1** – Table describing the relief sought on each Site in paragraph 4 above.

   (b) **Attachment 2** – Bundle of maps showing graphically the relief sought in respect of Sites in paragraph 4 above.

**DATED** this 29th day of September 2022

**Foodstuffs North Island Limited** by its solicitors and duly authorised agents, Ellis Gould

**D A Allan / D J Sadlier**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09) 307-2172, Facsimile: (09) 358-5215. **Attention**: Douglas Allan (021 680-562) / Daniel Sadlier (021 441-653). Email: dallan@ellisgould.co.nz / dsadlier@ellisgould.co.nz

**Attachment 1**

**Table describing the relief sought on each Site**

## Attachment 1 – Table describing the relief sought on each Site

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. | |
|---|---|---|---|---|---|---|
| Addison Local Centre, Takanini. | No change. | Implement a walkable catchment for the Addison Local Centre; or include Addison Local Centre within a walkable catchment that includes all of the Takanini Railway Station, the Takanini Town Centre and the Addison Local Centre. | Increase the height standard in the Addison Local Centre to 21m. | The Addison Local Centre is located on the edge of a walkable catchment for Takanini Railway Station. It is a short distance from the Takanini Town Centre. These three nodes should all be within a single walkable catchment. Given the intensification anticipated for the surrounding area, it is appropriate to increase the height standard for the centre to enable it to provide the services required by the incoming population. | Map 1 | 941.2<br>941.3 |
| Balmoral Road / Rocklands Road site (i.e.: the Local Centre and Mixed Use zoned land bordered by Balmoral Road and Rocklands Road, Mt Balmoral) | Rezone the Mixed Use zone to Local Centre zone. | | Increase the height standard across the Balmoral Road / Rocklands Road site to 21m. | This site is adjacent to two major arterials (Balmoral Road and Dominion Road) and is of a size and shape that can comfortably and appropriately accommodate intensive commercial or mixed use development. While the centre is within an area over which Council has deferred giving effect to the NPS-UD, it is lawful, appropriate and within scope for submitters to seek amendments consistent with the NPS. | Map 2 | 941.4<br>941.5 |
| Browns Bay Town Centre | No change | Implement a walkable catchment for the Browns Bay Town Centre. | Increase the height standard in the Browns Bay Town Centre to 32.5m | Browns Bay is a significant East Coast Bays town centre with a wider sub-regional recreational function given its proximity to the beach. This is an attractive residential and commercial hub which will intensify significantly in the future. It is appropriate to enable more intensive development within and around the centre. | Map 3 | 941.6<br>941.7 |
| Clendon Local Centre, Manurewa | No change. | Implement a walkable catchment for the Clendon Local Centre. | Increase the height standard in the Clendon Local Centre to 21m. | Clendon is a large local centre serving an extensive catchment. Given the intensification anticipated for the | Map 4 | 941.8<br>941.9 |

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. | |
|---|---|---|---|---|---|---|
| | | | | surrounding area, it is appropriate to increase the height standard for the centre to enable it to provide the services required by the incoming population. | | |
| Devonport Town Centre | 1. No change to zone.<br><br>2. Remove the Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area. | Implement a walkable catchment for the Devonport Town Centre and the Ferry Terminal. | Increase the height standard for those parts of the Devonport Town Centre that are not within the Special Character Area to 21 m. | The Devonport Town Centre is exceptionally well located, having excellent accessibility from the CBD via ferry services. It should be intensified to the extent possible within the constraints created by the Special Character notation. | Map 5 | 941.10<br>941.11<br>941.12 |
| 360-388 Dominion Road site (i.e.: the Mixed Use zoned land bordered by Dominion Road, Prospect Terrace and Grange Road). | 1. Rezone the Mixed Use zone to Local Centre zone<br><br>2. Remove the Special Character notation from the site. | | Increase the height standard across the site to 21m. | This site is adjacent to a major arterial (Dominion Road) and is of a size and shape that can comfortably and appropriately accommodate intensive commercial or mixed use development. The site is subject to a Special Character notation that is unwarranted and unjustifiable. While the site is within an area over which Council has deferred giving effect to the NPS-UD, it is lawful, appropriate and within scope for submitters to seek amendments consistent with the NPS. | Map 6 | 941.13<br>941.14<br>941.19 |
| Eastridge Local Centre | Change to Town Centre zone. | Implement a walkable catchment for the Eastridge Local / Town Centre, encompassing both sides of the Kepa Road ridge between Dudley Road and | Increase the height standard for the Eastridge Local / Town Centre land to 50m. Increase the height standard for the balance of the land encompassing both sides of the | The Eastridge Local Centre is a very large Local Centre zone serving an extensive catchment. Its commercial and social function will continue to increase with intensification in the eastern suburbs and the zone must be changed to reflect its | Map 7 | 941.15<br>941.16<br>941.17 |

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. | |
|---|---|---|---|---|---|---|
| | | Nehu Street / Reihana Street. | Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land to 32.5 m. | emerging role. The Kepa Road ridge is an ideal location for intensification given its elevated views in all directions and the relative lack of sensitive activities to the south that could be adversely affected by additional height along the ridge line. The walkable catchment should recognise the proximity of the Meadowbank railway station and the ability to provide improved pedestrian access between that station and the Local Centre. | | 941.18 |
| Highbury Town Centre and Birkenhead Local Centre zone | No change. | Implement a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. | Increase the height standard in the Birkenhead Local Centre to 27m | The edge of the Birkenhead Local Centre zone is just over 500m from the edge of the Highbury Town Centre zone (with two isolated neighbourhood centres between). The local centre is already surrounded by THAB on three sides and MHU south throughout Chatswood. These centres should be treated as a whole and intensified given their proximity to the CBD and to ferry and bus public transport options. | Map 8 | 941.20<br>941.21 |
| Highland Park Town Centre | No change. | Implement a walkable catchment for the Highland Park Town Centre. | Increase the height standard for the Highland Park Town Centre to 32.5m. | Highland Park is a Town Centre with an extensive catchment that will intensify significantly in the future. Given the intensification anticipated for the surrounding area, it is appropriate to increase the height standard for the centre to enable it to provide the services required by the incoming population. | Map 9 | 941.22<br>941.23 |
| Hobsonville Local Centre | No change. | Implement a walkable catchment for the Hobsonville Local Centre. | Increase the height standard in the Hobsonville Local Centre to 21m. | The Hobsonville Local Centre zone is serving an extensive catchment including the Hobsonville Point development. Once the Future Urban zoned land to the north of the Upper Harbour Motorway is urbanised, the function of the centre will increase further. Given the intensification anticipated for the surrounding area, it is appropriate to | Map 10 | 941.24<br>941.25 |

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. | |
|---|---|---|---|---|---|---|
| | | | | increase the height standard for the centre to enable it to provide the services required by the incoming population. | | |
| Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive | Change all sites to Local Centre zone. | Implement a walkable catchment for this new Local Centre. | Implement a height standard for this new Lincoln Road Local Centre of 21m. | These two blocks of land functionally constitute a large local centre with a significant supermarket component. Given the intensification anticipated for the surrounding area, it is appropriate to zone that land Local Centre to enable it to provide the services required by the incoming population. | Map 11 | 941.26<br>941.27<br>941.28 |
| Mangere Town Centre | No change. | Implement a walkable catchment for the Mangere Town Centre. | Increase the height standard for the Mangere Town Centre to 32.5m. | Mangere is a Town Centre with an extensive catchment that will intensify significantly in the future. It is appropriate to enable more intensive development within and around the centre. While the Town Centre is within an area over which Council has deferred giving effect to the NPS-UD, it is lawful, appropriate and within scope for submitters to seek amendments consistent with the NPS. | Map 12 | 941.29<br>941.30 |
| Manurewa Town Centre | No change. | No change. | Increase the height standard across the Manurewa Town Centre zone to 32.5m. | Manurewa is a town centre with an extensive catchment that will intensify significantly in the future. Given the intensification anticipated for the surrounding area, it is appropriate to increase the height standard for the centre to enable it to provide the services required by the incoming population. | Map 13 | 941.31 |
| May Road New World General Business zone | 1. Change from General Business to Town Centre zone. | Implement a walkable catchment for the new May Road Town Centre. | Implement a height standard across the new May Road Town Centre of 32.5m. | The General Business zone on the corner of Stoddard Road and May Road comprises a series of shops including a supermarket and department store that collectively function as a town centre and should be zoned as such. The surrounding catchment will | Map 14 | 941.32<br>941.33<br>941.34 |

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. | |
|---|---|---|---|---|---|---|
| | 2. Remove the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas notation from the Site. | | | intensify significantly in the future. It is appropriate to enable more intensive development within and around the centre. While the centre is within an area over which Council has deferred giving effect to the NPS-UD, it is lawful, appropriate and within scope for submitters to seek amendments consistent with the NPS. | | 941.35 |
| Milford Town Centre | No change. | Implement a walkable catchment for the Milford Town Centre. | Increase the height standard across the whole of the Milford Town Centre to 32.5m. | Milford is a significant East Coast Bays Town Centre with a wider sub-regional recreational function given its proximity to the beach. This is an attractive residential and commercial hub which will intensify significantly in the future. It is appropriate to enable more intensive development within and around the centre. | Map 15 | 941.36<br>941.37 |
| Mt Albert Pak'n Save General Business zone | Retain General Business zoning on the Pak'n Save site. Change the zoning of adjacent land to THAB. | Extend the walkable catchments for the Avondale and Mt Albert railway stations along New North Road so they form a single, connected walkable catchment. | Increase the height standard across the Mt Albert Pak'n Save site to 21 m. | The current identification of walkable catchments along new North Road wrongly fails to bridge the short distance between the Avondale walkable catchment and the Mount Albert walkable catchment. | Map 16 | 941.38<br>941.39<br>941.40<br>941.41<br>941.42 |
| Mt Wellington Pak'n Save supermarket site (i.e.: the Mixed Use zoned site bordered by Mount Wellington Highway and Te Horeta Road) | No change. | Extend the Panmure walkable catchment to the south so that it includes the Mt Wellington Pak'n Save supermarket site. | Increase the height standard across the Mt Wellington Pak'n Save supermarket site to 21m. | The site is adjacent to and functionally forms part of the Panmure centre and related large format retail along Mt Wellington Highway. It is bordered by major arterial routes. Given the intensification of development anticipated in the vicinity of the block, it is appropriate to extend the walkable catchment and increase the height standard. | Map 17 | 941.43<br>941.44 |

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. | |
|---|---|---|---|---|---|---|
| Orewa Town Centre | No change. | Implement a walkable catchment for the Orewa Town Centre. | Increase the height standard across the entire Orewa Town Centre to 32.5m. | Orewa is a significant Town Centre with a wider sub-regional recreational function given its proximity to the beach. This is an attractive residential and commercial hub which will intensify significantly in the future. It is appropriate to enable more intensive development within and around the centre. | Map 18 | 941.45<br>941.46 |
| Papakura Metropolitan Centre | No change. | No change. | Increase the height standard across the entire Papakura Metropolitan Centre to 40.5m. | Papakura is zoned Metropolitan Centre (albeit that it functions as a large town centre). It is appropriate, given the anticipated intensification around the centre, to enable more intensive development within the full extent of the centre. | Map 19 | 941.47 |
| Remuera Town Centre | No change. | Implement a walkable catchment for the Remuera Town Centre; or include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. . | Increase the height standard across the Remuera Town Centre to 32.5m. [Nb: the Maunga Viewshaft Control will in practice impose height standards across the centre of approximately 26.5-30m.] | Remuera is a Town Centre with a catchment that will intensify significantly in the future. It is appropriate to enable more intensive development within and around the centre. In addition, the centre is close to the edge of the walkable catchments identified for the Newmarket and Greenlane railway stations and it is appropriate to provide a single, consolidated catchment. | Map 20 | 941.48<br>941.49 |
| Takapuna Metropolitan Centre | No change. | No change. | Increase the height standard across the Takapuna Metropolitan Centre to 72m. | | Map 21 | 941.50 |
| Victoria Park New World supermarket site (i.e.: the block bounded by College Hill, Scotland Street and Franklin Road) | No change. | No change. | Increase the height standard for the block bounded by College Hill, Scotland Street and Franklin Road to 50m. | The site is adjacent to and functionally forms part of the Auckland CBD and is bordered by major arterial routes (including SH1 to the east). Given the intensification of development anticipated in the vicinity of the block, it is appropriate to increase the height standard. | Map 22 | 941.51 |
| Westgate Pak'n Save Mixed Use zone (i.e.: the | Change to Metropolitan Centre zone | No change. | Increase the height standard for the Westgate Pak'n Save site (i.e.: the block bounded by Fred | The site is immediately adjacent to and functionally forms part of the Westgate Metropolitan Centre. Given the | Map 23 | 941.52<br>941.53 |

| 1. The Site | 2. Any zoning amendment sought or change to relevant notation | 3. Any extension to a walkable catchment or addition of a new walkable catchment sought | 4. Any amendment to height standard / Height Variation Control sought | 5. Comments | 6. Map showing the relevant relief. |
|---|---|---|---|---|---|
| block bounded by Fred Taylor Drive, Te Oranui Way, Rotu Drive and Tawhia Drive) | | | Taylor Drive, Te Oranui Way, Rotu Drive and Tawhia Drive) to 72m. | intensification of development anticipated in the vicinity of that centre, it is appropriate to extend the Metropolitan Centre zone to include the block bounded by Fred Taylor Drive, Te Oranui Way, Rotu Drive and Tawhia Drive. | |
| Whangaparaoa New World supermarket site (i.e.: the Mixed Use zoned land bordered by Whangaparaoa Road, Beverley Road, Brightside Road and Ozone Road) | Change Mixed Use zone to Local Centre zone. | Implement a walkable catchment for the new Local Centre. | Increase the height standard across the new Local Centre to 21m. | This block of land functionally constitutes a local centre with a supermarket component. Given the intensification anticipated for the surrounding area, it is appropriate to zone that land Local Centre to enable it to provide the services required by the incoming population. Given the intensification anticipated for the surrounding area, it is appropriate to increase the height standard for the centre to enable it to provide the services required by the incoming population. | Map 24 |

941.54
941.55
941.56

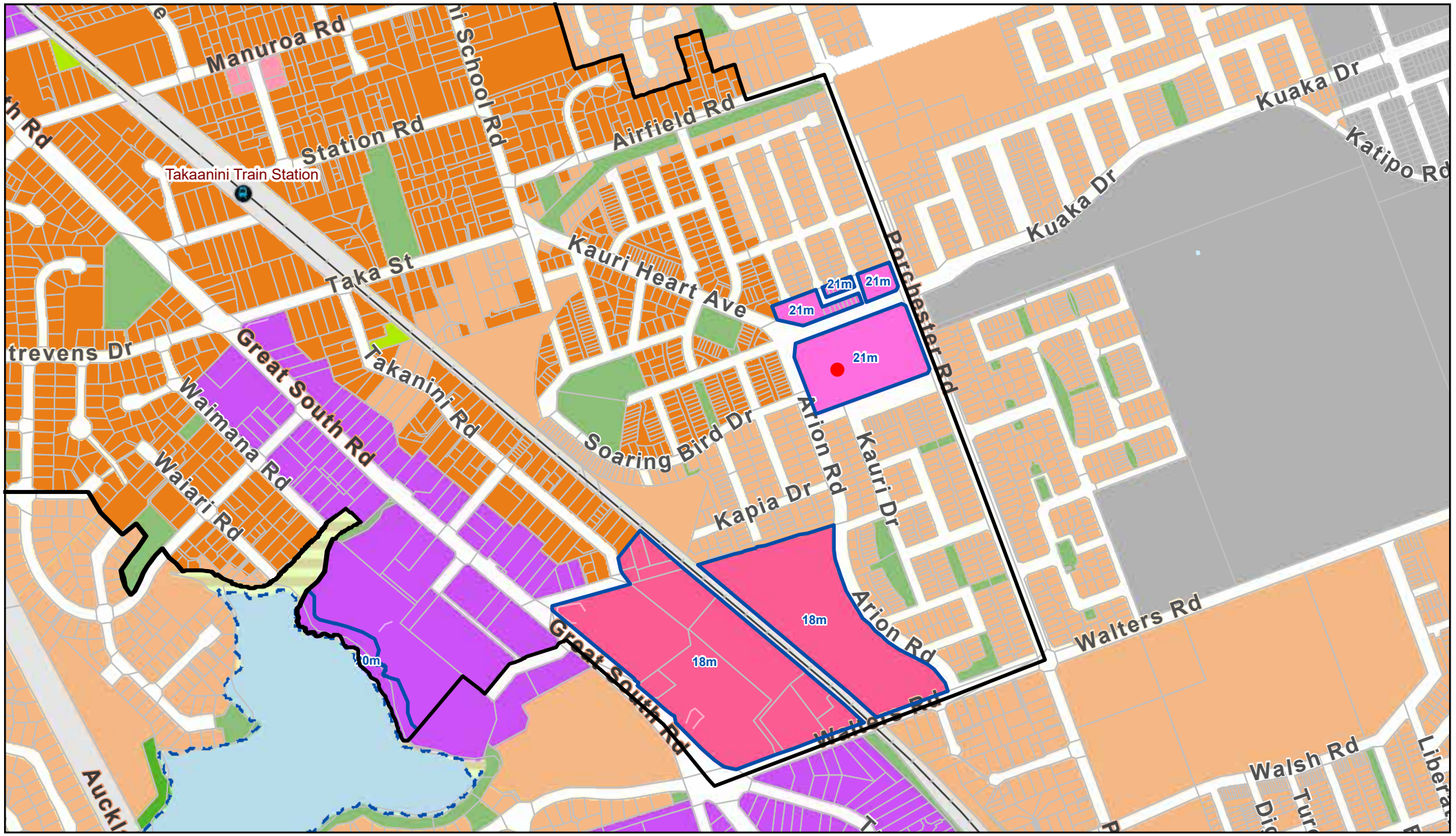
**Attachment 2**

**Bundle of maps showing graphically the relief sought in respect of each Site**

Map 1

# Addison Local Centre

PC 78 Sub #941




27/9/2022

Height Variation Control

Walkable Catchment

Subject Site

RTN Stops

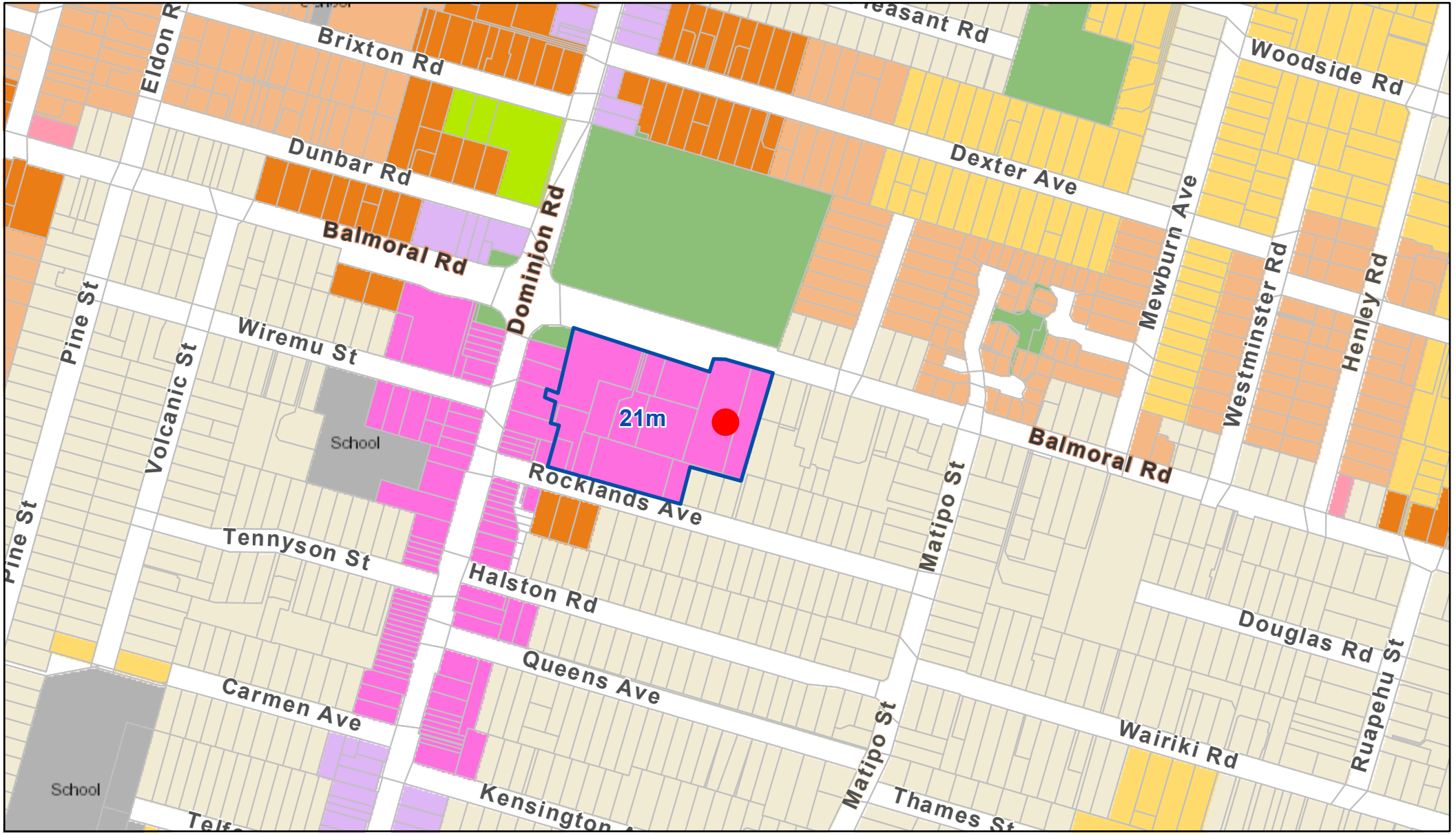
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 2

# Balmoral Road / Rocklands Road

**PC 78 Sub #941**




28/9/2022

Height Variation Control

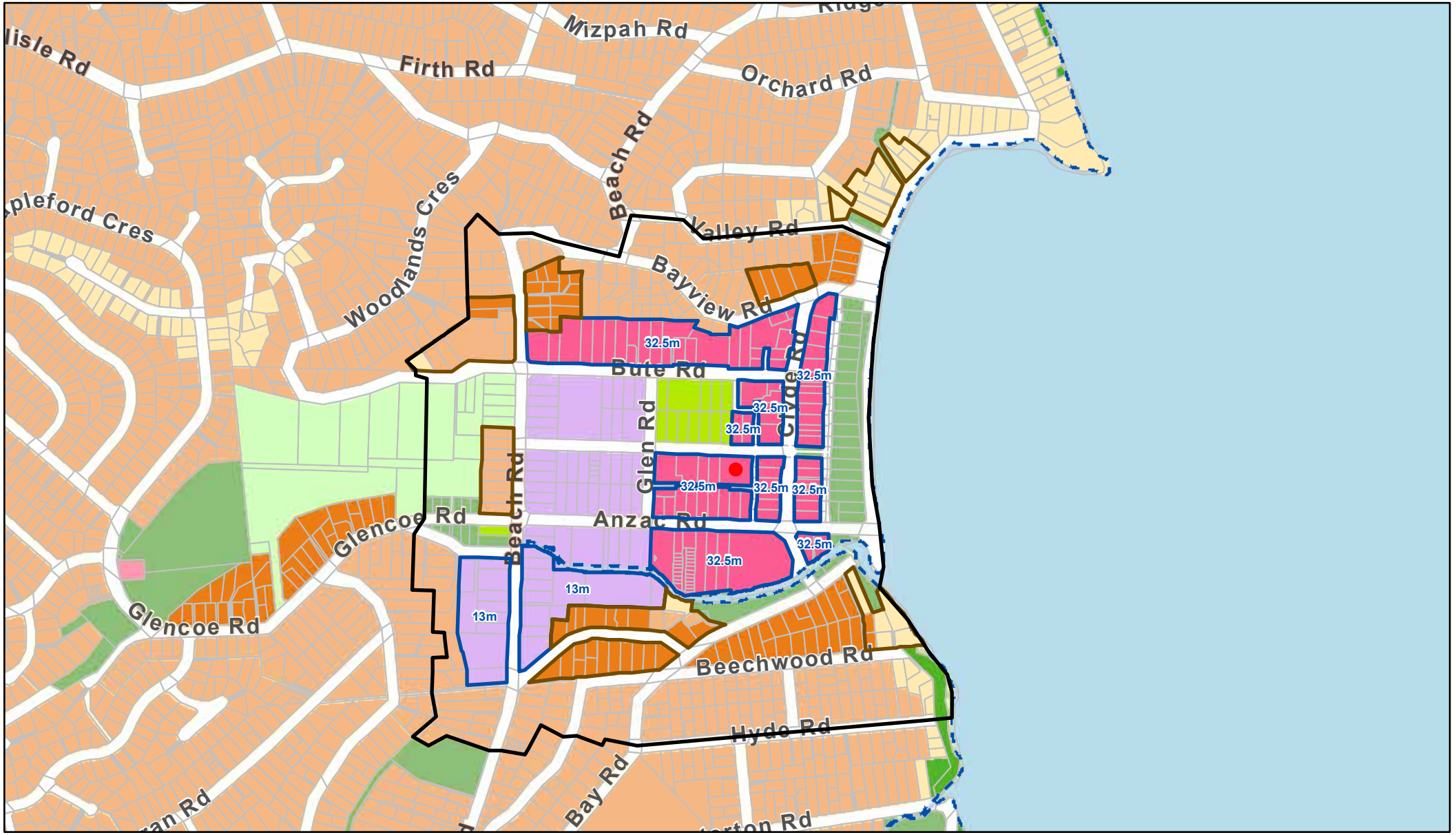
Subject Site

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

# Browns Bay Town Centre






28/9/2022

Policy 3d - Rezoning around Centre zones

Subject Site

Height Variation Control

Walkable Catchment

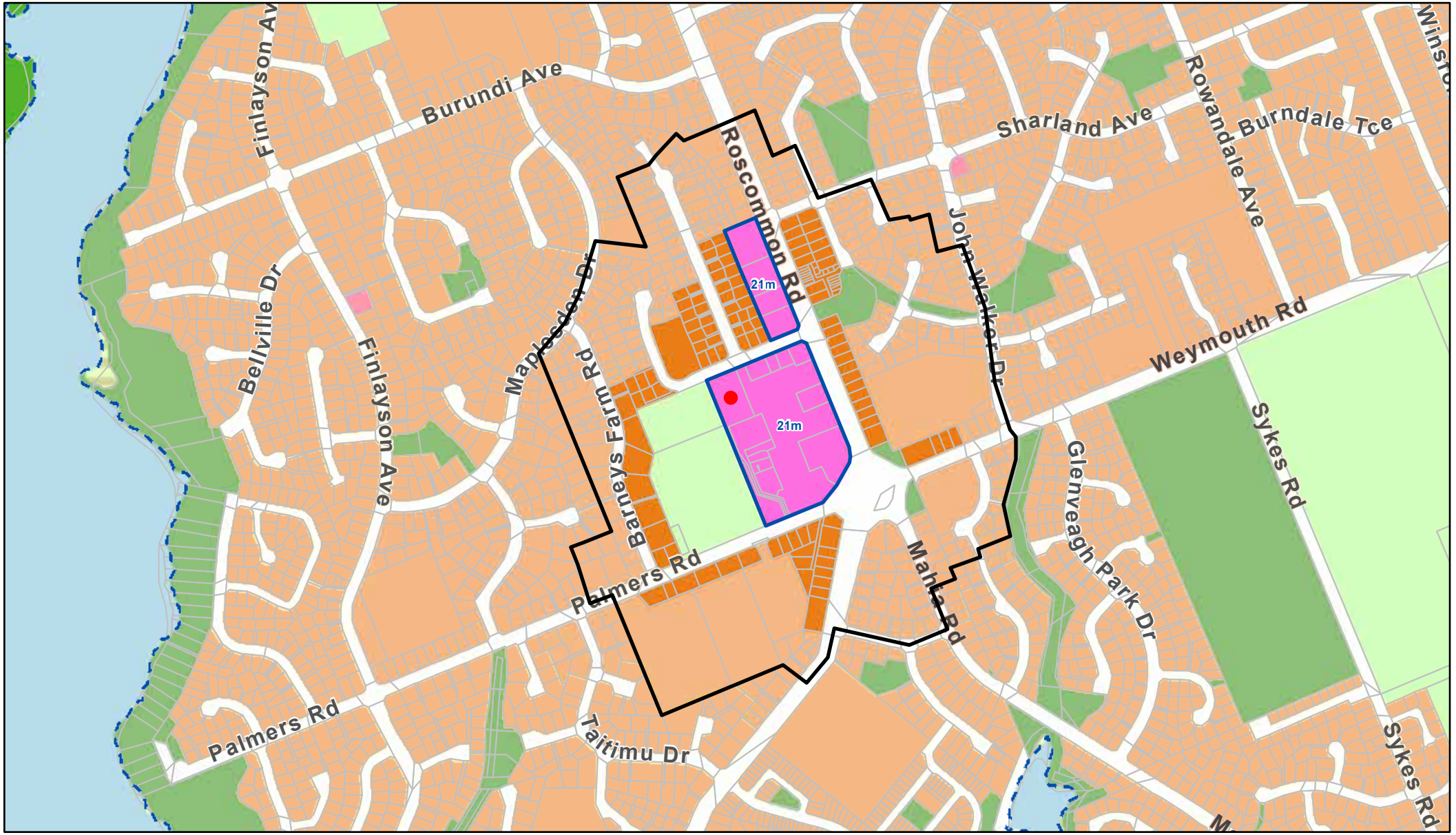
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 4

# Clendon Local Centre

PC 78 Sub #941




27/9/2022

Height Variation Control

Walkable Catchment

Subject Site

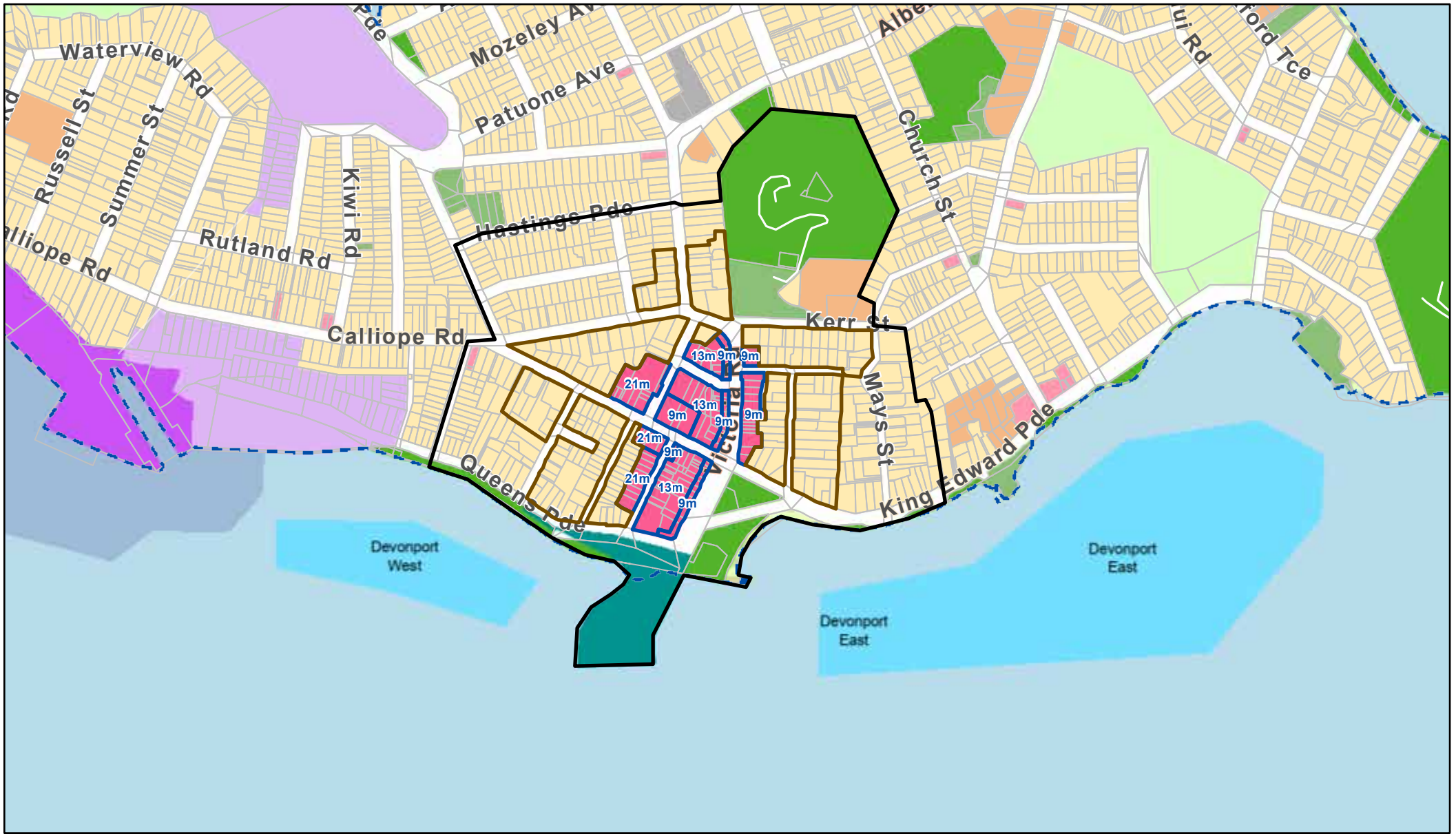
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 5

# Devonport Town Centre

PC 78 Sub #941




28/9/2022

Policy 3d - Rezoning around Centre zones

Subject Site

Height Variation Control

Walkable Catchment

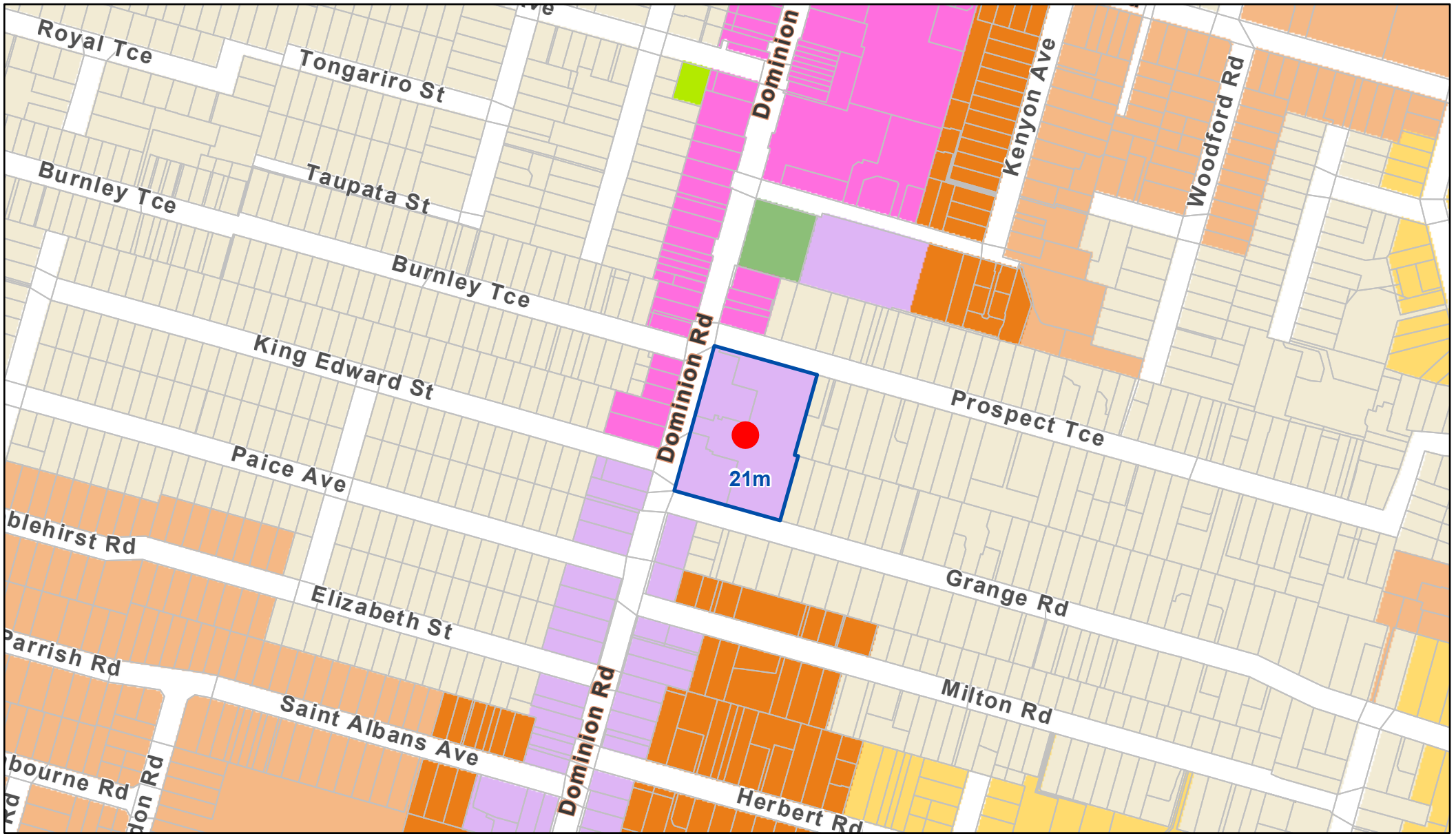
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 6

# Dominion Road Site

**PC 78 Sub #941**




28/9/2022

Height Variation Control

Subject Site

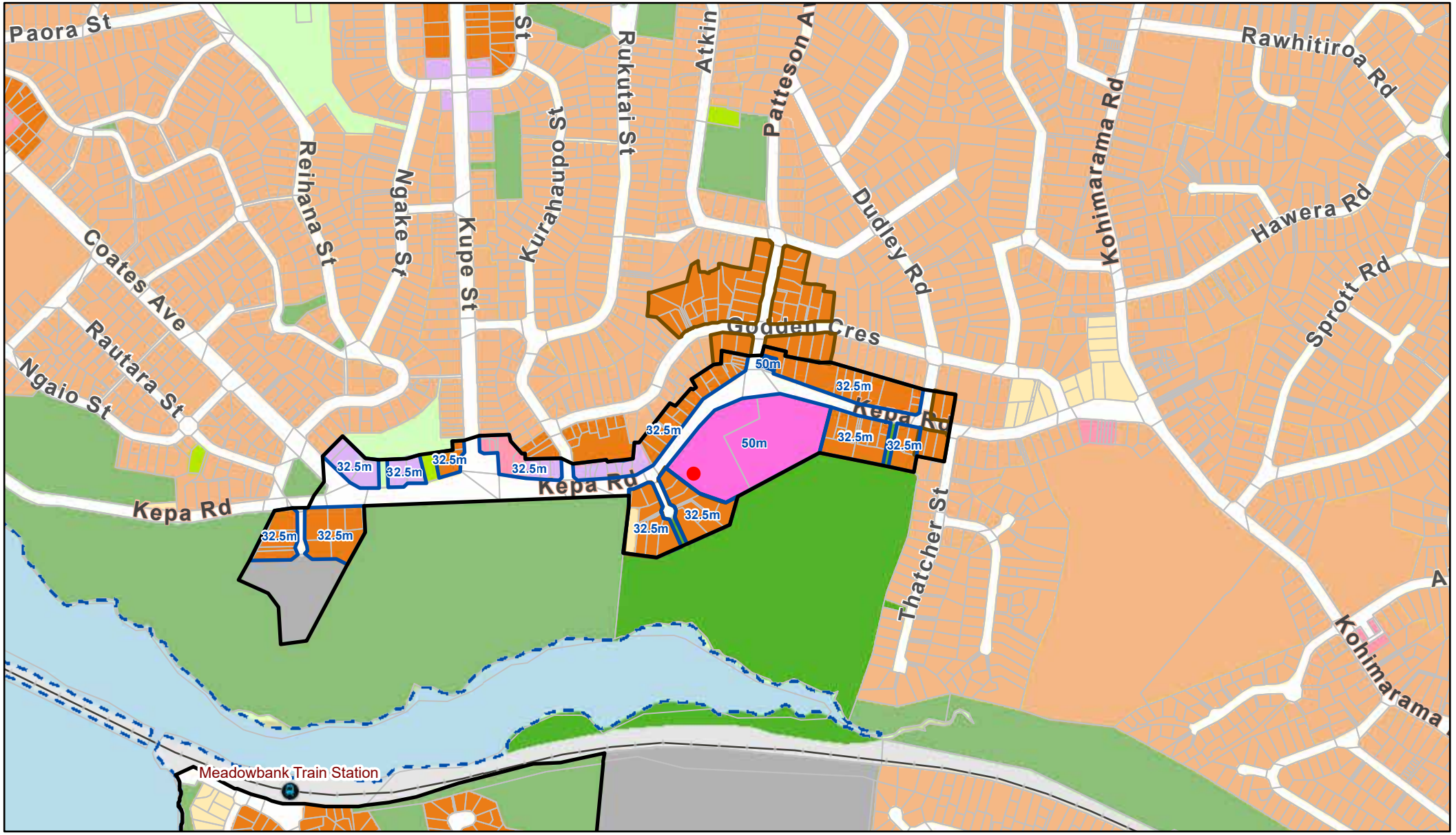
0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Map 7

# Eastridge Local Centre

PC 78 Sub #941




28/9/2022

- Policy 3d - Rezoning around Centre zones
- Height Variation Control
- Walkable Catchment
- Subject Site
- RTN Stops

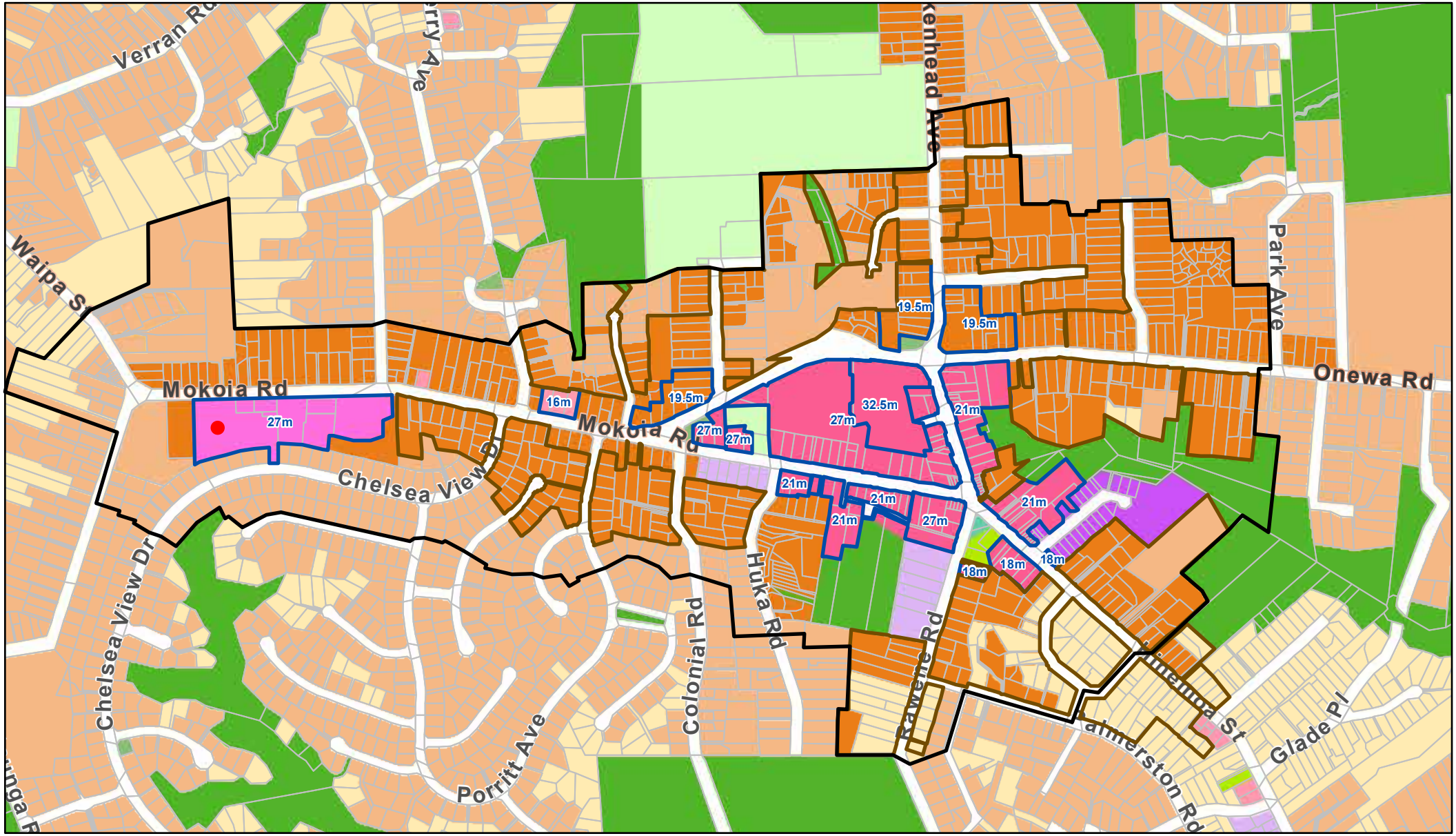
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 8

# Highbury Town Centre and Birkenhead Local Centre

PC 78 Sub #941




28/9/2022

Policy 3d - Rezoning around Centre zones

Subject Site

Height Variation Control

Walkable Catchment

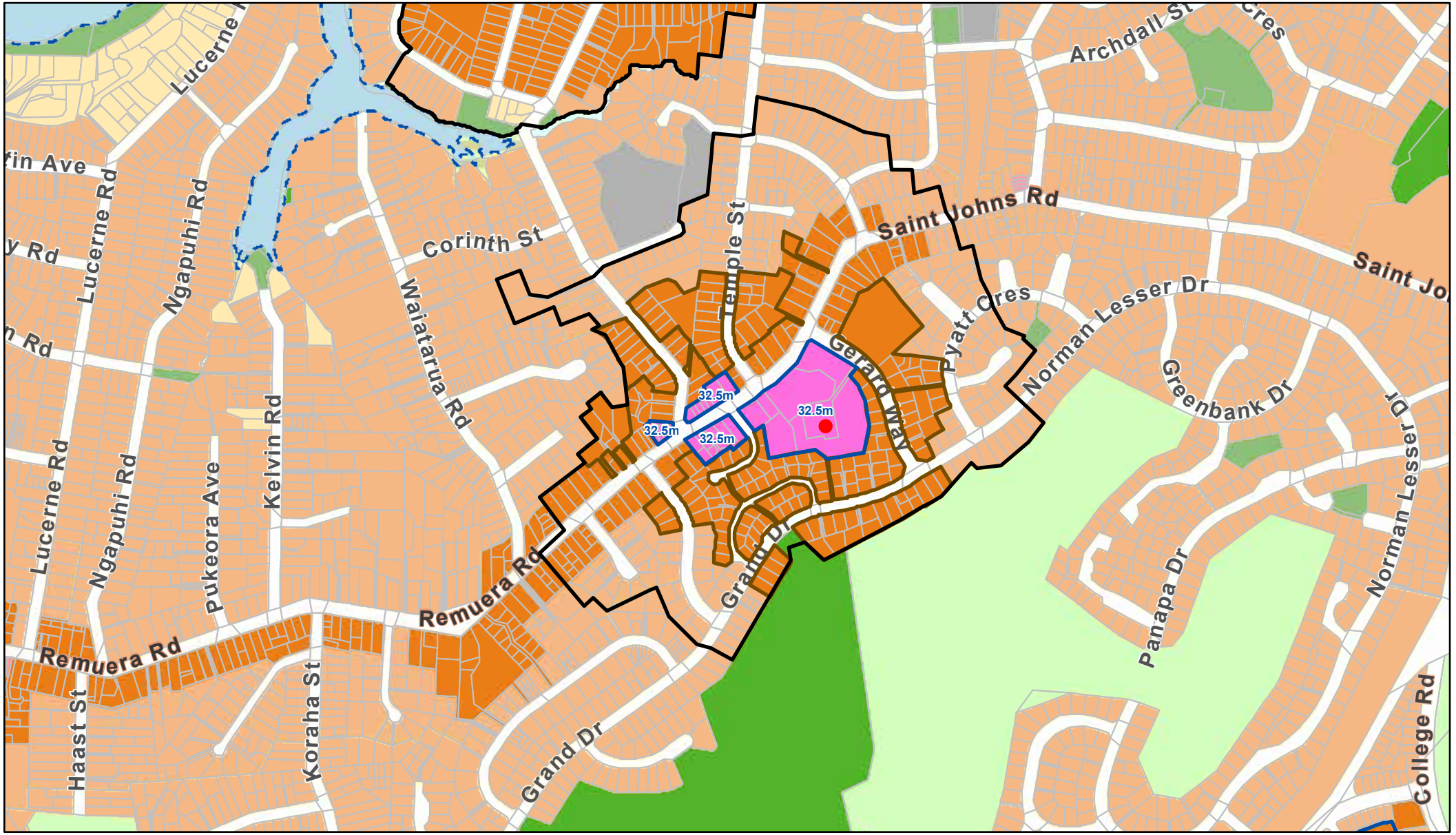
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 9

# Highland Park Town Centre

PC 78 Sub #941




28/9/2022

Policy 3d - Rezoning around Centre zones

Subject Site

Height Variation Control

Walkable Catchment

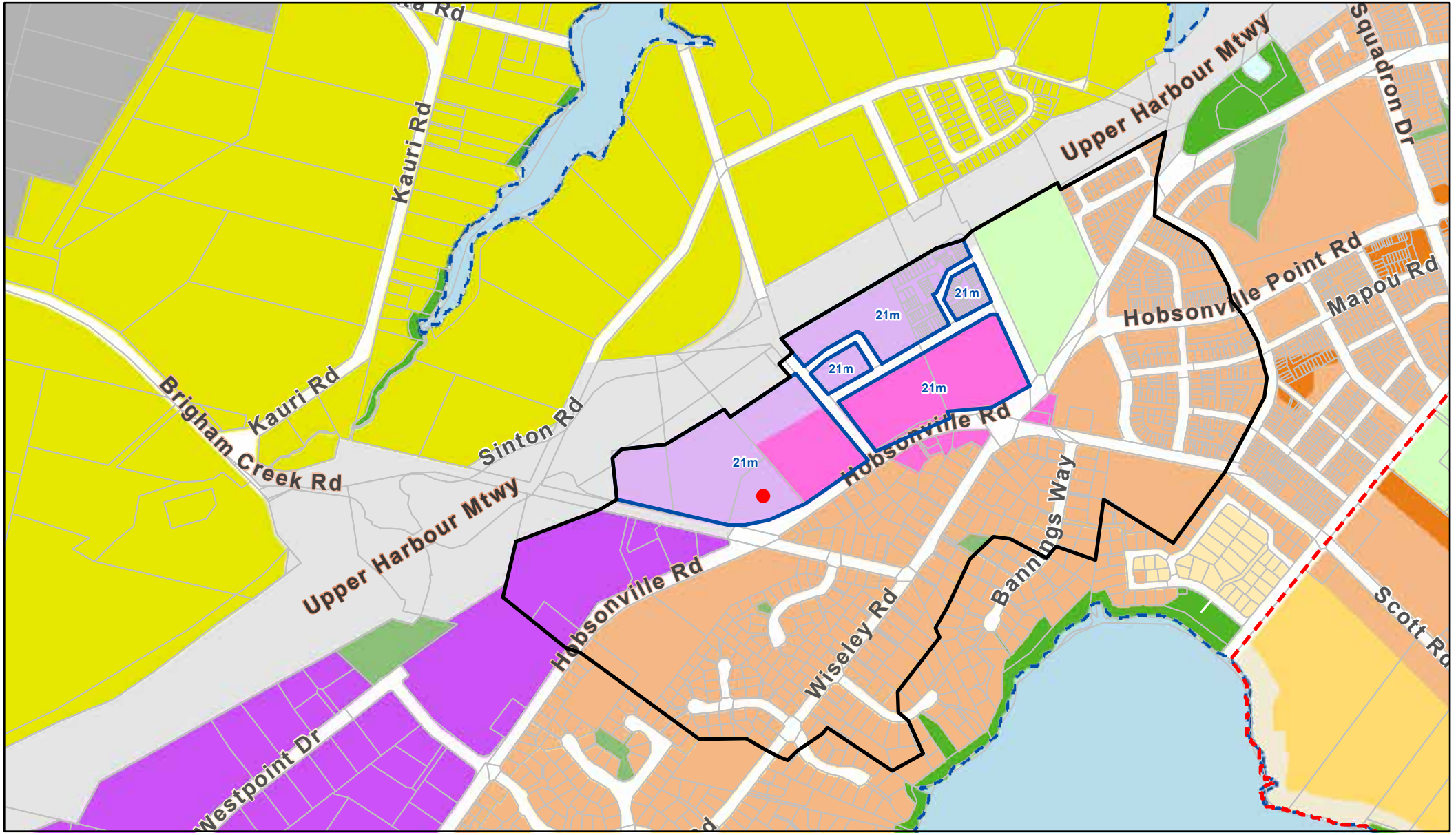
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 10

# Hobsonville Local Centre

PC 78 Sub #941




22/9/2022

Height Variation Control

Subject Site

Walkable Catchment

SHA Precincts

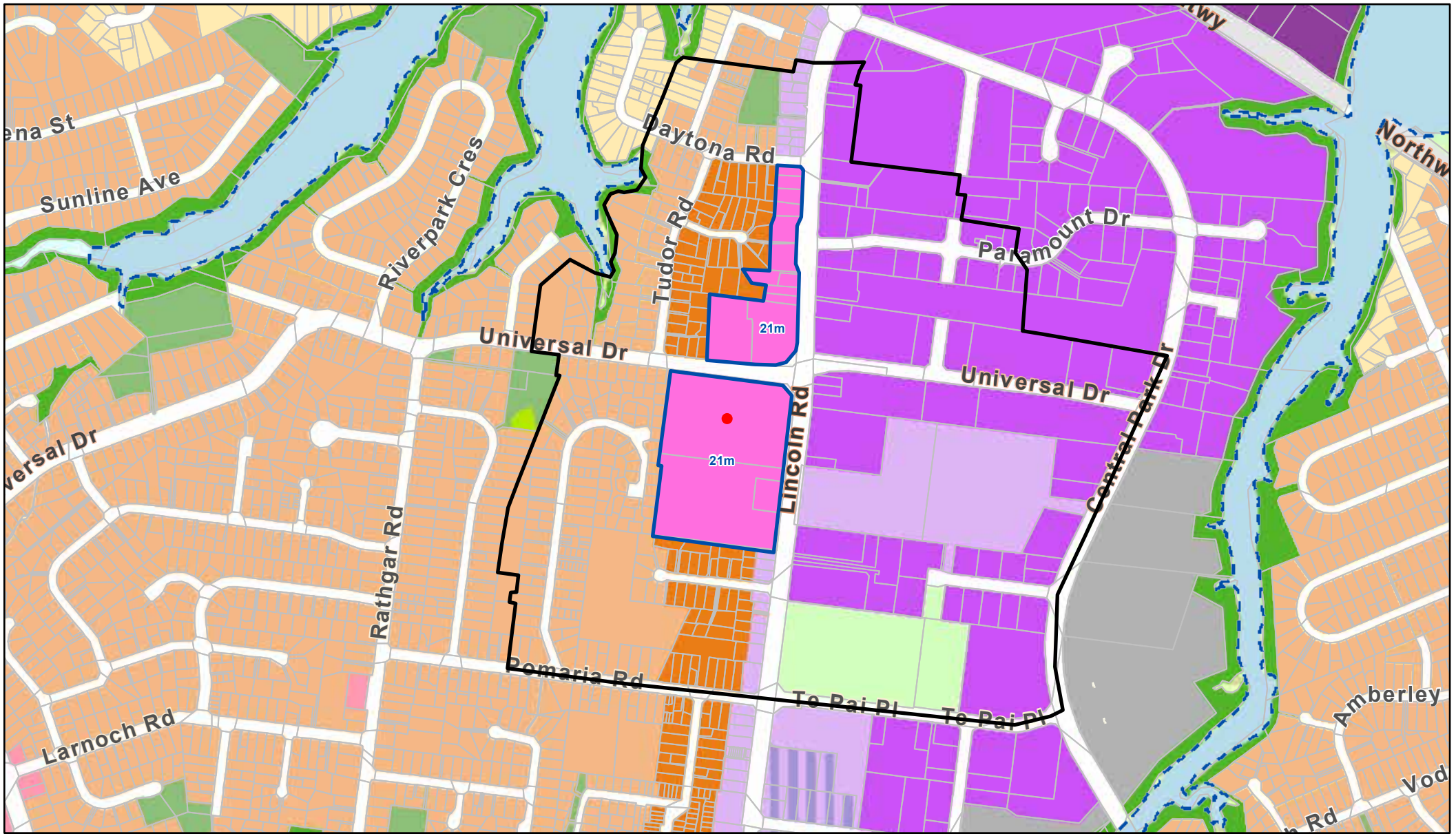
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 11

# Lincoln Road Pak'n Save

**PC 78 Sub #941**




28/9/2022

Height Variation Control

Walkable Catchment

Subject Site

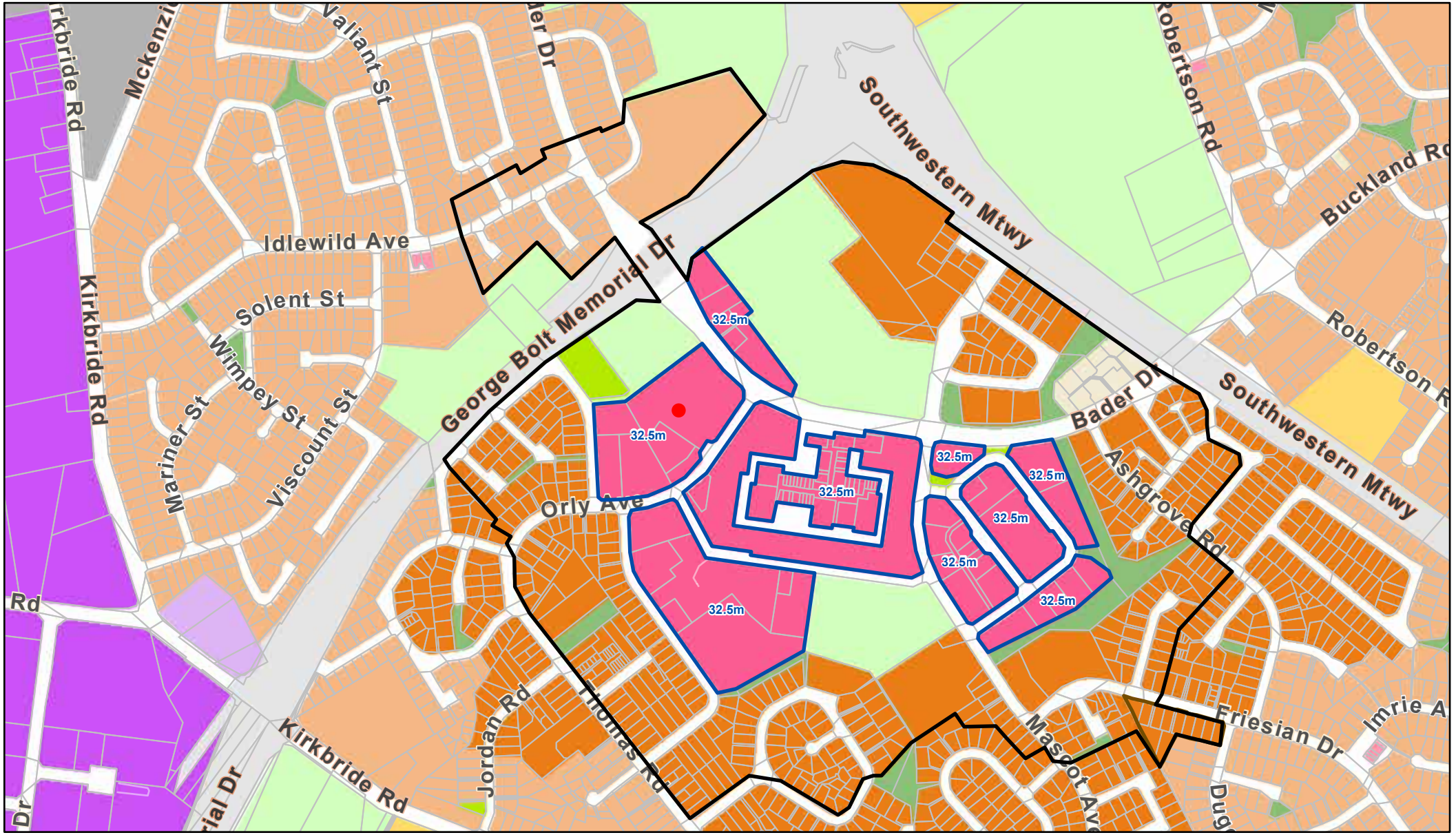
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 12

# Mangere Town Centre

PC 78 Sub #941




28/9/2022

Policy 3d - Rezoning around Centre zones

Subject Site

Height Variation Control

Walkable Catchment

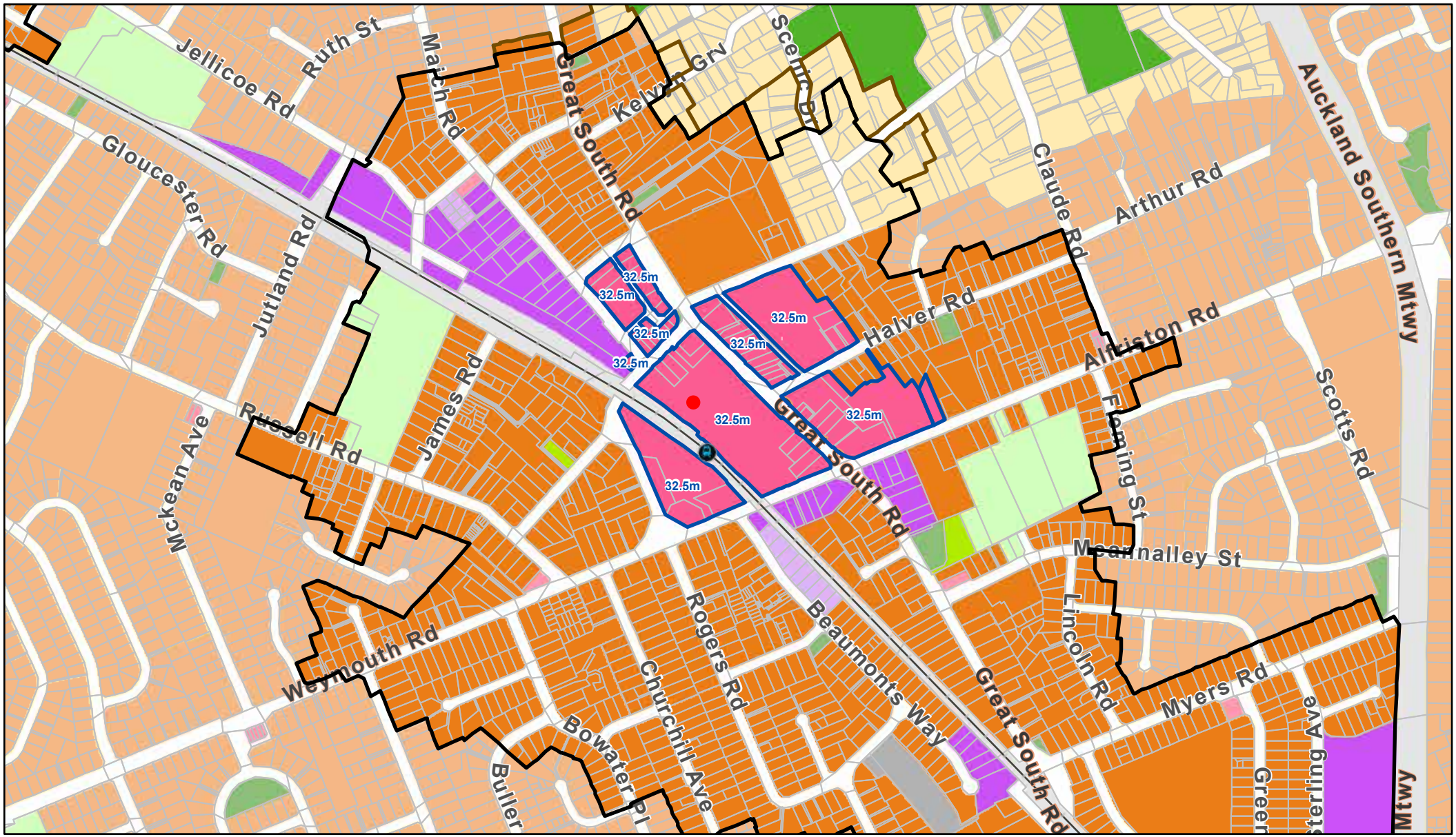
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 13

# Manurewa Town Centre

PC 78 Sub #941




28/9/2022

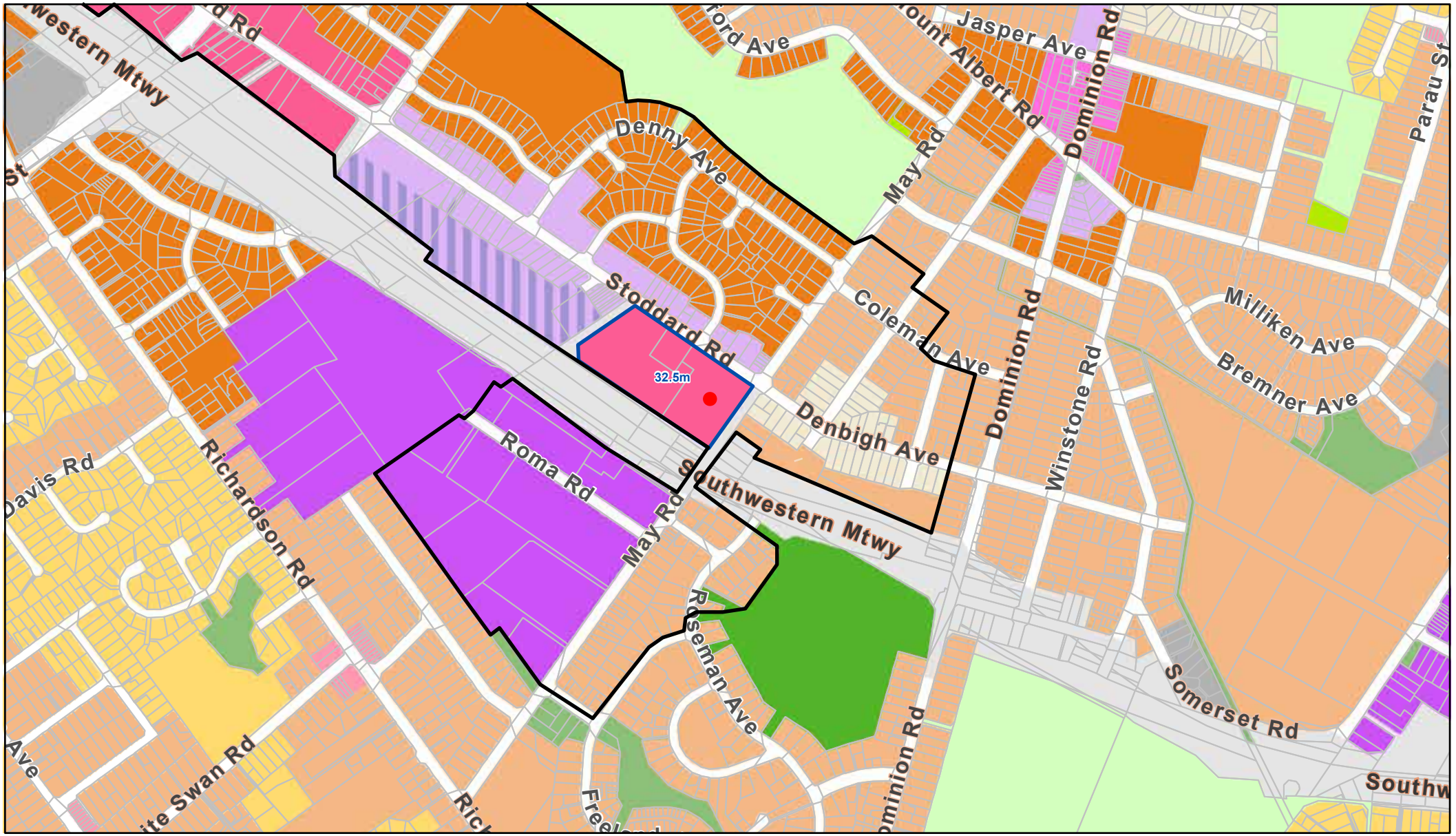
- Policy 3d - Rezoning around Centre zones
- Height Variation Control
- Walkable Catchment
- Subject Site
- RTN Stops

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

# May Road New World






28/9/2022

Height Variation Control

Walkable Catchment

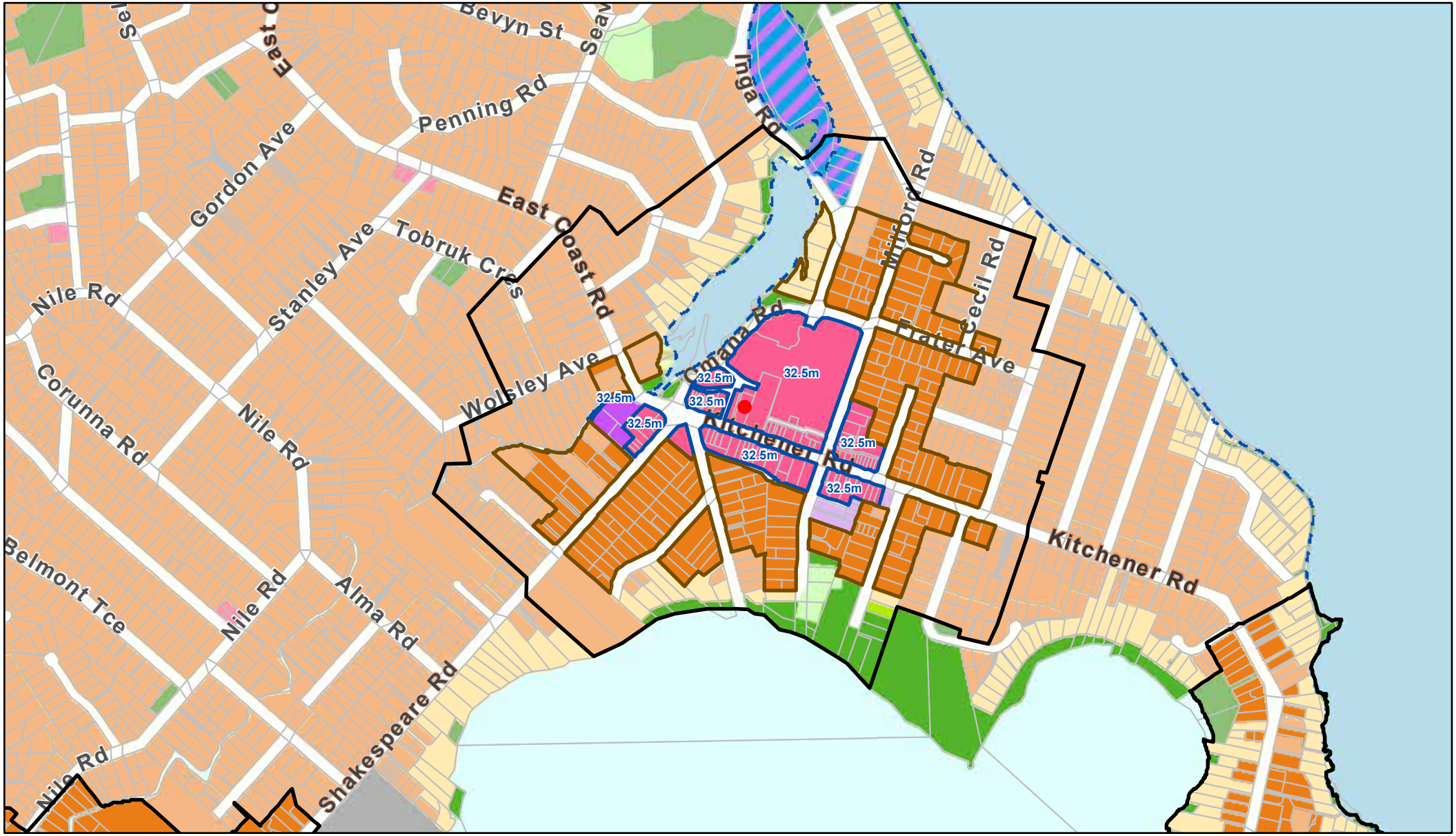
Subject Site

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

# Milford Town Centre






28/9/2022

Policy 3d - Rezoning around Centre zones

Subject Site

Height Variation Control

Walkable Catchment

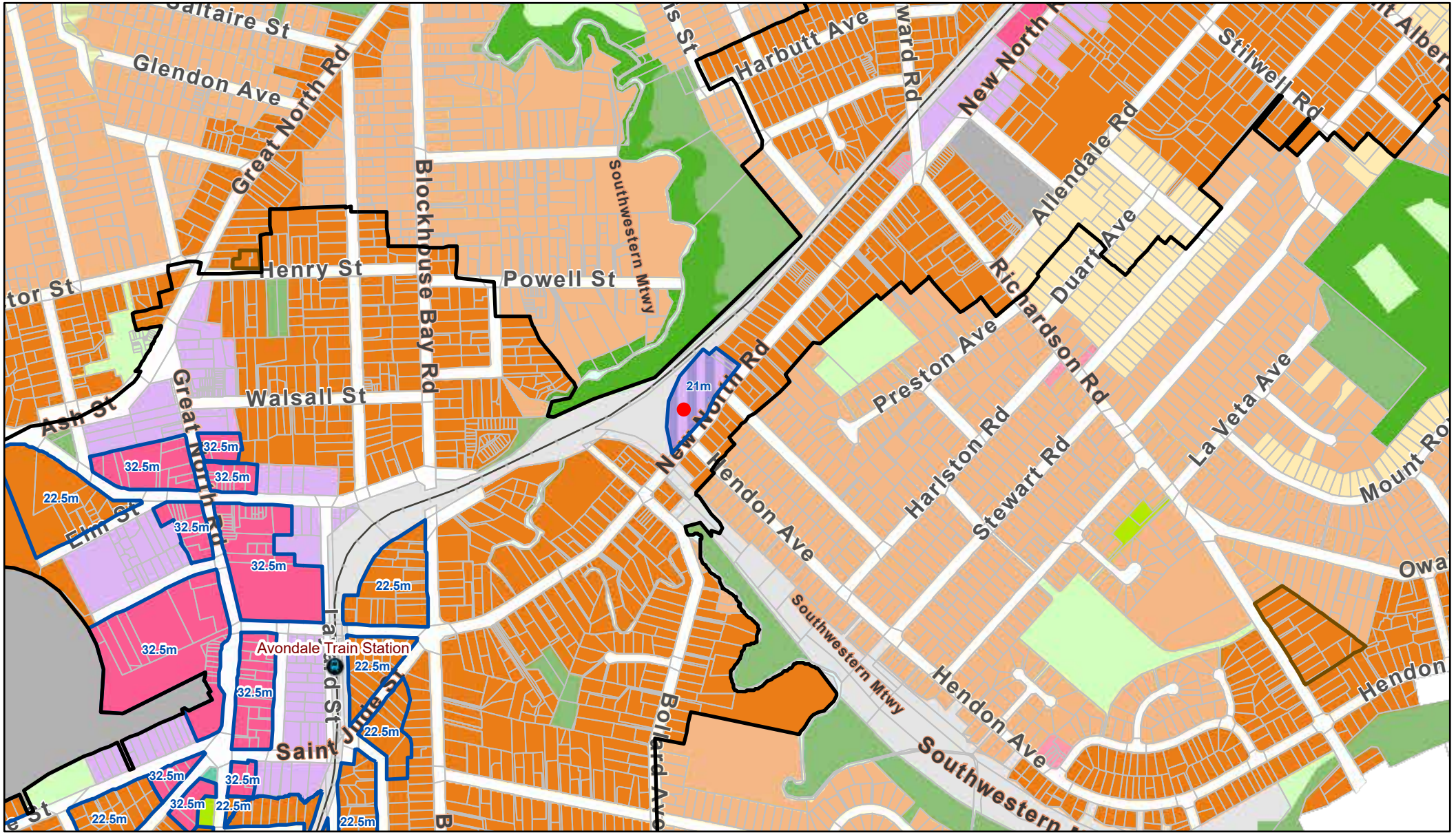
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 16

# Mt Albert Pak'n Save General Business zone

PC 78 Sub #941




28/9/2022

- Policy 3d - Rezoning around Centre zones
- Height Variation Control
- Walkable Catchment
- Subject Site
- RTN Stops

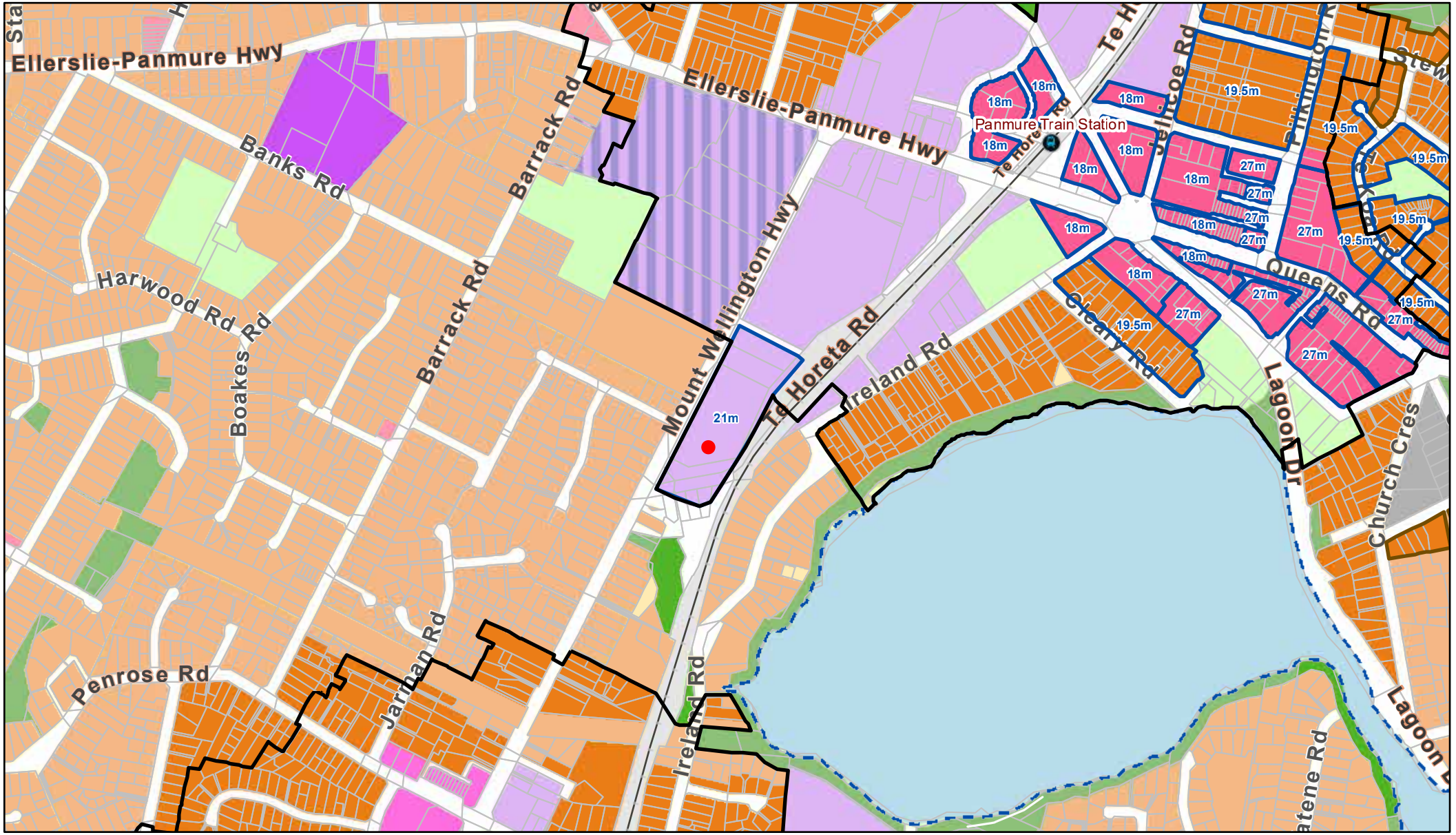
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 17

# Mt Wellington Pak'n Save

PC 78 Sub #941




28/9/2022

Policy 3d - Rezoning around Centre zones

Height Variation Control

Walkable Catchment

Subject Site

RTN Stops

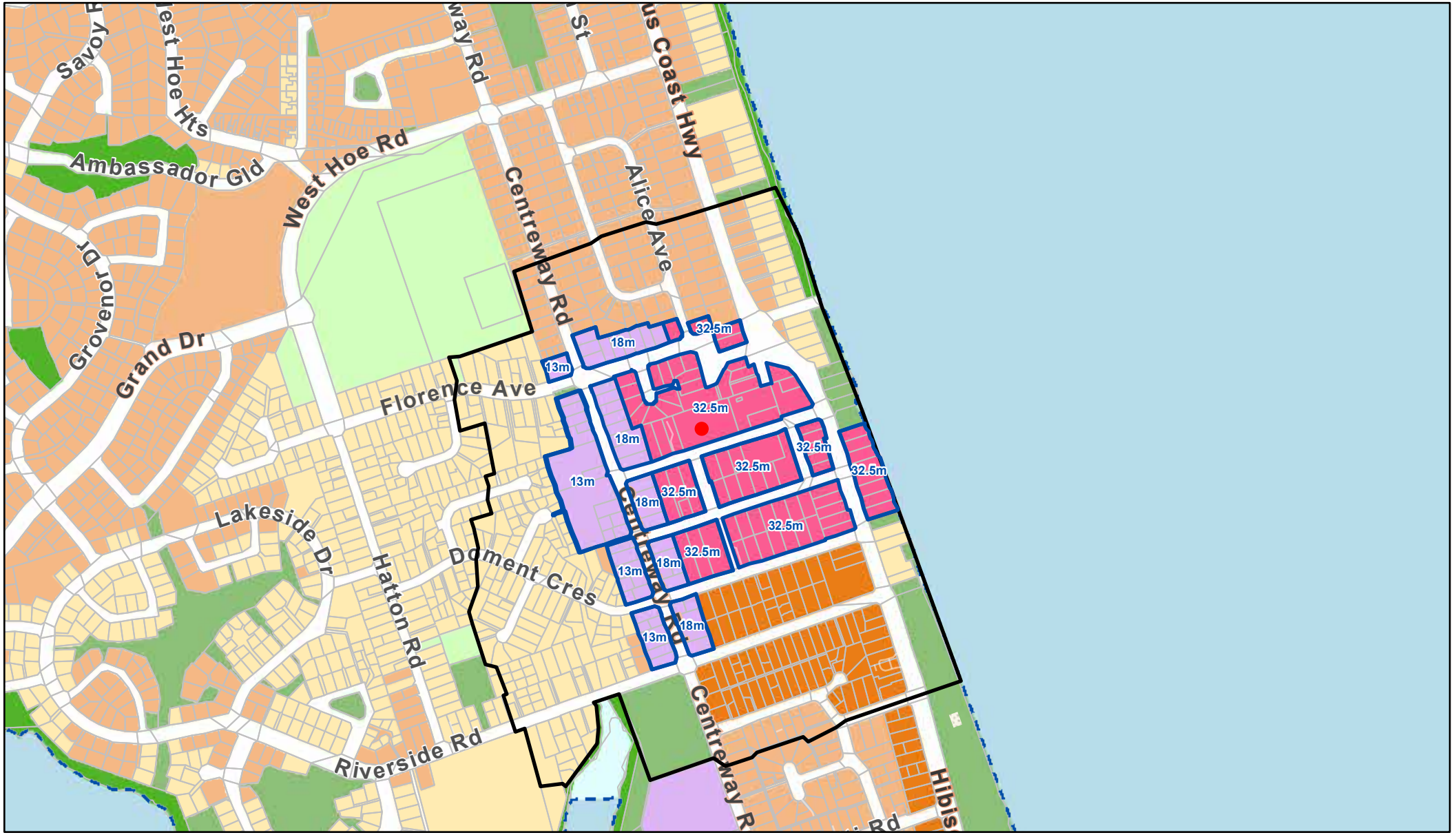
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 18

# Orewa Town Centre

PC 78 Sub #941




28/9/2022

Height Variation Control

Walkable Catchment

Subject Site

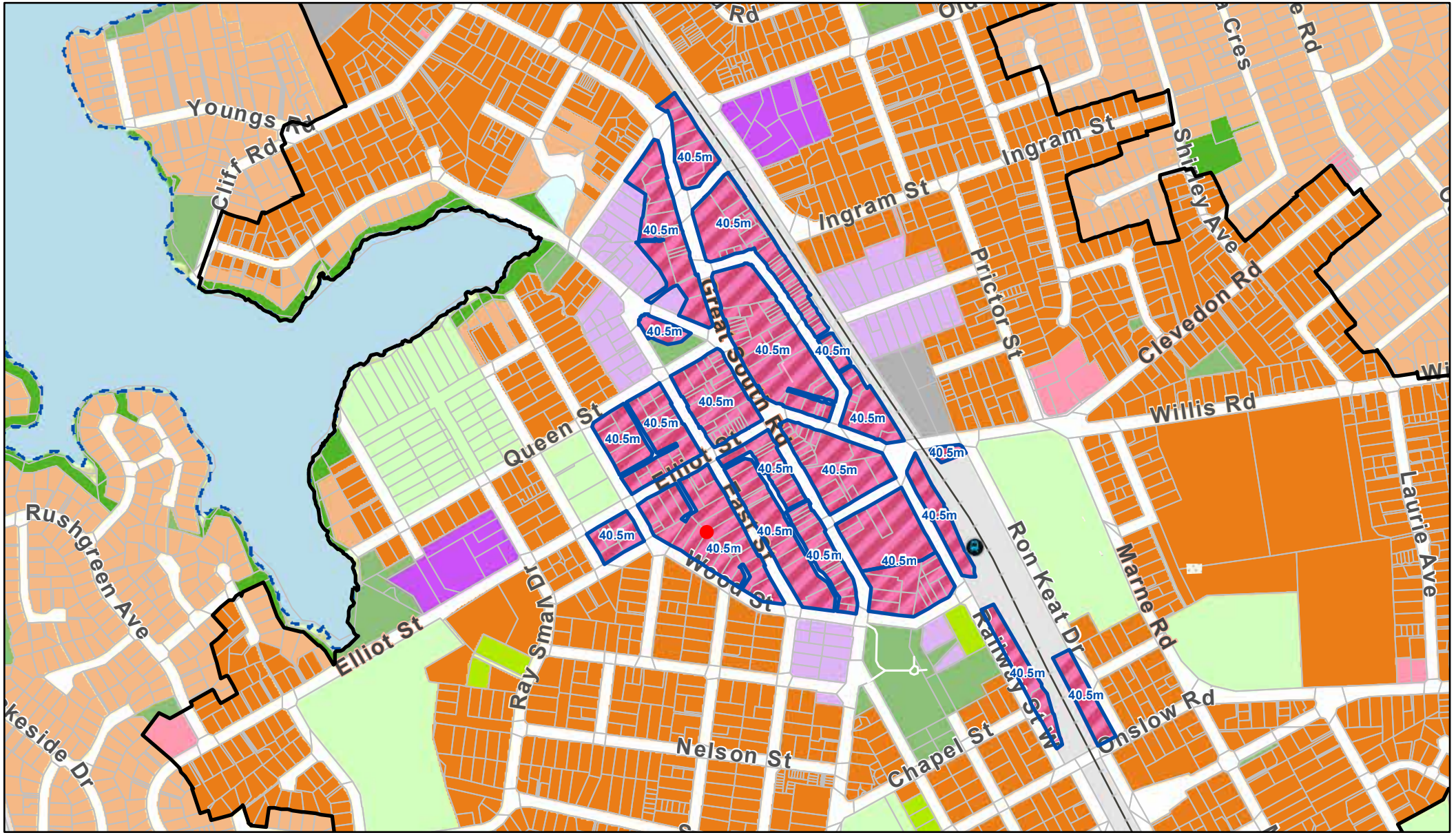
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 19

# Papakura Metropolitan Centre

PC 78 Sub #941




28/9/2022

Height Variation Control

Walkable Catchment

Subject Site

RTN Stops

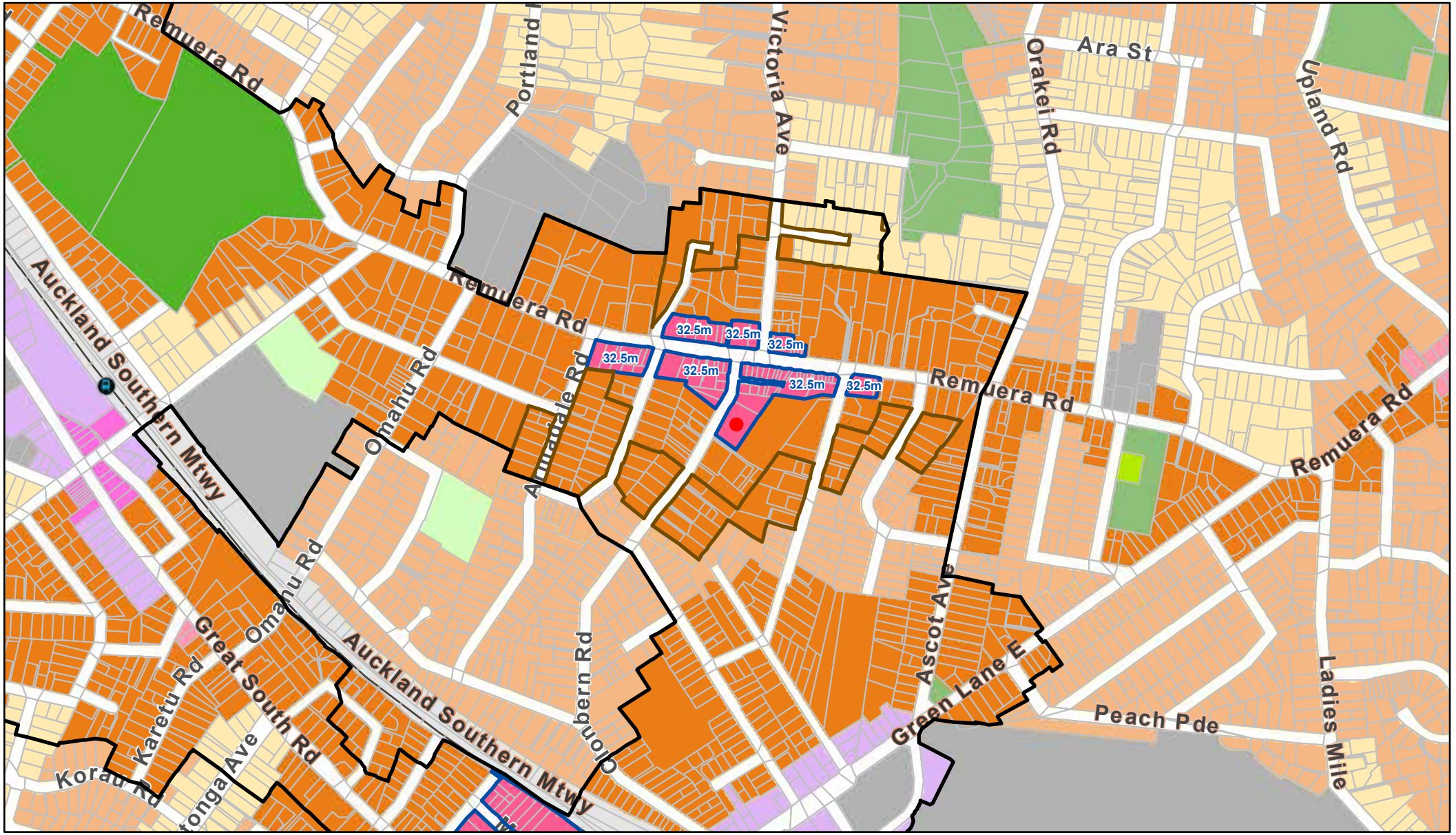
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 20

# Remuera Town Centre

PC 78 Sub #941




28/9/2022

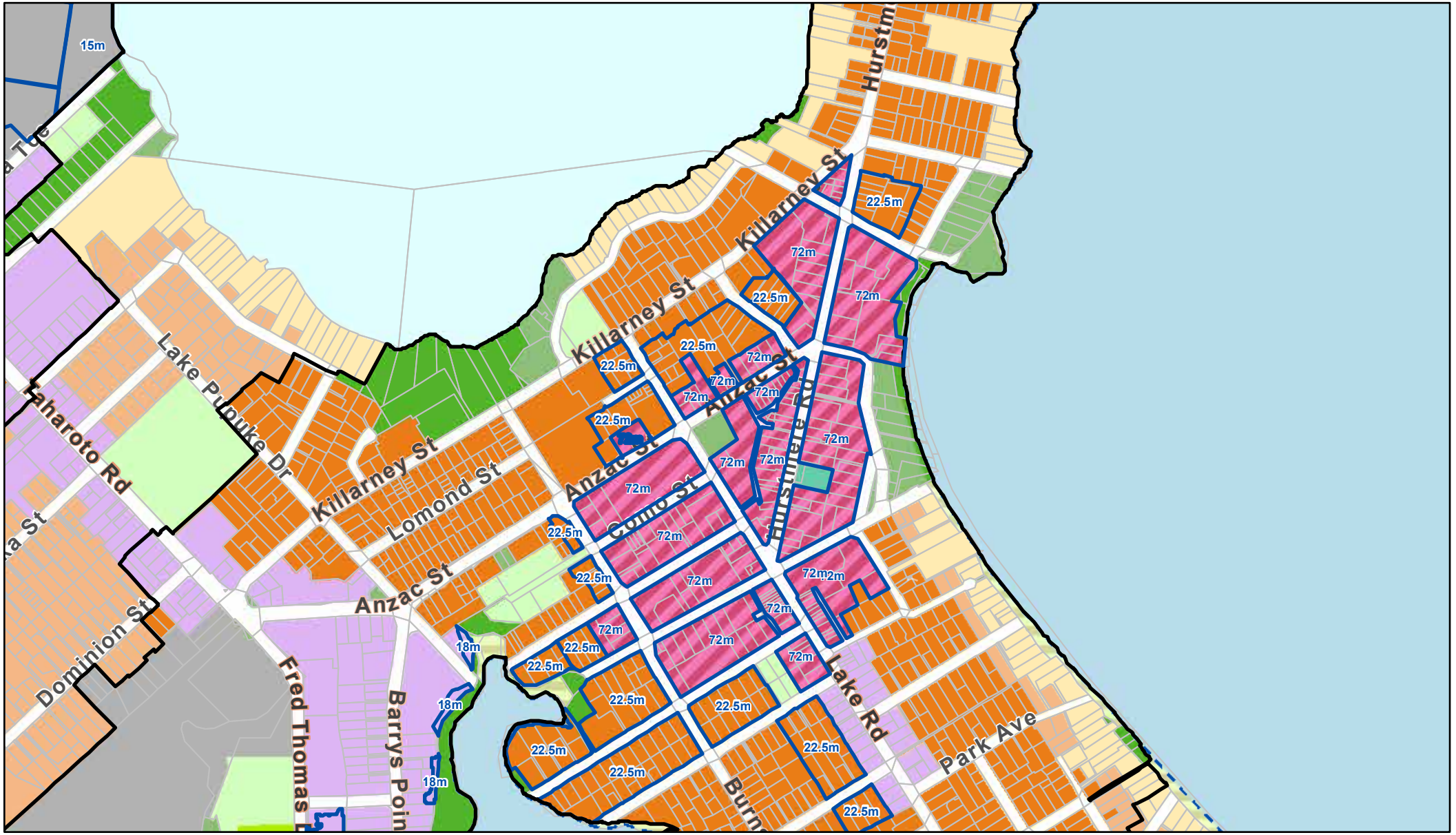
- Policy 3d - Rezoning around Centre zones
- Height Variation Control
- Walkable Catchment
- Subject Site
- RTN Stops

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

# Takapuna Metropolitan Centre






27/9/2022

Height Variation Control

Walkable Catchment

Subject Site

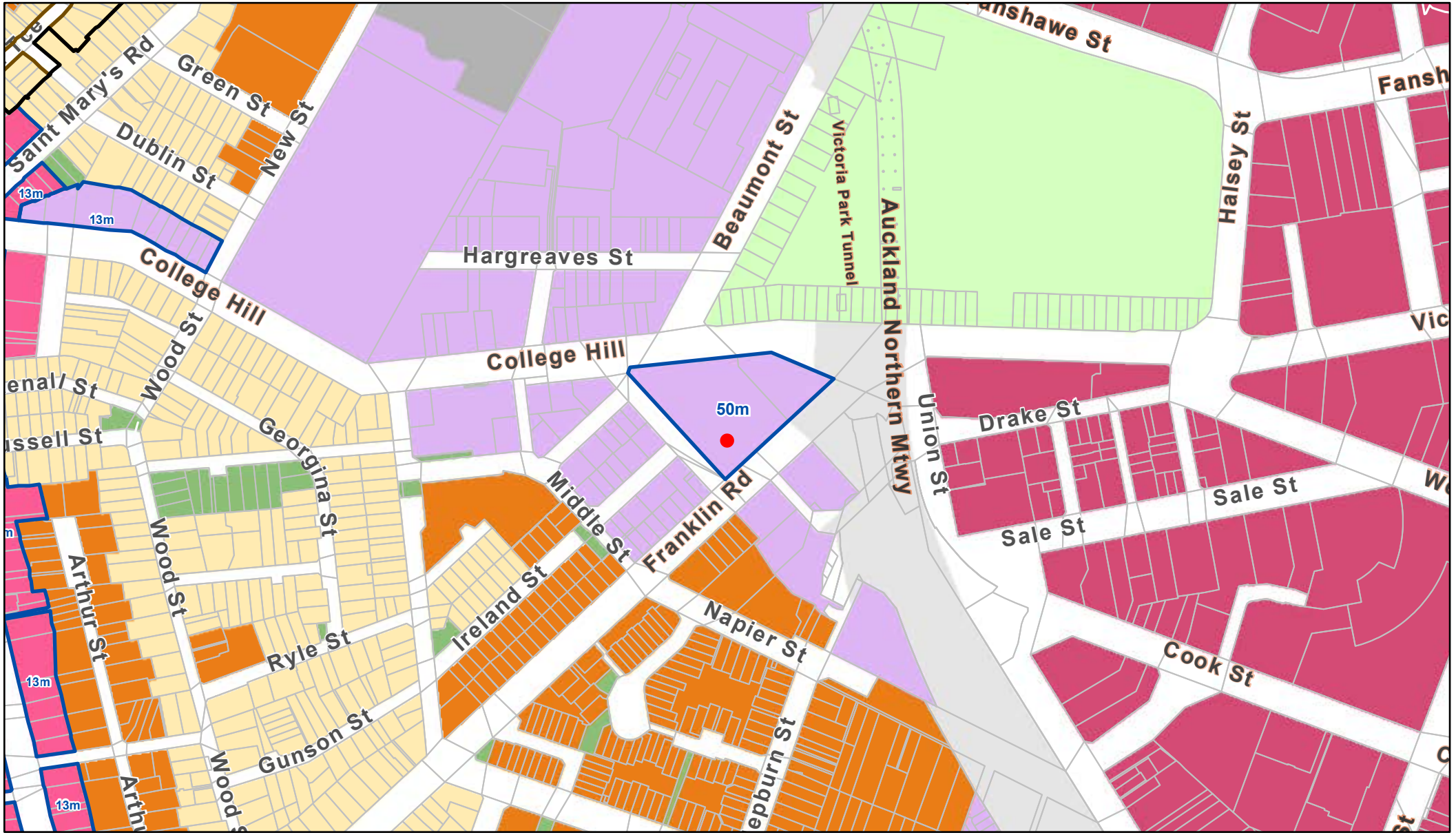
0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Map 22

# Victoria Park New World

PC 78 Sub #941




28/9/2022

Policy 3d - Rezoning around Centre zones

Height Variation Control

Walkable Catchment

Subject Site

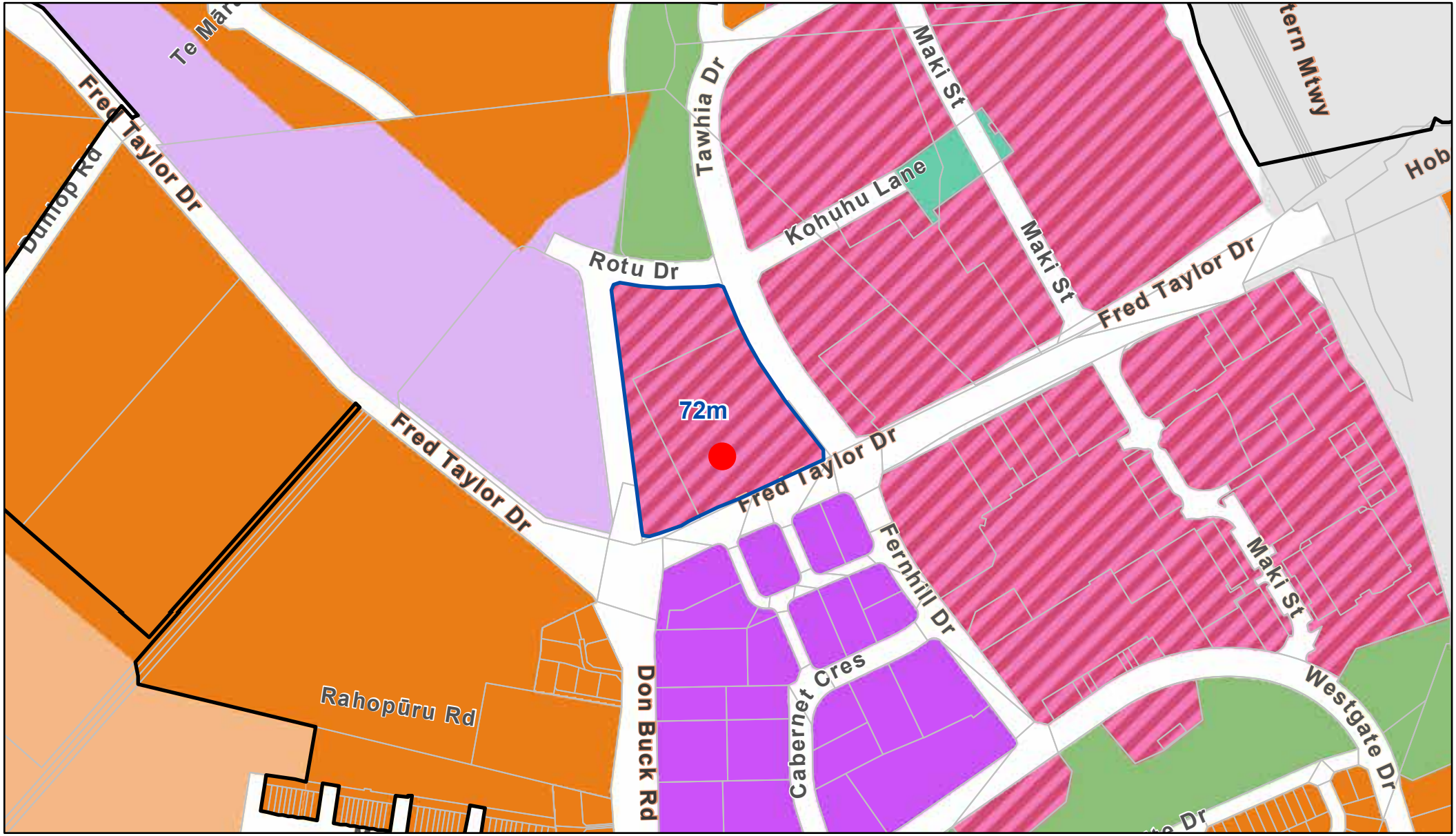
RTN Stops

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

# Westgate Pak'n Save






28/9/2022

Height Variation Control

Walkable Catchment

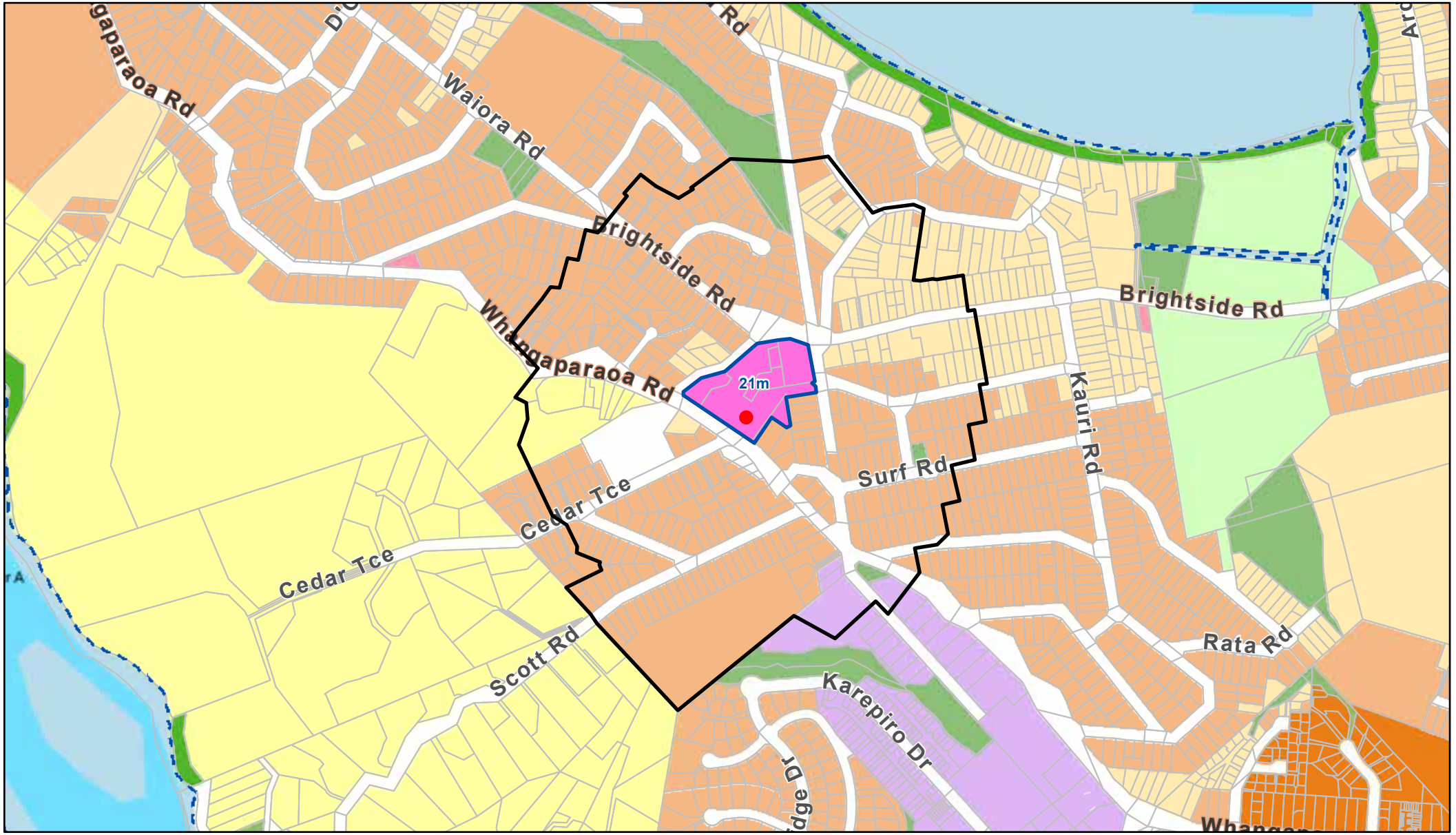
Subject Site

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

# Whangaparaoa New World






28/9/2022

Height Variation Control

Walkable Catchment

Subject Site

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

# SUBMISSION ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

**Clause 6 of Schedule 1 of the Resource Management Act 1991**

**Drive Holdings Limited**
**Submission – Mission Bay**

To: Auckland Council
unitaryplan@aucklandcouncil.govt.nz

**Drive Holdings Limited** at the address for service set out below ("**the Submitter**") makes the following submission in relation to Plan Change 78: Intensification ("**PC 78**") to the Auckland Unitary Plan ("**Unitary Plan**").

1. The Submitter could not gain an advantage in trade competition through this submission.

2. This submission relates to the following aspects of PC 78:

   (a) The extent to and manner in which PC 78 should apply to Mission Bay.

   (b) The proposed new Coastal Inundation information layer in the Unitary Plan Maps.

3. The reasons for this submission are as follows:

   (a) Unless the relief sought in this submission is granted, PC 78 will:

      (i) Not give effect to the NPS – Urban Development 2020 ("**NPS-UD**");

      (ii) Not comply with the Council's obligations under the Resource Management Act 1991 ("**RMA**") as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("**Enabling Act**");

      (iii) Not promote the sustainable management of natural and physical resources;

      (iv) Not amount to and promote the efficient use and development of resources;

(v) Be otherwise inconsistent with the purpose and principles in Part 2 RMA; and

(vi) Be inappropriate in terms of section 32 RMA.

(b) To achieve the purpose of the RMA, comply with the content of the Enabling Act and give effect to the NPS-UD, PC 78 must maximise opportunities for development in centres and in particular should:

(i) Apply a walkable catchment in appropriate locations including at Mission Bay;

(ii) Increase height standards in appropriate locations including at Mission Bay; and

(iii) Avoid incorporating into the Unitary Plan additional unnecessary and inappropriate controls including the proposed new Coastal Inundation information layer in the Unitary Plan Maps.

In particular, but without derogating from the generality of the above:

(c) The Submitter has interests in land within the Mission Bay Local Centre.

(d) PC 78 has been notified to give effect to both the Enabling Act and the NPS-UD. Pursuant to section 62 (3) RMA, the Regional Policy Statement within the Unitary Plan must "*give effect to*" a national policy statement. Pursuant to section 75(3)(a) RMA, the Unitary Plan must "*give effect to*" any national policy statement.

***Intensification at Mission Bay***

(e) The NPS-UD represents a significant change in central government expectations with respect to the intensity of development in Tier 1 urban environments.

(f) The NPS-UD provisions regarding intensification in and around centres are minimum standards and not maxima. Auckland is the largest urban area in New Zealand and is the region subject to the greatest growth pressure. It is appropriate and necessary for the intensification that is provided for in the Unitary Plan with respect to Auckland's centres to be more extensive than

that required as a minimum in the NPS-UD and that would appropriately occur elsewhere in the country.

(g) Given the intensity and density of development in Auckland, walkable catchments can appropriately be applied to a wide range of centres in addition to those that cater for rapid transit (i.e.: the rail network). That will take advantage of the existing and potential future intensity of development and will maximise the attractiveness of centres for public transport provision.

(h) In the context of the NPS-UD and the Enabling Act, Mission Bay Local Centre is an appropriate location for a walkable catchment and for building heights greater than those required as a minimum in the NPS-UD. By of explanation, but not limitation:

(i) Mission Bay is located in close proximity to the Auckland CBD, is easily accessed from it along Tamaki Drive, and is on a frequent bus route.

(ii) Mission Bay has a regional function as an entertainment and recreational centre as a consequence of the complementary relationship between its physical setting (i.e.: the beach and adjacent landforms) and the attractive commercial activities including in particular food and beverage services within the Local Centre.

(iii) While Mission Bay is not adjacent to a railway station, Tamaki Drive and in particular Mission Bay is in practice one of the most heavily pedestrianised areas in the city and is particularly suitable for active modes given its flat topography, attractive location and proximity to public spaces (e.g.: at Bastion Point).

(iv) Increased opportunities for commercial and in particular residential development at Mission Bay would enable it to make a more significant contribution towards the accommodation of population growth in Auckland in a particularly attractive and popular location.

(i) The Council will comply with its statutory and regulatory obligations with respect to Mission Bay only if the relief proposed in this submission is accepted.

***Coastal Inundation information layer***

(j) PC 78 incorporates into the Unitary Plan Maps a notation in respect of a new Coastal Inundation information layer. The notation is not linked to any rule and is not required or enabled by either the NPS-UD or the Enabling Act. The notation has been applied to Mission Bay amongst other coastal areas.

(k) The Council cannot lawfully introduce the coastal inundation layer to the Unitary Plan via PC 78 and accordingly will need to initiate a separate plan change under RMA in order to do so.

(l) In any event, the proposed coastal inundation layer is unnecessary, undesirable and inappropriate:

(i) The layer implies that Council has concerns regarding the appropriateness of additional development across significant existing urban areas (e.g.: the City Centre, along Tamaki Drive and in the East Coast Bays).

(ii) Given the existing intensity of development in those areas and the central location that they commonly occupy, it is likely that Council will manage (e.g.: through sea walls) the potential adverse effects of sea level rise and increased flooding in those areas rather than rely on techniques such as managed retreat.

(m) PC 78 most notably enables increased building height. Provided new buildings are constructed appropriately at ground and basement level, additional height will not generate additional risk from inundation or flooding events. Accordingly, these are areas in which the social, economic and transportation benefits of additional intensification will outweigh the potential costs in respect of inundation

4. The Submitter seeks the following relief with regard to PC 78:

(a) The implementation of a Height Variation Control of 21 m in respect of the Mission Bay Local Centre zone. | 942.1

(b) The implementation of a walkable catchment around the Mission Bay Local Centre. | 942.2

(c) Deletion from the Unitary Plan and maps in its entirety of the proposed new Coastal Inundation information layer. 942.3

(d) Consequential changes arising from the above relief.

(e) Any other relief or consequential amendments as are considered appropriate or necessary to address the concerns set out in this submission.

5. The Submitter wishes to be heard in support of this submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at the hearing.

**DATED** this 29th day of September 2022

**Drive Holdings Limited** by its solicitors and duly authorised agents, Ellis Gould

**D A Allan / J G Goodyer**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09) 307-2172, Facsimile: (09) 358-5215. **Attention**: Douglas Allan (021 680-562) / Julie Goodyer (027 296-5294); dallan@ellisgould.co.nz / jgoodyer@ellisgould.co.nz

# SUBMISSION ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

**Clause 6 of Schedule 1 of the Resource Management Act 1991**

**Drive Holdings Limited**
**Submission - Infrastructure**

To: Auckland Council
unitaryplan@aucklandcouncil.govt.nz

**Drive Holdings Limited** at the address for service set out below ("**the Submitter**") makes the following submission in relation to Plan Change 78: Intensification ("**PC 78**") to the Auckland Unitary Plan ("**Unitary Plan**").

1. The Submitter could not gain an advantage in trade competition through this submission.

2. The submission relates to the failure of PC 78 as notified to address adequately the implications for infrastructural capacity of the level and distribution of intensification proposed.

3. The reasons for the submission are as follows:

   (a) Unless the relief sought in this submission is granted, PC 78 will:

      (i) Not give effect to the NPS – Urban Development 2020 ("**NPS-UD**");

      (ii) Not comply with the Council's obligations under the Resource Management Act 1991 ("**RMA**") as amended by the Resource Management (Enabling Housing and Other Matters) Amendment Act 2021 ("**Enabling Act**");

      (iii) Not promote the sustainable management of natural and physical resources;

      (iv) Not amount to and promote the efficient use and development of resources;

      (v) Be otherwise inconsistent with the purpose and principles in Part 2 RMA; and

(vi) Be inappropriate in terms of section 32 RMA.

(b) To achieve the purpose of the RMA, comply with the content of the Enabling Act and give effect to the NPS-UD, PC 78 must:

(i) Take appropriate account of the implications of existing limitations in infrastructure capacity in Auckland;

(ii) Incorporate those infrastructure capacity limitations as a qualifying matter; and

(iii) Place limitations on development that would consume existing infrastructure capacity in a manner that would compromise intensification in centres.

In particular, but without derogating from the generality of the above:

(c) Infrastructure services in Auckland (e.g.: water supply, wastewater reticulation, stormwater management measures and public open space) have insufficient capacity to cater for the level of intensification that is currently enabled under the Unitary Plan.

(d) PC 78 enables significant increases in development opportunities throughout Auckland. There is no realistic prospect that the existing infrastructure will have sufficient capacity to cater for that expanded level of intensification.

(e) PC 78 alters the locations within the city in which intensification is enabled and expected:

(i) The NPS-UD and the regional policy statement ("**RPS**") provisions in the Unitary Plan prioritise development in centres, consistent with the purpose and principles of the RMA.

(ii) The current RPS and district plan provisions in the Unitary Plan promote and enable intensification in and around centres and along corridors.

(iii) PC 78 appropriately provides for increases in height and intensity of development in and immediately adjacent to centres, particularly within walkable catchments.

(iv) In contrast, PC 78 promotes the dissipation of development throughout the urban areas of Auckland:

- PC 78 markedly increases the extent of THAB zoned land and thus enables intensification throughout extensive areas of land remote from centres.

- The Medium Density Residential Standards ("**MDRS**") introduced through the Enabling Act and PC 78 enable intensification, as of right, throughout most of the residential areas of the city including on the periphery of the urban areas.

(f) As a consequence, there is a mismatch between development expectations implied by the zonings proposed in PC 78 and the limited infrastructural capacity that will, in practice, prevent much of that zoned development occurring. Given that the Unitary Plan provisions are enabling, there is no ability to predict where such development will occur. That mismatch removes any realistic prospect that infrastructure providers will be able to fund or implement the improvements in capacity required throughout the city to enable the proposed THAB zonings and MDRS to be realised without constraining development in centres.

(g) The legislative and regulatory framework requires the coordination of growth and infrastructure provision:

(i) Section 75(3) requires the Unitary Plan to "*give effect to*" the NPS-UD and the RPS.

(ii) The NPS-UD (e.g.: Objective 6(a) and (b); Part 3.4(3); Part 3.5; Part 3.12; Part 3.13(b) and (c); and Part 3.14) requires the co-ordination of growth and infrastructure.

(iii) PC 78 does not provide for such co-ordination and thus fails to give effect to the NPS-UD.

(h) Infrastructure provision has been identified as a qualifying factor in PC 78 but only with respect to limited matters. Additional recognition of the implications of infrastructure capacity constraints is required:

(i) In the absence of adequate and appropriate recognition of existing infrastructure capacity constraints in PC 78, access to that existing capacity will be determined on a first-in first-served basis.

(ii) In the absence of provisions that prioritise development around centres and corridors, there is a risk that available infrastructural capacity will be taken up disproportionately by peripheral development (e.g.: MDRS development throughout the city or THAB development on the periphery of walkable catchments). That could severely compromise and constrain the ability for intensification in and immediately adjacent to centres and transport nodes, which would be contrary to the growth strategy in both the NPS-UD and the RPS.

4. The Submitter seeks the following relief with regard to PC 78:

(a) That infrastructure capacity constraints be recognised as a qualifying matter that constrains the extent to which intensification may occur outside existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones, in order: 942.4

(i) To prioritise development in centres in accordance with the NPS-UD and the RPS, to which the Unitary Plan must give effect; and

(ii) To address the issues raised in this submission.

(b) By way of example, but not by way of limitation, the relief sought in (a) above could be accomplished by:

(i) *Reducing the extent of land subject to the MDRS and to be zoned THAB* - Under this approach, additional development opportunities would be focused in and around centres.

(ii) *Introducing conditional rezonings, whereby additional development opportunities will only be available once infrastructure is in place to provide the services necessary to cater for the additional demand that will be generated* - This approach would involve the identified zonings becoming operative in effect only once infrastructure necessary to cater for that growth is in place.

942.4

(iii) *Implementation of an additional standard regarding "Infrastructure Capacity" for areas outside City Centre, Metropolitan Centre, Town Centre and Local Centre zoned areas* - This standard would specify that on land that, prior to PC 78, was zoned Single House, Mixed Housing Suburban or Mixed Housing Urban, development may only occur in accordance with:

- Urban rezonings (e.g.: to Mixed Housing Urban or THAB); or
- The MDRS

if the relevant infrastructure providers (e.g.: Watercare Services Limited and the Healthy Waters division of Council) certify that, with the proposed new development in place, sufficient infrastructural capacity will be retained to accommodate intensification in accordance with the maximum building envelope enabled in City Centre, Metropolitan Centre, Town Centre and Local Centre zoned areas that share that infrastructure capacity with the subject site.

(c) Any other relief or other consequential amendments as are considered appropriate or necessary to address the concerns set out in this submission.

5. The Submitter wishes to be heard in support of this submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at the hearing.

**DATED** this 29th day of September 2022

**Drive Holdings Limited** by its solicitors and duly authorised agents, Ellis Gould

**D A Allan / J G Goodyer**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09)

307-2172, Facsimile: (09) 358-5215. **Attention**: Douglas Allan (021 680-562) / Julie Goodyer (027 296-5294); dallan@ellisgould.co.nz / jgoodyer@ellisgould.co.nz

# SUBMISSION ON PLAN CHANGES 78, 79 AND 80 TO THE AUCKLAND UNITARY PLAN OPERATIVE IN PART

## 1. SUBMITTER DETAILS

| | |
|---|---|
| **Submitter name:** | Mariposa Ltd |
| **Submitter address:** | Mariposa Ltd c/o Madeleine Wright - Barrister<br>madeleine@sallygepp.co.nz<br>Level 1, 189 Hardy Street, Nelson |
| **Date:** | 29 September 2022 |
| **Scope of submission:** | PC 78, 79 and 80 (collectively "Urban Plan Changes") to the Auckland Unitary Plan Operative in part ("AUP") |
| **Hearing:** | Mariposa Ltd wishes to be heard in support of its submission |

## 2. INTRODUCTION

2.1 Mariposa Ltd is a special purpose development entity set up to deliver a master-planned residential development at 13 Nanjing Road, Pukekohe Auckland ("Nanjing Site").

2.2 Mariposa Ltd is associated with Myland Partners Ltd, a successful and highly respected residential development company.

2.3 This submission is on the Urban Plan Changes and is structured as follows:

a. Geographical area of importance to Mariposa Ltd (Section 3)

b. Overview of treatment of the Nanjing Site (Section 4)

c. Overarching submission on PC 78 (Section 5)

d. Overarching submission on PC 79 (Section 6)

e. Overarching submission on PC 80 (Section 7)

f. Detailed submissions on PC 78 (Section 8)

g. Detailed submissions on PC 79 (Section 9)

h. Detailed submissions on PC 80 (Section 10)

2.4 Sections 1-4 of this submission apply to all three Urban Plan Changes and should be read by Auckland Council ("Council") as such. The overview and table in Sections 5 and 8 relate to PC 78. The overview and table in Sections 6 and 9 relate to PC 79, and the overview and table in Sections 7 and 10 relate to PC 80.

2.5 Mariposa Ltd has taken this approach because the Urban Plan Changes are a package, although only PC78 is a Intensification Planning Instrument, the Urban Plan Changes are a package, which together show the changes Council considers are necessary to support urban development.

2.6 It is simpler and clearer to address them together.

## 3. GEOGRAPHICAL AREA OF IMPORTANCE TO MARIPOSA LTD

3.1 The primary focus of this submission is the Nanjing Site, and the impact of the Urban Plan Changes on developing the Nanjing Site for residential purposes.

3.2 The Nanjing Site is located on the eastern edge of the Pukekohe existing zoned urban area and is bounded to the north and south by the Future Urban Zone. The Nanjing Site is not subject to any Precinct.

3.3 Various consents are "in-train" for the Nanjing, including bulk earthworks and preliminary roading/superblocks. Mariposa Ltd had intended to lodge integrated residential development to accord with the MDRS in mid 2022.

3.4 Nanjing's primary objective is to provide high quality residential development that maximises the housing potential of the Nanjing Site while meeting best practice urban design principles and respecting the key characteristics of the landscape in which the Nanjing Site is located. It has been designed to deliver on the RMA's new Medium Density Residential Standards ("MDRS") effectively and promptly; the very standards PC78 is intended to implement.

## 4. OVERVIEW OF TREATMENT OF THE NANJING SITE

4.1 Under PC 78 the Nanjing Site have been zoned Residential – Mixed Housing Urban Zone ("RMHUZ").

4.2 This is the zone relied on by PC78 for applying the MDRS across the Auckland region.[1]

4.3 This is generally supported.

4.4 The PC78 mapping shows no management layers and a spatially identified Qualifying Matters which has been applied to the Nanjing Site, being a Flood Plain.

## 5. OVERARCHING SUBMISSION ON PC 78

5.1 Specific submissions on relevant AUP clauses are made in Section 8 below. Mariposa Ltd also **seeks** the relief as set out Section 8 and any alternative or further relief as required to meet the intent of those submissions.

## 6. OVERARCHING SUBMISSION ON PC 79

6.1 The new transport standards proposed are excessive and unduly prescriptive. They will have a significant impact on ability to develop land to the density, and with the level of ease, envisaged and provided for by the MDRS. They are **opposed**. Mariposa Ltd **seeks** they be deleted in their entirety.

## 7. OVERARCHING SUBMISSION ON PC 80

7.1 The changes proposed by PC80 generally align with the NPSUD and so are generally acceptable. However, further changes are required if the AUP is to implement all the NPSUD's objectives and policies. These include changes to:

[1] PC 78 Explanatory Note.

a. Ensure decisions improve housing affordability and support a competitive market (Ob 2 NPSUD).

b. Provide for the urban environment, including amenity values, to change over time to respond to diverse and changing needs (Ob 4 NPSUD).

c. Provide for a variety of housing types, sizes, locations, and prices are provided for (Pol 1 NPSUD).

d. Recognise that changes in built form can result in changes in amenity, and that these changes are not necessarily and adverse effect and may be seen by some as positive and some as negative.

7.2 Failure to properly provide for these matters' is **opposed**. It risks locking in existing built form or the built form provided for by the AUP when the AUP was created. This is contrary to the NPSUD and its goal of urban development flexibility and adaptation.

7.3 Mariposa Ltd **seeks** changes to include reference to these matters in appropriate places in the AUP RPS provisions.

## 8. PC 78 CLAUSE-SPECIFIC SUBMISSIONS

Mariposa Ltd seeks the relief set out in this Table, and/or any alternative or additional relief required to address the issues raised.

| Sub ref # | Provisions | Position | Comment | Relief | |
|---|---|---|---|---|---|
| **AUP PC 78 GIS maps** | | | | | |
| 1 | Nanjing Site RMHUZ | Support | This zoning incorporates the MDRS. It represents the appropriate level of development intensity the Nanjing Site. It aligns with the level of residential development Mariposa Ltd is seeking authorisation for through future consenting. Specific submissions on individual rules and standards applying to the RMHUZ are provided below. | Retain RMHUZ for Nanjing Site | 943.1 |
| 3 | identified as being subject to Qualifying Matter: "Flood Plain" control | Oppose | The AUP flood mapping is a non-statutory layer and, in many cases, only reflects stream flow patterns, which is the relevant case for the Nanjing Site. It is acknowledged to be imperfect by Council, and also to only identify areas of potential hazard risk, not areas of "significant risk" of natural hazards which is the threshold a Qualifying Matter related to natural hazards must meet. Stream setbacks and protection are already managed through existing AUP provisions.<br>The Nanjing Site is not subject to general flooding and it is inappropriate to discount the entire site for MDRS level development on the basis of presence of streams. | Remove the Qualifying Matter: "Flood Plain" control. | 943.2 |
| **AUP Chapter E36 Natural hazards and flooding** | | | | | |
| 5 | All provisions | Oppose in part | As set out in this submission Mariposa Ltd does not agree that the Nanjing Site should be treated as have a s 6(h) Qualifying Matter apply to it. As a consequence, there is no justification for applying the more stringent rules in Chapter E36 the Nanjing Site instead of applying the MDRS as reflected in the underlying RMHUZ zoning. | Amendments as necessary to clarify that no s 6(h) Qualifying Matters apply to the Nanjing Site and that the MDRS rules and standards as reflected in the underlying RMHUZ zoning apply, not | 943.3 |

| | | | | | |
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| | | | | the more stringent standards in Chapter E36. | |
| **AUP Chapter E38 Subdivision** | | | | | |
| 6 | E38.4.1 (A11) | Oppose in part | Mariposa Ltd does not agree that the entire Nanjing Site should be treated as have a s 6(h) Qualifying Matter applying to them. As a consequence, there is no justification for applying the more stringent rules in Chapter E38 for the Nanjing Site instead of applying the MDRS as reflected in the underlying RMHUZ zoning. | Amendments as necessary to clarify that no s 6(h) Qualifying Matters apply to the Nanjing Site and that the MDRS rules and standards as reflected in the underlying RMHUZ zoning apply, not the more (A11) | 943.4 |
| 7 | E38.4.2 (A13A) | Support | Aligns with MDRS. | Retain. | 943.5 |
| 8 | E38.4.2 (A13F) and (A13G) | Oppose | Under these rules if a proposed subdivision does not meet standards E38.8.1.1(1), E38.8.1.2, or E38.6.2-E38.6.6 it becomes a Discretionary Activity. This applies to subdivision that is a Controlled Activity in accordance with the MDRS (as provided for by Rule (A13A). This is because E38.8.1 says those standards apply to all residential subdivision. The extent and nature of these standards create a significant impediment to achieving subdivision as a Controlled Activity as intended by central Government. In effect, the standards paired with these two rules mean many subdivision applications will be Discretionary Activities. This is compounded by the existing AUP error in E38.8.1 which requires all development to comply with all E27 provisions (even where concurrent land use has been granted as a restricted discretionary activity under the E27 provisions for any infringement).<br><br>This situation does not align with the requirement in Sch 3A cl 7 RMA that any subdivision provisions included in a plan "must be consistent with the level of development permitted under the other clauses" of Sch 3A. Rather, it has a significantly restricting effect on development. A less stringent | Replace Discretionary Activity status with RDA, and amend existing AUP error which double dips on E27 infringements. | 943.6 |

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| | | | activity status that supports subdivision in accordance with an approved land use consent should apply. | | |
| 9 | E38.8.1.1(1) | Comment made in context of PC 79 | Comment made on transport standards in context of PC 79. | Comment made in context of PC 79. | |
| 10 | E 38.8.1.2 | Oppose | In general, Mariposa Ltd opposes any transport (access etc) provision which "double dips" on the E27 provisions). If a land use consent has been sought, the E38 access provisions only need to reflect what was approved plus any legal mechanism for ownership.<br><br>Comment on detail of E27 transport is provide in context of PC 79.<br><br>The standard that a JOAL only serve a max of 10 rear sites is proposed. There is no clear rationale for this standard and it works to undermine the ability to actually deliver on the development density intended by the MDRS. | Amend to include additional standard that if a land use consent has been sought the E38 access provisions only need to reflect what was approved plus any legal mechanism for ownership.<br><br>Delete standard that subdivision JOALs must only serve a max of 10 rear sites. | 943.7<br>943.8 |
| 12 | E38.5 | Support | Aligns with MDRS. | Retain. | 943.9 |
| 13 | E38.8.1A.1 | Support | Aligns with MDRS. | Retain. | 943.10 |
| **AUP Chapter H.5 Residential – Mixed Housing Urban Zone** | | | | | |
| 14 | H5.3(6A)(g) | Oppose | Designing development to reduce effects of climate change and improve resilience to climate change is supported in principle. However, requiring deep soil areas as the means to reduce heat impacts is an overly prescriptive means of doing this and there is inadequate analysis to support it will be efficient and effective. It is opposed. The policy should be focused more broadly on promoting development that supports heat reductions. This would appropriately focus on outcome not method and provides appropriate flexibility to developers. | Amend as follows:<br><br>" promoting ~~requiring~~ development that ~~to~~ reduces ~~the~~ urban heat island effects and supports resilience to climate change ~~of development and respond to climate change, by providing deep soil~~ | 943.11 |

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| | | | | ~~areas that enable the growth of canopy trees~~ | |
| 15 | H5.4.1(A3) | Support | Support up to 3 dwellings being a Permitted Activity. This is consistent with the MDRS. Do not support all proposed Permitted Activity standards. Comment on relevant standards required below. | Retain Permitted Activity status. Delete or amend standards as required to implement relief sought in this submission. | 943.12 |
| 16 | H5.4.1(A4) | Support | Support 4 or more dwellings being a RDA. This is consistent with the MDRS. Do not support all proposed RDA standards. Comment on relevant standards required below. | Retain RDA status. Delete or amend standards as required to implement relief sought in this submission.<br><br>The standards to be complied with should be limited to those required by the MDRS only - all other standards should retain the AUP IHP approach of being a matter of assessment. | 943.13<br>943.14 |
| 17 | H5.6.8.1 | Support | Support on basis aligns with MDRS. However, as drafted the standard is missing the exclusion included in Sch 3A RMA that the rear 1m yard requirement does not apply to corner sites. This needs to be inserted to achieve compliance with the RMA. | Retain but amend to state that rear 1m yard set back is "excluded on corner sites". | 943.15 |
| 18 | H5.6.9 | Oppose | Mariposa Limited opposes that there has been no corresponding change to this standard.<br><br>The MDRS standards allow 50% site coverage– only allowing an additional 10% for eaves and parking areas, paved patios for outdoor living will create perverse urban amenity outcomes. | Increase the impervious surface allowance to 70% | 943.16 |

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| 19 | H5.6.11 | Oppose in part / support in part | Clause H5.6.11 sets out standards for housing relating to landscaped area. Clauses (3) and (4) relate to "Development containing up to three dwellings" and clauses (5)-(7) relate to "Development containing up to four dwellings". The use of the term "development" in this context is potentially misleading. It could be interpreted to suggest that any residential project with more than 3 dwellings across the entire project must meet clauses (5)-(7). This would be most residential projects. The intent of the MDRS is that the standards apply at the "site" scale. Under the AUP a "site" is (in summary) an allotment or allotments in a single title. This means that the standards apply individually to each site within an overall residential project. One project may have multiple sites with three dwellings. In this case clauses (3) and (4) would apply. This needs to be clear.<br><br>Clause (6). There is nothing to support that a requirement for a deep soil area will achieve climate outcomes efficiently and effectively. It is also likely to have unintended consequences for shading on and outside an individual site. The standard is also unclear. For example, how deep is "deep"? See submission at H5.6.19 for further comment on deep soil areas. | 1. Amend introductory statement to clause (3) and (4) as follows: "~~Development~~ Sites containing up to three dwellings must comply with the following:.."<br><br>2. Amend introductory statement to clauses (5)-(7) as follows: "~~Development~~ Sites containing four or more dwellings…"<br><br>3. Delete clause (6). | 943.17<br>943.18<br>943.19 |
| 20 | H5.6.12 | Oppose in part / support in part | Clause H5.6.12 sets out standards for housing relating to outlook space. Clause (A1) relates to "Development containing up to three dwellings" and clause (A2) relates to "Development containing up to four dwellings". The use of the term "development" in this context is potentially misleading. It could be interpreted to suggest that any residential project with more than 3 dwellings across the entire project must meet (A2). This would be most residential projects. The intent of the MDRS is that the standards apply at the "site" scale. Under the AUP a "site" is (in summary) an allotment or allotments in a single title. This means that the | 1. Amend introductory statement to clause (A1) as follows: "~~Development~~ Sites containing up to three dwellings must comply with the following:.."<br><br>2. Amend introductory statement to clause (A2) as follows: "~~Development~~ Sites | 943.20<br>943.21<br>943.22<br>943.23 |

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| | | | standards in (A1) and (A2) apply individually to each site within an overall residential project. This needs to be clear.<br><br>The standards in clause (A1) are supported as they align with the MDRS.<br><br>The standards in clause (A2) are not supported where the dimensions deviate from the MDRS standards. There is no reason to require a larger outlook space for living rooms for developments of 4 or more dwellings, compared to the standard for up to 3 dwellings. | containing four or more dwellings…"<br><br>3. Retain standards in clause (A1).<br><br>4. Amend outlook depths in (A2) to align with the MDRS. |
| 21 | H5.6.14 | Oppose in part / support in part | This clause sets standards for dwellings for outdoor living space. It suffers from the same issue as H5.6.11 and H5.6.12 regarding references to "development" as opposed to "sites". This is opposed. Amendments are required.<br><br>Clauses (A1) and (B1) align with the MDRS and are supported.<br><br>Clauses (1)-(4) apply to sites within 4 or more dwellings. Clauses (1)-(3) relate to outdoor space at the individual dwelling scale and are acceptable.<br><br>Clause (4) installs a requirement for developments of 20 or more dwellings to include a "communal outdoor living space" that meets a number of requirements. Clause (4) is supported insofar as it relates to apartment style living – however if an application is for 20 or more duplex units or individual houses on a title prior to subdivision into freehold titles, the provision for communal space is redundant and will also create issues of ownership and maintenance (effectively forcing incorporated societies for ownership). | 1. Amend introductory statement to clauses (A1) and (B1) as follows: "~~Development~~ Sites containing up to three dwellings must comply with the following:.."<br><br>2. Amend introductory statement to clauses (1)-(4) as follows: "~~Development~~ Sites containing four or more dwellings…"<br><br>3. Retain clauses (A1) and (B1).<br><br>4. Amend clause (4) to apply to apartments only. |

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| 22 | H5.6.18 | Oppose in part / support in part | This clause sets standards for dwellings for windows to street. It suffers from the same issue as H5.6.11, H5.6.12, H5.6.14 regarding references to "development" as opposed to "sites". This is opposed. Amendments are required.<br><br>The standards applied in both instances (minimum of 20% for street-facing façade in glazing) align with the MDRS and are supported. | 1. Amend introductory statement to clause (1) as follows: "~~Development~~ Sites containing up to three dwellings must comply with the following:.."<br><br>2. Amend introductory statement to clause (2) as follows: "~~Development~~ Sites containing four or more dwellings…"<br><br>3. Retain standards. | 943.28<br>943.29<br>943.30 |
| 23 | H5.6.19 | Oppose | There is nothing in the s 32 report that confirms this is an effective and efficient method of dealing with climate change heat issues. For example, 1 tree per site is unlikely to make any meaningful contribution to heat reduction or amenity. The provision also risks unintended consequences related to shading and safety. In addition:<br>- there is a significant lack of clarity with the provision. For example, how deep is "deep"? What sort of soil/mulch is acceptable?<br><br>- The provision requires that deep soil areas must not be provided in private outdoor living spaces. For smaller sites this means it is going to be very difficult to provide for both, thus making it virtually impossible to meet Permitted Activity standards and running contrary to the intent of the MDRS. Despite this requirement, the example in Figure H5.6.19.1 does not clearly show where the outdoor living space is compared to the deep soil area. | Delete standard. | 943.31 |

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| 24 | H5.6.20 | Oppose | The provision is supported insofar as it relates to apartment style living or development where more than one dwelling utilises the pedestrian or vehicle access – however if an application is for 20 or more duplex units or individual houses on a title prior to subdivision into freehold titles, the provisions would apply to individual units. There is no need to have a privacy buffer for individual private accessways. | Amend provisions H5.6.20 to exclude pedestrian and vehicle access utilised by only one unit. | 943.32 |
| 25 | H5.6.21 | Oppose in part / support in part | Onsite rubbish requirements are generally acceptable. However, the requirement to provide lighting specifically between storage and collection points in clause (1)(c)(v) is unreasonable and is opposed. Other dwelling-related and street lighting is sufficient to provide safe movement between locations.<br><br>Offsite rubbish requirements, in particular the requirement for a 1m kerbside rubbish space in clause (2) would effectively render development of an MDRS or greater density impossible. They are opposed. | 1. Delete clause (1)(c)(v).<br><br>2. Delete clause (2). | 943.33<br>943.34 |
| 26 | H5.8.1(2) | Seek any amendments to matters of discretion for applications for 4 or more dwellings per site as necessary to respond to the issues raised in relation to the relevant rules and | Seek any amendments to matters of discretion for applications for 4 or more dwellings per site as necessary to respond to the issues raised in relation to the relevant rules and standards, and implement the relief sought. | Seek any amendments to matters of discretion for applications for 4 or more dwellings per site as necessary to respond to the issues raised in relation to the relevant rules and standards, and implement the relief sought. | 943.35 |

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| | | standards, and implement the relief sought | | | |
| 27 | H5.8.1(2), (4), (6), (9)-(21) | Seek any amendments to assessment criteria as necessary to respond to the issues raised in relation to the relevant rules and standards, and implement the relief sought | Seek any amendments to assessment criteria as necessary to respond to the issues raised in relation to the relevant rules and standards, and implement the relief sought.<br><br>Seek all criteria that refer to "whether" something has been done, instead refer to the "extent to which" it has been done. The term "whether "suggests that it must be met for consent to be granted which does not align with the decision-making flexibility Controlled Activity and RDA status convey. | Seek any amendments to assessment criteria as necessary to respond to the issues raised in relation to the relevant rules and standards, and implement the relief sought.<br><br>Amend all criteria referring to "whether" to refer instead to "the extent to which" (e.g. (6)(d)) or an equivalent phrase. | 943.36<br>943.37 |

## 9. PC 79 CLAUSE-SPECIFIC SUBMISSIONS | 943.38

Mariposa Ltd seeks the relief set out in this Table, and/or any alternative or additional relief required to address the issues raised.

| Sub ref # | Provision | Position | Comment | Relief |
|---|---|---|---|---|
| AUP Chapter E27 Transport | | | | |
| Issue: Pedestrian access to dwellings | | | | |
| 1 | E27.2.(5A) | Oppose in part / support in part | Provision of safe access is supported. The reference to "direct" access is opposed. It is not clear what this means, and risks demands that access is the shortest possible route even when this is impracticable and has serious consequences for maximizing development potential. It is not important whether access is "direct". It is important that it is safe as required by the NPSUD and efficient and effective as required by s 32 RMA. | Amend objective to delete reference to "and direct". |
| 2 | E27.3. (20A) & (20B) | Oppose in part / support in part | As above. There is no justification for the focus on direct access. It also risks perverse outcomes. | Delete reference to "direct movement". |
| 3 | E.27.6.6 | Oppose | A separate footpath over 10 lots is acceptable. However, over and above this the standards are too prescriptive, undermining any flexibility for developers. This risks rendering the MDRS redundant as developers are unable to comply with Permitted Activity standards. The standards relating to pedestrians adjacent to vehicles, and the gradient requirements for pedestrians are particularly problematic and in many cases are likely unachievable. For example, the gradient requirements are likely to mean development of rear sites is very difficult if not impossible unless the site is completely flat. | Delete proposed new standards. |
| Issue: EV supply | | | | |
| 4 | E27.2.(7) | Oppose | Supporting EV uptake is supported in principle, and it is acknowledged that this is a key part of Auckland's climate action plan. However, there is no proper evidence to support a mandatory requirement for EV charging as a Permitted Activity standard and no evidence that this can easily and | Amend to replace words "is provided for" for with "is encouraged". |

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| | | | practically be provided by energy providers. Developers should be encouraged to provide for this in a flexible way, for example charging stations within a development area may be more efficient and effective. The objective is too directive. | |
| 5 | E27.3.(30) | Oppose | As above. | Amend to replace word "Require" with "Encourage". |
| 6 | E27.6.7 | Oppose | As above. Policy support for developments which provide EV access is sufficient and the appropriate means of supporting EV uptake. | Delete. |
| Issue: Bike parking | | | | |
| 7 | E27.2.(14A) | Oppose | Amendments to the policy are directive "requiring" all all new residential development to provide bike parking if no garage. There is no analysis of the practicalities of doing this including safety issues and loss of residential land. There is nothing to suggest bikes cannot be kept inside apartments without garage spaces. Provide bike parking is supported where this is practical and feasible. Use of bikes can be supported in other ways such as mixed mobility lanes. | Amend policy to replace word "requiring" with "encouraging". |
| 8 | E27.6.2(6) and E27.6.2.7 | Oppose | The standards proposed significantly increase the number of bike parks required as a Permitted Activity from that required under the AUP. This represents a significant potential loss in development space. In addition, the standards are extremely perspective about what bike parking is required. There is no justification for requiring bike parking over and above what is required in the AUP which went through extensive mediation. How bike parking is provided should be flexible to ensure it can be provided in a way that best fits the development. This is not a one size fits all matter. | Delete new proposed standards. Retain bike parking requirements as in AUP. |
| Issue: Minimum loading spaces | | | | |
| 9 | E27.6.2(8), E 27.6.2.7, E27.6.3.2 | Oppose | 9 dwellings without direct access to road now requires a van loading space. This is likely to be practically very difficult to provide without a significant reduction in developable space. | Delete. |

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| | | | The purpose is also not clear when sufficient space is provided through other mechanisms. | |
| Issue: Minimum accessible parking | | | | |
| 10 | 27.6.3.2(A) | Oppose | The importance of accessible parking is acknowledged. However, the standards proposed are excessive and will result in a significant loss of developable space. It is not clear why accessible parking is required even when dwellings have parking. In addition, the number of accessible parks required is excessive and does not align with NZS1421:2001 or the potential number of users. | Amend so that where dwellings have parking, no accessible street parking is required.<br><br>Delete maximum number requirements or reduce to require 1 per every 50 dwellings which aligns with NZS1421:2001. |
| Issue: Matters of discretion and assessment criteria | | | | |
| 11 | E27.8.1 & E27.8.2 | Amendments as required to address the issues raised in this submission | Amendments as required to address the issues raised in this submission. | Amendments as required to address the issues raised in this submission. |

## 10. PC 80 CLAUSE-SPECIFIC SUBMISSIONS | 943.39

Mariposa Ltd seeks the relief set out in this Table, and/or any alternative or additional relief required to address the issues raised.

| Sub ref # | Provision | Position | Comment | Relief |
|---|---|---|---|---|
| AUP Chapter B2 Urban growth and form | | | | |
| 1 | B2.1 Issues | Oppose in part / support in part | The additional clauses proposed are supported as they implement the NPSUD. However, the NPSUD includes other provisions that present potential issues for how growth needs to be provided for in urban Auckland and these should also be included. In particular: the importance of improving housing affordability; the need for urban development to be flexible and respond to changing demands and needs; and the potential for conflicting views on amenity. These are all issues decision-makers will need to be grapple with and should be identified as such. | Amend B2.1 to add three new issues as follows:<br><br>"Growth needs to be provided in a way that does all of the following:<br><br>(1C) improves housing affordability;<br><br>(1D) provides for flexible development to ensure Auckland's urban environment responds to the diverse and changing needs of Auckland's diverse communities;<br><br>(1D) acknowledges that differing people will have differing views on whether urban growth detracts from or improves amenity… |
| 2 | B2.2.1 Urban growth and form objectives | Oppose in part / support in part | The additional clauses proposed are supported as they implement the NPSUD. However, the NPSUD includes other provisions that present potential issues for how growth needs to be provided for in urban Auckland that should also | Amend B2.2.1(1) by adding a new (i) as follows: |

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| | | | be included. In context of these objectives, the NPSUD goals of providing a variety of housing types at a range of prices, and improving housing affordability, are not reflected. This is an important objective and directly influences urban decision-making. | "provides for a variety of housing types and a range of prices and locations to respond to Auckland's diverse and changing needs and improve housing affordability." |
| 3 | B2.3.2 A quality built environment policies | Oppose in part / support in part | The amended policies are generally supported as they implement the NPSUD. It is noted that while the urban heat policy reflects an acceptable course of action – improving resilience to the effects of urban heat – Mariposa Ltd does not believe that it necessitates rules as have been proposed in PC78. These rules are opposed.<br><br>In addition, the amendments to the policies in B2.3.2 have not incorporated NPSUD's direction that local authority decision-making is response and receptive to applications that add significantly to development capacity, even if it is a density over and above what is anticipated by the applicable planning instruments. This is critical to ensure that decision-making is response and that planning instruments do no prevent well-designed developments that deliver on Auckland's major housing deficit. This addition is particularly important given the AUP policy direction that form and design of subdivision, use, and development "supports the planned future environment." | Amend Policy B2.3.2(1) to require decision-makers to have particular regard to the value of applications adding significantly to development capacity, even where they are of a greater density than envisaged by the AUP. |
| 4 | B2.4.2 Residential intensification policies | Oppose in part / support in part | The changes to B2.4.2(5) are opposed. The purpose of Qualifying Matters is not to "avoid intensification", which is what this policy directs. They are instead a mechanism through which nationally installed Permitted Activity or Controlled Activity status for development can be made more stringent at the local level. Presence of a Qualifying Matter does not mean intensification is *per se* inappropriate and should | Delete reference to Qualifying Matters in B2.4.2(5)(a). |

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| | | | be avoided. It simply means that local authority ability to consider and make a decision on a consent application should be provided for. It is not necessary or appropriate to refer to Qualifying Matters in this policy. They are sufficiently and appropriately addressed in the other policies in B2.4.2 | |
| 5 | B2.4.2 Residential neighbourhood and character policies | Oppose in part | No changes have been proposed to the residential neighborhood and character policies. This fails to implement the important NPSUD direction that there will be different views on the amenity associated with the built form of more intensive development. This is an important matter that needs to be factored into decision-making given the potential change to existing residential character the MDRS may bring, and housing shortfalls demand. | Insert new policy (10A) which directs decision-makers to "have particular regard" to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect. |
| 6 | B2.4.2 Housing affordability policies | Oppose in part | No changes have been proposed to implement the NPSUD direction that a range of locations and prices need to be provided for. This should be reflected in the AUP. | Amend B2.4.2(11) as follows:<br><br>"Enable a sufficient supply and diverse range of dwelling types, <u>locations,</u> <u>prices</u> and sizes… |
| 7 | B2.9 Explanation and reasons | Support in part / oppose in part | Further amendments are required for the explanation and reasons to properly justify adopting the objectives and policies in Chapter B2. First:<br><br>1. Under PC80 no changes are proposed to para 5. This is opposed. Para 5 fails to acknowledge that development at a density greater than the exiting built environment can be appropriate. This is important given it is what the MDRS will | 1. Amend para 5 to include the following new second para:<br>"In some cases, delivering a quality built environment that responds to the diverse and changing needs to Auckland's communities requires residential |

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| | | | provide for in many areas and the direction in Policy 6 NPSUD.<br><br>2. Amendments are required to para 7 to capture the other aspects of achieving affordability and variety as provided for by the NPSUD: variety in location and price. | development of a greater density than the existing built environment."<br><br>2. Amend para 7 to refer to variety in location and price as well as variety in type and size of houses. |

## 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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Luke Hinchey

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

on behalf of the Retirement Villages Association of New Zealand Incorporated

**Address for service of Submitter**

c/o Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland 1140

Telephone: 6493572709 Fax/Email: luke.hinchey@chapmantripp.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): See attached submission.

*Or*

Property Address:

*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:

See attached submission.

**(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. ☐

See attached submission.

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)*

09/29/2022
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.**

Form 5

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

*Clause 6 of Schedule 1, Resource Management Act 1991*

To Auckland Council (*Council*)

Name of submitter: Retirement Villages Association of New Zealand Incorporated (*RVA*)

1 This is a submission on the Council's proposed amendments to the Auckland Unitary Plan (*AUP*):

1.1 Proposed Plan Change 78: Intensification (*PC78*); and

1.2 Proposed Plan Change 79: Amendments to the transport provisions (*PC79*).

2 The RVA could not gain an advantage in trade competition through this submission.

INTRODUCTION

3 The RVA welcomes this opportunity to provide feedback on PC78 and PC79 (together, *Plan Changes*). The RVA and its members have a significant interest in how the Plan Changes provides for retirement villages in Auckland.

4 New Zealand, including Auckland, has a rapidly increasing ageing population and longer life expectancy and there is a growing trend of people wishing to live in retirement villages.

5 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate accommodation and care options. This problem is immediate, and demographic changes mean that the demand for retirement accommodation and aged care will continue to grow.

6 The Government recently recognised the ageing population as one of the key housing and urban development challenges facing New Zealand in its overarching direction for housing and urban development − the Government Policy on Housing and Urban Development (*GPS-HUD*).[1] The GPS-HUD records that "*[s]ecure, functional housing choices for older people will be increasingly fundamental to wellbeing*".[2] The government strategy *Better later life − He Oranga Kaumatua 2019 to 2034* recognises that "*[m]any people want to age in the communities they*

[1] The GPS-HUD was issued in September 2021 (available online).

[2] GPS-HUD, page 10.

*already live in, while others wish to move closer to family and whānau, or to move to retirement villages or locations that offer the lifestyle and security they want".*[3]

7 The RVA considers the Plan Changes need to adequately address the critical need for retirement accommodation and aged care in Auckland. They must also provide a clear and consistent regime for retirement villages. It is also important that potential effects from retirement villages are managed proportionately and efficiently with the least regulation and prescription necessary. The significant benefits of retirement villages also need to be given appropriate weight.

8 The RVA is also seeking national consistency in the planning regimes for retirement villages through the intensification planning instruments required under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*). National consistency will greatly assist with streamlining and making more efficient, the delivery of retirement villages across New Zealand.

9 This submission is set out as follows:

9.1 Background: This section introduces the RVA, retirement villages and the regulatory regime applying to retirement villages. It then sets out New Zealand's ageing population demographics and outlines the retirement housing and care crisis and the wellbeing and health issues arising from that crisis. Finally, it sets out the role of retirement villages in addressing that crisis and the other benefits of retirement villages.

9.2 What PC78 must deliver for retirement villages: This section sets out the outcomes the RVA considers PC78 must deliver for retirement villages. The key outcomes sought by the RVA are: the appropriate translation of the Medium Density Residential Standards (*MDRS*) from the Enabling Housing Act into the AUP, amendments to the AUP to address inconsistencies with the MDRS and a retirement village-specific planning framework that adopts the key features of the MDRS as appropriately modified.

9.3 What PC79 must deliver for retirement villages: The RVA opposes the proposed accessible car parking standards, which are inconsistent with the removal of car parking minimum requirements directed by the NPSUD. The RVA also opposes the reduction of the trip generation threshold and seeks an exception for retirement villages given they are low traffic generators compared to typical residential activities.

9.4 Relief sought: This section sets out the relief sought by the RVA to address the key outcomes it seeks in relation to the Plan Changes. The RVA's specific submission points and relief sought on the Plan Changes are set out in Appendix 1.

## BACKGROUND

### Retirement Villages Association

10 The RVA is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand. The RVA was incorporated in 1989 to represent the interests of retirement

[3] *Better Later Life – He Oranga Kaumatua 2019 to 2034* (available online), page 32.

village owners, developers and managers, to government, develop operating standards for the day-to-day management of retirement villages, and protect their residents' wellbeing.

11 Today, the RVA has 407 member villages throughout New Zealand, with approximately 38,520 units that are home to around 50,000 older New Zealanders. This figure is 96% of the registered retirement village units in New Zealand.[4] The RVA's members include all five publicly-listed companies (Ryman Healthcare, Summerset Group, Arvida Group, Oceania Healthcare, and Radius Residential Care Ltd), other corporate groups (such as Metlifecare and Bupa Healthcare) independent operators, and not-for profit operators (such as community trusts, and religious and welfare organisations).

Retirement villages

12 'Retirement village' is an umbrella term given to all types of retirement living. There are two main types of retirement villages - 'comprehensive care villages' and 'lifestyle villages':

12.1 Comprehensive care retirement villages provide a full range of living and care options to residents from independent living, through to serviced care, rest home, hospital and dementia level care.

12.2 Lifestyle retirement villages focus mostly on independent living units with a small amount of serviced care provided on a largely temporary basis.

13 Approximately 65% of registered retirement villages have some level of aged residential care within the village. Approximately 19,300 aged care beds are part of a retirement village, which is 50% of all age care beds in the country.[5]

14 'Retirement village' is defined in section 6 of the Retirement Villages Act 2003 (*RV Act*) as:

> … the part of any property, building, or other premises that contains 2 or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities, or both, predominantly for persons in their retirement, or persons in their retirement and their spouses or partners, or both, and for which the residents pay, or agree to pay, a capital sum as consideration and regardless of [various factors relating to the type of right of occupation, consideration, etc]…

A regulated industry

15 The retirement village industry is regulated by the Retirement Villages Act 2003 (*RV Act*), as well as associated regulations and codes of practice established through the RV Act. The regulatory regime is focussed on consumer protection via a comprehensive disclosure regime, so that residents make an informed decision to move to a village.

16 This regulatory regime includes the following:

16.1 Registration of retirement villages with the "Registrar of Retirement Villages". The Registrar places a memorial on the land title. The memorial means that

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[4] There are also almost 6,000 Occupation Right Agreements for care suites as part of the aged care system.

[5] Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, July 2022, page 4.

the village can only be sold as a retirement village and that the residents' tenure is ranked above all other creditors to the village. The residents have absolute rights to live in their units and have access to the village amenities.

16.2 Retirement village operators are required to appoint a "Statutory Supervisor" whose job is to protect residents' interests and report to the Registrar and the Financial Markets Authority that the village is being operated in a financially prudent manner.

16.3 Operators are required to provide intending residents with a disclosure statement that sets out the village's ownership, financial position, status, and a range of other important information. This statement provides comprehensive guidance to ensure that a resident's decision to move into a retirement village is an informed one.

16.4 Before signing a contract (an "Occupation Right Agreement" or "ORA"), an intending resident must consult a solicitor who must explain the details of the contract and sign an affirmation that they have provided that advice.

17 The codes of practice that regulate the industry include a code of practice and a code of residents' rights.[6] The Code of Practice is administered by the Ministry of Business, Innovation and Employment, and it governs the day-to-day management of the villages. The Code sets out the minimum standards for the operation of retirement villages. These standards address a wide variety of matters, including documents that operators must provide to intending residents, staffing policies and procedures, safety and security policies, fire and emergency procedures, the frequency and conduct of meetings between residents and operators, complaint procedures, as well as communications with residents.

18 The Code of Residents' Rights is set out in the RV Act.[7] The Code is a summary of the minimum rights conferred on retirement village residents. It ensures that residents are respected and consulted on material matters that affect their contracts.[8]

**New Zealand's age**ing population

19 The proportion of older people in our communities compared to the rest of the population is increasing. Soon, there will be more people aged 65+ than children aged under 14 years.[9] By 2034, it is expected that New Zealand will be home to around 1.2 million people aged 65 and over, just over a fifth of the total population.[10]

20 The growth in the 75+ age bracket is also increasing exponentially (as illustrated by the graph below). It is estimated that 364,100 people in New Zealand were aged

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6 Both codes are available online (Code of Practice and Code of Residents Rights).

7 Schedule 4.

8 The Code sets out a residents' rights to services, information, and consultation, the right to complain, the right to a speedy and efficient process for resolving disputes, the right to use a support person or representative in dealings with the operator or other residents at the village, the right to be treated with courtesy, and the right not to be exploited by the operator.

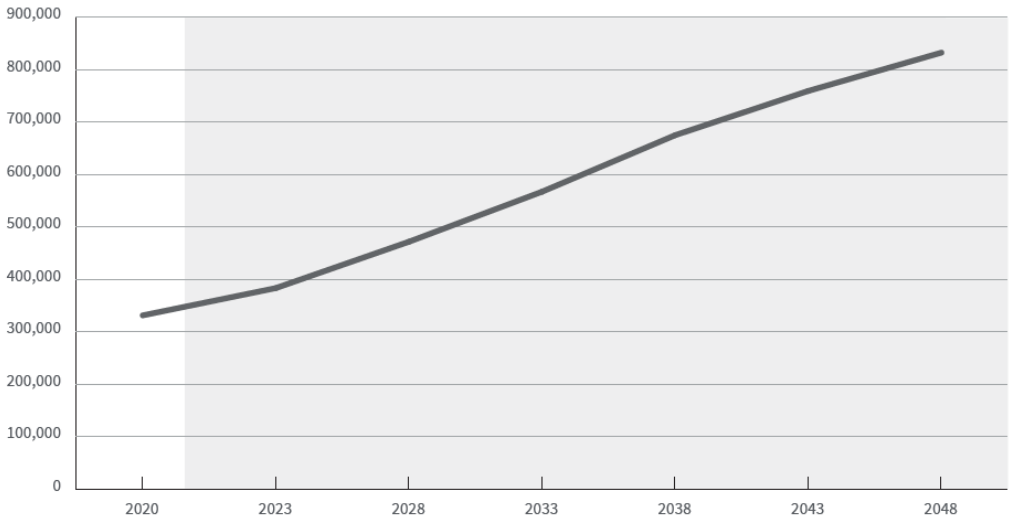
9 Better Later Life – He Oranga Kaumatua 2019 to 2034, page 6.

10 Ibid.

over 75 in 2022. By 2048, the population aged 75+ is forecasted to more than double to 804,600 people nationally.[11]

21 In Auckland, the growth in the 75+ age bracket is even greater than the national average. Statistics New Zealand estimates that in 2018, 81,560 people were aged over 75. By 2048, this number is forecasted to triple to 246,480.[12]

Figure 1 75+ years population 2020 - 2048




Source: JLL Research and Consultancy; Statistics New Zealand (medium forecast scenario)

22 Older people aged 85+ comprise the most rapidly increasing age group in the country, with the numbers projected to almost triple from 93,500 in 2022 to 227,600 in 2048. Given around 45% of this age group require aged care beds, this growth will create a need for a minimum of an additional 84,700 aged care beds to be provided by 2048.

23 The ageing population of New Zealand reflects the combined impact of:

23.1 Lower fertility;

23.2 Increasing longevity (due to advances in medical technology and increased survival rates from life-threatening diseases); and

23.3 The movement of the large number of people born during the 1950s to early 1970s into the older age groups.

24 The largest increases in the 65+ age group will occur in the 2020s and 2030s, when the large birth cohorts of the 1950s and 1960s (the "baby boomers") move into this age group.

The retirement housing and care crisis

25 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate

[11] Statistics New Zealand, Population Projections.

[12] Statistics New Zealand, Subnational Population Estimates at 30 June 2021 (provisional).

accommodation and care options. This problem is immediate, and projected to worsen in the coming decades as older age groups continue to grow.[13]

26 The demand for quality living options is significantly higher than the current supply. The supply is decreasing due to closures of older style small and poor quality aged care homes, which are usually conversions of old houses. These usually do not offer the living standard that residents deserve. At the same time, demand for retirement housing and care is increasing.

27 This crisis is evidenced by the increasing number of RVA members' villages that have waiting lists (including existing villages and those under construction). Many RVA member villages have waiting lists of 2 or more years. These lists are comprised of people who have expressed an interest in living in a retirement village. The waitlists show the desperate need in New Zealand for more retirement living and care options.

28 The ageing population and longer life expectancy, coupled with a trend towards people wishing to live in retirement villages that provide purpose-built accommodation, means that demand is continuing to grow. This is creating a severe and growing shortage of retirement villages, as supply cannot match demand. The national penetration rate for retirement villages (i.e. the percentage of the population aged 75+ who choose to live in a village) is 14.3%. If the existing penetration rate continues, we can expect an increase of approximately 34,000 residents, and a national demand for an additional 26,000 retirement village units by 2033.[14] In reality, the demand will be higher as the penetration rate continues to grow.

29 This increasing demand is reflected in the development pipeline.[15] In 2022, there was a total of 216 villages in the development pipeline.[16] This development pipeline, if realised, will help ease the short-term anticipated shortfall in supply of quality retirement living and aged care options in New Zealand. However, further development of new villages, beyond the current pipeline, is needed to meet the longer-term predicted shortfall. It is anticipated that at least 10 new large scale villages each year are going to be required across New Zealand, just to keep up with demand over the next 20 years.

30 Further, the COVID-19 pandemic has exacerbated this issue. Overall, retirement villages performed remarkably well in protecting the most vulnerable by providing safe communities and companionship during the tough periods of lockdown. This performance has resulted in an even stronger demand to access retirement villages and further limited stock available.[17]

31 As discussed in more detail in subsequent sections of this paper, a key barrier to meeting the increasing demand is the significant delay between the consenting and

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[13] See, for example, Stats NZ (2020). Housing in Aotearoa: 2020, which outlines the need for changing size and suitability of housing, acknowledging the ageing population. For further detail on the question of 'what is the ideal place to grow older', see Janine Wiles, Kirsty Wild, Ngaire Kerse, Mere Kēpa, Carmel Peteru (2011). Resilient Ageing in Place Project Recommendations and Report. The University of Auckland, Auckland.

[14] Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, July 2022, page 18.

[15] The 'development pipeline' refers to the development of new villages (both actual and planned).

[16] Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, June 2021, page 17.

[17] Ibid, pages 5 and 25.

construction stages of developments. Even if the resource consent process goes smoothly, the development of a retirement village is around a 10 year project for most new villages. But, many retirement villages face years of delays during the consenting process. Delays are frustrating and costly for all involved, and are especially prejudicial to the wellbeing of older persons who are living in unsuitable accommodation while waiting for a retirement village to be completed.

Social issues arising from the shortage of housing and care for older people

32 Providing appropriate accommodation and care for older persons is a critical social issue facing New Zealand. A failure to recognise and provide for appropriate housing and care for the ageing population in future planning will impact on the mental and physical health and wellbeing of some of society's most vulnerable members, and have flow on effects that will impact the wider community as a whole.

*Suitability of accommodation*

33 Many of New Zealand's older residents are currently living in unsuitable accommodation. "Unsuitable accommodation" in this context can mean a couple or a single person living in a large house that is expensive and difficult to maintain and heat properly, has barriers to mobility such as stairs, or is built on a hill, or has a garden that they cannot maintain. Unsuitable accommodation could also include housing that is of such a distance from key services and amenities that it limits their access to their community and care needs.

34 In this context, it is important to note that retirement villages have a very different new-build pattern than the rest of the country's new-build housing stock.[18] New Zealand's general housing stock is dominated by three or more bedroom dwellings, with the average size of new builds increasing from around 115 $m^2$ in 1976 (33 $m^2$ per person) to 200 $m^2$ in 2013 (71 $m^2$ per person).

35 In contrast, the retirement village industry is building units that match the needs of smaller households, with approximately 90% of retirement village units providing one or two bedrooms.[19]

36 Retirement units are also purpose-built for older people. They are accessible for those with mobility restrictions, are modern, warm and comfortable, and responsibility for their upkeep and maintenance falls on the village operator rather than the resident.

37 Further, retirement villages generally offer extensive on-site amenities, such as pools, gyms, theatres, libraries, bars and restaurants, communal sitting areas, activity rooms, bowling greens, and landscaped grounds. These amenities are provided to meet the specific needs of retirement village residents, leading to significant positive benefits for residents.

*Mental wellbeing*

38 Mental wellbeing issues are also growing, including isolation, loneliness, and related depression due to many older people living alone, and often also being separated from family and friends due to their increasing mobility restrictions.

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[18] CRESA, Retirement Village Housing Resilience Survey (June 2014), and Equity Release – Realities for Older People (August 2016).

[19] CRESA, Equity Release – Realities for Older People, August 2016.

39 This presents a serious social issue for New Zealand. There is little doubt that older people are particularly vulnerable to social isolation or loneliness because friends and family have either died or moved away, or they have restricted mobility or income. This isolation impacts on the individual's quality of life and wellbeing, adversely affecting their health and increasing their use of health and social care services. In exploring the prevalence of this issue, one study estimates that between 5 and 16% of people aged 65+ report loneliness, while 12% feel socially isolated.[20]

40 Based on recent data collected by UMR Research New Zealand,[21] the most important factors for people when deciding to move into a retirement village are 'security and safety', 'peace of mind' and 'hassle-free lifestyle'. Importantly, the data also shows that retirement villages deliver on these important factors. The changing structure of society, resulting in families living far apart and older people living on their own, has resulted in many older people feeling isolated and lonely. Villages provide safe, warm, appropriate housing and a community of interest for their residents with the opportunity for socialisation should they choose to take it up. Villages therefore directly combat isolation and loneliness felt by so many older people.

41 Longitudinal studies into recorded lifespans show that older people who are part of a social group have a better chance of living longer than those who are not. Australian studies suggest that retirement village residents live longer and happier lives than the same cohort who live elsewhere.[22]

42 Retirement villages are an important way to fight social isolation and loneliness. Facilitating the development of appropriate accommodation and care for the ageing population and enabling older people to move into purpose built, comfortable and secure dwellings not only improves the quality of life of these older people, but also has wider benefits for the community as a whole. The improved social and health support provided in retirement villages alleviates pressure placed on health and social care services freeing up these resources for other community members. The movement of older people into retirement villages also releases existing housing stock for other people, as addressed in more detail below.

## The role of retirement villages

### *Addressing the retirement housing and care crisis*

43 Retirement villages already play a significant part in housing and caring for older people in New Zealand. As previously noted, currently 14.3% of the 75+ age group population live in retirement villages, a penetration rate that has risen from around 9.0% of the 75+ age population at the end of 2012.[23] It is likely that this rate will continue to increase over time.

44 In Auckland, retirement villages play a more significant role that elsewhere in New Zealand, with 17.1% of the 75+ age group population living in a retirement village.

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[20] Social Care Institute for Excellence, Research Briefing number 39, Preventing loneliness and social isolation: Intervention and Outcomes, October 2011.

[21] UMR Research New Zealand, 'Residents Survey – Retirement Villages Association', January 2021. The results were based on questions asked in an online survey distributed to 100 retirement villages across New Zealand.

[22] For example, studies undertaken by the Illawarra Retirement Trust, a retirement village operator based in Wollongong, NSW.

[23] Ibid, page 15.

45 As previously mentioned, RVA's members have 407 villages across the country, providing homes for around 50,000 residents. Over the next 5 to 10 years, that is anticipated to grow significantly with 86 new villages and 130 expansions to existing villages, providing 22,200 homes for approximately additional 28,900 residents. Retirement villages therefore will play a growing role in addressing the retirement housing and care crisis.

46 In Auckland, there are currently 114 existing villages that are home to around 13,640 residents. 38 villages are also in development, with a further 10 villages expanding and 9 in redevelopment that will add an additional 7,028 retirement units. A number of additional villages will therefore be needed in Auckland to meet the growth in the 75+ demographic.

47 The RVA's members have established reputations for building high quality villages to address the needs of residents and employing professional and caring staff. Through this experience, retirement village operators have developed in depth and specialist knowledge and expertise in the development of purpose built retirement villages. Importantly, retirement village operators are not developers, and have a long term interest in their villages and residents.

48 Retirement villages also cater to a wide range of residents with differing levels of health and independence, offering a range of housing options and care to meet the specific needs of the residents. These are features that often distinguish retirement village operators from typical residential developers who generally do not deliver purpose built environments for the ageing population.

49 Retirement village operators are therefore well placed to help to address the retirement housing and care crisis. To do so, it is critical that the construction, operation and maintenance of retirement villages are appropriately provided for in planning regimes.

*Providing a range of accommodation options to suit different needs*

50 Retirement villages provide appropriate accommodation and care for a vulnerable sector of our community with different housing and care needs compared to the rest of the population.

51 Retirement villages allow older people to continue living in their established community, while down-sizing to a more manageable property (i.e. without stairs or large gardens). Retirement village living provides security, companionship and peace of mind for residents.[24] Residents will also, in most cases, have easy access to care and other support services.

52 The RVA has seen a marked change in retirement accommodation over the last 20 years. In the past, lifestyle villages without care were relatively common. As the population ages, the retirement village industry is seeing a greater demand for a 'continuum of care' in one location - from independent units through to hospital and dementia care. Today, many villages are being developed with some degree of residential care in their campus. Some villages are committed to a full continuum of care, while others focus on providing a smaller number of rest home beds that are available for residents if they are needed.

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[24] PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018). Brown, N.J., "*Does Living Environment Affect Older Adults Physical Activity Levels*?". Grant, Bevan C. (2007) 'Retirement Villages', *Activities, Adaptation and Aging*, 31:2, 37-55.

53 Another important trend is for operators to build serviced apartments, where a resident moves in and out of care as required but without having to physically move from their apartment. These developments are a direct response to market demands. The sector is focused on providing a mix of independent living units and care options to meet the range of financial, social and other resources our residents have.

54 A number of operators also focus on providing social housing as part of their villages. This can be a mix of affordable Occupation Right Agreements and rental units.

55 'Care only' facilities are increasingly rare. This is because under the current government funding regime for health care provision, it is not possible to justify the capital cost of building stand-alone residential care facilities. As a result, no residential care facilities, apart from extensions to existing facilities, have been built in the last five years or so.

56 Ultimately, the retirement village industry provides appropriate accommodation to address the specific needs of the older population, including a range of large and smaller scaled retirement villages and aged care homes with differing services, amenities and care. This variety enables differing price points and options, which are vital to enabling choices for the growing ageing population.

***Retirement villages' role in addressing the general housing crisis***

57 Retirement villages also help to ease demand on the residential housing market and assist with the housing supply shortage in New Zealand. That is because growth in retirement village units is faster than growth in the general housing stock. And, the majority of new villages are located in major urban centres. The retirement village sector therefore also contributes significantly to the development of New Zealand's urban areas, and the particular challenges urban areas face.

58 New build data from Statistics NZ shows that retirement village units constituted between 5% and 8% of all new dwellings between June 2016 and June 2021.

59 The retirement village sector allows older New Zealanders to free up their often large and age-inappropriate family homes and move to comfortable and secure homes in a retirement village. The RVA estimates that around 5,500 family homes are released back into the housing market annually through new retirement village builds. This represents a significant contribution to easing the chronic housing shortage. A large scale village, for example, releases approximately 300 houses back onto the market to be more efficiently used by families desperate for homes. To illustrate, retirement units are generally occupied by an average of 1.3 people per unit, compared to an average of 2.6 people per standard dwelling.

*Other benefits of retirement villages*

60 In addition to the important role of retirement villages in addressing the housing crisis and providing the ageing population with housing and care tailored to their needs, the retirement village sector also produces other broader benefits:

60.1 The sector employs approximately 19,000 people to support day-to-day operations. Between 2018 and 2026, approximately 9,500 new jobs will have been created from construction of new villages. The sector contributes

around $1.1 billion to New Zealand's GDP from day-to-day operations.[25] More recently, and importantly, the sector has generated jobs in industries that have been impacted by COVID-19 (such as hospitality and accommodation).

60.2 The contribution of retirement village construction is also substantial. For example, a large scale new village will cost in the order of $100-$200 million to construct. Retirement village construction is also expected to employ approximately 5,700 FTEs each year.[26]

60.3 Retirement villages also support Te Whatu Ora, Health New Zealand by providing health care support for residents that would otherwise be utilising the public healthcare system thereby reducing "bed blocking" in hospitals.

60.4 Due to the lower demand for transport (including because of on-site amenities), retirement villages contribute proportionately less to transport emissions than standard residential developments. Operators also invest in a range of other methods to reduce carbon emissions from the construction and operation of villages.

## WHAT PC78 MUST DELIVER FOR RETIREMENT VILLAGES

### Better enable housing and care for the ageing population

61 As explained above, promoting the wellbeing of older persons within our communities requires district plans to better enable the construction of new retirement villages. In the experience of RVA members, cumbersome, rigid and uncertain resource management processes and practices are a major impediment to delivering necessary retirement housing and care. In particular, resource consent processes take too long, are unnecessarily complex, and often do not provide for retirement living options properly because the relevant plans are not fit for purpose.

62 PC78 represents a major opportunity to better enable the provision of a diverse range of retirement housing and care options. If this opportunity is not taken now, the existing consenting challenges facing retirement village operators are likely to be perpetuated for many years.

63 In fact, Council must take this step in order to give effect to the NPSUD through PC78. The NPSUD specifically recognises that well-functioning urban environments enable <u>all</u> people and communities to provide for their wellbeing, health and safety (Objective 1). For the reasons explained in detail above, achieving this wellbeing objective in relation to older persons within our community means providing for their specific housing and care needs.

64 The NPSUD also states that contributing to well-functioning urban environments means enabling a "*variety of homes*" to meet the "*needs … of different households*" (Policy 1), and that cannot be achieved in our major centres without enabling significant intensification of our urban environments (Policy 3). These NPSUD policies therefore require PC78 to specifically respond to the need to provide suitable and diverse housing choices and options for our ageing population as part of the intensification of urban environments.

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[25] PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018) page 4.

[26] Ibid.

65 The Enabling Housing Act builds on the NPSUD as part of the Government's response to reduce barriers to housing supply. The Enabling Housing Act puts in place specific requirements to provide for medium density housing as a minimum in all relevant residential zones (*MDRS*). Retirement villages will not be permitted activities under the MDRS because of the "*no more than 3 residential units per site*" density standard (clause 10). However, retirement villages require "*the construction and use of 4 or more residential units on a site*". They will therefore be restricted discretionary activities under the MDRS. Accordingly, the RVA considers PC78 must include a restricted discretionary activity rule for retirement villages in all relevant residential zones.

66 It is also important to emphasise that the Enabling Housing Act does not only require Tier 1 councils to implement the medium density requirements in relevant residential zones but also to give effect to Policy 3 of the NPSUD regarding intensification of urban environments.[27] Accordingly, PC78 also needs to enable intensification (through building heights and densities) that responds to the location of centres and rapid transit stops. In some cases, that intensification must include "building heights of at least 6 storeys" and must achieve the objective of enabling more people to live in areas where there is a high demand for housing (Objective 3 of the NPSUD).

67 In order to meet the Enabling Housing Act requirements, to give effect to the NPSUD, and respond to the significant health and wellbeing issues created by the current retirement housing and care crisis, PC78 must ensure that the AUP specifically and appropriately provides for and enables retirement villages in all relevant residential and commercial/mixed use zones.

68 The RVA considers this outcome can only be achieved by providing for a retirement village-specific objective, policy and rule framework. In the experience of RVA members, without a specific framework, retirement village proposals face material uncertainty and consenting barriers as council officers attempt to apply general residential approaches that are not fit-for-purpose to retirement villages. The retirement village-specific framework sought by the RVA is set out in the following sections of this submission.

Recognise that retirement villages are a residential activity

69 A key issue with many existing district plans is their failure to explicitly recognise that retirement villages are a residential activity. This issue has resulted in consenting challenges with members of the community, and sometimes even council officers, taking the view that retirement villages are non-residential activities that should only be provided for in non-residential zones or seeking to assess different parts of a village in a different manner (such as a commercial activity).

70 Retirement villages are clearly a residential activity[28] as they provide permanent homes for the residents that live there. Retirement villages do provide a range of ancillary services, however those services are provided for residents only and complement the residential function of retirement villages by meeting the particular needs of older residents. The residential nature of retirement villages is reflected in the definition, which recognises the key function of villages as a "*residential complex*

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[27] RMA, s77G.

[28] The definition of 'residential activity' as set out in the National Planning Standards is: "*means the use of land and building(s) for people's living accommodation*".

*or facilities*" for the provision of "*residential accommodation for people who are retired*".[29]

71 This recognition requires that retirement villages as a land use are a permitted activity. In line with the Enabling Housing Act, the RVA considers the construction of retirement villages (being four or more residential units on a site) can be regulated as a restricted discretionary activity.

Provide for retirement villages in the LDR, MHU and THAB zones

72 The RVA members' experience is that older people want to stay in the communities in which they currently live, and have lived for many years, during their retirement. This is called 'ageing in place'. It allows residents to remain close to their families, friends, familiar amenities and other support networks. It promotes activities that improve residents' wellbeing, including physical activity, social engagement and intergenerational activity, due to the easily accessible surrounding destinations in a familiar neighbourhood. It allows residents to access public transport to facilitate these activities as independent driving ability declines and climate change impact increases. It allows residents to continue to play an integral part in the communities that they helped establish.

73 For these reasons, the majority of retirement village residents come from dwellings located in surrounding suburbs.

74 It is noted that the Christchurch Replacement District Plan Independent Hearings Panel (chaired by a former High Court judge, with members including another former High Court judge, an Environment Court judge and experienced independent commissioners) acknowledged the importance of ageing in place:[30]

> [332] Dr Humphrey's evidence stressed the clear health and social evidence of people ageing in their own communities. We have also taken particular note of Dr Humphrey's evidence as to the importance of providing choice for ageing in place. That evidence was supported by the evidence of Mr de Roo. We find that ageing in place, whereby older persons have choices to downsize from their family homes yet remain within their familiar neighbourhoods, is important not only for the wellbeing of our older citizens but also for the communities of which they should continue to contribute to and be part of. In addition to providing choice, assisting affordability is also important. Those priorities are also generally reflected in the Statement of Expectations.

75 Similar issues were recognised in the Proposed Auckland Unitary Plan section 32 evaluation:[31]

> Existing legacy plans do not provide the flexibility required by retirement villages to construct buildings that are 'fit for purpose' in terms of providing for a range of housing and care choices for older people and those requiring care or assisted living. As Auckland's population continues to grow, it is important that a choice of housing is provided for older people, particularly in locations that provide good amenity and access to community services and facilities.

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29 National Planning Standard, page 62.

30 Decision 10 – Residential (part) (and relevant definitions and associated planning maps) (10 December 2015).

31 Auckland Unitary Plan Section 32 Report, Part 2.50.

76 The RVA members' experience is that sites in existing residential areas that are appropriate for retirement villages are extremely rare. Sites of the required size and in good locations are highly unique and valuable resources in our larger cities. They need to be efficiently used.

77 The need to provide for older persons to 'age in place', the inappropriateness of traditional intensification models, and lack of appropriate sites for retirement villages, means that achieving the objective of providing appropriate housing and care for older persons requires a planning framework that enables retirement villages in the LDR, MHU and THAB zones.

Provide for change to existing urban environments

78 There are key differences between retirement villages and 'typical' residential dwellings. These differences mean that retirement villages do change the existing urban environments that are dominated by 'typical' dwellings, and this has not been acknowledged properly in planning frameworks leading to a range of consenting challenges.

79 Because of their functional and operational needs, retirement village and aged care facilities tend to be larger (in height and bulk) than 'typical' residential housing in order to properly cater for resident needs.

80 To illustrate, retirement villages contain a range of unit types to cater for the different care and mobility needs of the residents. The accommodation ranges from independent townhouses and apartments, through to serviced apartments, hospital beds and dementia rooms. While independent living villas, townhouses and apartments will include full kitchens, bathrooms, lounges and other household amenities, serviced apartments and care rooms will not always have these amenities. These factors may be a key driver for the layout and amenities within a unit and also within a village. For example, serviced apartments and care rooms need to have quick, accessible, and all weather access to communal living and dining areas. In the experience of RVA members', council officers often attempt to redesign village layouts based on what they think might be suitable, without proper knowledge of villages and residents' needs.

81 In addition, retirement villages often include a wide range of amenities and services for resident needs and convenience. Services range from communal indoor and outdoor amenity areas, gardens, pools, gyms, libraries, reflection spaces, hairdressing services and cafés and bars through to welfare and medical facilities. These are important amenities and services as many retirement village residents are frail or have mobility restrictions (making it more difficult for them to travel to access amenities and services). They also provide a better quality of life for residents than could be offered without these communal amenities and services. For example, a townhouse would not have space for a pool or gym.

82 Retirement villages also use new, low maintenance building products and design techniques to ensure their efficient operation. These design requirements can result in change when compared to surrounding neighbourhoods that were built many decades in the past.

83 The experience of RVA members' is that communities (particularly neighbouring landowners seeking to preserve status quo interests) and council officers often can have an expectation as to how sites are going to be used. Typically, that expectation is not for medium or higher density retirement accommodation. In part, this is because, traditionally, planning provisions have ignored the unique features of

retirement villages. Further, the significant positive effects and community benefits of retirement villages are sometimes not given sufficient weight.

84 The failure of district plans to recognise the functional and operational needs of retirement villages, and provide for change to the character and amenity of existing neighbourhoods to enable the benefits of retirement villages, has created significant consenting challenges.

85 The NPSUD now requires district plans to provide for this change to existing urban environments. It creates an expectation that "*New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations*" (Objective 4). Further, the NPSUD recognises that amenity values can differ among people and communities, and also recognises that changes can be made via increased and varied housing densities and types, noting that changes are not, of themselves, an adverse effect (Policy 6).

86 The importance of this direction is also clearly set out in the Ministry for the Environment's (*MfE*) and the Ministry of Housing and Urban Development's (*HUD*) final decisions report on the NPSUD, which provides that:[32]

> Urban areas are dynamic and complex, continually changing in response to wider economic and social change. The current planning system can be slow to respond to these changing circumstances and opportunities, which can lead to a mismatch between what is enabled by planning and where development opportunity (or demand) exists. This can lead to delays in supply, or incentivise land banking.

87 The Enabling Housing Act further supports this need for change by enabling medium density housing to be developed as a minimum in all relevant residential zones. Although the MDRS generally capture retirement villages under the umbrella of residential activities, the framework fails to recognise the unique operational, functional and locational features of retirement villages. Specific provision is therefore necessary to enable much needed retirement housing and care.

88 PC78 also needs to provide for change to existing urban environments in order to achieve the intensification envisaged in Policy 3 of the NPSUD. And, in order to respond to the significant issues created by the retirement housing and care crisis, this provision for change should also explicitly acknowledge that the functional and operational needs of retirement villages are a driver of appropriate and necessary change because of demographic ageing and the increasing housing needs of older people.

Recognise the intensification opportunities provided by larger sites

89 As discussed above, sites in existing residential areas that are appropriate for retirement villages are extremely rare, due to the need for sites to be large enough to accommodate all parts of a village and be located in close proximity to community services and amenities. Given large sites are a rare resource, it is important they are developed efficiently to maximise the benefits from their development. This approach is consistent with the enabling intensification approach of the NPSUD.

90 As well as providing intensification opportunities, large sites also provide unique opportunities to internalise potential impacts of intensification on neighbours and the

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[32] MfE and HUD, "*Recommendations and decisions report on the National Policy Statement on Urban Development*" (Wellington, 2020), page 59.

neighbourhood. For example, additional height can be located towards the centre of a site without adverse dominance, shading or privacy effects.

91 This approach has already been adopted by the AUP, with some of the residential zones including a policy to enable more efficient use of larger sites.[33] The RVA considers this approach needs to be carried through to other residential and business/mixed use zones.

Recognise the unique internal amenity needs of retirement villages

92 A key consenting challenge faced by the RVA members is an expectation from council officers that the internal amenity controls used for traditional housing typologies (e.g. outlook, sunlight, privacy, outdoor living spaces, landscaping and the like) are appropriate for retirement villages.

93 This approach fails to recognise the unique functional and operational needs of retirement villages (discussed above). For example, residents have access to a wide range of communal spaces as well as their individual homes, so their amenity is provided by the village as a whole rather than an individual space. This means that internal amenity standards, such as outlook space, do not have the same level of relevance to retirement villages as to typical residential housing. Other factors, such as proximity to communal spaces, may be more relevant to the overall level of amenity experienced by residents.

94 This approach also fails to recognise that retirement village operators have a long and positive track record and understanding of what works for their residents. Over many years they have provided high quality environments for their residents – significantly better than typical housing typologies have delivered. Retirement village operators rely on their reputation, which would be quickly diminished by bad publicity. The quality of life provided to residents is therefore paramount to the RVA's members.

95 These points were accepted by the Christchurch Replacement District Plan Independent Hearing Panel:[34]

> [331] Considering costs, benefits and risks, we have decided against imposing internal amenity controls on retirement villages. On this matter, we accept the position of Ryman and the RVA that there is no evidence at this time that there is a problem requiring intervention. We have also borne in mind the caution expressed by Mr Collyns as to the untested impacts of such regulation on the cost of delivering the affordable housing end of the retirement village market. Having said that, we are also mindful that it is at this "affordable" end of the market where residents have the least market power and hence, greatest vulnerability. However, on the basis of Mr Collyns' evidence, we have assumed that the RVA's members would act responsibly. Also, we have noted that the Council did not seek to address this topic in its closing submissions and took from that some concurrence with the retirement village sector position as to the lack of any need for regulatory intervention at this time. However, we record that this is a matter where the Council, as plan administrator, has an ongoing plan monitoring responsibility.

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[33] H3.3(8), H4.3(8), H5.3(9).

[34] Decision 10 – Residential (part) (and relevant definitions and associated planning maps) (10 December 2015).

96 Similarly, a number of internal amenity standards in the AUP apply to dwellings, but not to retirement units.[35] It is essential to retain this distinction between dwellings and retirement units to ensure the workability of the Auckland Unitary Plan for retirement villages.

97 There are two internal amenity standards in the Enabling Housing Act that the RVA considers require amendment when applied to retirement villages:

97.1 *Outdoor living space:* Retirement villages provide a range of private and communal outdoor areas that can be enjoyed by residents. All of these areas should be counted towards this amenity standard. In addition, retirement village residents tend to spend a significant amount of their recreational time inside, given their sensitivity to temperature extremes. A proportion of these indoor areas should also be counted towards this amenity standard to reflect the actual usage patterns of village residents.

97.2 *Outlook space:* The standard is not workable for all units across a comprehensive site. Furthermore, such a standard is simply not needed. Residents of a village have a much greater degree of choice of 'living rooms' than residents of typical residential dwellings (including communal sitting areas, dining rooms, a library, activity room and chapel). These communal spaces are typically well orientated for daylight and enjoying an outlook into a large and attractive outdoor space.

Provide clear and focused matters of discretion

98 The RVA's members have faced significant cost and delay in consenting retirement villages in residential zones. Often, the process requirements are significantly out of proportion with the adverse effects of the activity, and do not recognise its substantial benefits.

99 An example of this issue is excessive and extraneous information requests. Over time, the amount of information that is required to support an application for consent has substantially increased. Council officers often request information that is not relevant to the assessment of the effects of a retirement village proposal, such as information regarding electricity supply, internal lighting, hallway width, planter box size, and outdoor furniture. It is not uncommon to receive unsolicited design change requests from council urban designers. These requests add cost and delay, and distract from the key issues. Council officers have too much discretion to require applicants to provide further information, and have the ability to wield the threat of notification if the requested information is not provided. By way of example, one RVA member received seven requests for further information following lodgement of an application, which resulted in a five month delay in the decision being issued. Another application resulted in four further information requests and a four month delay.

100 It is therefore important that matters of discretion for decision-making are clear and focused on the aspects that matter.

Provide appropriately focused notification rules

101 Notification is a significant cause of the cost and delay of consenting processes. RMA processes currently provide multiple opportunities for opposition to projects, which is the reason for significant delays in processing consents, and does not

[35] For example, H4.6.12, H4.6.13 and H4.6.15.

ensure good outcomes. Notification is often a cause of much angst for developers. 'NIMBYism' is rife. Self-interested neighbours can create huge delays and disputes for no material environmental benefit.

102 Although notification has an important role in the RM system, it must be proportional to the issues at hand. It is only beneficial, and should only be required, where notification is likely to uncover information that will assist the decision-making process. The costs of public notification are too high for it to be required simply for persons to 'be heard'.

103 Applications for residential activities that are anticipated in residential zones (i.e. through restricted discretionary activity status) should not be publicly notified. Rather, the time for public participation is at the plan making stage where residential zones and appropriate/inappropriate activities can be clearly identified. This approach aligns with the Enabling Housing Act which precludes public notification for residential proposals.

104 Limited notification may remain available in some cases as it provides for neighbours to participate when they are likely to be impacted by a next-door development. However, given the significant costs associated with notification, it should only be required where it will benefit the decision-making process. Where an application meets the expectations for development in an area (i.e. through compliance with external amenity standards), there should be no need for limited notification. This approach aligns with the Enabling Housing Act which precludes limited notification for residential proposals that comply with relevant standards.

Use the MDRS as a guideline

105 The Enabling Housing Act sets medium density residential standards that guide when residential activities require closer assessment and when limited notification of proposals can be available. The retirement village-specific framework sought by the RVA takes a similar approach (given that retirement villages are a form of development with four or more residential units) with the standards informing matters of discretion and limited notification presumptions.

106 The Enabling Housing Act will result in a level of standardisation that will set expectations for the scale of development across the country. The standards have been deemed to 'cover the ground' in relation to the key matters relevant to residential proposals. With some amendments to reflect the specific nature of retirement villages, the RVA considers the standards also set a relevant baseline for identifying standards relevant for the construction of retirement villages.

107 Furthermore, it is important PC78 does not inadvertently make retirement village developments more difficult to consent, construct and use than standard residential development. Such an outcome would significantly exacerbate the retirement housing and care crisis that is already resulting in poor wellbeing outcomes for older people.

Provide for retirement villages in commercial and mixed use zones

108 The RVA's members generally seek to locate their villages in established, good quality residential areas, as these locations are most suited for residents to 'age in place'. However, due to the lack of suitable sites in existing residential areas and need to respond to the retirement living and care crisis, the RVA's members also operate retirement villages in some commercial and mixed use zones where there is good access to services and amenities.

109 It is important to note that the Enabling Housing Act is not limited to residential zones and also requires councils to ensure district plans provide for intensification of urban non-residential zones through the Enabling Housing Supply plan changes. As noted, Policy 3 of the NPSUD requires PC78 to enable intensification (through building heights and densities) that respond to the location of centres and rapid transit stops.

110 City centre, metropolitan centre, neighbourhood centre, local centre and town centre zones in particular provide opportunities for retirement villages as these areas serve the surrounding local communities and provide close access for amenities to residents who are often unable to walk long distances. Residents' wellbeing is improved when social engagement and intergenerational activities are easily accessible. Many general business areas are also located between centres and residential areas and are therefore potentially suitable for retirement villages.

RETIREMENT VILLAGE-SPECIFIC FRAMEWORK

111 To address the issues outlined above, the RVA seeks that PC78 is amended to provide a retirement-village specific framework as follows:

Adoption of the MDRS

112 The RVA considers the MDRS must be translated into the AUP without amendments that read down or alter their interpretation. In some cases the RVA considers amendments to the MDRS are required to ensure they are workable for retirement villages, but these amendments do not change the intent of the MDRS.

113 PC78 generally inserts the MDRS into the AUP verbatim. However, in many cases, other provisions overlap with or create conflicts with the MDRS provisions (for example, Policy H5.3.6A concerning high-quality built environment suggests that privacy and sunlight access to adjoining sites will be "maintained" – an outcome that the MDRS do not envisage).

114 Amendments to PC78 are therefore required to address areas of overlap and conflict. A failure to make these amendments will give rise to significant interpretation issues and uncertainty when the AUP is applied.

Objectives and policies that appropriately recognise the acute need for retirement housing and care in the LDR, MHU and THAB zones

115 As detailed in this submission, the rapidly ageing population is a significant resource management issue. The objectives and policies of the AUP must enable appropriate accommodation and care for the ageing population as follows:

115.1 An objective to provide for the housing and care needs of the ageing population;

115.2 A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community;

115.3 A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages;

115.4 A policy to enable the efficient use of larger sites; and

115.5 A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments.

116 The AUP does not provide objectives and policies that respond directly to the housing and care needs of the ageing population. The RVA therefore seeks the insertion of an objective and policy into the residential zones to provide for those needs. Additional objectives and policies are also required as set out above. It is noted that the MHU zone contains an existing policy relating to the efficient use of larger sites, however this approach needs to be carried through to other zones. It is also noted that the 'purpose' statements contained in the standards provide some direction that the standards establish an appropriate level of effects, however this approach needs to be more clearly and consistently articulated.

Rules to enable retirement villages in the LDR, MHU and THAB zones

117 As detailed in this submission, retirement villages need to be provided for as a residential activity and enabled in the GRZ, as follows:

117.1 A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; and

117.2 A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment.

118 The RVA considers retirement villages are required to be restricted discretionary activities under the MDRS as they require "*the construction and use of 4 or more residential units on a site*".

119 It is noted that, in general, PC78 provides for retirement villages as restricted discretionary activities under the umbrella of integrated residential development. RVA members and their external consultants have had several years' experience obtaining consents under the AUP. The collective conclusion from that experience is that the current regime, which provides for retirement villages under the umbrella of "integrated residential development", is in need of an overhaul. It is not fit for purpose for retirement villages and will not achieve the requirements of the NPSUD and the Enabling Housing Act. The RVA therefore seeks retirement village-specific rules through PC78 – with the use and operation of retirement villages being permitted and the construction of retirement villages being a restricted discretionary activity.

Tailored matters of discretion for retirement villages

120 As detailed in this submission, retirement villages are different to typical residential dwellings, and therefore do not necessarily fit in with the typical controls imposed on residential developments. It is therefore critical to provide a tailored and fit for purpose retirement village matters of discretion, as follows:

120.1 Recognise the positive effects of retirement villages;

120.2 Focus effects assessments on exceedances of relevant standards, effects on the safety of adjacent streets or public open spaces, and effects arising from the quality of the interface between the village and adjacent streets or public open spaces to reflect the policy framework within the Enabling Housing Act. A degree of control over longer buildings is also acknowledged as appropriate; and

120.3 Enable the need to provide for efficient use of larger sites and the functional and operational needs of retirement villages to be taken into account when assessing effects.

121 As PC78 provides for retirement villages as restricted discretionary activities under the umbrella of integrated residential development, it does not provide tailored matters of discretion for retirement villages. The matters of discretion must be narrowly prescribed to ensure consent processes are focused on relevant matters, and are efficient and certain. The RVA therefore seeks tailored and fit for purpose retirement village matters of discretion as set out above.

122 It is also important that other rules do not render retirement villages discretionary or non-complying, therefore losing the benefit of clear and focused matters of discretion.

Proportionate notification

123 As noted, a key consenting issue for retirement village operators across the country relates to the delays, costs and uncertainties associated with notification processes. Consistent with the direction of the Enabling Housing Act relating to four or more residential units, applications for retirement villages in the relevant residential zones should not be publicly notified based on density effects. In addition, limited notification should only be used where a retirement village application proposes a breach of a relevant density standard that manages external amenity effects and the relevant effects threshold in the RMA is met.

124 The RVA acknowledges that public and limited notification of integrated residential development is precluded in the MHU and THAB zones where a proposal complies with all standards. The RVA considers that public notification should be precluded for retirement villages in all cases given they are residential activities anticipated in these zones. Further, limited notification should only be available where a retirement village application breaches one or more of the height, height in relation to boundary, setbacks and building coverage standards, and the relevant RMA effects threshold is met.

Clear, targeted and appropriate development standards

125 The RVA considers the development standards for retirement villages should reflect the MDRS, except where amendments are necessary to reflect the particular characteristics of retirement villages. The height, height in relation to boundary, setbacks and building coverage standards should therefore reflect the MDRS. The outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments. No additional development standards should apply. The RVA therefore seeks the deletion of standards that are inconsistent with the MDRS.

126 The RVA acknowledges that 'significant infrastructure constraints' have been addressed through permitted activity standards rather than a qualifying matter. It commends this approach, which aligns with the RVA's submission on the information sheets. The RVA considers amendments to the PC78 provisions are, however, required to ensure they recognise that infrastructure challenges can be overcome through innovative design and, in some cases, by undertaking local works that enable capacity. Further, in relation to transport, they must recognise that retirement villages have a much lower traffic demand profile than typical housing and much of the traffic movements are off peak.

Providing for retirement villages in commercial, mixed use and other zones

127 As discussed above, commercial and mixed use zones enable mixed uses, including residential activities, and may contain suitable sites for retirement villages.

128 In order to give effect to Policy 3 of the NPSUD, PC78 must provide for intensification in these zones. The RVA seeks that fit for purpose retirement village planning provisions are applied in the Mixed Use, Neighbourhood Centre, Local Centre, Town Centre, Metropolitan Centre, City Centre and General Business zones, similar to those proposed for residential zones.

Plan Change 79

129 The RVA opposes the proposed accessible car parking standards, which are inconsistent with the removal of car parking minimum requirements directed by the NPSUD. The proposed standards significantly exceed accessible car parking requirements generally applied to retirement villages based on the relevant New Zealand Standard. The RVA considers the proposed standards are contrary to the intention of the NPSUD and must be deleted.

130 The RVA also opposes the reduction of the trip generation threshold from 500 to 100 units as this change would introduce an additional consenting requirement for most (if not all) retirement villages. Retirement villages are low traffic generators, with peak hour vehicle movements well below the threshold rate. Accordingly, the RVA seeks an exception for retirement villages from this standard.

131 The RVA also seeks a range of other amendments to PC79 as set out in Appendix 1.

DECISION SOUGHT

132 The RVA seeks:

132.1 Amendments to PC78 as set out in paragraphs 113-128 above;

132.2 Amendments to PC79 as set out in paragraphs 129-131 above;

132.3 Without limiting the generality of the above, the specific relief set out in Appendix 1; and

132.4 Any alternative or consequential relief to address the matters addressed in this submission.

133 The RVA wishes to be heard in support of this submission.

134 If others make a similar submission, the RVA will consider presenting a joint case with them at a hearing

Signed for and on behalf of Retirement Villages Association of New Zealand Incorporated by John Collyns

_____
John Collyns, Executive Director
29 September 20222

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APPENDIX 1 – SPECIFIC SUBMISSION POINTS AND RELIEF SOUGHT

CHAPTER H - RESIDENTIAL

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| Low Density Residential Zone | | | | |
| H3A. Residential – Low Density Residential Zone | Oppose | The RVA notes as an overall comment that qualifying matter overlays with reduced density controls are preferred over a zoning approach, as this allows for innovation for engineering-type qualifying matters and ensures development opportunities are not arbitrarily reduced. The RVA notes that the MDRS provisions of the Enabling Housing Act have not been consistently applied to the Low Density Residential Zone as this zone applies to areas that are subject to one or more qualifying matters.<br><br>Despite that approach, the MDRS Chapter H3A inserts the MDRS objectives and policies directly creating conflict with other objectives and policies. The RVA considers these objectives and policies should be amended to provide clear direction and remove interpretation uncertainty. For example, Policy 18 conflicts with Policy 1 and 2. Policy 19 does not make sense in this context given qualifying matters are relevant and the MDRS have not been applied consistently to this zone. Policy 22 does not make sense in this | | 947.1 |

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| | | context given higher density development is not provided for.<br><br>The RVA considers retirement villages need to be enabled in all residential zones, recognising the importance of "ageing in place" as discussed in the submission above. The RVA therefore seeks retirement village-specific policies and rules within this zone as set out below. | | |
| H3A. Residential – Low Density Residential Zone: H3A.2 Objective (14) | New addition | The RVA seeks the inclusion of a specific objective relating to the ageing population in order to respond to the retirement housing and care crisis addressed in the submission above. | *The RVA seeks to add the following objective:*<br><br>(14) Recognise and enable the housing and care needs of the ageing population. | 947.2 |
| H3A. Residential – Low Density Residential Zone: H3A.3 Policy (23) to (27) | New policies sought | The RVA seeks the inclusion of a specific set of policies relating to the ageing population in order to respond to the retirement housing and care crisis addressed in the submission above. | *The RVA seeks to add the following policies:*<br><br>(24) Recognise the intensification opportunities provided by larger sites within the low density residential zone by providing for more efficient use of those sites.<br><br>(25) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in low density residential zone, such as retirement villages.<br><br>(26) Recognise the functional and operational needs of retirement villages, including that they: | 947.3<br>947.202<br>947.203<br>947.204 |

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| | | | (a) May require greater density than the planned urban built character to enable efficient provision of services.<br><br>(b) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>(27) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| H3A. Residential – Low Density Residential Zone: Table H3A.4.1 Activity Table | New activity sought | The RVA opposes the application of non-complying activity status to retirement villages (as an activity not provided for in Table H3A.4.1). The RVA considers that retirement villages (and all activities associated with the retirement village) as a land use activity should be provided for as a permitted activity (and the construction of retirement villages provided for as a restricted discretionary activity), as detailed within this submission. The permitted activity status recognises that retirement villages are appropriate in residential zones and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. | *Amend Table H3A.4.1 Activity Table to include the following rule, and with no standards that must be complied with:*<br><br>(AX) Retirement Villages – Permitted | 947.4 |

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| H3A. Residential – Low Density Residential Zone: Table H3A.4.1 Activity Table | New activity sought | The RVA considers that the construction of retirement villages is to be provided for as a restricted discretionary activity, and to include a specific set of retirement village matters of discretion (provided in response to Matters of Discretion below). | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity, and list the relevant standards that apply, as follows:*<br><br>*Table H3A.4.1 Activity Table*<br><br><u>(AX) The construction of retirement villages – Restricted Discretionary</u> | 947.5 |
| H3A. Residential – Low Density Residential Zone: H3A.5. Notification | Support in Part | The RVA considers that applications for the construction of a retirement village activities should be precluded from being publicly notified in the Low Density Residential Zone, as the activity is residential in nature. The RVA also considers that, in accordance with Schedule 3A (5)(2) of the Enabling Housing Act, a retirement village that is compliant with the relevant standards should also be precluded from limited notification. | *The RVA seeks amendments to the following clauses as follows:*<br><br>*H3A.5 Notification*<br><br>(1) *Any application for resource consent for an activity listed in Table H3A.4.1 Activity table and which is not listed in H3A.5(~~4~~)<u>(3)</u> below will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.*<br><br>(2) *When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).*<br><br>(3) *Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991,* | 947.6 |

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| | | | *public notification of an application for resource consent is precluded if the application is for the construction and use of one dwelling that does not comply with one or more of the following:*<br><br>i. *Standard H3A.6.8 Height in relation to boundary;*<br><br>ii. *Standard H3A.6.9(1) Side and Rear Yards;*<br><br>iii. *Standard H3A.6.9(1) and (2) Landscaped area;*<br><br>iv. *Standard H3A.6.14 Outdoor living space;*<br><br>v. *Standard H3A.6.15 Outlook space; and*<br><br>vi. *Standard H3A.6.16 Windows to street.*<br><br>(4) *Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.*<br><br>(5) *An application for resource consent made in respect of rule X above [the* |

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| | | | *construction of a retirement village] is precluded from public notification, and where the development complies with the standards listed in (3) above is precluded from limited notification.* | |
| H3A. Residential – Low Density Residential Zone: H3A.8 Assessment – Restricted Discretionary Activities – H3A.8.1. Matters of Discretion | New addition sought | The RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA also seeks to integrate the following set of matters of discretion specific to the construction of retirement villages (in accordance with the new Restricted Discretionary Rule H3A.4.1(X) proposed above).*<br><br>(6) The construction of retirement villages, including those that do not comply with one or more of the applicable standards:<br><br>a. The effects arising from exceeding the relevant standards in H3A.6<br><br>b. The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>c. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;<br><br>d. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; | 947.7 |

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| | | | e. When assessing the matters in a – d, consider:<br><br>i. The need to provide for efficient use of larger sites; and<br><br>ii. The functional and operational needs of the retirement village.<br><br>f. The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. | |
| H3A. Residential – Low Density Residential Zone: H3A.8 Assessment – Restricted Discretionary Activities – H3A.8.2. Assessment Criteria | Oppose in Part | The RVA considers bespoke matters of discretion should apply to the construction of retirement villages as set out in the submission above. | *The RVA seeks bespoke assessment criteria in H3A.8.2 for retirement villages that reflect the matters of discretion set out above.* | 947.8 |
| Mixed Housing Urban Zone | | | | |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (A1) | Support | The RVA supports Objective A1 as it is consistent with the purpose of the Enabling Housing Act and Objective 1 of the MDRS. | *Retain Objective A1 as notified.* | 947.9 |

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| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (B1) | Support | The RVA supports Objective B1 as it aligns with Objective 2 of the Act. | *Retain Objective B1 as notified.* | 947.10 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (1) | Support | The RVA supports the amendments to Objective 1 as they recognise the MHU zone is widespread across Auckland. | *Retain Objective 1 as notified.* | 947.11 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (3) | Oppose in Part | The RVA supports Objective 3 to the extent it reflects the MDRS, however it seeks an amendment to the wording to reflect Policy 5 of the MDRS. | *The RVA seeks an amendment to Objective 3 as follows:*<br><br>3. Development is encouraged to provide a high-quality built environment ~~amenity~~:<br><br>(a) ~~on site~~ for residents;<br><br>(b) to adjoining sites; and<br><br>(c) to the street | 947.12 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (5) | Oppose in part | The RVA considers the requirements to "not adversely affect" the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and "not increase" the impact from natural hazard risks will create barriers to intensification as development may have some adverse effects and the RMA is not a 'no effects' statute. | *Amend Objective as follows:*<br><br>Development avoids, remedies or mitigates effects on ~~does not adversely affect~~ the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and ~~does not increase the impact from~~ natural hazard risks. | 947.13 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (6) | Oppose in part | The RVA opposes this objective as it overlaps with Policy 3 to the extent it refers to a "high- | *Delete or amend Objective as follows:* | 947.14<br>947.206 |

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| | | quality built environment" resulting in unnecessary repetition. | Development ~~contributes to a high-quality built environment that~~ is resilient to the effects of climate change. | |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (7) | Oppose in part | The RVA does not oppose the requirement for development to be serviced for three waters, however it needs to be acknowledged that development can incorporate works to allow for such servicing. The RVA's members have a lengthy and successful track record of overcoming infrastructure challenges through innovative design and, in some cases, undertaking local works that enable capacity. It is also unclear what is meant by "to manage adverse effects" and whether this text introduces additional requirements. | *Amend Objective as follows:*<br><br>Development is enabled where it can be <u>provided with access to adequate</u> ~~serviced by the~~ water supply, <u>and</u> wastewater and stormwater <u>disposal services</u> ~~networks to manage adverse effects~~. | 947.15 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (8) | Support in part | The RVA supports this objective enabling a safe street environment for pedestrians to the extent required under the MDRS. | *Retain Objective.* | 947.16 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (9) | Support in part | The RVA supports the enabling of development within Significant Ecological Areas save that "protection and management" of the area should be amended. | *Amend Objective as follows:*<br><br>Development is enabled on sites within significant ecological areas where it <u>does not compromise</u> ~~provides for~~ the protection and management of the significant ecological values | 947.17 |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (10) | Oppose in part | The RVA considers that the avoidance of intensification in areas where there are significant transport infrastructure constraints is | *Delete Objective or amend to allow intensification for activities that generate lower levels of traffic movements than typical residential activities or where the constraints have been addressed.* | 947.18 |

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| | | not consistent with the intent of the Enabling Housing Act.<br><br>The RVA considers the objective should be amended to take into account the different requirements of different residential activities. As a result of the characteristics of retirement village residents, retirement villages generate lower traffic movements compared to standard residential development. Accordingly, some types of intensification (eg retirement villages) may be able to be accommodated. | | |
| H5. Residential – Mixed Housing Urban Zone: H5.2. Objectives (11) | New addition | The RVA seeks the inclusion of a specific objective relating to the ageing population in order to respond to the retirement housing and care crisis addressed in the submission above. | *The RVA seeks to add the following objective:*<br><br>(11) Recognise and enable the housing and care needs of the ageing population. | 947.19 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (A1) | Support | The RVA supports Policy A1 as it aligns with Policy 1 of the Act. | *Retain Policy A1 as notified.* | 947.20 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (B1) | Support in part | The RVA supports Policy B1 in principle as it aligns with Policy 2 of the Act. However, the application of this policy without amendment in the MHU zone results in interpretation uncertainty. The RVA considers the policy should be amended to recognise that the MHU zone is a relevant residential zone and areas subject to qualifying matters have not been zoned MHU. | *Amend Policy B1 as follows:*<br><br>Apply the MDRS across the MHU zone ~~all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga)~~. | 947.21 |

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| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (C1) | Support | The RVA supports Policy C1 as it aligns with Policy 3 of the Act. | *Retain Policy C1 as notified.* | 947.22 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (D1) | Support | The RVA supports Policy D1 as it aligns with Policy 4 of the Act. | *Retain Policy D1 as notified.* | 947.23 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (E1) | Support | The RVA supports Policy E1 as it aligns with Policy 5 of the Act. | *Retain Policy E1 as notified.* | 947.24 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (6A) | Oppose in Part | The RVA generally supports the intention to define what is meant by a high quality built environment in Policy 6A, however, it considers the policy needs to be amended to align with the MDRS and to focus on density effects rather than other topics. | *The RVA is seeking the following amendment:*<br><br>*(6A) ~~Require~~ Encourage development to achieve a built form that contributes to high-quality built environment outcomes by:*<br><br>*(a)* ~~maintaining~~ providing appropriate privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br><br>*(b)* providing for residents' safety and privacy while enabling passive surveillance on the street;<br><br>*(c)* ~~minimising~~ managing visual dominance effects to adjoining sites; | 947.25 |

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| | | | *(d)* ~~maintaining~~ providing an appropriate level of privacy, and sunlight ~~and daylight~~ access for adjoining sites;<br><br>~~*(e)* minimising visual dominance effects of carparking and garage doors to streets and private accessways;~~<br><br>~~*(f)* minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;~~<br><br>*(g)* ~~requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;~~<br><br>~~*(h)* designing practical, sufficient space for residential waste management; and~~<br><br>*(i)* ~~designing practical, sufficient space for internal storage and living areas;~~ |
| H5. Residential – Mixed Housing Urban Zone: H5.3 Policies (9) | Support in part | The RVA supports the enabling of more efficient use of larger sites by providing for integrated residential development, but considers this policy | *The RVA is seeking the following amendment:*<br><br>*(9)* Recognising intensification opportunities by enabling ~~Enable~~ more efficient use of larger sites |

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| | | needs to include retirement villages (consistent with other relief sought). | including by providing for integrated residential development and retirement villages. | |
| H5. Residential – Mixed Housing Urban: H5.3. Policies (10) | Support | The RVA supports the recognition of the functional and operational requirements of activities and development as detailed in the submission above. | *Retain Policy 10.* | 947.27 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (12) | Support | The RVA agrees that dwellings should be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. | *Retain Policy 12.* | 947.28 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (13) | Support | The RVA supports this policy as it recognises that development can provide appropriate three-waters infrastructure where there are current constraints. The RVA's members have a lengthy and successful track record of overcoming infrastructure challenges through innovative design and, in some cases, undertaking local works that enable capacity. | *Retain Policy 13.* | 947.29 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (14) | Oppose | The RVA opposes the requirement for developments of four or more dwellings to make improvements to the adjacent road network. New development should not be required to address existing issues. Further, such requirements will result in unfair outcomes given permitted activities will not be required to contribute to road upgrades and permitted activities could be extensive. The costs of road upgrades to address intensification should be | *Delete Policy 14.* | 947.30 |

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| | | addressed through development or financial contribution regimes. | | |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (15) | Support | The RVA supports the recognition that buildings on sites subject to significant ecological areas can be of a scale that protects and maintains the significant ecological values of those areas. | *Retain Policy 15.* | 947.31 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies (16) | Oppose | The RVA consider that the avoidance of the development of one or more dwelling per site in areas where there are significant transport infrastructure constraints is not consistent with the intent of the Enabling Housing Act.<br><br>The RVA considers the policy should be amended to take into account the different requirements of different residential activities. As a result of the characteristics of retirement village residents, retirement villages generate lower traffic movements compared to standard residential development. Accordingly, some types of intensification (eg retirement villages) may be able to be accommodated. | *The RVA seeks that this policy is deleted, or amended as follows:*<br><br>(16) Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints in these areas unless they are development types that do not significantly exacerbate existing constraints. | 947.32 |
| H5. Residential – Mixed Housing Urban Zone: H5.3. Policies | New policies sought | The RVA seeks the inclusion of a retirement village specific policy in the Mixed Housing Urban Zone. The RVA also considers a policy should be included to recognise the functional and operational needs of retirement villages, which result in building formats that tend to be higher intensity than surrounding residential neighbourhoods. | *The RVA seeks to add the following policies:*<br><br><u>(18) To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Mixed Housing Urban zone will change over time to enable a variety of housing types with a mix of densities.</u> | 947.33 |

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| | | The RVA considers that a new policy is required to give effect to the direction under the NPSUD that acknowledges amenity values evolve over time, and that expectations for existing amenity must also evolve in order to enable necessary housing.<br><br>The RVA considers that it is appropriate for the Unitary Plan to recognise the intensification opportunities of larger sites for the reasons set out in the submission. | (20) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Mixed Housing Urban zone, such as retirement villages.<br><br>(21) Recognise the functional and operational needs of retirement villages, including that they:<br><br>(a) May require greater density than the planned urban built character to enable efficient provision of services.<br><br>(b) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>(22) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | 947.207<br>947.208<br>947.209 |
| H5. Residential – Mixed Housing Urban Zones: Table H5.4.1 Activity Table | New activity rule sought | It is noted that retirement villages are captured within the broader category of "integrated residential development" within the AUP. The RVA opposes this approach as it does not recognise the different functional and operational needs of retirement villages compared to other types of residential development.<br><br>The RVA considers that retirement villages (and all subsequent activities associated with the retirement village) as a land use activity should | *Amend Table H5.4.1 Activity Table to include a new rule, and with no standards that must be complied with:*<br><br>(AX) Retirement Villages - Permitted | 947.34 |

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| | | be provided for as a permitted activity recognising that retirement villages are a residential activity that is appropriate in residential zones and that retirement villages provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. | | |
| H5. Residential – Mixed Housing Urban Zone: Table H5.4.1 Activity Table | New activity rule sought | The RVA considers that the construction of retirement villages should be provided for as a restricted discretionary activity to allow for appropriate regulation of the effects of retirement villages and for consistency with the MDRS rule for four or more residential units. | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion below).*<br><br>Table H5.4.1 Activity Table<br><br>(AX) The construction of retirement villages – Restricted Discretionary.<br><br>*[Standards to apply: Integrated Residential Development standards minus standards that apply to dwellings]* | 947.35 |
| H5. Residential – Mixed Housing Urban Zone: H5.5. Notification | Support in part | The RVA considers that applications for the construction of a retirement village activities should be precluded from being publicly notified in the Mixed Housing Urban Zone, as the activity is anticipated in this zone. The RVA also considers that, in accordance with Schedule 3A | *The RVA seeks the following amendment:*<br><br>(1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected | 947.36 |

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| | | (5)(2) of the Enabling Housing Act, a retirement village that is compliant with the relevant standards should also be precluded from limited notification.<br><br>This approach aligns with the MDRS which precludes public and limited notification for residential developments that comply with relevant standards. | parties unless the Council decides that special circumstances exist under section 95A(4 9) of the Resource Management Act 1991:<br><br>(a)<br><br>(b) ...<br><br>...<br><br>(7) An application for resource consent made in respect of Rule X above [the construction of a retirement village rule] is precluded from being publicly notified, and where the development complies with *[MDRS Clause 11: Building Height, MDRS Clause 12 Height in Relation to Boundary, MDRS Clause 13 Setbacks and MDRS Clause 14 Building Coverage]* is precluded from limited notification. | |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps | Support in part | The RVA supports in principle infrastructure constraints being addressed through permitted activity standards as sought in its submission on the Draft Plan Change. However, it considers amendments to the standard are required to acknowledge that infrastructure challenges can be overcome through innovative design and, in some cases, undertaking local works that enable capacity. | *Amend the standard as follows:*<br><br>A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network or provide sufficient stormwater disposal capacity on-site. | 947.37 |

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| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control | Support in part | The RVA supports infrastructure constraints being addressed through permitted activity standards as sought in its submission on the Draft Plan Change. The RVA supports this standard as it acknowledges that infrastructure challenges can be overcome through innovative design and, in some cases, undertaking local works that enable capacity. | *Retain standard.* | 947.38 |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.4 Building Height | Support | The RVA supports the retention of the existing height standard as it reflects the MDRS. | *Retain standard.* | 947.39 |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.5 Height in Relation to Boundary | Support in part | The RVA supports the height in relation to boundary standard as it reflects the MDRS. However, the RVA consider that additional exclusions should be integrated with this standard to enable larger scale developments to occur where adjacent to less sensitive zones, where the effects of larger buildings will be appropriate | *The RVA seeks the following addition:*<br><br>(2)(c) boundaries adjoining the following zones:<br><br>- Open Space: Conservation Zone; Informal Recreation Zone; Sport and Active Recreation Zone; Civic Space Zone; Community Zone;<br><br>- Special Purpose: Healthcare Facility Zone and Hospital Zone; Major Recreation Zone; School Zone; Tertiary Education Zone; | 947.40 |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.8. Yards | Support | The RVA supports the amended yard standard as it reflects the MDRS or otherwise responds to a qualifying matter. | *Retain standard.* | 947.41 |

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| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.9. Maximum Impervious Area | Oppose | TA 60% impervious area standard is likely to inhibit the ability to achieve a building coverage of 50% and is therefore inconsistent with the MDRS. | *Delete standard H5.6.9. Maximum Impervious Area or amend to 70%.* | 947.42<br>947.210 |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.10 Building Coverage | Support | The RVA supports the amended yard standard as it reflects the MDRS or otherwise responds to a qualifying matter. | *Retain standard.* | 947.43 |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.11 Landscaped Area | Oppose in part | The RVA supports H5.6.11 to the extent it reflects the landscaped area standard of the MDRS, however it considers that the standard should be amended to provide for retirement units and be amended to fully align with the MDRS. | *The RVA seeks to amend H5.6.11 as follows to provide for retirement units as well as the removal of front yard landscaping:*<br><br>H5.6.11. Landscaped area<br><br>Developments containing up to three dwellings or retirement units must comply with the following:<br><br>(3) A dwelling or retirement unit at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.<br><br>(4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling or retirement unit. | 947.44 |

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| | | | Development of four or more dwellings <u>or retirement units</u> and any other developments must comply with the following:<br><br>(5) The minimum landscaped area must be at least 20 per cent of the net site area and compromise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath ~~provided the surface of the protected root zone is in natural grass, plants or natural mulch~~.<br><br>~~(1) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H5.6.19.1 Example of Deep Soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.~~<br><br>~~(7) A minimum 50 per cent of the front yard must be landscaped area.~~ | |
| H5. Residential – Mixed Housing Urban Zone– H5.6 Standards: H5.6.12 Outlook Space | Oppose in part | The RVA supports H5.6.12 to the extent it reflects the MDRS. The RVA considers that in a retirement village environment (that has multiple communal spaces available for residents), the standard as notified is not directly relevant. The RVA considers amendments should be made to H5.6.12 to provide for outlook space requirements that are appropriate for retirement villages in line with the MDRS. | *The RVA seeks to amend H5.6.12 as follows to reflect the standard within the Act.*<br><br>H5.6.12 Outlook Space<br><br><u>All</u> Development ~~containing up to three dwellings~~ must comply with the following:<br><br>... | 947.45 |

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| | | | (i) For retirement units, clauses (a) to (h) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.<br><br>~~Development containing four or more and any other development must comply with the following:~~ *[Delete (1) – (9)*] | |
| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: H5.6.13. Daylight | Oppose | The MDRS does not include a 'daylight' standard, so this rule is inconsistent with the MDRS. | *Delete standard H5.6.13. Daylight.* | 947.46 |
| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: H5.6.14. Outdoor Living Space | Oppose in part | The RVA is seeking for retirement villages to be excluded from the definition of 'integrated residential development' and therefore, the purpose of the Outdoor Living Space standard should be updated to refer to 'retirement villages'.<br><br>The RVA consider that as a result of retirement villages providing a range of private and communal outdoor areas, the standard must be amended to enables communal areas to count towards the amenity standard. In particular, the RVA opposes the addition of the word "private" throughout the part of the standard applying to four or more dwellings and the requirement for additional communal outdoor living space for | *The RVA seeks to amend Rule H5.6.14(1) – (4) as follows to reflect the MDRS standard and include an additional amendment specific for retirement villages. The RVA seeks that all standards (1) – (4) that apply to developments of four or more dwellings are deleted.*<br><br>H5.6.14 Outdoor Living Space<br><br>All Development ~~containing up to three dwellings~~ must comply with the following:<br><br>…<br><br>(1) For retirement units, clauses A1 and B1 apply with the following modifications: | 947.47 |

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| | | integrated residential development of 20 or more dwellings. | (a) <u>The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u><br><br>(b) <u>A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u><br><br>~~Development containing four or more dwellings and any other development (including retirement villages) must comply with the following:~~ *[Delete all]*<br><br>*(a)* | 947.211 |
| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: H5.6.15. Front, side and rear fences and walls | Oppose | The MDRS density standards do not address fences and walls. | *Delete standard.* | 947.48 |
| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: H5.6.16. Minimum dwelling size | Oppose | The MDRS density standards do not address size of units. | *Delete standard.* | 947.49 |

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| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: H5.6.18. Windows to Street and private vehicle and pedestrian accessways | Oppose in part | The RVA supports H5.6.18 and the windows to street provisions in principle which reflect the windows to street standard of the MDRS, however consider that the standard should be amended to provide for retirement units and remove the requirement for these to be provided when facing a private vehicle and pedestrian accessway. | *The RVA seeks to amend H5.6.18 as follows to reflect the standard within the Act along with an additional amendment specific for retirement villages.*<br><br>H5.6.18 Windows to Street<br><br>Development containing up to three dwellings or retirement units must comply with the following:<br><br>(1) Any dwelling or retirement unit facing the public street must have a minimum of 20 per cent of the street facing façade in glazing. This can be in the form of windows or doors.<br><br>Development containing four or more dwellings and any other development must comply with the following:<br><br>*(1)* Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation or retirement unit facing the public street ~~or private vehicle accessway or private pedestrian accessway~~ must have a minimum of 20% of the street facing façade in glazing. This can be in the form of windows or doors. | 947.50<br>947.212 |
| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: | Oppose | The RVA notes that the MDRS provisions do not include a standard for deep soil areas and canopy trees. | *Delete standard H5.6.19. Deep Soil Area and Canopy Tree.* | 947.51 |

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| H5.6.19. Deep Soil and Canopy Tree | | | | |
| H5. Residential – Mixed Housing Urban Zone – H5.6 Standards: H5.6.21. Residential Waste Management | Oppose | The RVA notes that the MDRS provisions do not include a standard requiring Residential Waste Management. The RVA considers that the nature of the retirement village activity requires for comprehensive waste storage and therefore this standard is not relevant. | *Delete standard H5.6.21. Residential Waste Management or amend to specifically exclude retirement villages from this standard.* | 947.52<br>947.213 |
| H5. Residential Mixed Housing Urban Zone– H5.8 Assessment – restricted discretionary activities H5.8.1 Matters of Discretion<br><br>and H5.8.2 Assessment Criteria | New provision sought | The RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seeks to integrate the following set of matters of discretion specific to the construction of retirement villages (in accordance with the new H5.4.1.(X) proposed above).*<br><br>H5.8.1(X) The construction of retirement villages, including those that do not comply with one or more of the standards:<br><br>a. The effects arising from exceeding the following standards: [*MDRS Clause 11: Building Height, MDRS Clause 12 Height in Relation to Boundary, MDRS Clause 13 Setbacks and MDRS Clause 14 Building Coverage]*<br><br>b. The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>c. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; | 947.53 |

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| | | | d. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;<br><br>e. When assessing the matters in a – d, consider:<br><br>i. The need to provide for efficient use of larger sites; and<br><br>ii. The functional and operational needs of the retirement village.<br><br>f. The positive effects of the construction, development, and use of the retirement village.<br><br>For clarity, no other matters of discretion relating to the effects of density apply to construction of a retirement village.<br><br>*Provide retirement village-specific Assessment Criteria to align with these matters of discretion.*<br><br>*The RVA seeks amendments to clarify that Matters of Discretion within H5.8.1 and the Assessment Criteria within H5.8.2 do not apply to retirement villages.* | |
| H5. Residential Mixed Housing Urban Zone– H5.9 Special | Oppose in part | The RVA does not oppose the requirement to provide a scaled landscape plan with a resource consent application. It opposes (2) and (3) for the reasons set out above in relation to the Deep | *The RVA seeks amendments to delete H5.9(2) and (3) or clarify that the special information requirements within those clauses do not apply to retirement villages.* | 947.54<br>947.214 |

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| Information Requirements | | Soil Area and Canopy Tree and Residential Waste Management standards. | | |
| Terrace Housing and Apartment Buildings Zone | | | | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.1 Zone Description | Oppose in Part | The RVA supports the inclusion of retirement villages within the anticipated intensity of development for this zone, as noted within Paragraph 4, however, as noted in the definitions section of this submission table, the RVA seeks that retirement villages be excluded from 'integrated residential developments' and instead be classified as an isolated activity. The RVA seeks amendments to clarify this. | *The RVA are seeking an amendment to Paragraph 4 of the zone description as follows:*<br><br>*The zone enables a mix of housing types including three-storey attached and detached dwellings, terraced housing and apartment buildings, ~~and~~ integrated residential developments, ~~such as~~ retirement villages and papakāinga.* | 947.55 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.1 Zone Description | Support in Part | The RVA considers that retirement villages (and all subsequent activities) as a land use activity should be provided for as a permitted activity and the construction of retirement village's provided for as a restricted discretionary activity, as detailed within this submission, recognising that retirement villages provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.<br><br>The RVA considers amendments should be made to the standards paragraphs to better reflect the | *The RVA seeks the permitted activity rule below and to amend the zone description as follows:*<br><br>Standards are applied to all buildings and resource consent is required for developments with four or more dwellings and for other specified buildings and activities in order to:<br><br>• Encourage the achievement of the planned urban built character of the zone;<br><br>• achieve attractive and safe streets and public open spaces;<br><br>• manage the effects of development on adjoining sites, including visual amenity, | 947.56 |

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| | | wording of the MDRS as drafted in the Enabling Housing Act. | privacy and access to daylight and sunlight; and<br><br>• ~~achieve~~ encourage high quality on-site living environments. | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (A1) | Support | The RVA supports Objective A1 as it aligns with Objective 1 of the MDRS. | *Retain Objective A1 as notified.* | 947.57 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (B1) | Support in part | The RVA supports Objective B1 to the extent it aligns with Objective 2 of the MDRS. However, the inclusion of this objective without modification creates a conflict with Objective 1(A). | *Amend Objective B1 to align with Objective 1A enabling development of at least 6 storeys.* | 947.58 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (2) | Oppose in part | The RVA supports Objective 2 in part, however, seeks an amendment to reflect the MDRS | *RVA seeks the following amendment:*<br><br>Development outside walkable catchments ~~is in keeping with~~ responds to the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. | 947.59 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (3) | Oppose in Part | The RVA supports Objective 3 to the extent it reflects the MDRS, however it seeks an amendment to the wording to reflect Policy 5 of the MDRS. | *The RVA seeks an amendment to Objective 3 as follows:*<br><br>Development is encouraged to provide high-quality built environment ~~amenity~~; | 947.60 |

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| | | | (a) ~~on-site~~ for residents;<br><br>(b) to adjoining sites; and<br><br>*(c)* to the street | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (5) | Oppose in part | The RVA opposes this objective as it overlaps with Policy 3 to the extent it refers to a 'high-quality built environment' resulting in unnecessary repetition. | *Delete Objective or amend as follows:*<br><br>Development ~~contributes to a high-quality built environment that~~ is resilient to the effects of climate change. | 947.61<br>947.215 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (6) | Oppose in part | The RVA opposes this objective as it does not align with the MDRS. The RVA considers the requirements to "not adversely affect" the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and 'not increase' the impact from natural hazard risks will create barriers to intensification as development may have some adverse effects and the RMA is not a 'no effects' statute. | *Amend Objective 6 as follows:*<br><br>Development <u>avoids, remedies or mitigates effects on</u> ~~does not adversely affect~~ the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and ~~does not increase the impact from~~ natural hazard risks. | 947.62 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (7) | Oppose | The RVA does not oppose the requirement for development to be serviced for three waters, however it needs to be acknowledged that development can incorporate works to allow for such servicing. The RVA's members have a lengthy and successful track record of overcoming infrastructure challenges through innovative design and, in some cases, undertaking local works that enable capacity. It is also unclear what is meant by "to manage | *Amend Objective 7 as follows:*<br><br>Development is enabled where it can be <u>provided with access to</u> ~~serviced by the~~ water supply, <u>and</u> wastewater and stormwater <u>disposal services</u> ~~networks to manage adverse effects~~. | 947.63 |

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| | | adverse effects" and whether this text introduces additional requirements. | | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (8) | Support in part | The RVA supports the objective of a safe street environment for pedestrians in principle but is concerned the reference to "safer" will require development to undertake street improvements unrelated to the development. | *Amend Objective 8 to replace "safer" with "safe".* | 947.64 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.2. Objectives (9) | Support | The RVA supports the enabling of development within Significant Ecological Areas save that "protection and management" should be amended. | *Amend Objective as follows:*<br><br>Development is enabled on sites within significant ecological areas where it <u>does not compromise</u> ~~provides for~~ the protection and management of the significant ecological values | 947.65 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (A1) | Support | The RVA supports Policy A1 as it aligns with Policy 1 of the MDRS. | *Retain Policy A1 as notified.* | 947.66 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (B1) | Support | The RVA supports Policy B1 as it aligns with Policy 2 of the MDRS. However, the application of this policy without amendment in the THAB zone results in interpretation uncertainty. The RVA considers the policy should be amended to recognise that the THAB zone is a relevant residential zone and areas subject to qualifying matters have not been zoned THAB. | *Amend Policy B1 as follows:*<br><br>Apply the MDRS across <u>the THAB zone.</u> ~~all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga)~~. | 947.67 |

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| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (C1) | Support | The RVA supports Policy C1 as it aligns with Policy 3 of the MDRS. | *Retain Policy C1 as notified.* | 947.68 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (D1) | Support | The RVA supports Policy D1 as it aligns with Policy 4 of the MDRS. | *Retain Policy D1 as notified.* | 947.69 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (E1) | Support | The RVA supports Policy E1 as it aligns with Policy 5 of the MDRS. | *Retain Policy E1 as notified.* | 947.70 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (1) | Support in part | The RVA supports the specific provision for retirement villages within the Terrace Housing and Apartment Buildings Zone, however seeks an amendment to distinguish retirement villages from integrated residential developments. | *Amend Policy 1 as follows:*<br><br>Enable a variety of housing types at high densities including terrace housing and low to mid-rise and higher rise apartments~~, within walkable catchments and~~ integrated residential developments and ~~such as~~ retirement villages. | 947.71 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (A4) | Oppose in part | The RVA supports the intention to define what is meant by a high quality built environment in Policy A4, however, considers that the policy needs to be amended to align with the MDRS. | *The RVA is seeking the following amendment:*<br><br>(A4) ~~Require~~ Encourage development to achieve a built form that contributes to high-quality built environment outcomes by: | 947.72 |

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| | | | (a) ~~maintaining~~ providing appropriate privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br><br>(b) providing for residents' safety and privacy while enabling passive surveillance on the street;<br><br>(c) ~~minimising~~ managing visual dominance effects to adjoining sites;<br><br>(d) ~~maintaining~~ providing an appropriate level of privacy, and sunlight ~~and daylight~~ access for adjoining sites;<br><br>~~(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;~~<br><br>~~(f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are appropriately managed avoided or mitigated;~~<br><br>~~(g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate~~ |

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| | | | ~~change, by providing deep soil areas that enable the growth of canopy trees;~~<br><br>(h) designing practical, sufficient space for residential waste management; and<br><br>(i) ~~designing practical, sufficient space for internal storage and living areas;~~ | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (10) | Support | The RVA supports the recognition of the functional and operational requirements of activities and development as detailed in the submission above. | *Retain Policy 10.* | 947.73 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (12) | Oppose | The RVA agrees that dwellings should be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. | *Retain Policy 12.* | 947.74 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (13) | Support | The RVA supports this policy as it recognises that development can provide appropriate three-waters infrastructure where there are current constraints. The RVA's members have a lengthy and successful track record of overcoming infrastructure challenges through innovative design and, in some cases, undertaking local works that enable capacity. | *Retain Policy 13.* | 947.75 |

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| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (14) | Oppose | The RVA opposes the requirement for developments of four or more dwellings to make improvements to the adjacent road network. New development should not be required to address existing issues. Further, such requirements will result in unfair outcomes given permitted activities will not be required to contribute to road upgrades and permitted activities could be extensive. The costs of road upgrades to address intensification should be addressed through development or financial contribution regimes. | *Delete Policy 14.* | 947.76 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (15) | Support | The RVA supports the recognition that buildings on sites subject to significant ecological areas can be of a scale that protects and maintains the significant ecological values of those areas. | *Retain Policy 15.* | 947.77 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone: H6.3. Policies (16) | New policies sought | The RVA seeks the inclusion of a retirement village specific policy in the Terrace Housing and Apartment Buildings Zone. The RVA also considers a policy should be included to recognise the functional and operational needs of retirement villages, which result in building formats that tend to be higher intensity than surrounding residential neighbourhoods.<br><br>The RVA considers that a new policy is required to give effect to the direction under the NPSUD that acknowledges amenity values evolve over time, and that expectations for existing amenity | *The RVA seeks to add the following policies:*<br><br>(16) To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Mixed Housing Urban zone will change over time to enable a variety of housing types with a mix of densities.<br><br>(17) Recognise the intensification opportunities provided by larger sites within the Mixed Housing Urban zone by providing for more efficient use of those sites. | 947.78<br>947.216<br>947.217<br>947.218<br>957.219 |

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| | | must also evolve in order to enable necessary housing.<br><br>The RVA considers that it is appropriate for the Unitary Plan to recognise the intensification opportunities of larger sites for the reasons set out in the submission. | (18) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Mixed Housing Urban zone, such as retirement villages.<br><br>(19) Recognise the functional and operational needs of retirement villages, including that they:<br><br>(a) May require greater density than the planned urban built character to enable efficient provision of services.<br><br>(b) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>(20) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone - Table H6.4.1 Activity Table | Oppose / New activity sought | It is noted that retirement villages are captured within the broader category of "integrated residential development" within the AUP. The RVA opposes this approach as it does not recognise the different functional and operational needs of retirement villages compared to other types of residential development.<br><br>The RVA considers that retirement villages, as a land use activity, should be provided for as a permitted activity, recognising that retirement | *Amend Table H6.4.1 Activity Table to include a new rule, and with no standards that must be complied with:*<br><br>(AX) Retirement Villages - Permitted | 947.79 |

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| | | villages are a residential activity that is appropriate in residential zones and that retirement villages provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. | | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone - Table H6.4.1 Activity Table | New activity sought | The RVA considers that the construction of retirement villages should be provided for as a restricted discretionary activity to allow for appropriate regulation of the effects of retirement villages and for consistency with the MDRS rule for four or more residential units.<br><br>No standards should apply such that all construction of retirement villages is a restricted discretionary matter. The matters of discretion will ensure any relevant matters are assessed. | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity both within and outside the walkable* catchments *with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion below).*<br><br>*Table H6.4.1 Activity Table*<br><br>(AX) The construction of retirement villages – Restricted Discretionary<br><br>*[Standards to apply: Integrated Residential Development standards minus those standards that apply to dwellings]* | 947.80 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.5 Notification | Support in Part | The RVA considers that applications for the construction of a retirement village activities should be precluded from being publicly notified in the Mixed Housing Urban Zone, as the activity is anticipated in this zone. The RVA also considers that, in accordance with Schedule 3A (5)(2) of the Enabling Housing Act, a retirement | *The RVA seeks the following amendment:*<br><br>(1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council | 947.81 |

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| | | village that is compliant with the relevant standards should also be precluded from limited notification.<br><br>This approach aligns with the MDRS which precludes public and limited notification for residential developments that comply with relevant standards. | decides that special circumstances exist under section 95A(4 9) of the Resource Management Act 1991:<br><br>...<br><br>(b) An application for resource consent made in respect of rule X above [the construction of a retirement village rule] is precluded from being publicly notified, and where the development complies with *[MDRS Clause 11: Building Height, MDRS Clause 12 Height in Relation to Boundary, MDRS Clause 13 Setbacks and MDRS Clause 14 Building Coverage]* is precluded from limited notification. | |
| H6. Residential – Mixed Housing Urban Zone– H6.6 Standards: H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps | Support in part | The RVA supports in principle infrastructure constraints being addressed through permitted activity standards as sought in its submission on the Draft Plan Change. However, it considers amendments to the standard are required to acknowledge that infrastructure challenges can be overcome through innovative design and, in some cases, undertaking local works that enable capacity. | *Amend the standard as follows:*<br><br>A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network or provide sufficient stormwater disposal capacity on-site. | 947.82 |
| H6. Residential – Mixed Housing Urban Zone– H6.6 Standards: H6.6.4C Dwellings | Support in part | The RVA supports infrastructure constraints being addressed through permitted activity standards as sought in its submission on the Draft Plan Change. The RVA supports this | *Retain standard.* | 947.83 |

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| within the Infrastructure – Stormwater Disposal Constraints Control | | standard as it acknowledges that infrastructure challenges can be overcome through innovative design and, in some cases, undertaking local works that enable capacity. | | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.5. Building Height | Support in part | The RVA supports the inclusion of the height standard as notified as this reflects (and is more enabling) of the MDRS provisions. However, this rule refers to a 'Height Variation Control', which may lower that height standard. | *Amend references to the 'Height Variation Control' in this rule to refer to higher heights only (not lower heights).* | 947.84 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.6. Height in Relation to Boundary | Oppose in Part | The RVA supports the amendments to the purpose to recognise that the HIRB standard limits adverse effects of building height on neighbouring sites to acceptable levels (dominance and shading).<br><br>The RVA supports the inclusion of the height in relation to boundary standard as notified as it aligns with the MDRS. The RVA seeks that additional exclusions should be integrated with this standard to enable larger scale developments to occur where adjacent to less sensitive zones, where the effects of larger buildings will be appropriate. | *Retain purpose.*<br><br>*The RVA the following addition:*<br><br>*(2)(b) Open Space: Conservation Zone; Informal Recreation Zone; Sport and Active Recreation Zone; Civic Space Zone; Community Zone;*<br><br>*- Special Purpose: Healthcare Facility Zone and Hospital Zone; Major Recreation Zone; School Zone; Tertiary Education Zone;* | 947.85<br>947.220 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.9. Yards | Support | The RVA supports the inclusion of the yard setbacks as it reflects the MDRS or otherwise responds to a qualifying matter. | *Retain standard.* | 947.86 |

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| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.10. Maximum Impervious Area | Oppose | The MDRS does not include a Maximum Impervious Area standard. | *Delete standard H6.6.10. Maximum Impervious Area.* | 947.87 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.11. Building Coverage | Support | The RVA supports the building coverage standard as it reflects the MDRS or otherwise responds to a qualifying matter. | *Retain standard.* | 947.88 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.12. Landscaped Area | Oppose in part | The RVA supports H6.6.12 to the extent it reflects the landscaped area standard of the MDRS, however it considers that the standard should be amended to provide for retirement units and be amended to fully align with the MDRS. | *The RVA seeks to amend H6.6.12 as follows to provide for retirement units as well as the removal of front yard landscaping:*<br><br>H6.6.12. Landscaped area<br><br>Developments containing up to three dwellings or retirement units must comply with the following:<br><br>...(A1) A dwelling or retirement unit at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.<br><br>A2) The landscaped area may be located on any part of the development site, and does not need | 947.89 |

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| | | | to be associated with each dwelling or retirement unit.<br><br>Development containing four or more dwellings or retirement units and any other developments must comply with the following:<br><br>(1) The minimum landscaped area must be at least 20 per cent of the net site area and compromise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath ~~provided the surface of the protected root zone is in natural grass, plants or natural mulch.~~<br><br>~~(2) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m$^2$ as shown below in Figure H5.6.19.1 Example of Deep Soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.~~<br><br>*(3)* ~~A minimum 50 per cent of the front yard must be landscaped area.~~ | |
| H6. Residential – Terrace Housing and | Oppose in part | The RVA supports H6.6.13 to the extent it reflects the MDRS. The RVA considers that in a | *The RVA seeks to delete H6.6.13 and replace it with the Outlook Space standard in the MDRS,* | 947.90 |

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| Apartment Buildings Zone – H6.6 Standards: H6.6.13. Outlook Space | | retirement village environment (that has multiple communal spaces available for residents), the standard as notified is not directly relevant. The RVA considers amendments should be made to H6.6.13 to provide for outlook space requirements that are appropriate for retirement villages in line with the MDRS. | *with the inclusion of a retirement unit specific provision:*<br><br>H6.6.13 Outlook Space<br><br>All Development ~~containing up to three dwellings or retirement units~~ must comply with the following:<br><br>(i) For retirement units, clauses (a) to (h) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.<br><br>*[Delete (1) – (9)*] | 947.221 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.14. Daylight | Oppose | The MDRS does not include a 'Daylight' standard, so this rule is inconsistent with the MDRS. | *Delete standard H6.6.14. Daylight.* | 947.91 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.15. Outdoor Living Space | Oppose in part | The RVA consider that retirement villages should be excluded from the definition of 'integrated residential development' and therefore, the purpose of the Outdoor Living Space standard should be updated to refer to 'retirement villages'.<br><br>The RVA consider that as a result of retirement villages providing a range of private and | *The RVA seeks to amend the purpose of H6.6.15(1) – (4) as follows to reflect the relevant MDRS standard and to include an additional amendment specific for retirement villages.*<br><br>H6.6.15 Outdoor Living Space | 947.92<br>947.222 |

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| | | communal outdoor areas, the standard must be amended to enable communal areas to count towards the amenity standard. In particular, the RVA opposes the addition of the word "private" throughout the part of the standard applying to four or more dwellings and the requirement for additional communal outdoor living space for integrated residential development of 20 or more dwellings. | All Development ~~containing up to three dwellings or retirement units~~ must comply with the following:<br><br>...<br><br>(C1) For retirement units, clauses A1 and B1 apply with the following modifications:<br><br>(a) The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and<br><br>(b) A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.<br><br>~~Development containing four or more dwellings and any other development must comply with the following:~~<br><br>*[Delete all]* | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.16. Front, side | Oppose | The MDRS density standards do not address fences and walls. | *Delete standard.* | 947.93 |

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| and rear fences and walls | | | | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.17. Minimum Dwelling Size | Oppose | The MDRS density standards do not address the size of units. | *Delete standard.* | 947.94 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.19. Windows to Street | Oppose in Part | The RVA supports H6.6.19 and the windows to street provisions in principle which reflect the windows to street standard of the MDRS, however consider that the standard should be amended to provide for retirement units and remove the requirement for these to be provided when facing a private vehicle and pedestrian accessway. | *The RVA seeks to amend H6.6.19(2) as follows to reflect the standard within the Act along with an additional amendment specific for retirement villages.*<br><br>H6.6.19 Windows to Street<br><br>Development containing up to three dwellings or retirement unit must comply with the following:<br><br>(1) Any dwelling or retirement unit facing the public street must have a minimum of 20 per cent of the streetfacing façade in glazing. This can be in the form of windows or doors.<br><br>Development containing four or more dwellings or retirement units and any other development must comply with the following:<br><br>*(1)* Any dwelling, integrated residential development, supported residential care, boarding house, visitor accommodation or retirement unit facing the public street ~~or~~ | 947.95<br>947.223 |

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| | | | ~~private pedestrian accessway,~~ must have a minimum of 20% of the street facing façade in glazing. This can be in the form of windows or doors. | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.6 Standards: H6.6.20. Deep Soil and Canopy Tree | Oppose | The RVA notes that the MDRS provisions do not include a standard for deep soil areas and canopy trees. | *Delete standard H6.6.20. Deep Soil Area and Canopy Tree.* | 947.96 |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.8 Assessment – Restricted Discretionary Activities: H6.8.1. Matters of Discretion.<br><br>H5.8.2 Assessment Criteria | New provision sought | The RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seeks to integrate the following set of matters of discretion specific to the construction of retirement villages (in accordance with the new H6.4.1(X) proposed above).*<br><br>H6.8.1(X) The construction of retirement villages, including those that do not comply with one or more of the applicable standards:<br><br>a. The effects arising from exceeding the following standards: [*MDRS Clause 11: Building Height, MDRS Clause 12 Height in Relation to Boundary, MDRS Clause 13 Setbacks and MDRS Clause 14 Building Coverage].*<br><br>b. The effects of the retirement village on the safety of adjacent streets or public open spaces; | 947.97 |

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| | | | c. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;<br><br>d. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;<br><br>e. When assessing the matters in a – d, consider:<br><br>i. The need to provide for efficient use of larger sites; and<br><br>ii. The functional and operational needs of the retirement village.<br><br>f. The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other matters of discretion relating to the effects of density apply to construction of a retirement village.<br><br>*Provide retirement village-specific Assessment Criteria to align with these matters of discretion.*<br><br>*The RVA seeks amendments to clarify that Matters of Discretion within H5.8.1 and the* |

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| | | | *Assessment Criteria within H5.8.2 do not apply to retirement villages.* | |
| H6. Residential – Terrace Housing and Apartment Buildings Zone – H6.9 Specific Information Requirements | Oppose in part | The RVA does not oppose the requirement to provide a scaled landscape plan with a resource consent application. It opposes (2) and (3) for the reasons set out above in relation to the Deep Soil Area and Canopy Tree and Residential Waste Management standards. | *The RVA seeks amendments to delete H6.9(2) and (3) or clarify that the specific information requirements within those clauses do not apply to retirement villages.* | 947.98<br>947.224 |

CHAPTER J - DEFINITIONS

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| J1. Definitions: Table J1.3.5 Residential Nesting Table | Support | The RVA supports the continued inclusion of 'retirement village' within the residential nesting table. | Retain as notified. | 947.99 |
| J1. Definitions: Table Integrated Residential Development | Oppose in Part | The RVA considers that the definition for 'Integrated Residential Development' should remove the reference to retirement villages. The RVA considers it more appropriate for retirement villages to be separated out from this definition in order to better cater for the needs and requirements of the activity and construction of associated buildings with bespoke provisions. | *The RVA seeks to amend the definition for 'Integrated Residential Development' as follows:*<br><br>Integrated Residential Development<br><br>A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of | 947.100 |

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| | | | doubt this would <u>not</u> include a retirement village. | 947.100 |
| J1. Definitions: Retirement Village | Oppose | The RVA supports the inclusion of a definition for 'Retirement Village' in the District Plan, however, it considers the definition needs to be amended to align with the National Planning Standard. The exclusion of dwellings needs to be carried over to ensure the AUP continues to apply to retirement villages only as intended. | *The RVA seeks to amend the 'retirement village' definition as follows:*<br><br><u>Retirement village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. For the avoidance of doubt, this definition excludes dwellings.</u> | 947.101 |
| J1. Definitions: Retirement Unit | New Addition Sought | The RVA considers that a 'retirement unit' definition is required in the Unitary Plan. | *The RVA seeks to add the following 'retirement unit' definition to the District Plan:*<br><br><u>Retirement Unit means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing and toilet facilities). A retirement unit is not a residential unit.</u> | 947.102 |

PLANNING MAPS

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| Management Layers – Height Variation Control | Support in part | The RVA supports in part the bespoke approach taken to enable greater building heights in specific locations via the Height Variation Control method. The RVA is however concerned that embedding these site specific height limits in the Planning Maps will not enable flexibility to change these height limits to reflect the surrounding environments, as the city developments. | *Consider another method of incorporating bespoke Height Variation Controls into the Unitary Plan that enables greater flexibility to respond to the changing environment over time, particularly for those sites where the maximum height limit is set below the MDRS.* | 947.103<br>947.246 |
| Management Layers – Areas Excluded from Plan Change 78 | Oppose in part | The RVA acknowledges that large areas of Auckland are excluded from Plan Change 78 on the grounds that the land is outside of the Urban Environment. The RVA questions the rationale for determining the location of the Urban Boundary. Lower heights must be justified by qualifying matters. | *Remove lower heights if not justified by qualifying matter.* | 947.104 |
| Spatially Identified Qualifying Matters – Special Character Areas Overlay Residential and Business | Oppose in part | The RVA acknowledges that the areas covered by these controls are reduced from the current AUP, but seeks that the Council be even more ambitious. The special character overlays are located in some of the most desirable suburbs in the region where many people should be given access to live, including older people that have often lived in these areas for decades. Some overlays are also in areas which have good access to existing or planned rapid transit or | Reduce the coverage of the special character maps. | 947.105 |

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| | | other public transport links. 'Preserving the past' in a blanket way in these areas is simply not appropriate given the growing needs of the community and the scarcity of land. | | |
| Spatially Identified Qualifying Matters – Precincts | Oppose in part | Plan Change 78 includes numerous Precincts which have not been rezoned and within which provisions that do not align with the MDRS area applied. The RVA considers that the Precincts may have the effect of restricting the development of housing in a way that is inconsistent with the NPS-UD and the Enabling Housing Act, and seeks that the Precinct areas are reconsidered, and the zoning amended to ensure the areas enable at least as much development opportunity as the MDRS unless qualifying matters are justifiably imposed in those areas | *The RVA seeks that the Precinct areas are reconsidered and amended as required to give effect to the Enabling Housing Act.* | 947.106 |
| RTN stops | Oppose in part | The RVA considers the approach to defining "rapid transit" is too conservative. Many parts of the city are well-serviced by dedicated bus and ferry lines with frequent services, meeting the definition of "rapid transit". Not including these bus and ferry lines as part of the "existing rapid transit" system seems a significant lost opportunity to increase the use of public transport and make this mode more desirable and efficient and in turn assist with the Council's and New Zealand's climate change objectives. A conservative approach also will not give effect to the NPSUD. | Upzone areas that are proximate to all services that meet the definition of rapid transit as required by Policy 3 of the NPSUD. | 947.107 |

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| Infrastructure – Transport Constraints Control | Oppose in part | The transport constraints are only shown in Beachlands. It isn't clear whether the transport constraints provisions are only intended to apply in Beachlands or whether other transport constraint areas are unmapped. | Delete transport constraints provisions. |

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CHAPTER H – AUCKLAND WIDE

E38. SUBDIVISION - URBAN

| Provisions | Submission Position | Reason for Submission | Relief Sought |
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| E38. Subdivision – Urban - chapter in its entirety | Support in part | The RVA supports E38. Subdivision – Urban to the extent that it incorporates the requirements of the MDRS clause 3. However, the RVA remains concerned that some of the matters identified as qualifying matters do not align with the intent of the Enabling Housing Act. | *Retain SUB-R1 as notified where it incorporates the requirements of the MDRS, and amend as necessary to achieve compliance with the MDRS.* |

947.109

CHAPTER H – BUSINESS ZONE

H8. BUSINESS – CITY CENTRE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| Business – City Centre Zone - Introduction | Support | The RVA supports the enabling of building heights and forms which maximise the benefits of intensification as this is consistent with Policy 3 of the NPSUD and the Enabling Housing Act and provides for the intensification of urban non-residential zones. | Retain introduction as notified. | 947.110 |
| Business – City Centre Zone –Objective H8.2.(1) | Support in part | The RVA supports Objective H8.2.(1) as it seeks to provide housing at a variety of scales – however, the RVA seek to amend the wording of the H18.2(1) to provide for a range of housing options / typologies (to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages), as required by Policy 1 of the NPSUD. | *The RVA seek to amend Objective H8.2.(1) to provide specific reference to residential activities and to provide for a range of housing options / typologies.*<br><br>H8.2. Objectives<br><br>(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales <u>and typologies.</u> | 947.111 |
| Business – City Centre Zone – Objective H8.2.(3) | Support | The RVA supports the intention for development to contribute to a well-functioning urban environment, but suggests the reference to 'positively' must be deleted. It is not clear what | *Amend as follows:*<br><br>*Development ~~positively~~ contributes towards planned future form and quality, creating a* | 947.112 |

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| | | 'positively' means when the definition of well-functioning urban environment already covers positive matters. | *well-functioning urban environment and a sense of place* | |
| Business – City Centre Zone – General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone | Support | The RVA considers a specific objective is required in the general objectives for the centre and business zones to recognise and provide for the needs of the ageing population, as set out in the submission above. | *The RVA seeks that the following objective is inserted into the general objectives for all centres and the Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone that provides for the housing and care needs of the ageing population:*<br><br>H8.2. Objectives<br><br>*General objectives for all centre, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone*<br><br>...<br><br>(0) <u>Recognise and enable the housing and care needs of the ageing population in the centre zones and Business – Mixed Use Zone.</u> | 947.113 |
| Business – City Centre Zone – Objective H8.2.(8) | Oppose in part | The RVA opposes the reference to 'existing' built form and character as this does not align with Objective 4 of the NPSUD which recognises that urban environments develop and change over time in response to the diverse and changing needs of people and communities. | *Amend H8.2.(8) as follows:*<br><br>Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its ~~existing and~~ planned built | 947.114 |

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| | | | form and character valley and ridgeline form and waterfront setting. | |
| Business – City Centre Zone – Objective H8.2.(13) | Support | The RVA supports H8.2.(13), which seeks to enable building heights to realise as much development capacity as possible (unless qualifying matters apply to modify the relevant building height and/or density of urban form), as this is consistent with Policies 3 and 4 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H8.2.(13) as notified. | 947.115 |
| Business – City Centre Zone Policy H8.3.(12A) | Support in part | The RVA supports building heights of at least six storeys within the mapped walkable catchments, provided the walkable catchments incorporate at least those areas identified in Policy 3(a)-(c) of the NPSUD. | Amend H8.3.(12A) as follows:<br><br>Enable building height of at least six storeys (21m) within <u>mapped</u> walkable catchments unless a qualifying matter applies that reduces height. | 947.116 |
| Business – City Centre Zone Policy H8.3.(13) | Support | The RVA supports H8.3.(13) which enables greater building heights than the standard height in locations identified within the Height Variation Control, as this is consistent with Policy 3 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H8.3.(13) as notified. | 947.117 |
| Business – City Centre Zone– Policy H8.3.(14) | Oppose in part | The RVA opposes the inclusion of amenity as a qualifying matter to be considered under H8.3.(14) as this is not listed as a qualifying matter and is therefore inconsistent with the NPSUD. | *The RVA seek the deletion of amenity within H8.3.(14).*<br><br>H8.3. Policies | 947.118 |

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| | | | *General policies for all centres, Business − Mixed Use Zone, Business − General Business Zone and Business − Business Park Zone*<br><br>...<br><br>(14) Reduce building height below the standard zone height in locations identified within the Height Variation Control, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, ~~amenity,~~ or other qualifying matters. | |
| Business – City Centre Zone – General policies for all centres and Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone – Policies | Oppose in part - new policies sought | The RVA considers policy support for retirement villages in the centres and business zones is required as set out in the submission above. | *The RVA seeks that the following policies are inserted into the general policies for all centres and the Business − Mixed Use Zone, Business − General Business Zone and Business − Business Park Zone:*<br><br>H8.3. Policies<br><br>*General policies for all centre, Business − Mixed Use Zone, Business − General Business Zone and Business − Business Park Zone*<br><br>...<br><br>x) <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will</u> | 947.119 |

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| | | | change over time to enable a variety of housing types with a mix of densities.<br><br>x) Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.<br><br>x) Provision of housing for an ageing population:<br><br>a. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.<br><br>b. Recognise the functional and operational needs of retirement villages, including that they:<br><br>1. May require greater density than the planned urban built character to enable efficient provision of services.<br><br>2. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age. |

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| | | | x) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| Business – City Centre Zone – Policy H8.3.(30) | Oppose in part | The RVA opposes H.8.3.(30) as some of the requirements to manage adverse effects associated with building height and form are inconsistent with the direction under Policy 3 of the NPSUD. For example, requiring "protecting" sunlight under (b), requiring height, form and design to be complementary to "existing" planned built form under (c) and requiring adverse dominance/amenity effects to be 'avoided' under (d)(i) will all prevent the City Centre Zone from maximising the benefits of intensification as required under Policy 3. | *Amend H.8.3.(20) as follows:*<br><br>Manage adverse effects associated with building height and form by:<br><br>(a) transitioning building height and development densities down to neighbourhoods adjoining the city centre and to the harbour edge;<br><br>~~(b) protecting sunlight to identified public open spaces and view shafts;~~<br><br>(c) requiring the height, form, and design of new buildings to be complementary to ~~existing and~~ planned built form and character of the zone and precincts; and<br><br>(d) managing the scale, form and design of buildings to:<br><br>~~(i) avoid adverse dominance and/or amenity effects on streets and public open space; and~~<br><br>... | 947.120<br>947.225 |
| Business – City Centre Zone – Policy H8.3.(31) | Oppose in part | The RVA opposes Policy H8.3.(31) as it refers to 'sunlight', which is a vague addition and unnecessary given those issues will be | *Amend H.8.3.(31) as follows:* | 947.121 |

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| | | adequately covered by the well-understood reference to 'daylight'. | Ensure adequate sunlight ~~daylight~~, and outlook around buildings. | |
| Business – City Centre Zone – Policy H8.3.(32A) | Oppose in part | The RVA opposes this Policy to the extent it applies to private land. For safety and security reasons, retirement villages do not enable public connections through sites at all times. | *Amend H.8.3.(32) to exclude retirement villages.* | 947.122 |
| Business – City Centre Zone – Policy H8.3.(38) | Oppose | The RVA opposes H8.3.(38) for the same reasons as set out in response to H8.3.(31) above. The RVA also considers it overlaps with matters addressed under (30)(d)(i). | *Delete Policy H.8.3.(38).* | 947.123 |
| Business – City Centre Zone – Table H8.4.1 Activity Table – H8.4.1(A4) | Support | The RVA supports the existing Rule H8.4.1(A4) which provides for retirement villages (as a land use activity) as a permitted activity. | Retain H8.4.1(A4) without amendment through the plan change process. | 947.124 |
| Business – City Centre Zone – Table H8.4.1 Activity Table | Oppose in part - Insert new activity | The RVA supports H8.4.1(A32) and the provision for the construction of new buildings as a restricted discretionary activity, however the RVA considers that the construction of a retirement village should be specifically provided for as a restricted discretionary activity.<br><br>A separate rule is required so that the construction of retirement villages has its own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other development activities). This submission point is addressed in | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion H8.8.1 below).*<br><br>Table H8.4.1 Activity Table<br><br>..<br><br>Development | 947.125 |

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| | | the response to Matters of Discretion H8.8.1 below. | (AX) The construction of buildings for retirement villages RD | |
| Business – City Centre Zone – H8.5. Notification | Oppose in part | The RVA opposes H8.5.(2) to the extent it applies the normal notification tests to retirement villages. The RVA considers that applications for the construction of retirement villages should be precluded from being publicly notified, as they are residential activities that are anticipated in the Business − City Centre Zone(i.e. through permitted activity status). .<br><br>Furthermore, the RVA also consider that limited notification of a retirement village proposal should only be allowed where there is a breach of a standard relevant to external amenity effects. | *The RVA seeks to amend the notification provisions to preclude public notification for the construction of retirement villages and to only allow consideration of limited notification for a retirement village proposal where there is a breach of a relevant external amenity standard.*<br><br>H8.5. Notification<br><br>...<br><br>(5) Any application for resource consent for the construction of buildings for retirement villages will be considered without public notification.<br><br>Any application for resource consent for the construction of buildings for retirement villages that complies with the relevant built form standards [*limited to relevant building height, building height in relation to boundary and setbacks*] will be considered without limited notification. | 947.126 |
| Business – City Centre Zone – H8.6.2. General building height | Support | The RVA supports H8.6.2 as the standard enables building heights to maximise intensification consistent with Policy 3 of the NPSUD. However, it considers at least six storeys should be enabled in all areas of the | Retain H8.6.2 as notified, if amendments are made to Map H8.11.3. | 947.127<br>947.226 |

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| | | Zone, in accordance with Policy 3 of the NPSUD, so Map H8.11.3 should be amended to only refer to building heights 20m and over. | | |
| Business – City Centre Zone – H8.6.3. Admission of sunlight to public places | Oppose in part | The RVA seeks that the purpose of H.8.6.3 is amended to clarify that 'public open spaces' only covers the matters set out under H.8.6.3(1) and (2), as public open spaces are not currently defined under the Plan. | Amend H.8.6.3 to clarify its limited application. | 947.128 |
| Business – City Centre Zone – H8.6.34. Through-site links | Oppose in part | The safety and security requirements of retirement villages mean that it may not be possible to provide through-site links. | *Amend standard to exclude retirement villages.* | 947.129 |
| Business – City Centre Zone – H8.8.1 Matters of discretion and H8.8.2 Assessment Criteria | Oppose in Part | The RVA considers bespoke matters of discretion should apply to the construction of retirement villages as set out in the submission above. The RVA does not consider that the assessment criteria are required to apply to retirement villages. | *The RVA seeks amendments to clarify that Matters of Discretion within H8.8.1 and the Assessment Criteria within H8.8.2 do not apply to retirement villages.* | 947.130 |
| Business – City Centre Zone – H8.8. Assessment – Restricted discretionary activities: H8.8.1 Matters of discretion<br><br>H8.8.2 Assessment criteria | Insert new matter of discretion | In accordance with the RVA's submission on H8.4.1(A32) above, the RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers that the matters of discretion proposed to apply to retirement villages are broad and not specific to the effects of retirement villages that require management. | *The RVA seek to integrate the following matters of discretion specific to the construction of retirement villages (in accordance with the new Rule H8.4.1(X) proposed above) so to provide for and acknowledge the differences that retirement villages have from other residential activities:*<br><br>H8.8.1 Matters of discretion<br><br>... | 947.131 |

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| | | The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | (X) The construction of retirement villages:<br><br>(a) The effects arising from exceeding any of the relevant built form standards;<br><br>(b) The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>(c) The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;<br><br>(d) When assessing the matters in a – c, consider:<br><br>(i) The need to provide for efficient use of larger sites; and<br><br>(ii) The functional and operational needs of the retirement village.<br><br>(e) The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other matters of discretion relating to the effects of density apply to buildings for a retirement village. |

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| | | | *The RVA also seeks retirement village specific assessment criteria that mirror the matters of discretion set out above.* |

H9. BUSINESS – METROPOLITAN CENTRE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| Business – Metropolitan Centre Zone - Introduction | Support | The RVA supports the provision for high-density residential activities and the recognition that building heights and the density of urban form in the Business – Metropolitan Centre Zone needs to reflect the demand for housing, and the enabling of building heights of at least six storeys within walkable catchments (unless qualifying matters apply that modify height), as this is consistent with Policy 3 of the NPSUD. | Retain amendments to introduction as notified. | 947.132 |
| Business – Metropolitan Centre Zone –Objective H9.2.3 | Support in part | The RVA supports the intention for development to contribute to a well-functioning urban environment, but suggests the reference to 'positively' must be deleted. It is not clear what 'positively' means when the definition of well-functioning urban environment already covers positive matters, and whether or not this imposes an additional requirement. | *Amend H.9.2(3) as follows:*<br><br>Development ~~positively~~ contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place | 947.133 |

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| Business – Metropolitan Centre Zone – Objective H9.2.(9) | Support | The RVA supports H9.2.(9), which enables building heights and density of urban form to reflect demand for housing, as this is mostly consistent with Policy 3 of the NPSUD, but suggests amendments should be made to ensure building heights of at least 6 storeys are enabled in metropolitan centres, in accordance with Policy 3. | Amend H9.2.(9) as follows:<br><br>*Metropolitan centres enable building heights <u>of at least 6 storeys</u> and density of urban form to reflect demand for housing and business use.* | 947.134 |
| Business – Metropolitan Centre Zone –Policy H9.3 (12A) | Oppose in part | The RVA submits that Policy H9.3(12A) should be amended to reflect Policy 3 of the NPSUD, which requires building heights of at least 6 storeys to be enabled all parts of metropolitan centre zones, as well as in a walkable catchment of the edge of the zone. | Amend H9.3(12A) as follows:<br><br>Enable building height of at least six storeys (21m) within <u>mapped</u> walkable catchments unless a qualifying matter applies that modifies height. | 947.135 |
| Business – Metropolitan Centre Zone –Policy H9.3 (13) | Support | The RVA supports H9.3.(13) which enables greater building heights than the standard height in locations identified within the Height Variation Control, as this is consistent with Policy 3 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H9.3.(13) as notified. | 947.136 |
| Business – Metropolitan Centre Zone – Policy H9.3.(14) | Oppose in part | The RVA oppose the inclusion of amenity as a qualifying matter to be considered under H9.3.(14) as this is not listed as a qualifying matter and is therefore inconsistent with the NPSUD. | Delete 'amenity' from (14). | 947.137 |
| Business – City Centre Zone – General policies for all centres and Business – Mixed Use | Oppose in part - new policies sought | The RVA considers policy support for retirement villages in the centres and business zones is required as set out in the submission above. | *The RVA seeks that the following policies are inserted into the general policies for all centres and the Business – Mixed Use Zone, Business –* | |

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| Zone, Business – General Business Zone and Business – Business Park Zone – Policies | | | *General Business Zone and Business – Business Park Zone:*<br><br>H8.3. Policies<br><br>*General policies for all centre, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone*<br><br>...<br><br>y) <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u><br><br>y) <u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u><br><br>y) <u>Provision of housing for an ageing population:</u><br><br>c. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density</u> |

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| | | | Residential Areas, such as retirement villages.<br><br>d. Recognise the functional and operational needs of retirement villages, including that they:<br><br>a. May require greater density than the planned urban built character to enable efficient provision of services.<br><br>b. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>x) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| Business – Metropolitan Centre Zone – Policies H9.3.(15A) | Support | The RVA supports policy H9.3.(15A) as it enables greater building heights and density of urban form and intensification in metropolitan centres consistent with Policy 3 NPSUD. | Retain policy H9.3.(15A) as notified. | 947.138 |
| Business – Metropolitan Centre Zone – Table H9.4.1 Activity Table | Oppose in part - insert new rule | The activity table includes a permitted activity rule for integrated residential development. This activity status is supported, but as set out in the submission above the RVA considers a retirement village specific rule is required that | *The RVA seek to insert a new activity in Table H9.4.1 to provide for retirement villages (as a land use activity) as a permitted activity*.<br><br>Table H9.4.1 Activity Table | 947.139 |

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| | | provides for retirement village activities as a permitted activity. | ...<br><br>Use<br><br>(AX) Retirement VillagesP | |
| Business – Metropolitan Centre Zone – Table H9.4.1 Activity Table | Oppose in part - insert new rule | The RVA supports rule H9.4.1(A33) and the provision for the construction of new buildings as a restricted discretionary activity, however it considers that the construction of a retirement village should be specifically provided for as a restricted discretionary activity.<br><br>The RVA also considers that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). This is provided in the response to Matters of Discretion H9.8.1 below. | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion H9.8.1 below).*<br><br>Table H9.4.1 Activity Table<br><br>..<br><br>Development<br><br>(AX) The construction of buildings for retirement villages RD | 947.140 |
| Business – Metropolitan Centre Zone – H9.5. Notification | Oppose in part | The RVA opposes in part H9.5.(4) and considers that applications for the construction of retirement villages should be precluded from being publicly notified, as they are residential activities that are anticipated in the Business – Metropolitan Centre Zone (i.e. through a permitted activity status).<br><br>Furthermore, the RVA also consider that limited notification of a retirement village proposal should only be allowed where there is a breach | *The RVA seeks to amend the notification provisions to preclude public notification for the construction of retirement villages and to only allow consideration of limited notification for a retirement village proposal where there is a breach of a relevant external amenity standard.*<br><br>H9.5. Notification<br><br>... | 947.141 |

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| | | of a relevant external amenity standard and the relevant statutory effect thresholds are met. | (5) Any application for resource consent for the construction of buildings for retirement villages will be considered without public notification.<br><br>(6) Any application for resource consent for the construction of buildings for retirement villages that complies with H9.6.1, H9.6.2 and H9.6.6 will be considered without limited notification. | |
| Business – Metropolitan Centre Zone – H9.6.2. Height in relation to boundary | Support in part | The RVA supports H9.6.2 and the height in relation to boundary provisions in principle as they are more permissive than the height in relation to boundary standards of the MDRS.<br><br>The RVA seek however that the exclusions provided in the MDRS are applied in the Business – Metropolitan Centre Zone and consider that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. | *The RVA seeks to amend H9.6.2 as follows to reflect the height in relation to boundary standard exclusions of the MDRS and to include additional exclusions from the standard:*<br><br>H9.6.2 Height in relation to boundary<br><br>…<br><br>x) This standard does not apply to –<br><br>a. A boundary with a road:<br><br>b. Existing or proposed internal boundaries within a site:<br><br>c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed: | 947.142 |

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| | | | d. Boundaries adjoining open space zones, rural zones, and business zones.<br><br>*This will require consequential amendments to the table in this rule.* | |
| Business – Metropolitan Centre Zone – H9.8. Assessment – Restricted discretionary activities: H9.8.1 Matters of discretion<br><br>H9.8.2 Assessment criteria | Oppose in part - Insert new matter of discretion | In accordance with the RVA's submission on H9.4.1(A33) above, the RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seek to integrate the following matters of discretion specific to the construction of retirement villages (in accordance with the new Rule H9.4.1(X) proposed above) so to provide for and acknowledge the differences that retirement villages have from other residential activities:*<br><br>H9.8.1 Matters of discretion<br><br>...<br><br>(X) The construction of retirement villages:<br><br>(a) The effects arising from exceeding any of the following standards: H9.6.1, H9.6.2 and H9.6.6;<br><br>(b) The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>(c) The effects arising from the quality of the interface between the retirement | 947.143 |

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| | | | village and adjacent streets or public open spaces;<br><br>(d) When assessing the matters in a – c, consider:<br><br>(e) The need to provide for efficient use of larger sites; and<br><br>(f) The functional and operational needs of the retirement village.<br><br>(g) The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other matters of discretion relating to the effects of density apply to buildings for a retirement village.<br><br>*The RVA also seeks retirement village specific assessment criteria that mirror the matters of discretion set out above.* |

H10. BUSINESS – TOWN CENTRE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| Business – Town Centre Zone - Introduction | Oppose in part | The RVA opposes the conflict in the introduction between the statement referring to enabling of building heights of between four to eight storeys, and the statement referring to enabling building heights of at least six storeys within walkable catchments (unless qualifying matters apply that modify height). This conflict creates unclear expectations as to the character of this Zone. The RVA notes that Policy 3 of the NPSUD requires building heights and densities of urban form commensurate with the level of commercial activity and community services.<br><br>The RVA also opposes the replacement of "residential activities" with "dwellings" given the latter term excludes retirement villages. | *Amend the introduction to clarify the conflicting statements regarding building height and reinstate "residential activities".* | 947.144<br>947.227 |
| Business – Town Centre Zone– ObjectiveH10.2(3) | Oppose | The RVA supports the intention for development to contribute to a well-functioning urban environment, but suggests the reference to 'positively' must be deleted. It is not clear what 'positively' means when the definition of well-functioning urban environment already covers positive matters, and whether or not this imposes an additional requirement. | *Amend H.10.2(3) as follows:*<br><br>Development ~~positively~~ contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place | 947.145 |

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| Business – Town Centre Zone – Objective H10.2.(10) | Support in part | The RVA supports the intention for H10.2.(10) to reflect Policy 3 of the NPSUD but suggests amendments are required in order to clarify what a 'walkable catchment' means in accordance with Policy 3 | Amend H10.2.(10) as follows:<br><br>Building height of at least six storeys is enabled within mapped walkable catchments unless qualifying matters apply that modifies height. | 947.146 |
| Business – Town Centre Zone – Policy H10.3(12A) | Support in part | The RVA supports building heights of at least six storeys within the mapped walkable catchments, provided the walkable catchments incorporate at least those areas identified in Policy 3(a)-(c) of the NPSUD. | Amend H10.3(12A) as follows:<br><br>Enable building height of at least six storeys (21m) within mapped walkable catchments unless a qualifying matter applies that modifies height. | 947.147 |
| Business – Town Centre Zone – Policy H10.3(13) | Support | The RVA supports H10.3.(13) which enables greater building heights than the standard height in locations identified within the Height Variation Control, as this is consistent with Policy 3 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H10.3.(13) as notified. | 947.148 |
| Business – Town Centre Zone – Policy H10.3(14) | Oppose in part | The RVA opposes the inclusion of amenity as a qualifying matter to be considered under H10.3(14) as this is not listed as a qualifying matter and is therefore inconsistent with the NPSUD and the Enabling Housing Act. | Delete 'amenity' from H10.3(14) and remove any lower heights from the Height Variation Control that are based on amenity only. | 947.149 |
| Business – Town Centre Zone – Policy H10.3.(X) | Oppose in part - insert new policy | The Enabling Housing Act is not limited to residential zones and councils required to ensure district plans provide for intensification or urban non-residential zones. The RVA considers policy support for retirement villages in the Town | *The RVA seeks the following new policies to provide for the provision of residential activities and retirement village activities in the Business – Town Centre Zone and that any inconsistent Town Centre Zone objectives and policies are deleted or amended for consistency:* | 947.150 |

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| | | Centre Zone is required (as also set out in the submission above). | (23) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.<br><br>(24) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.<br><br>(25) Provision of housing for an ageing population:<br><br>(2) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.<br><br>(3) Recognise the functional and operational needs of retirement villages, including that they:<br><br>3. May require greater density than the planned urban built character to enable efficient provision of services.<br><br>4. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age. |

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| | | | (26) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| Business – Town Centre Zone – Table H10.4.1 Activity Table | Oppose in part - insert new rule | The activity table includes a permitted activity rule for integrated residential development. This activity status is supported, but as set out in the submission above the RVA considers a retirement village specific rule is required that provides for retirement village activities as a permitted activity. | *The RVA seek to insert a new activity in Table H10.4.1 to provide for retirement villages (as a land use activity) as a permitted activity*.<br><br>Table H10.4.1 Activity Table<br><br>...<br><br>Use<br><br>(AX) Retirement VillagesP | 947.151 |
| Business – Town Centre Zone – Table H10.4.1 Activity Table | Oppose in part - insert new rule | The RVA support H10.4.1(A35) and the provision for the construction of new buildings as a restricted discretionary activity, however it considers that the construction of a retirement village should be specifically provided for as a restricted discretionary activity.<br><br>The RVA also considers that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). This is provided in the response to Matters of Discretion H10.8.1 below. | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion H10.8.1 below).*<br><br>Table H10.4.1 Activity Table<br><br>..<br><br>Development<br><br>(AX) The construction of buildings for retirement villages RD | 947.152 |

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| Business – Town Centre Zone – H10.5. Notification | Oppose in part | The RVA opposes in part H10.5. and considers that applications for the construction of retirement villages should be precluded from being publicly notified, as they are residential activities that are anticipated in residential zones (i.e. through a permitted activity status).<br><br>Furthermore, the RVA also consider that limited notification of a retirement village proposal should only be allowed where there is a breach of a relevant external amenity standard. | *The RVA seeks to amend the notification provisions to preclude public notification for the construction of retirement villages and to only allow consideration of limited notification for a retirement village proposal where there is a breach of a relevant external amenity standard.*<br><br>H10.5. Notification<br><br>...<br><br>(4) Any application for resource consent for the construction of buildings for retirement villages will be considered without public notification.<br><br>(5) Any application for resource consent for the construction of buildings for retirement villages that complies with H10.6.1, H10.6.2 and H10.6.6 will be considered without limited notification. | 947.153 |
| Business – Town Centre Zone – H10.6.1. Building Height | Support | The RVA supports the permitted standard for buildings heights of six storeys within walkable catchments (unless qualifying matters apply that modify height) in accordance with the NPSUD. | *The RVA seeks to retain rule H10.6.1.1A as notified.* | 947.154 |
| Business – Town Centre Zone – H10.6.2. Height in relation to boundary | Support in part | The RVA supports the amendments to the height in relation to boundary provisions to align with the MDRS in relation to relevant zones.<br><br>Furthermore, the RVA seek that the exclusions provided in the MDRS are applied in the Business | *The RVA seeks to amend H10.6.2 to reflect the height in relation to boundary standard exclusions of the MDRS and to include the following additional exclusion from the standard:* | 947.155 |

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| | | – Town Centre Zone, and consider that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. | H10.6.2 Height in relation to boundary<br><br>…<br><br>x) <u>This standard does not apply to –</u><br><br>y) <u>A boundary with a road:</u><br><br>z) <u>Existing or proposed internal boundaries within a site:</u><br><br>aa) <u>Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed:</u><br><br>a. <u>Boundaries adjoining open space zones, rural zones, and business zones.</u><br><br>*This will require consequential amendments to the table in this rule.* | 947.228 |
| Business – Town Centre Zone – H10.8. Assessment – Restricted discretionary activities: H10.8.1 Matters of discretion | Oppose in part - insert new matter of discretion | In accordance with the RVA's submission on H10.4.1(A35) above, the RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient | *The RVA seek to integrate the following matters of discretion specific to the construction of retirement villages (in accordance with the new Rule H10.4.1(X) proposed above) so to provide for and acknowledge the differences that retirement villages have from other residential activities:*<br><br>H10.8.1 Matters of discretion | 947.156 |

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| | | use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | ...<br><br>(X) The construction of retirement villages:<br><br>(a) The effects arising from exceeding any of the following standards: H10.6.1, H10.6.2 and H10.6.6;<br><br>(b) The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>(c) The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;<br><br>(d) When assessing the matters in a – c, consider:<br><br>(i) The need to provide for efficient use of larger sites; and<br><br>(ii) The functional and operational needs of the retirement village.<br><br>(e) The positive effects of the construction, development and use of the retirement village. |

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| | | | <u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u><br><br>*The RVA also seeks retirement village specific assessment criteria that mirror the matters of discretion set out above.* |

H11. BUSINESS – LOCAL CENTRE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought |
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| Business – Local Centre Zone - Introduction | Support in part | The RVA opposes the conflict in the introduction between the statement referring to enabling of building heights of at least six storeys within walkable catchments (unless qualifying matters apply that modify height), and the statement referring to enabling buildings up to four storeys high. This conflict creates unclear expectations as to the character of this Zone. The RVA notes that Policy 3 of the NPSUD requires building heights and densities of urban form commensurate with the level of commercial activity and community services.<br><br>The RVA also opposes the reference to dwellings" given the latter term excludes residential activities such as retirement villages. | *Amend the introduction to clarify the conflicting statements regarding building height and reinstate "residential activities", and clarify that residential activities are enabled on ground floor.* |

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947.229
947.230

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| | | The RVA opposes restrictions on retirement villages being established at ground floor level. | | |
| Business – Local Centre Zone – ObjectiveH11.2(3) | Support in part | The RVA supports the intention for development to contribute to a well-functioning urban environment, but suggests the reference to 'positively' must be deleted. It is not clear what 'positively' means when the definition of well-functioning urban environment already covers positive matters, and whether or not this imposes an additional requirement. | Amend H.11.2(3) as follows:<br><br>Development ~~positively~~ contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place | 947.158 |
| Business – Local Centre Zone – Objective H11.2.(9) | Support in part | The RVA supports the intention for H11.2.(9) to reflect Policy 3 of the NPSUD but suggests amendments are required in order to clarify what a 'walkable catchment' means in accordance with Policy 3. | Amend H11.2.(9) as follows:<br><br>Enable building height of at least six storeys (21m) within <u>mapped</u> walkable catchments unless a qualifying matter applies that modifies height. | 947.159 |
| Business – Local Centre Zone– Policy H11.3(12A) | Oppose in part | The RVA supports building heights of at least six storeys within the mapped walkable catchments, provided the walkable catchments incorporate at least those areas identified in Policy 3(a)-(c) of the NPSUD. | Amend H11.3(12A) as follows:<br><br>Enable building height of at least six storeys (21m) within <u>mapped</u> walkable catchments unless a qualifying matter applies that modifies height. | 947.160 |
| Business – Local Centre Zone – Policy H11.3(13) | Support | The RVA supports H11.3.(13) which enables greater building heights than the standard height in locations identified within the Height Variation Control, as this is consistent with Policy 3 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H11.3.(13) as notified. | 947.161 |

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| Business – Local Centre Zone– Policy H11.3(14) | Oppose in part | The RVA oppose the inclusion of amenity as a qualifying matter to be considered under H8.3.(14) as this is not listed as a qualifying matter and is therefore inconsistent with the NPSUD and the Enabling Housing Act. | Delete 'amenity' from H11.3(14) and remove any lower heights from the Height Variation Control that are based on amenity only. | 947.162 |
| Business – Local Centre Zone – Policy H11.3.(X) | Oppose in part - insert new policy | Recognising that the Enabling Housing Act is not limited to residential zones, with councils required to ensure district plans provide for intensification or urban non-residential zones the RVA considers policy support for retirement villages in the Local Centre Zone is required (as also set out in the submission above). | *The RVA seeks the following new policies to provide for the provision of residential activities and retirement villages in the Business – Local Centre Zone as follows:*<br><br>(22) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.<br><br>(23) Recognise the intensification opportunities provided by larger sites within the Commercial zones by providing for more efficient use of those sites.<br><br>(24) Provision of housing for an ageing population:<br><br>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.<br><br>Recognise the functional and operational needs of retirement villages, including that they: | 947.163<br>947.231<br>947.232<br>947.233<br>947.234 |

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| | | | May require greater density than the planned urban built character to enable efficient provision of services.<br><br>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>(25) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| Business – Local Centre Zone – Table H11.4.1 Activity Table | Insert new activity | The activity table includes a discretionary activity rule for integrated residential development. The RVA opposes this activity status, and considers that a retirement village specific rule is required that provides for retirement village activities as a permitted activity.<br><br>This permitted activity status would recognise that retirement villages provide substantial benefits including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. | *The RVA seek to insert a new activity in Table H11.4.1 to provide for retirement villages (as a land use activity) as a permitted activity* and the construction of retirement villages as a restricted discretionary activity in the Local Centre Zone<br><br>Table H11.4.1 Activity Table<br><br>...<br><br>Use<br><br>(AX) Retirement VillagesP | 947.164 |
| Business – Local Centre Zone – Table H11.4.1 Activity Table | Insert new activity | The RVA support H11.4.1(A44) and the provision for the construction of new buildings as a restricted discretionary activity, however, consider that the construction of a retirement | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters* | |

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| | | village should be specifically provided for as a restricted discretionary activity.<br><br>The RVA also considers that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). This is provided in the response to Matters of Discretion H11.8.1 below). | *of discretion (provided in response to Matters of Discretion H11.8.1 below).*<br><br>Table H11.4.1 Activity Table<br><br>..<br><br>Development<br><br>(AX) The construction of buildings for retirement villages RD | 947.165 |
| Business – Local Centre Zone – H11.5. Notification | Oppose in part | The RVA opposes in part H11.5. and considers that applications for the construction of retirement villages should be precluded from being publicly notified, as they are residential activities that are anticipated in residential zones (i.e. through a permitted activity status).<br><br>Furthermore, the RVA also consider that limited notification of a retirement village proposal should only be allowed where there is a breach of a relevant external amenity standard. | *The RVA seeks to amend the notification provisions to preclude public notification for the construction of retirement villages and to only allow consideration of limited notification for a retirement village proposal where there is a breach of a relevant external amenity standard.*<br><br>H11.5. Notification<br><br>...<br><br>(4) Any application for resource consent for the construction of buildings for retirement villages will be considered without public notification.<br><br>(5) Any application for resource consent for the construction of buildings for retirement villages that complies with | 947.166 |

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| | | | H11.6.1, H11.6.2 and H11.6.4 will be considered without limited notification. | |
| Business – Local Centre Zone – H11.6.1. Building Height | Support | The RVA supports and the permitted standard for building heights of six storeys within walkable catchments (unless qualifying matters apply that modify height) in accordance with the NPSUD. | Retain H11.6.1 as notified. | 947.167 |
| Business – Local Centre Zone – H11.6.2. Height in relation to boundary | Support in part | The RVA supports H11.6.2 and the amendments to the height in relation to boundary provisions to align with the MDRS in relation to relevant zones.<br><br>Furthermore, the RVA seek that the exclusions provided in the MDRS are applied in the Business – Local Centre Zone, and consider that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. | *The RVA seeks to amend H11.6.2. to reflect the height in relation to boundary standards of the MDRS and to include the following additional exclusion from the standard:*<br><br>H11.6.2 Height in relation to boundary<br><br>...<br><br>bb) <u>This standard does not apply to –</u><br><br>a. <u>A boundary with a road:</u><br><br>b. <u>Existing or proposed internal boundaries within a site:</u><br><br>c. <u>Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed:</u> | 947.168<br>947.235 |

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| | | | d. Boundaries adjoining open space zones, rural zones, and business zones.<br><br>*This will require consequential amendments to the table in this rule.* | |
| Business – Local Centre Zone – H11.8. Assessment – Restricted discretionary activities: H11.8.1 Matters of discretion | Insert new matter of discretion | In accordance with the RVA's submission on H11.4.1(A44) above, the RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seek to integrate the following matters of discretion specific to the construction of retirement villages (in accordance with the new Rule H11.4.1(X) proposed above) so to provide for and acknowledge the differences that retirement villages have from other residential activities:*<br><br>H11.8.1 Matters of discretion<br><br>...<br><br>(X) The construction of retirement villages:<br><br>(a) The effects arising from exceeding any of the following standards: H11.6.1, H11.6.2 and H11.6.4;<br><br>(b) The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>(c) The effects arising from the quality of the interface between the retirement | 947.169 |

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| | | | village and adjacent streets or public open spaces;<br><br>(d) When assessing the matters in a – c, consider:<br><br>(i) The need to provide for efficient use of larger sites; and<br><br>(ii) The functional and operational needs of the retirement village.<br><br>(e) The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.<br><br>*The RVA also seeks retirement village specific assessment criteria that mirror the matters of discretion set out above.* |

H12. BUSINESS – NEIGHBOURHOOD CENTRE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought | |
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| Business – Neighbourhood Centre Zone - Introduction | Support in part | The RVA opposes the conflict in the introduction between the statement referring to enabling of building eights of up to three storeys high, and the statement referring to enabling building heights of at least six storeys within walkable catchments (unless qualifying matters apply that modify height). This conflict creates unclear expectations as to the character of this Zone. The RVA notes that Policy 3 of the NPSUD requires building heights and densities of urban form commensurate with the level of commercial activity and community services.<br><br>The RVA also opposes the replacement of "residential activities with "dwellings" given the latter term excludes retirement villages. It also seeks that retirement activities are enabled at the ground level where appropriate. | *Amend the introduction as to clarify the conflicting statements regarding building height and reinstate "residential activities", and that residential activities are enabled on ground floor.* | 947.170<br>947.236<br>947.237 |
| Business – Neighbourhood Centre Zone –– Objectives H12.2(3) | Support in part | The RVA supports the intention for development to contribute to a well-functioning urban environment, but suggests the reference to 'positively' must be deleted. It is not clear what 'positively' means when the definition of well-functioning urban environment already covers positive matters, and whether or not this imposes an additional requirement. | *Amend H.12.2(3) as follows:*<br><br>Development positively contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place | 947.171 |

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| Business – Neighbourhood Centre Zone – Objective H12.2.(8) | Support | The RVA supports the intention for H12.2.(8) to reflect Policy 3 of the NPSUD but suggests amendments are required in order to clarify what a 'walkable catchment' means in accordance with Policy 3. | Amend H12.2.(8) as follows:<br><br>Building height of at least six storeys is enabled within mapped walkable catchments unless qualifying matters apply that modifies height. | 947.172 |
| Business – Neighbourhood Centre Zone –Policy H12.3 (12A) | Oppose in part | RVA supports building heights of at least six storeys within the mapped walkable catchments, provided the walkable catchments incorporate at least those areas identified in Policy 3(a)-(c) of the NPSUD. | Amend H12.3.(12A) as follows:<br><br>Enable building height of at least six storeys (21m) within mapped walkable catchments unless a qualifying matter applies that modifies height. | 947.173 |
| Business – Neighbourhood Centre Zone – Policy H12.3(13) | Support | The RVA supports H12.3.(13) which enables greater building heights than the standard height in locations identified within the Height Variation Control, as this is consistent with Policy 3 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H12.3.(13) as notified. | 947.174 |
| Business – Neighbourhood Centre Zone – Policy H12.3(14) | Oppose in part | The RVA opposes the inclusion of amenity as a qualifying matter to be considered under H12.3(14) as this is not listed as a qualifying matter and is therefore inconsistent with the NPSUD and the Enabling Housing Act. | Delete 'amenity' from H12.3(14) and remove any lower heights from the Height Variation Control that are based on amenity only. | 947.175 |
| Business – Neighbourhood Centre Zone– Policy H12.3.(X) | Oppose in part - insert new policy | The Enabling Housing Act is not limited to residential zones and councils required to ensure district plans provide for intensification or urban non-residential zones. The RVA considers policy support for retirement villages in the Town | *The RVA seeks the following new policies to provide for the provision of residential activities and retirement village activities in the Business – Neighbourhood Centre Zone and that any inconsistent Neighbourhood Centre Zone* | 947.176<br>947.238<br>947.239<br>947.240 |

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| | | Centre Zone is required (as also set out in the submission above). | *objectives and policies are deleted or amended for consistency:*<br><br>(19) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.<br><br>(20) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.<br><br>(21) Provision of housing for an ageing population:<br><br>a. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.<br><br>b. Recognise the functional and operational needs of retirement villages, including that they:<br><br>i. May require greater density than the planned urban built character to |

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| | | | enable efficient provision of services.<br><br>ii. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>(22) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| Business – Neighbourhood Centre Zone – Table H12.4.1 Activity Table | Insert new activity | The activity table includes a discretionary activity status for integrated residential development. This activity status is opposed as it is contrary to Objective 1 and 3 of the NPSUD. The RVA also considers, as set out in its submission above, that a retirement village specific rule is required that provides for retirement villages as permitted activity. | *The RVA seek to insert a new activity in Table H13.4.1 to provide for retirement villages (as a land use activity) as a permitted activity*.<br><br>Table H12.4.1 Activity Table<br><br>...<br><br>Use<br><br>(AX) Retirement VillagesP | 947.177 |
| Business – Neighbourhood Centre Zone – Table H12.4.1 Activity Table | Insert new activity | The RVA support H12.4.1(A47) and the provision for the construction of new buildings as a restricted discretionary activity, however it considers that the construction of a retirement village should be specifically provided for as a restricted discretionary activity. | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion H12.8.1 below).* | 947.178 |

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| | | The RVA also considers that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). This is provided in the response to Matters of Discretion H12.8.1 below. | Table H12.4.1 Activity Table<br><br>..<br><br>Development<br><br>(AX) The construction of buildings for retirement villages RD | |
| Business – Neighbourhood Centre Zone – H12.5. Notification | Oppose in part | The RVA opposes in part H12.5. and considers that applications for the construction of retirement villages should be precluded from being publicly notified, as they are residential activities that are anticipated in residential zones (i.e. through a permitted activity status).<br><br>Furthermore, the RVA also consider that limited notification of a retirement village proposal should only be allowed where there is a breach of a relevant external amenity standard. | *The RVA seeks to amend the notification provisions to preclude public notification for the construction of retirement villages and to only allow consideration of limited notification for a retirement village proposal where there is a breach of a relevant external amenity standard.*<br><br>H12.5. Notification<br><br>...<br><br>(4) Any application for resource consent for the construction of buildings for retirement villages will be considered without public notification.<br><br>(5) Any application for resource consent for the construction of buildings for retirement villages that complies with H12.6.1, H12.6.2 and H12.6.4 will be considered without limited notification. | 947.179 |
| Business – Neighbourhood Centre | Support | The RVA supports the permitted standard for building heights of at least six stories within | Retain H12.6.1 as notified. | 947.180 |

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| Zone – H12.6.1. Building Height | | walkable catchments (unless qualifying matters apply that modify height) in accordance with the NPSUD. | |
| Business – Neighbourhood Centre Zone – H12.6.2. Height in relation to boundary | Support in part | The RVA supports the amendments to the height in relation to boundary provisions to align with the MDRS in relation to relevant zones.<br><br>Furthermore, the RVA seek that the exclusions provided in the MDRS are applied in the Business – Neighbourhood Centre Zone, and consider that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. | *The RVA seeks to amend H12.6.2. to reflect the height in relation to boundary standards of the MDRS and to include the following additional exclusion from the standard:*<br><br>H12.6.2 Height in relation to boundary<br><br>...<br><br>cc) <u>This standard does not apply to –</u><br><br>a. <u>A boundary with a road:</u><br><br>b. <u>Existing or proposed internal boundaries within a site:</u><br><br>c. <u>Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed:</u><br><br>d. <u>Boundaries adjoining open space zones, rural zones, and business zones.</u><br><br>*This will require consequential amendments to the table in this rule.* |

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947.241

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| Business – Neighbourhood Centre Zone – H12.8. Assessment – Restricted discretionary activities: H12.8.1 Matters of discretion | Oppose in part - insert new matter of discretion | In accordance with the RVA's submission on H12.4.1(A47) above, the RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seek to integrate the following matters of discretion specific to the construction of retirement villages (in accordance with the new Rule H12.4.1(X) proposed above) so to provide for and acknowledge the differences that retirement villages have from other residential activities:*<br><br>H12.8.1 Matters of discretion<br><br>...<br><br><u>(X) The construction of retirement villages:</u><br><br>(a) <u>The effects arising from exceeding any of the following standards: H12.6.1, H12.6.2 and H12.6.4;</u><br><br>(b) <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u><br><br>(c) <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u><br><br>(d) <u>When assessing the matters in a – c, consider:</u><br><br>(i) <u>The need to provide for efficient use of larger sites; and</u> | 947.182 |

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| | | | (ii) The functional and operational needs of the retirement village.<br><br>(e) The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.<br><br>*The RVA also seeks retirement village specific assessment criteria that mirror the matters of discretion set out above.* |

H13. BUSINESS – MIXED USE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought |
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| Business – Mixed Use Zone - Introduction | Oppose in part | The RVA supports the recognition that the Mixed Use Zone provides for residential activity, but opposes the conflict in the introduction between the provision for building heights typically up to four storeys, and the enabling of building heights of at least six storeys within walkable catchments. This conflict creates unclear expectations as to the character of this Zone. The RVA notes that Policy 3 of the NPSUD requires building heights and densities of urban | Amend introduction to clarify the conflicting statements regarding building height. |

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| | | form commensurate with the level of commercial activity and community services. | | |
| Business – Mixed Use Zone –– Objective H13.2(3) | Oppose | The RVA supports the intention for development to contribute to a well-functioning urban environment, but suggests the reference to 'positively' must be deleted. It is not clear what 'positively' means when the definition of well-functioning urban environment already covers positive matters, and whether or not this imposes an additional requirement. | Amend H.13.2(3) as follows:<br><br>Development ~~positively~~ contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place | 947.184 |
| Business – Mixed Use Zone – Objective H13.2.(10) | Support in part | The RVA supports the intention for H13.2.(10) to reflect Policy 3 of the NPSUD but suggests amendments are required in order to clarify what a 'walkable catchment' means in accordance with Policy 3. | Amend H13.2.(10) as follows:<br><br>Building height of at least six storeys is enabled within <u>mapped</u> walkable catchments unless qualifying matters apply that modifies height. | 947.185 |
| Business – Mixed Use Zone –Policy H13.3(12A) | Support in part | The RVA supports building heights of at least six storeys within the mapped walkable catchments, provided the walkable catchments incorporate at least those areas identified in Policy 3(a)-(c) of the NPSUD. | Amend H10.3(12A) as follows:<br><br>Enable building height of at least six storeys (21m) within <u>mapped</u> walkable catchments unless a qualifying matter applies that modifies height. | 947.186 |
| Business – Mixed Use Zone – Policy H13.3(13) | Support | The RVA supports H13.3.(13) which enables greater building heights than the standard height in locations identified within the Height Variation Control, as this is consistent with Policy 3 of the NPSUD and provides for the intensification of urban non-residential zones. | Retain H13.3.(13) as notified. | 947.187 |

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| Business – Neighbourhood Centre Zone – Policy H13.3(14) | Oppose in part | The RVA opposes the inclusion of amenity as a qualifying matter to be considered under H13.3(14) as this is not listed as a qualifying matter and is therefore inconsistent with the NPSUD and the Enabling Housing Act. | Delete 'amenity' from H13.3(14) and remove any lower heights from the Height Variation Control that are based on amenity only. | 947.188 |
| Business – Mixed Use Zone– Policy H13.3.(X) | Oppose in part - insert new policy | The Enabling Housing Act is not limited to residential zones and councils required to ensure district plans provide for intensification or urban non-residential zones. The RVA considers policy support for retirement villages in the Town Centre Zone is required (as also set out in the submission above). | *The RVA seeks the following new policies to provide for the provision of residential activities and retirement village activities in the Business – Neighbourhood Centre Zone and that any inconsistent Neighbourhood Centre Zone objectives and policies are deleted or amended for consistency:*<br><br>(23) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.<br><br>(24) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.<br><br>(25) Provision of housing for an ageing population:<br><br>c. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density | 947.189<br>947.242<br>947.243<br>947.244 |

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| | | | Residential Areas, such as retirement villages.<br><br>d. Recognise the functional and operational needs of retirement villages, including that they:<br><br>iii. May require greater density than the planned urban built character to enable efficient provision of services.<br><br>iv. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.<br><br>(26) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments. | |
| Business – Mixed Use Zone – Table H13.4.1 Activity Table | Insert new activity | The activity table includes a permitted activity rule for integrated residential development. This activity status is supported, but as set out in the submission above the RVA considers a retirement village specific rule is required that provides for retirement village activities as a permitted activity. | *The RVA seek to insert a new activity in Table H13.4.1 to provide for retirement villages (as a land use activity) as a permitted activity*.<br><br>Table H13.4.1 Activity Table<br><br>..<br><br>Use | 947.190 |

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| | | | (AX) Retirement villages P | |
| Business – Mixed Use Zone – Table H13.4.1 Activity Table | Insert new activity | The RVA support H13.4.1(A45) and the provision for the construction of new buildings as a restricted discretionary activity, however, consider that the construction of a retirement village should be specifically provided for as a restricted discretionary activity.<br><br>The RVA also considers that the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). This is provided in the response to Matters of Discretion H13.8.1 below). | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion H13.8.1 below).*<br><br>Table H13.4.1 Activity Table<br><br>..<br><br>Development<br><br>(AX) The construction of buildings for retirement villages RD | 947.191 |
| Business – Mixed Use Zone – H13.5. Notification | Oppose in part | The RVA opposes in part H13.5. and considers that applications for the construction of retirement villages should be precluded from being publicly notified, as they are residential activities that are anticipated in residential zones (i.e. through a restricted discretionary activity status). This aligns with the Enabling Housing Act which precludes public notification for residential proposals.<br><br>Furthermore, the RVA also consider that limited notification for the construction of a retirement village proposal should only be allowed where | *The RVA seeks to amend the notification provisions to preclude public notification for the construction of retirement villages and to only allow consideration of limited notification for a retirement village proposal where there is a breach of a relevant external amenity standard.*<br><br>H13.5. Notification<br><br>...<br><br>(4) Any application for resource consent for the construction of buildings for | 947.192 |

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| | | there is a breach of a relevant external amenity standard. | retirement villages will be considered without public notification.<br><br>(5) Any application for resource consent for the construction of buildings for retirement villages that complies with H13.6.1, H13.6.2 and H13.6.5 will be considered without limited notification. | |
| Business – Mixed Use Zone –H13.6.1. Building Height | Support | The RVA supports the building height provisions of at least six storeys within walkable catchments (unless qualifying matters apply that modify height) in accordance with the NPSUD. | Retain H13.6.1 as notified. | 947.193 |
| Business – Mixed Use Zone –H13.6.2. Height in relation to boundary | Support in part | The RVA supports the amendments to the height in relation to boundary provisions to align with the MDRS in relation to relevant residential zones.<br><br>Furthermore, the RVA seek that the exclusions provided in the MDRS are applied in the Mixed Use Zone, and consider that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. | *The RVA seeks to amend H13.6.2. to reflect the height in relation to boundary standards of the MDRS and to include the following additional exclusion from the standard:*<br><br>H13.6.2 Height in relation to boundary<br><br>...<br><br>dd) This standard does not apply to –<br><br>a. A boundary with a road: | 947.194<br>947.245 |

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| | | | b. Existing or proposed internal boundaries within a site:<br><br>c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed:<br><br>d. Boundaries adjoining open space zones, rural zones and business zones.<br><br>*This will require consequential amendments to the table in this rule.* | |
| Business – Mixed Use Zone – H13.8. Assessment – Restricted discretionary activities: H13.8.1 Matters of discretion | Insert new matter of discretion | In accordance with the RVA's submission on H13.4.1(A45) above, the RVA considers that the construction of retirement villages should have focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seek to integrate the following matters of discretion specific to the construction of retirement villages (in accordance with the new Rule H13.4.1(X) proposed above) so to provide for and acknowledge the differences that retirement villages have from other residential activities:*<br><br>H13.8.1 Matters of discretion<br><br>...<br><br>(X) The construction of retirement villages: | 947.195 |

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| | | | (a) The effects arising from exceeding any of the following standards: H13.6.1, H13.6.2 and H13.6.5;<br><br>(b) The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>(c) The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;<br><br>(d) When assessing the matters in a – c, consider:<br><br>(i) The need to provide for efficient use of larger sites; and<br><br>(ii) The functional and operational needs of the retirement village.<br><br>(e) The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. |

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| | | | *The RVA also seeks retirement village specific assessment criteria that mirror the matters of discretion set out above.* |

CHAPTER H – SPECIAL PURPOSE ZONE

| Provisions | Submission Position | Reason for Submission | Relief Sought |
|---|---|---|---|
| H25 Special Purpose – Healthcare Facility and Hospital Zone: H25.4. Activity Table | Oppose | The RVA opposes the discretionary activity status for retirement villages in the Special Purpose – Healthcare Facility and Hospital Zone. The RVA considers that retirement villages, as a land use activity, should be provided for as a permitted activity, and the construction of retirement villages provided for as a restricted discretionary activity, as detailed in the submission. This approach recognises that retirement villages often contain health care facilities as part of the services provided at the villages for residents and therefore retirement villages would not be out of place within this Special Purpose zone. | *The RVA seeks to ament Table H25.4.1 Activity Table as follows:*<br><br>(A6) Retirement Villages – ~~Discretionary~~ Permitted |
| H25 Special Purpose – Healthcare Facility and Hospital Zone: H25.4. Activity Table | Oppose - new rule sought | The RVA considers that the construction of retirement villages should be provided for as a restricted discretionary activity. | *The RVA seeks to integrate a new rule that provides for the construction of retirement villages as a restricted discretionary activity with a specific set of retirement village matters of discretion (provided in response to Matters of Discretion X below).*<br><br>Table H25.4.1 Activity Table |

947.196

947.197

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| | | | (AX) The construction of retirement villages – Restricted Discretionary |
| H25 Special Purpose – Healthcare Facility and Hospital Zone: H25.5 Notification | Support in part | The RVA considers that the RMA tests for public notification for residential activities that are anticipated in residential zones should not be available, in line with the approach taken by the MDRS.<br><br>Furthermore, whilst 'limited notification' should remain available, this should only be required where it will benefit the decision-making process. Where an application meets the expectations for development in an area (i.e., through compliance with external amenity standards), there should be no need for limited notification. This approach aligns with the MDRS which precludes limited notification for residential purposes that comply with relevant standards. | *The RVA seeks the following amendment to the notification section:*<br><br>(1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:<br><br>(a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and<br><br>(b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.<br><br>(c) An application for resource consent made in respect of rule X above [the construction of a retirement village rule] is precluded from being publicly notified, and where the development complies with external amenity standards: *[MDRS Clause 11: Building Height, MDRS Clause 12 Height in Relation to Boundary, MDRS* |

947.198

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| | | | *Clause 13 Setbacks and MDRS Clause 14 Building Coverage]* is precluded from limited notification. |
| H25 Special Purpose – Healthcare Facility and Hospital Zone: H25.6 Standards – H25.6.1. Height | Support | The RVA supports the increased height provision for sites inside a walkable catchment. | *Retain.* 947.199 |
| H25 Special Purpose – Healthcare Facility and Hospital Zone: H25.8.1 Matters of Discretion | Oppose - new rule sought | The RVA considers that the construction of retirement villages should have focused matters of discretion in order to provide for and acknowledge the differences that retirement villages have from other residential activities.<br><br>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of retirement villages. | *The RVA seeks to integrate the following set of matters of discretion specific to the construction of retirement villages (in accordance with the new H25.4.1(X) proposed above).*<br><br>H25.8.1(X) The construction of retirement villages<br><br>a. The effects arising from exceeding any of the H25.6 Standards;<br><br>b. The effects of the retirement village on the safety of adjacent streets or public open spaces;<br><br>c. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;<br><br>e. When assessing the matters in a – c, consider:<br><br>i. The need to provide for efficient use of larger sites; and 947.200 |

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| | | | ii. The functional and operational needs of the retirement village.<br><br>f. The positive effects of the construction, development and use of the retirement village.<br><br>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. |

947.201

PLAN CHANGE 79

| Provisions | Submission Position | Reason for Submission | Relief Sought |
|---|---|---|---|
| 8. Objective E27.3.(4) | Oppose in part | The requirement for parking to be provided "commensurate with the character, scale and intensity of the zone" is inconsistent with the intent of the removal of minimum carparking requirements as directed by the NPSUD. | *The RVA seeks the deletion of "safe and efficient parking" from the objective.* |
| 10. New Objective E27.2.(7) | Oppose in part | The RVA does not oppose requirements for electric vehicle supply equipment to be provided to facilitate the growing use of electric vehicles in principle. However, it is unclear what "necessary" means in this objective. Given the specific characteristics of residents within retirement villages, who have a reduced car ownership rate compared to typical residential | *The RVA seeks an amendment to Objective E27.2.(5) as follows:*<br><br>(7) ~~The necessary~~ electric vehicle supply equipment is provided (where appropriate) ~~for~~ to facilitate use of electric vehicles. |

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| | | use, the "necessary" provision will vary on a case-by-case basis. | |
| 11. Amendment to Policy E27.3.(3) | Oppose in part | The RVA opposes the retention of this policy to the extent it is inconsistent with the intent of the removal of minimum carparking requirements as directed by the NPSUD. | *The RVA seeks the deletion of "parking and" from the policy.* |
| 12. Amendment to Policy E27.3.(14) | Support in part | The RVA supports the amendment to this policy so that bicycle parking requirements only apply to developments without a dedicated garage or basement space. Retirement villages generally include these features which provide space for bicycle parking as required (noting that retirement village residents generally do not cycle, so facilities are limited to staff and visitors). | (a) *Retain amendment to Policy.* |
| 13. New Policy E27.3.(20A)<br><br>14. New Policy E27.3(20B) | Support | The RVA supports E27.3.(20A) and (20B) in principle. Retirement villages are designed to be safe, low speed environments that minimise conflicts between pedestrians and other road users. | *Retain amendments to Policies.* |
| 15. New Policy E27.3.(30) | Oppose in part | The RVA does not oppose the requirements for electric vehicle supply equipment to be provided to facilitate the growing use of electric vehicles in principle However, given the specific characteristics of residents within retirement villages, who have a reduced car ownership rate compared to typical residential use, provision should be considered on a case-by-case basis. | *The RVA seeks the following amendment to Policy 30.*<br><br>(30) ~~Require~~ Encourage provision for electric vehicle supply equipment for new residential developments that provide carparking where appropriate. |

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| 16. Amendment to Standard E27.6.1 Trip Generation | Support in part | Retirement villages typically meet the high vehicle trip generating classification of the Unitary Plan due to new developments typically consisting of over 100 units.<br><br>The RVA notes that the number of vehicle movements per hour determine the level of impact a proposal has on the transport network not the number of units. Due to the age and frequency of mobility constraints amongst retirement village residents, retirement villages produce a lower number of vehicle movements than other residential developments. The RVA considers that retirement villages should be excluded from this requirement given that within the retirement village setting, vehicle movements in any given hour are unlikely to exceed 100 movements. | *The RVA seeks for retirement villages to be included in the list of exceptions for trip generation activities as applicable:*<br><br>(1) Where a proposal (except where excluded in Standard E27.6.1(2)) exceeds one of the following thresholds:<br><br>(a) ...<br><br>(b) ...<br><br>(c) ...<br><br>(2) Standard E27.6.1(1) does not apply where:<br><br>(a) ...<br><br>(b) ...<br><br>(c) ...<br><br>(d) ...<br><br>(e) <u>The construction of new retirement villages and/or additions and alterations of an existing retirement village.</u> |
| 18. Amendment to Standard E27.6.2.(6) | Oppose in part | The RVA seeks amendments to E27.6.2.(6) to exclude developments with a dedicated garage or basement space from bicycle parking | *The RVA seeks for (aa) to be amended:* |

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| | | requirements, to align with the amendments to Policy E27.3.(14) above.<br><br>The RVA opposes Table E27.6.2.5, as due to the age and frequency of mobility constraints amongst retirement village residents, it is not practicable to apply the minimum number of onsite cycling requirements to retirement villages at the same rate as it is applied to other residential activities. | *(aa) for residential developments without a dedicated garage or basement car parking space, ~~the required~~ secure long−stay bicycle parking is required and must be located and designed in a manner that (is):*<br><br>*…*<br><br>*The RVA seeks for retirement villages to be either excluded from the bicycle parking minimums, or for the follow standards to be applied as applicable:*<br><br>Table E27.6.2.5 Required bicycle parking rates<br><br>(TX) Retirement villages<br><br>(a) [Short stay] N/A<br><br>(b) [Long stay] Minimum 1, 0.1 per staff member* (for retirement villages without a dedicated garage or basement car parking space) |
| 19. Amendment to Standard E27.6.2(8) | Oppose in part | The RVA opposes the minimum number of loading space requirements for developments over 20,000m$^2$. It submits that retirement villages should only be required to provide 1 loading space regardless of size, as retirement villages are comprehensively managed to coordinate service vehicle visits. | *The RVA seeks for retirement villages to be required to provide 1 loading space only.* |

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| 21. Amendment to Standard E27.6.3.1. | Support | The RVA supports the use of NZS: 4121-2001 for accessible parking requirements. | *Retain as notified.* |
| 23. E27.6.3.2(A) | Oppose | The Parking Demand Guidelines in Appendix 23 identified a minimum rate that vastly exceeds the NZS 4121 requirement and is in essence a minimum a car parking requirement that is barred by the NPSUD. | *Amend to require retirement villages to provide accessible car parking spaces based on NZS: 4121-2001.* |
| 28. Amendment to standard E27.6.3.7 | Support | The RVA generally includes lighting requirements as part of its detailed design, and does not in principle oppose this requirement, but suggests amendments to the wording to remove the reference to 'adequately'. It is sufficient to require pedestrian access to be lit in a manner which complies with the rules in Section E24. | *Remove the reference to 'adequately'.* |
| 31. New Standard E27.6.7 | Support | The RVA notes this standard applies to dwellings and not to retirement villages. | *Retain as notified.* |
| 36. New Appendix 23 in Chapter M Appendices | Oppose | The Appendix purports to identify an accessible car parking space requirement. However, the minimum rate is so high that it is a car parking requirement that is barred by the NPSUD. The minimum rate also vastly exceeds the NZS 4121 requirement. | *The minimum parking guidelines for retirement villages must be deleted.* |

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

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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) Ms Sue Cooper

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

Remuera Heritage Inc

**Address for service of Submitter**

P O Box 28-556 Remuera

Remuera

Telephone: 272769847 Fax/Email: suecoopernz@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): Special Character Areas

*Or*

Property Address:

*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:

Please see attachment

(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. ☒

Very unclear?

Please see attachment

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)*

09/28/2022
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.**

PLAN CHANGE 78 ON HOUSING INTENSIFICATION – SUBMISSION BY REMUERA HERITAGE INC

29 SEPTEMBER 2022

Remuera Heritage is an incorporated society which was established in 2007 and has approx 100 members. The society's purpose is to:

- Share Remuera's past and present
- Promote and protect Remuera's heritage character
- Research, collect and conserve pictorial and written records and stories
- Gather oral histories
- Foster awareness and appreciation of Remuera's natural and cultural heritage

Remuera Heritage holds regular events and participates in Auckland Council's annual Heritage Festival to celebrate and share our city's rich heritage. We send out a regular monthly newsletter and have a content-rich website about Remuera buildings, places and people www.remueraheritage.org.nz

**Remuera Heritage Inc seeks the following decisions to be made by Council:**

1. The inclusion of all the Special Character Areas in Remuera currently in the Auckland Unitary Plan (AUP) as Special Character Areas (SCAs) in the Proposed Plan Change. 948.1

2. In particular, the inclusion of the following properties and/or areas as Special Character areas in the Proposed Plan Change: Sub-areas should be extended or created in Arney Road, 172-251 Remuera Road, Victoria Avenue, Lucerne Road, Market Road, Pere Street, Pukeora Avenue and 682-738 Remuera Road, Benson Road, Kelvin Road, Martin Avenue, Garden Road and Seaview Road. 948.2

3. Recognition that Remuera has several adjacent 'isthmus types A, B, & C' which Council do not consider together in scoring e.g., Remuera Isthmus B and Ohinerau/Mt Hobson should be considered together collectively and combined. 948.3

4. Inclusion of 'rear lots'. Also excluded are houses of special and heritage character down driveways, rights of way or on a 'rear lot'. With the sloping topography of Remuera, however, many are visible from other roads and houses, including Ohinerau Mt Hobson. If these score a 4 or a 5 or 6, they should be included in the scoring for SCAs. 948.4

While Council has correctly included Special Character Areas as a qualifying matter, it has not carried forward the part of the Special Character Area in Remuera that is currently contained in the Unitary Plan as Character and Heritage Areas. 948.5

Council has:-

1. Wrongly set a threshold of "high quality" in deciding which Special Character Areas it has carried forward ; 945.6
2. Wrongly concluded that this Special Character Area is only of "high quality" if 66% of the properties within it have scored 5 or 6 on its scale, when 4 "character supporting" should also be included;
3. Applied an incorrect and/or inadequate methodology and/or used incorrect and/or inadequate criteria in assessing the value of properties within this Special Character Areas;
4. Wrongly excluded from consideration a number of properties in this Special Character Areas because it has incorrectly applied its methodology in scoring them;
5. Wrongly applied the methodology it has adopted in determining that this area should not be included as a Character and Heritage Area.

6. Has used the scoring method not so much to assess the special or distinctive character of houses but to reduce the number of them.

Taken together, these errors mean that this area, which should be protected from insensitive and inappropriate development, is now unprotected.

The failure of the proposed Plan Change to include and protect this areas:

1. Is contrary to the purpose of the Resource Management Act 1991 as set out in Section 5 and Part II.

2. Does not recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development as required by S6 (f) of the Act.

3. Fails to have particular regard and/or sufficient regard to the matters set out in Section 7 of the Act, and in particular S7*:*
   *(b) the efficient use and development of natural and physical resources:*
   *(c) the maintenance and enhancement of amenity values:*
   *(f) maintenance and enhancement of the quality of the environment*:
   *(i) the effects of climate change.*

4. Will have significant adverse effects on the environment, and in particular on the people in and around the area and their community, on the amenity values in the area excluded and on the social, economic, aesthetic, and cultural conditions which are affected by those matters.

5. Is not required to give effect to the requirements of the Resource Management (Housing and Other Matters) Amendment Act 1991 or of the National Policy Statement – Urban Development, because the Plan Change with this Special Character Area included as a qualifying matter would provide more than enough capacity for Auckland's future housing needs for the foreseeable future.

6. The so-called non-contributing factors e.g. walkable catchments, are made up by Auckland Council and have nothing to do with special character or heritage. Vegetation, ecological areas, green spaces and trees, safe community spaces, infrastructure, amenities and volcanic viewshafts all have a role to play in the scoring and count too for special character. Any assessment should look at the collective values of an area. All Special Character Area Overlays (SCAs) should be reinstated in all areas of Remuera.

7. Housing development has been allowed to creep up the side of Ohinerau Mt Hobson.
   The Tupuna Maunga Authority has said that "for more than a century, they (the maunga) were administered by city and borough councils that allowed some to be destroyed and houses to be built on others…few people were aware of their deep cultural, historical, geological and archaeological significance." (NZ Herald, Maunga Authority delivers on co-governance, 29 April 2022 paywalled).

8. The Auckland Unitary Plan allows for the addition of approx. 900,000+ houses across Auckland in the next 30 years. Only 2.6% of Auckland houses are covered by a Special Character Area overlay. 700 of these were in Remuera but most were removed! Remuera Heritage asks:
   a. That the Special Character Area overlay be reinstated in Remuera. Multiple examples of houses falling within this are attached.
   b. That the Auckland Unitary Plan be reviewed in 2025, as was originally intended when the AUP was introduced in 2015.
   c. Auckland Council should ensure government is aware of and agrees to the contentious parts of the NPS-UD being deferred for due and properly conducted research and decision making until the 2025 review of the unitary plan. Auckland deserves to be consulted by government about its future.

**Relevant Overlays**

Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay [rcp/dp] - Mount Hobson, Height Sensitive Areas
Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay [rcp/dp] - H3, Mount Hobson, Viewshafts
Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Remuera, Residential Isthmus B and C

**Examples of Special Character Areas to be retained and reinstated**

Victoria Avenue

1. 31 Victoria Ave Pukenui, by architect Horace Massey in 1927 for John Robert Rendell, Spanish Mission style. Cnr Tirohanga Ave 1920s roughcast. Auck Council Heritage List 02755; HNZ List 600. Score 6 | 948.7 | 946.8
   - SCA AUP; PC78 retained;
   - AUP Zone Single House; PC78 Residential low density
2. 45 Victoria Ave 1920s two storey weatherboard cnr Waiata Ave Score 5 | 948.9 | 948.10
   - SCA AUP; PC78 retained
   - AUP Zone Single House; PC78 Residential low density
3. 47 Victoria Ave 1936 by architect Horace Massey for G Abel, Craigmore, Art Deco. cnr Waiata Ave Score 5, **should be 6** | 948.11 | 948.12 | 948.13
   - SCA AUP; PC78 retained;
   - AUP Zone Single House; PC78 Residential low density
4. 95 Victoria Ave 1901 two storey weatherboard, Consul of Bolivia residence, Score 6 | 948.14 | 948.15
   - SCA AUP; PC78 lost; **to be retained**
   - AUP Zone Single House; PC78 Zone Mixed housing urban – **should be PC78 Residential low density**
5. 97 Victoria Ave 1990 La Bibliotheca roughcast Score 2, **should be 5 as it's very distinctive** | 948.16
   - SCA AUP;
   - PC78 SCA lost; to be retained | 948.17 | 948.18
   - AUP Zone Single House;
   - PC78 Zone Mixed housing urban – **should be PC78 Residential low density**
6. 103 Victoria Ave 1920s two storey kauri staircase & native timbers Score 6
   - AUP SCA;
   - PC78 SCA lost; to be retained | 948.19 | 948.20
   - AUP Zone Single House;
   - PC78 Mixed housing urban – **should be PC78 Residential low density**
7. 153 Victoria Ave. By Horace Massey architect early 1900s two storey weatherboard Score 6 | 948.21 | 948.22
   - PC78 SCA lost; PC78 SCA retained
   - AUP Zone Single House; PC78 Zone Residential low density
8. 155 Victoria Ave 1920s by architect Vernon Brown two storey weatherboard **Score 4, should be 6** | 948.23 | 948.24 | 948.25
   - SCA AUP; PC78 retained;
   - AUP Zone Single House; PC78 Residential low core 5, should be 6
9. 169 Victoria Ave 1910s designed by architect Gerald Jones for his own home. Arts & Craft style. Noel Lane architect restored in 2000s. | 948.26 | 948.27
   - SCA AUP; PC78 retained;
   - AUP Zone Single House; PC78 Residential low density
10. 179 Victoria Avenue 1920s two storey weatherboard Score 6 | 948.28 | 948.29
    - AUP SCA; PC78 retained;
    - AUP Zone Single House; PC78 Residential low density
11. 183 Victoria Avenue 1920s weatherboard two storey Score 5 | 948.30 | 948.31
    - AUP SCA; PC78 retained;
    - AUP Zone Single House; PC78 Residential low density
12. 185 Victoria Ave 1920s two storey weatherboard Score 5 | 948.32 | 948.33
    - AUP SCA; PC78 retained;
    - AUP Zone Single House; PC78 Residential low density
13. 203 Victoria Ave Airlie Lodge 1920s roughcast, two storey cnr Manawa Rd Score 5

- AUP Mixed Housing Suburban
- PC78 Add SCA; **add zone Residential low density**

14. 209 Victoria Ave 1920s weatherboard two storey cnr Manawa Rd Not scored?
    - AUP Mixed Housing Suburban
    - PC78 Add SCA**; add zone Residential low density**
15. 211 Victoria Ave 1920s weatherboard two storey Not scored?
    - AUP Mixed Housing Suburban
    - PC78 Add SCA; **add zone Residential low density**

16. 74 Victoria Ave Cluny Convent & Kindergarten
17. 82 Victoria Ave 1920s two storey weatherboard Score 6
    - AUP SCA; PC78 SCA lost– to be retained;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to zone Residential low density**
18. 84 Victoria Ave 1920s two storey weatherboard Score 6
    - AUP SCA; PC78 SCA lost– **to be retained**;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
19. 86 Victoria Ave 1910s two storey weatherboard No score
    - AUP SCA; PC78 SCA lost– **to be retained**;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
20. 90 Victoria Ave 1920s two storey weatherboard No score
    - AUP SCA; PC78 SCA lost**– to be retained**;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
21. 100 Victoria Ave 1930s roughcast two storey Marseilles tile roof Score 5
    - AUP SCA; PC78 SCA lost**– to be retained**;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
22. 108 Victoria Ave 1930s roughcast art deco two storey Score 6
    - AUP SCA; PC78 SCA lost**– to be retained;**
    - AUP Zone Single House; PC78 Mixed Housing Urban; change to Residential low density
23. 110 Victoria Ave 1920s two storey Marseilles tile roof S**core 4, should be 5**
    - AUP SCA; PC78 SCA lost– **to be retained**;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
24. 120 Victoria Ave Cambridge 1990s roughcast two storey "Remuera's finest residence" **Score 1 but is new special character, should be 4 as it supports the special character of Victoria Avenue.**
    - AUP SCA; PC78 SCA lost– to be retained;
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
25. 124 Victoria Ave 1940s weatherboard two storey Score 6
    - AUP SCA; PC78 SCA lost– **to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban; change to Residential low density
26. 128 Victoria Ave 2010 mixed materials two storey Score 4 (see 120)
    - AUP SCA; PC78 SCA lost**– to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
27. 132 Victoria Ave 1920s two storey wooden shingles and brick Score 6
    - AUP SCA; PC78 SCA lost**– to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
28. 134 Victoria Ave 1920s two storey weatherboard Marseilles tiles Score 5
    - AUP SCA; PC78 SCA lost– **to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
29. 136 Victoria Ave 1920s two storey weatherboard Marseilles tiles Score 6
    - AUP SCA; PC78 SCA lost**– to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
30. 138 Victoria Ave 1910s two storey weatherboard Marseilles tiles Score 6
    - AUP SCA; PC78 SCA lost**– to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban**; change to Residential low density**
31. 142 Victoria Ave 1930s two storey weatherboard Marseilles tiles Score 6
    - AUP SCA; PC78 SCA lost– **to be retained**
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density**
32. 148 Victoria Ave 1910s two storey brick Score 6

948.34 948.35 948.36 948.37 948.38 948.39 948.40 948.41 948.42 948.43 948.44 948.45 948.46 948.47 948.48 948.49 948.50 948.51 948.52 948.53 948.54 948.55 948.56 948.57 948.58 948.59 948.60 948.61 948.62 948.63 948.64 948.65 948.66 948.67 948.68 948.69 948.70 948.71

- AUP SCA; PC78 SCA lost**– to be retained** 948.72
- AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density** 948.73

33. 150 Victoria Ave 1911 two storey weatherboard Score 6
    - AUP SCA; PC78 SCA lost– **to be retained** 948.74
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density** 948.75
34. 158 Victoria Ave 1920s two storey roughcast, cnr Glenbrook Score 6
    - AUP SCA; PC78 SCA lost– **to be retained** 948.76
    - AUP Zone Single House; PC78 Mixed Housing Urban; **change to Residential low density** 948.77

**Conclusion: Houses from 82 to 158 Victoria Avenue form a cluster with distinctive special character, as well as those from 31 to 211 Victoria Ave. They should retain the Special Character Area Overlay and Residential low density zoning and form a sub-area.** 948.78 948.79

Remuera Road

Often referred to as The Golden Mile, the houses on Remuera Road opposite Ohinerau Mt Hobson reinforce the value of identifying and preserving special streetscapes, since they collectively represent the cultural and environmental qualities of both the maunga Ohinerau Mt Hobson and the single house zone in Remuera. Their contribution to the streetscape and the special character of Remuera is significant by virtue of the diverse group of houses of a very high architectural standard. The development of apartment blocks on the side of Ohinerau and on Remuera Road will severely block, detract from and affect the mana of the maunga and the viewshafts to the maunga and Rangitoto for walkers on the maunga and along Remuera Road.

There remains a substantial number of the original large suburban houses which were built in this part of Remuera in the late 19th and early 20th century. These substantial houses back onto the retained Special Character Area houses on Dunholme and Ridings Roads.

1. 172 Remuera Road, AC Heritage List No. 2756 (Dr Talbot's House) HNZPT No. 602. Built in circa 1918, is an example of the English Arts and Crafts style of architecture, designed by architect James Lloyd. Isthmus B Score 6
    - AUP SCA; PC78 SCA lost– **to be retained** 948.80
    - AUP Zone Single House; PC78 THAB; **change to Residential low density** 948.81
2. 176 Remuera Rd. c.1900. Two storey weatherboard and stucco. Score 6.
    - AUP SCA; PC78 SCA lost– **to be retained** 948.82
    - AUP Zone Single House; PC78 THAB; **change to Residential low density** 948.83
3. 178 Remuera Road. 1925 house was designed by noted architect Roy Binney for his sister Georgina Clifton. Two storey weatherboard and roughcast. Score 5, **should be 6.** 948.84
    - AUP SCA; PC78 SCA lost**– to be retained** 948.85
    - AUP Zone Single House; PC78 THAB; **change to Residential low density** 948.86
4. 180 Remuera Road. 1920s Concrete two storey. **Score 5, should be 6** 948.87
    - AUP SCA; PC78 SCA lost– to be retained 948.88
    - AUP Zone Single House; PC78 Residential Mixed Housing Urban ; **change to Residential low density**
5. 182 Remuera Road. 1930s Two storey weatherboard. Score 6 948.89
    - AUP SCA; PC78 SCA lost**– to be retained** 948.90
    - AUP Zone Single House; PC78 Residential Mixed Housing Urban ; **change to Residential low density** 948.91
6. 184 Remuera Road. 1930s Arts & Craft two storey weatherboard. Score 5.
    - AUP SCA; PC78 SCA lost– **to be retained** 948.92
    - AUP Zone Single House; PC78 Residential Mixed Housing Urban **; change to Residential low density** 948.93
7. 186 Remuera Road – apartment block 1970s to a very high standard
    - AUP SCA; PC78 SCA lost– **to be retained** 948.94
    - AUP Zone Single House; PC78 Residential Mixed Housing Suburban
8. 190 Remuera Road 1930s two storey weatherboard**. Score 5, should be 6.** 948.95
    - AUP SCA; PC78 SCA lost**– to be retained** 948.96
    - AUP Zone Single House; PC78 Residential Mixed Housing Urban ; **change to Residential low density** 948.97
9. 192 Remuera Road 1930s rare three storey Spanish Mission style. **Score 2. Should be 5.** 948.98

- AUP SCA; PC78 SCA lost**– to be retained** 948.99
- AUP Zone Single House; PC78 Residential Mixed Housing Urban ; **change to Residential low density** 948.100

10. 194 Remuera Road 1920s three storey weatherboard**. Score 3, should be 5.** 948.101
    - AUP SCA; PC78 SCA lost**– to be retained** 948.102
    - AUP Zone Single House; PC78 Residential Mixed Housing Urban ; **change to Residential low density** 948.103
11. 196 Remuera Road 1910s two storey weatherboard**. Score 5, should be 6.** 948.104
    - AUP SCA; PC78 SCA lost**– to be retained** 948.105
    - AUP Zone Single House; PC78 Residential Mixed Housing Urban ; **change to Residential low density** 948.106
12. 208 Remuera Road 1920 two storey weatherboard house Score 5
    - AUP SCA; PC78 SCA lost– **to be retained** 948.107
    - AUP Zone Single House; PC78 THAB; **change to Residential low density** 948.108
    - During PC163 Jeremy Salmond said "8.17.13 A strong immediate group is readily identified in the block defined by Remuera, Ridings and Westbourne Roads, including: 3 Ridings Road 208 Remuera Road 210 Remuera Road 4 Westbourne Road, and 6 Westbourne Road".
13. 210 Remuera Road 1920 two storey weatherboard Marseilles tile roof Score 6
    - AUP SCA; PC78 SCA lost– **to be retained** 948.109
    - AUP Zone Single House; PC78 THAB; **change to Residential low density** 948.110
14. 214 Remuera Road 1934 two storey weatherboard Score 5
    - AUP SCA; PC78 SCA lost– **to be retained** 948.111
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.112
15. 216 Remuera Road 1930s two storey roughcast No Score?
    - AUP SCA; PC78 SCA lost**– to be retained** 948.113
    - AUP Zone Single House – PC78 THAB – change to Residential low density 948.114
16. 220 Remuera Road 1990s three storey concrete Score 2
    - AUP SCA; PC78 SCA lost**– to be retained** 948.115
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.116
17. 226 Remuera Rd, Barochan 1910s has undergone extensive restoration in the last 5 years. Score 6 Three storey (https://www.226remueraroad.com/) (https://issuu.com/thehobson/docs/the_hobson_september_2019
    - AUP SCA; PC78 SCA lost– **to be retained** 948.117
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.118
18. 232 Remuera Road 1940s two storey brick No Score
    - AUP SCA; PC78 SCA lost– **to be retained** 948.119
    - AUP Zone Single House – PC78 THAB **– change to Residential low density** 948.120
19. 234 Remuera Rd (built 1945) two storey Score 3 – **should be 5** 948.121
    - AUP SCA; PC78 SCA lost– **to be retained** 948.122
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.123
20. 236 Remuera Road 1940s two storey brick Score 5
    - AUP SCA; PC78 SCA lost– **to be retained** 948.124
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.125
21. 238 Remuera Road built in 1890, but redesigned in the 1920s by Auckland architects Gummer and Ford. Three storey roughcast Score 2**; should be score 6** 948.126
    - AUP SCA; PC78 SCA lost– **to be added** 948.127
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.128
22. 227 Remuera Road built 1920s. Two storey weatherboard Not score. Isthmus C
    - AUP SCA; PC78 SCA lost– **to be retained** 948.129
    - AUP Zone Single House with score 5 – PC78 THAB – **change to Residential low density** 948.130
23. 229 Remuera Road, Binswood, was home to Sir Patrick Eisdell Moore, a noted Ear, Nose & Throat surgeon and medical officer for the Maori Battalion in WW2 – family still live there. Designed by noted architect Roy Lippincott in 1926-7. It is listed on the council's own Historic Heritage List as Smeeton House No. 01825 Not scored as is up a road but is visible from Mt Hobson walkway https://remueraheritage.org.nz/story/binswood-229-remuera-road/ 948.131
    - AUP SCA Isthmus C; PC78 SCA lost due to being a rear site or unable to be seen. Isthmus C. 229 is clearly visible from the Ohinerau Mt Hobson path **– to be added with Score 6** 948.132
    - AUP Zone Single House – PC78 THAB – **change to Residential low density** 948.133

24. 231 Remuera Road. Capri, designed by noted architect Arthur P Wilson. Described as "one of the most substantially built brick houses in Auckland", 231 Remuera Road was built on land owned previously by James Dilworth in approximately 1903 and was home to Sir George Elliot. Not scored as is up a road but is visible from Mt Hobson walkway 948.134
    - https://remueraheritage.org.nz/story/capri-231-remuera-road-remuera-remueras-century-old-homes-project/ 948.135
    - AUP SCA Isthmus C; PC78 SCA lost due to being a rear site or unable to be seen. 231 is clearly visible from the Ohinerau Mt Hobson path – **to be added with score 6** 948.136
    - AUP Zone Single House – PC78 THAB – **change to Residential low density**
25. 233 Remuera Road. 1910s two storey concrete. Was the Porter's Lodge for Capri at 231.
    - AUP SCA Isthmus B; PC78 SCA lost**– to be added with score 6** 948.137
    - AUP Zone Single House Score 6 & contributing – PC78 THAB – **change to Residential low density** 948.138
26. 235-251 Remuera Rd are substantial older houses now zoned THAB.
27. 235 Remuera Road 1908. Two storey weatherboard Built for James Robertson, to a design by William Alfred Holman, dated September 28, 1908. Isthmus B. The original drawing for this house is preserved at the Architecture Archive, The University of Auckland, Reference No. 2129
    - AUP SCA; PC78 SCA lost – **to be retained. Score 6** 948.139
    - AUP Single House Zone; PC78 THAB. Change to **Residential low density** 948.140
28. 241 Remuera Road. Arts & Craft style by noted architect Gerald Jones in 1910. Two Storey roughcast. Score 6
    - AUP SCA Isthmus B; PC78 SCA lost– **to be added** 948.141
    - AUP Zone Single House Score 6 & contributing – PC78 THAB – **change to Residential low density** 948.142
    - http://www.remuerarealestateregister.co.nz/catalog/product/1060
29. 243 (built 1900) & 247 (built 1910) are now two storey medical rooms but still contribute to the special character of the area. They are scored 5 and 6 respectively. **They should be Single Dwelling Residential Area and retain the Special Character Area Overlay.** 948.143 948.144
30. 251 Remuera Road. Biltmore, designed by notable architects Bamford & Pierce in 1910 for Joseph Tole, MP for Eden, Minister of Justice and Auckland Crown Prosecutor. Two storey weatherboard. Score 6
    - AUP SCA Isthmus B; PC78 SCA lost– **to be retained** 948.145
    - AUP Single House Zone; PC78 THAB**. Change to MHS** 948.146

**Conclusion: Many of the substantial houses along Remuera Rd which fall into the Isthmus B and C categories constitute a sub-area of high quality houses. The 7 Pere Street houses are zoned Isthmus C while the houses opposite on Remuera Road are zoned Isthmus B. If combined, these 13 houses would form a sub area of high quality houses. Recommend combining B & C here. At least, Pere St houses should be combined with 167-171 Remuera Rd.** 948.147

Arney Road

1. No. 1601 - 11 Arney Road (Hanna House) Gerald Jones architect for George Turnbull Niccol's daughter, Jean, married to Norman Hanna, solicitor. Arts & Craft style (Heritage NZ No. 107). https://www.heritage.org.nz/the-list/details/107 Score 6
2. No. 1602 – 27 Arney Road (Worley House) 1923 by Johnson Clark for Doris Worley Score 6
3. No. 2758 – 30 Arney Road (Stansfield House) 1913 Bamford & Pierce architects, cnr Arney Cres Score 6
4. No. 2757 – 34 Arney Road (Court House) 1928 for Albert Court by architect Frederick A Browne, Georgian style Score 6
5. No. 2485 – 43 Arney Road (St Anns) 1914 for Charles Isaac Nathan family by Chilwell & Trevethick architects Score 6
6. No. 2775 - 85 Arney Road (Patterson House) 1923 by architect Daniel Boys Patterson for his own family home, English Cottage & California Bungalow styles Score 6
7. No. 2541 – 91 Arney Road (Vernon Brown House) by VB for his own family home (Note there are 16 Vernon Brown houses in Remuera-see Heritage NZ) **Score 2, should be 5** 948.148

Other nearby substantial older houses on Arney Road

1. 1 Arney Road 1902 Benfieldside for William Frater stockbroker, alterations by Chilwell & Trevithick 1929 Score 6
2. 8 Arney Road for George Turnbull Niccol, shipbuilder 1905 weatherboard two storey Score 5
3. 9 Arney Road 1903 for George Turnbull Niccol, shipbuilder, cnr Buttle St. Designed by Arthur Pollard Wilson, whose strong commercial connections led to the design of large suburban homes for several notable residences in his own suburb of Remuera. In addition to 'Capri' (1902-3) at 231 Remuera Rd, examples include his own house at present-day 84 Victoria Avenue (c.1912); and 'Roselands' at present-day 53 Portland Road (1911). Score 6
4. 15 Arney Road for Edwin Bamford architect by his son Noel Bamford 1905-06 Score 6
5. 20 Arney Road 1900s villa Score 5
6. 21 Arney Road Twyford for Samuel Vaile Score 5
7. 28 Arney Road 1910 two-storeys Score 5
8. 63 Arney Road 1920 two storey weatherboard Score 6
    1. AUP SCA; PC78 SCA lost – **to be retained** 948.149
    2. AUP Single House Zone; PC78 Mixed Housing Suburban. **Change to Residential Low density zone** 948.150
9. 67 Arney Road 1920 two storey weatherboard Score 6
    1. AUP SCA; PC78 SCA lost – **to be retained** 948.151
    2. AUP Single House Zone; PC78 Mixed Housing Suburban. **Change to Residential Low density zone** 948.152
10. 69 Arney Road 1950 two storey weatherboard Score 2, should be 5
    1. AUP SCA; PC78 SCA lost **– retain** 948.153
    2. AUP Single House Zone – PC&78 Mixed Housing Suburban. **Change to Residential Low density zone** 948.154 948.155
11. 77 Arney Road 1920s two storey weatherboard Score 6
    1. AUP SCA; PC78 SCA lost – retain 948.156
    2. AUP Single House Zone – PC&78 Mixed Housing Suburban. **Change to Residential Low density zone** 948.157
12. 81 Arney Road 1900 weatherboard Score 6
    1. AUP SCA; PC78 SCA lost – **retain** 948.158
    2. AUP Single House Zone – PC&78 Mixed Housing Suburban. **Change to Residential Low density zone** 948.159
13. 84 Arney Road 1920s two storey weatherboard. Scored 6
    1. AUP SCA; PC78 SCA lost **– retain** 948.160
    2. AUP Single House Zone – PC&78 Mixed Housing Urban. **Change to Residential Low density zone** 948.161
14. 85 Arney Road 1923 two storey weatherboard **Patterson House HNZ No. 2633.** 85 Arney Road (Patterson House) 1923 by architect Daniel Boys Patterson for his own family home, English Cottage & California Bungalow styles Score 6
    a. AUP SCA; PC78 SCA lost **– retain** 948.162
    b. AUP Single House Zone – PC&78 Mixed Housing Suburban. Change to **Residential Low density zone** 948.163
15. No. 2541 – 91 Arney Road (Vernon Brown House) 1930s by VB for his own family home (Note there are 16 Vernon Brown houses in Remuera-see Heritage NZ) **Score 2, should be 5** 948.164
    a. AUP SCA; PC78 SCA lost **– retain** 948.165
    b. AUP Single House Zone – PC&78 Mixed Housing Urban. Change to **Residential Low density zone** 948.166
16. 99 Arney Rd / Bell Rd Woodcroft 1910 by Rev John Kinder for himself Score 6
    1. AUP SCA; PC78 SCA lost **– retain** 948.167
    2. AUP Single House Zone – PC&78 Mixed Housing Suburban. Change to **Residential Low density zone** 948.168
17. 122 Arney Rd by noted architect Ron Sang Not scored
18. 139 Arney Rd Woodville for Samuel Wood in 1855/6. Hugh Wright owner 1950-1996. Moved offsite in 2007 to South Head Kaipara 575 Wilson Road, Helensville, Rodney.

Nearby Bassett Road 948.169 948.170

1. No. 1606 – 15 Bassett Road 1920 by H Clinton Savage Score 6 – **retain SCA & Single house zoning**
2. No. 1607 – 39 Bassett Road (Fairley / Awatea) by Roy K Binney 1924 for MR. ARCHIBALD CLARK (1847 – 1934) Score 6 **retain SCA & Single house zoning** 948.171 948.172
3. 29 Bassett Road, Remuera by Horace Massey for Leonard Caughey in 1937. See Geoff Mew, Architects at the Apex. Ngaio Press, 2020. Page 150. https://www.bayleys.co.nz/361825 Score 5

**Conclusion: Arney Road and nearby Bassett Road have always been held to be one of the premium streets in Remuera, if not Auckland, with many substantial houses designed by notable architects for prominent early Auckland citizens. It has more heritage listed houses than any other street. It plays a large part in Auckland's cultural and social history. It should retain its Special Character Area Overlay and its low density housing zoning.** 948.173 948.174

Market Road and Pere Street

1. Market Road, Mt Hobson Lane, Pere St - The finding for Ōhinerau Mt Hobson (Isthmus C) has the properties on the side of Ohinerau Mt Hobson zoned Terrace Housing and Apartment Blocks (THAB) because they are in the walkable catchment area of Remuera Station or on Remuera Road. Under the Unitary Plan, these were zoned Single House. It is of great concern that this area has gone from one extreme to the other, as there are many significant houses affected. Many houses on the side of Ohinerau Mt Hobson actually have Remuera Road addresses with a large private road on the corner of Market Road and Remuera Road and are zoned Isthmus C.
2. Housing development has been allowed to creep up the side of Ohinerau Mt Hobson.
   The Tupuna Maunga Authority has said that "for more than a century, they (the maunga) were administered by city and borough councils that allowed some to be destroyed and houses to be built on others…few people were aware of their deep cultural, historical, geological and archaeological significance." (NZ Herald, Maunga Authority delivers on co-governance, 29 April 2022 paywalled).
3. The Special Character Area Overlay for the north side of Market Road, Mt Hobson Lane and Pere Street must be retained and zoned Two-Storey Single Dwelling Residential Area, in order to protect this unique maunga which has cultural significance for both Maori and Pakeha. 948.175 948.176
4. There is also the 1915 Reserves and Other Lands Disposal and Public Bodies Empowering Act which prevents excavation of the volcanic cones. https://en.wikipedia.org/wiki/Auckland_volcanic_field

   "The cones are also protected by a 1915 law, the Reserves and Other Lands Disposal and Public Bodies Empowering Act 1915, which was passed due to early concern that the distinctive landscape was being eroded, especially by quarrying. While often ignored until the late 20th century, it has amongst other things minimised severe changes to Mount Roskill proposed by Transit New Zealand for the Southwestern Motorway."

5. 9-55 Market Road and 227 – 231 Remuera Rd. **Change from THAB or Mixed Housing Urban zoning to Two-storey single house residential zone because houses are collectively all of a very high quality design and standard and there should be no further development on the side of Ohinerau Mt Hobson, a sacred maunga.**
6. It is odd that the bottom of Market Road adjacent to Mt St John Rd is considered to be high quality but that the top of Market Road on the side of Ōhinerau Mt Hobson does not. Many of the houses back on to the maunga and are visible from Ohinerau Mt Hobson but are scored as being rear lot / unable to be seen. This includes nos 17, 19, 25, 27, 33, 35, 43 Market Rd and 227, 229, 231 Remuera Rd. However most can be seen from Ohinerau Mt Hobson.
7. Note 9 Market Road was built in the early 2000s but had been home to 'Atanga', a grand residence owned by importer and general merchant J S Spedding. It was demolished in about 2000.
8. 17 Market Road 1930s two storey weatherboard , score 6
   a. AUP SCA Isthmus C; PC78 SCA lost. Is visible from Ohinerau Mt Hobson **– to be added** 948.177
   b. AUP Zone Single House Score 4 & contributing – PC78 THAB **– change to Residential low density** 948.178
9. 21 Market Road two storey weatherboard Score 6
   a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.179
   b. AUP Zone Single House Score 5 & contributing – PC78 Residential Mixed Housing Urban – **change to Residential low density** 948.180
10. 23 Market Rd early 1900s two storey weatherboard
    a. AUP SCA Isthmus C; PC78 SCA lost **– to be retained** 948.181

**b.** AUP Zone Single House Score 6 & contributing – PC78 Residential Mixed Housing Urban – **change to Residential low density** 948.182

11. 27 Market Road 1920s two storey weatherboard with Marseilles tiles Score 6
    a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.183
    **b.** AUP Zone Single House Score 0 rear lot otherwise contributing – PC78 THAB – **change to Residential low density** 948.184
12. 29 Market Road. 1910s two storey weatherboard
    **a.** AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.185
    **b.** AUP Zone Single House Score 5 & contributing – PC78 Residential Mixed Housing Urban – **change to Residential low density** 948.186
13. 31 Market Road 1920s two storey weatherboard
    **a.** AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.187
    **b.** AUP Zone Single House Score 4 & contributing – PC78 Residential Mixed Housing Urban – change to Residential low density. Deemed to be neutral for Relationship to Street but is visible and character defining - **score 5 or 6** 948.188 948.189
14. 35 Market Road 1940s two storey roughcast
    a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.190
    **b.** AUP Zone Single House score 0 as deemed to not be visible from street but is visible from Ohinerau Mt Hobson – PC78 Residential Mixed Housing Urban **– change to score 5 and Residential low density.** 948.191 948.192
15. 37 Market Road, 1930s two storey weatherboard
    a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.193
    **b.** AUP Zone Single House score 6 – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.194
16. 39 Market Road Aachen House / Isabella Dilworth Lodge, owned by the Dilworth Ulster Institute (Dilworth School) and the Dilworth Trust Board for 100 years. Designed by architect Arthur Ferneyhough and built in 1904. Two storey weatherboard.
    **a.** AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.195
    **b.** AUP Zone Single House score 6 – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.196
    c. https://remueraheritage.org.nz/story/aachen-house-39-remuera-road-sold-july-2022/
17. 43 Market Road. Built 1970s in heritage English style. Two storey weatherboard. Visible from Mt Hobson
    a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.197
    **b.** AUP Zone Single House Score 0 rear lot otherwise contributing – PC78 THAB – **change to Residential low density, score 5** 948.198
18. 47 Market Road 1930s two storey weatherboard 948.199
    a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.200
    **b.** AUP Zone Single House score 5 – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.201
19. 51 Market Road 1920s two storey weatherboard
    **a.** AUP SCA Isthmus C; PC78 SCA lost **– to be retained** 948.202
    **b.** AUP Zone Single House score 5 – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.203
20. 53 Market Road 1930s two storey weatherboard
    a. AUP SCA Isthmus C; PC78 SCA lost – **to be retained** 948.204
    **b.** AUP Zone Single House score 5 – PC78 Residential Mixed Housing Urban **– change to Residential low density.** 948.205
21. 55 Market Road 1930s Two storey weatherboard
    **a.** AUP SCA Isthmus C; PC78 SCA lost **– to be retained** 948.206
    **b.** AUP Zone Single House score 6 – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.207

22. 1-7 Pere St and 167-171 Remuera Rd all back on to the green slopes of Ohinerau Mt Hobson. All are very substantial two to three storey houses of a grand special character with a range of architectural styles from the early 1900s to the 1950s. All 7 Pere St houses and the three houses at 167, 169 & 171 Remuera Rd have elevated and parkside positions with direct access to the side of Mt Hobson. This makes up the desired

number of 10 houses for a sub-area. If the six houses opposite from 172 to 184 Remuera Road are included, they form a larger sub area with 6 houses from 172-184 Remuera Road scoring 5 or 6.

a. All were zoned Single house with the special character area overlay under the Auckland Unitary Plan
b. Now zoned THAB. Should be Two-storey Single Dwelling Residential Area and retain their Special Character Area Overlay. NB 2A Dilworth Tce is zoned THAB – this is the Remuera Telecoms Exchange, which an anomaly but should be zoned residential for future development. 948.208
c. Pere Street is zoned Isthmus C while the houses opposite on Remuera Road are zoned Isthmus B. If combined, these 13 houses would form a sub area of high quality houses.

**Conclusion: Market Road and Pere Street on the slopes of Ohinerau Mt Hobson need to be protected from further development. The proximity of Remuera Road addresses on the maunga and opposite need to be combined (Isthmus B and C) to retain their single house zoning and form a sub-area of high quality houses based on their unique location in relation to the maunga.**

Lucerne Road

1. 2 Lucerne Road. Built 1920 designed by notable architect Sholto Smith in Arts & Craft style. Two storey weatherboard. Isthmus B. Score 6
   **a.** AUP SCA Isthmus B; PC78 SCA lost **– to be retained** 948.209
   **b.** AUP Zone Single House – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.210
2. 640 Remuera Road on corner of Lucerne Rd. Also designed by Sholto Smith, is adjacent to 2 Lucerne Road. Score 6.
   a. AUP SCA Isthmus B; PC78 SCA lost – **to be retained** 948.211
   **b.** AUP Single House zone. PC78 Mixed housing urban zone. **Retain Single house zone.** 948.212
3. 6 Lucerne Road 1930s single storey weatherboard Score 6
   **a.** AUP SCA Isthmus B; PC78 SCA lost – **to be retained** 948.213
   **b.** AUP Zone Single House – PC78 Residential Mixed Housing Urban – **change to Residential low density.** 948.214
4. 12 Lucerne Road 1920s two storey weatherboard score 6 Isthmus B 948.215
   a. AUP SCA Isthmus B; PC78 SCA lost – to be retained 948.216
   b. AUP Zone Single House – PC78 Residential Mixed Housing Urban – change to Residential low density.
5. 14 Lucerne Road 1950s in arts & craft style. Score 3. AUP SCA Single house zone. PC78 Mixed Housing Urban
6. 14a Lucerne Road 1920s one storey weatherboard Score 6. AUP SCA Single House Zone
7. 16 Lucerne Road 1920s roughcast. Score 6. AUP SCA Single House zone - retain 948.217
8. 18 Lucerne Road. "Built in 1923 for merchant William John Fletcher. The house has always been a family home which adds to the culture and community of Lucerne Road. The retaining wall, front steps and two downstairs fireplaces were installed in the 1930's using marble reclaimed from the National Bank on the corner of Jean Batten Place and Shortland Street." Score 6. AUP SCA Single house zone. PC78 Mixed Housing Urban
9. 26 Lucerne Road. 1920s character two storey roughcast bungalow. AUP Mixed housing suburban. PC78 Mixed Housing Urban. Not included or scored by council.
10. 28 Lucerne Road 1920s roughcast. Not included or scored by council. AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban
11. 30 Lucerne Road 1920s weatherboard. Not included or scored by council. AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban
12. 32 Lucerne Road 1930 two storey roughcast. Not included or scored by council. AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban
13. 34 Lucerne Road 1910 two storey transitional villa weatherboard. Not included or scored by council. AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban
14. 38 Lucerne Road. 1921 Two storey weatherboard. Not included or scored by council. AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban
15. 40 Lucerne Road 1920sTwo storey weatherboard Score 6. . AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban

16. 44 Lucerne Road 1920 two storey weatherboard. Not included or scored by council. AUP Mixed Housing Suburban zone; PC78 Mixed Housing Urban

Conclusion: Jeremy Salmond, said "I agree that the SCA as shown in the operative AUP maps is properly designated and there is a very strong argument for retaining that status. They are manifestly a fine set of houses, and together constitute an area of distinctive (="special") character – a quality that the scoring system fails to recognise."

**Lucerne Road has a very strong arts & craft style at the Remuera Road end. Many later houses are in a similar style as two storey character villas and bungalows. There is a very strong suburban feel to the road. Under the AUP, zoning was for Mixed Housing Suburban but was changed under PC78 to Mixed Housing Urban. This MHU zoning does not fit in with the collective character of the street. MH Suburban must be retained.** 948.218

Garden Road

1. 2 Garden Road 1928 two storey weatherboard Scored 6. **Retain SCA and Low density housing** 948.219
    a. AUP has SCA and Single House Zoning 948.220
    b. PC78 has THAB zoning and no SCA.
2. 4 Garden Road 1926 two storey weatherboard. It is described as "a colonial neo-Georgian timber house". Scored 6. **Retain SCA and low density housing zone** 948.221
    a. Auckland Council Heritage list 01659 Ford House (former) 4 Garden Road, Remuera 948.222
    b. Listed Historic Place Category 2 Heritage NZ.
    c. Built by Charles Reginald Ford for his own home. Ford (1880-1972) was born in England and served in the Royal Navy. He was later with Captain Scott's 1901-04 expedition to Antarctica. Ford trained as an architect working in Wanganui and also as an engineer. In 1926 he wrote the first treatise on earthquakes and building construction in the English language.
    In 1923 Ford entered into partnership with William Henry Gummer (1884-1966). Gummer and Ford was an architectural partnership of national importance. Gummer was one of the most outstanding architects working in New Zealand in the first half of this century.

    The firm was responsible for the design of the State Insurance Building, Wellington (1940), the Dilworth Building (1926), the Guardian Trust Building and the Domain Wintergardens (1921 and 1928), all in Auckland, as well as the Dominion Museum (1936) in Wellington. In addition, Ford designed his own house at Westbourne Road, Auckland.

    Gummer and Ford were awarded Gold Medals by the New Zealand Institute of Architects for their designs of Auckland Railway Station and Remuera Library. Ford was President of this Institute from 1921-22.

    d. https://remueraheritage.org.nz/story/the-ford-house-4-garden-road/
    **e.** This is a very significant house, architecturally and historically
3. 6 Garden Road 1920s three storey weatherboard colonial house Scored 6 **Retain SCA and low density housing zone** 948.223 948.224
    a. AUP SCA and Single House Zone
    b. PC78 THAB
4. 3 Garden Road. 1930s two storey weatherboard. Not scored by council.
    a. AUP Zoned THAB but forms part of a group of substantial homes in Garden Road. Would score 5 or 6. 948.225
    **b. Change to SCA and Low residential density housing** 948.226
5. 15 Garden Road. 1920s two storey weatherboard house Scored 5
    a. AUP with SCA and zoned Single House 948.227
    b. PC 78 without SCA and zoned THAB 948.228
    **c. Reinstate SCA and Low residential housing zone**
6. 19 Garden Road 1940s two storey weatherboard Scored 5
    a. AUP with SCA and zoned Single House
    b. PC 78 without SCA and zoned THAB

**c. Reinstate SCA and Low residential housing zone** 948.229 948.230

**Conclusion: Although there are only 6 houses, these form a sub area of an exceptional high quality These houses should be a sub-area. Note there is an infrastructure combined wastewater network control over this area.** 948.231 948.232

Kelvin Road

1. Kelvin Road is a Significant Ecological Area under the AUP and is subject to flood plains and coastal inundations on both sides of the road. Under the AUP these houses are zoned Single House. Under PC 78 they are zoned Mixed Housing Urban. Retain the Single House / low density residential housing zone as the road is therefore not suitable for urban development. 948.233 948.234 948.235
    a. **Retain the Significant Ecological Area overlay**
    b. **Retain the Single House Zone / Change to low density residential housing**

Seaview Road

1. Under the AUP Seaview Road was largely covered by the Special Character Area Overlay. The AUP zone is almost entirely a Single house zone.
2. There are issues with a flood plain and infrastructure wastewater network controls, the latter affecting the entire street. Densification would increase combined system overflows into Hobson Bay.
    **a. Retain the Special Character Area Overlay,**
    **b.** fla**Retain the low density residential zone over the whole street as the land is not suitable for urban development.** 948.236 948.237

SUBMISSION ON PROPOSED PLAN CHANGES 78 (PUBLIC)

THAT IS SUBJECT TO FULL NOTIFICATION

PLAN CHANGE 78 – INTENSIFICATION

**To:** **Auckland Council**

Attention: Principal Policy Planner

By email: unitaryplan@aucklandcouncil.govt.nz

**Name of Submitter:** (Piper Properties Consultants Limited) ('**the Submitter**')

1. This is a submission on public Plan Changes 78 (**PC78**) to the Auckland Unitary Plan – Operative in Part (**the Unitary Plan**) on behalf of Piper Properties consultants Limited. PC78 was publicly notified by Auckland Council (**Council**) on 18 August 2022.

2. Piper Properties Consultants Limited could not gain an advantage in trade competition through this submission.

**Wider statutory context**

*NPS-UD and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**the RM Enabling Act**)*

3. The NPS-UD seeks to ensure councils better plan for growth and remove overly restrictive barriers to development to enable growth in locations that have good access to services, public transport networks and infrastructure. The associated intensification policies require councils to enable greater heights and residential densities in areas that are well-suited to growth, and specifically in and around urban centres and rapid transit stops.

4. The RM Enabling Act introduced the Intensification Streamlined Planning Process for tier 1 councils (which includes Auckland Council) as the mechanism by which to implement the NPS-

UD intensification policies. It also introduced and required tier 1 councils to implement the Medium Density Residential Standards (**MDRS**).

5. The NPS-UD and RM Enabling Act collectively seek to ensure New Zealand's urban centres are well-functioning urban environments that support housing supply and affordability, accessibility to jobs and services, and the reduction of emissions.

## Summary of Plan Change 78

6. PC78 seeks to:

   a. Change the allocation of residential zoning, and provisions within residential zones to enable:

      - More development in the City Centre and at least 6-storey buildings within walkable distance of the city centre, metropolitan centres and Rapid Transit Stops.
      - More intensive development in and around neighbourhood, local and town centres.
      - Incorporate MDRS that enable three storey housing in most residential areas.

   b. Changes to the City Centre Zone and other centre zones to give effect to the NPS-UD and MDRS.
   c. Implement qualifying matters that restrict development potential where there is a feature or value that should be protected or avoided.

7. Additional changes are proposed by Council that do not directly implement MDRS and which are as follows:

   a. Implement Council proposed qualifying matters (special character, ridgeline protection, viewshafts, infrastructure constraints, specific matters in precincts) that restrict development potential where there is a feature or value that should be protected or avoided.
   b. New Low Density Residential Zone applied across areas subject to specific qualifying matters.
   c. Implementation of a raft of additional changes to objectives, policies, rules and standards unrelated to MDRS throughout residential and business zones, numerous overlays and Auckland-wide chapters.

## Background to this submission

8. This submission relates to land at the following properties:

   a. 70-72 Williamson Avenue, Grey Lynn
   b. 49 Ariki Street, Grey Lynn

   c. These landholdings (outlined in blue) and the surrounding environment are shown in the figure below.

**Figure: Properties forming part of submission (outlined in blue)**

   d. The PC78 Maps outlining the underlying Low Density Residential Zone (Peach), walkable catchment management layer (outlined in black) and Floodplains, Combined Wastewater Network Control and Special Character Overlay as Spatially Identified Qualifying Matters are shown in the Figure below. The block of properties including the above-mentioned landholdings bound by Turakina Street to the north and Ariki Street to the south is outlined in black.

Figure: PC78 Zoning Map, Special Character Residential Overlay and Floodplain

**Scope of Submission**

9. This submission relates to PC78 in its entirety.

**The Submission is:**

10. The Submitter supports the zoning changes and provisions that seek to implement the NPS-UD and MDRS requirements for quality intensification in appropriate locations.

a. Piper Properties Consultants Limited supports the broad application of the Mixed Housing Urban (**MHU**) zone and considers this to be an appropriate mechanism by which to incorporate the MDRS and to give effect to the objectives and policies of the NPS-UD. 949. 146

b. Piper Properties Consultants Limited supports the enhanced application of the Terrace Housing and Apartment Buildings (**THAB**) within walkable catchments and considers this to be an appropriate mechanism by which to give effect to the objectives and policies of the NPS-UD. 949. 147

c. Piper Properties Consultants Limited supports the removal of 'intensity' from the matters of discretion and assessment criteria within the MHU and THAB zones for the assessment of 'four plus dwellings'.

11. Notwithstanding the above, The Submitter considers that amendments are required to provide a more effective planning framework that gives full effect to the directives of the legislation. The key overarching considerations and concerns are:

    a. The proposed plan change is contrary to the NPS-UD and RM Enabling Act which seeks to enable greater intensification in Tier 1 districts.
    b. Piper Properties Consultants Limited oppose the Council's approach to the relationship between Qualifying Matters and the underlying zoning. Qualifying Matters have been used to justify lower intensity zoning, rather than the zoning being applied on the basis of location and other mechanisms such as Overlays, Precincts and / or Auckland-wide provisions being relied upon to achieve the outcomes sought by the Qualifying Matter. 949. 148
    c. Piper Properties Consultants Limited oppose the introduction of the extensive suite of amendments proposed to the descriptions, objectives, policies, rules, development standards, matters of discretion, assessment criteria and information requirements of the MHU and THAB zones. The Submitter also opposes the introduction of Qualifying Matters into zones as these can be dealt with appropriately through other mechanisms such as Overlays, Precincts, Auckland-wide rules and assessment criteria. The provisions are overly complicated and restrictive, and the changes proposed in additional to those strictly required to give effect to the NPS-UD and RM Enabling Act provisions combine to reduce development yield and increase costs of compliance, and in the process undermine the outcomes envisaged by the statutory documents. These provisions have not been sufficiently justified under Section 32 of the RMA.
    d. Piper Properties Consultants Limited oppose the introduction of those Council identified Qualifying Matters under sections 77I(j) of the RMA and the use of those Qualifying Matters to justify lower intensity zoning of land. The Submitter seeks the deletion of those matters as Qualifying Matters and the introduction of higher intensity zoning across those areas currently limited by spatially mapped Council identified Qualifying Matters. 949. 149 949.158
    e. Piper Properties Consultants Limited opposes the introduction of the Low Density Residential (LDR) zone. Its existence has been justified on the basis of those Qualifying Matters identified by Council under section 77I(j) of the RMA.
    f. The level of detail required by the provisions is not appropriate in a district plan or necessary for a resource consent process and is more appropriately provided during detailed design for building consent / engineering plan approval.

12. The Submitter seeks to ensure that PC78 plan change provisions are amended so that they comply with the NPS-UD and RM Enabling Act and remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM

Enabling Act. Without limiting the generality of the above, the specific parts of the plan change that this submission relates to are set out in the main body of this submission and **Attachment 1** and include the following:

a. Over complication of the structure of the Unitary Plan:

- There is a clear divergence in the drafting style of PC78 compared with the well-established approach to the operative Unitary Plan. The language is more negative and directive, assessment criteria can appear more like standards through the introduction of detailed requirements that do not exist elsewhere in the Plan, and a prescriptive 'one size fits all' approach has been taken through the introduction of significant new Special information Requirements.
- The clarity of zones have been compromised by the introduction of Qualifying Matters when they are (or can be) already dealt with via other mechanisms (i.e. Significant Ecological Areas are subject to Chapter D9 – Significant Ecological Area Overlay, but are now proposed to be addressed through zone provisions also).
- Qualifying Matters dealt with via Overlays, Precincts or Auckland-wide rules could (and in some cases already do) trump zone provisions, meaning a more intensive underlying zoning would be appropriately constrained by those mechanisms, where relevant. Accordingly, The Submitter considers that more intensive zoning should be applied in place of the LDR zone, with any applicable Qualifying Matters limiting development potential in specific response to that Qualifying Matter enabled through other Plan mechanisms where appropriate.
- While applied broadly across Qualifying Matters relating to infrastructure constraints, coastal inundation and SEAs, a key function of the LDR zone appears to be to sit across sites identified as being within the Special Character Overlay (Chapter D18). However, as the Special Character Overlay explicitly states that the underlying zone rules do not apply and that the rules within the Overlay apply, it is not clear what the need for a lower intensity underlying zone is.

b. LDR zone

- For the reasons set out above, the LDR zone is considered to be of little value and unnecessary. Piper Properties Consultants Limited submits that the LDR Zone should be deleted, and all subject land zoned for higher intensity outcomes. Any relevant Qualifying Matters can be applied via other Plan mechanisms and still achieve the intent of limiting development within certain areas.

949. 150

949. 151

13. The submitter opposes the Low-Density Residential zone for the following reasons:

a. The zoning and character restrictions (qualifying matter) for 70-72 Williamson Avenue and 49 Ariki Street materially restricts the ability to provide for growth that supports housing supply and affordability, accessibility to jobs and services, and emissions reduction.

b. The character assessments undertaken are aesthetic based and the Council has not fully assessed the broader costs (social, economic, environmental) and impacts of imposing restrictions, including impacts on development capacity and accessibility in areas well suited to intensification. This includes shifting development to areas that are less well suited for intensification.

c. Retention of this land for two-storey, single residential development does not give effect to the enabling housing supply legislation and does not enable greater heights and densities in areas that are well-suited to growth, such as in and around urban centres and rapid transit stops.

d. The larger size of sections along Williamson Avenue including the above-mentioned properties and ability to consolidate larger land parcels (lends itself to well-designed, multifamily dwellings which provides amenity areas, and will support an increased density of dwelling units).

c. MHU and THAB Zones

- The extensive suite of changes proposed to the MHU and THAB zones go well beyond what is needed to give effect to the MDRS and the NPS-UD. The Submitter considers that the operative provisions are clear, efficient and effective, having been evaluated through the robust Unitary Plan hearings process. The proposed amendments adopt a contrary drafting style and general approach that is far more prescriptive and creates inconsistency across the Unitary Plan.
- The proposed amendments to the MHU and THAB zones introduce far more prescriptive requirements for 'four plus dwellings' in the form of new and amended rules, development standards and assessment matters. The net result is a significant reduction in design flexibility, clear impacts on the development potential of land and the costs associated with obtaining and implementing resource consents. This sits in contrast to the current approach taken within the residential zones which requires compliance with those standards that seek to control the overall bulk and location of buildings (height, height in relation to boundary and yards), with all other standards referenced via assessment criteria as a means of guiding design while enabling flexibility.
- New standards are complex, detailed and will undermine the ability to achieve the intensification objectives of the NPS-UD.

d. Walkable Catchments

14. In the view of the Submitter, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites. This results in a poor planning outcome where there is a large difference in the scale of development permitted on adjoining sites.

949. 153

15. In terms of enabling intensification outside of these arbitrary limits, it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl.

16. Notwithstanding that, the submission supports the identification of the above mentioned properties within an identifiable walkable catchment.

e. Overlays:

17. D18 Special Character Overlay

f. Qualifying Matters:

- Qualifying matters identified by Central Government:

  i. Significant Natural Hazards
  ii. Historic Heritage

- Council proposed qualifying matters include:

  i. New low density residential zone
  ii. Combined Wastewater Network Control
  iii. Floodplain
  iv. Special Character Overlay

18. A special character area (Qualifying Matter exempting this land from more intensive development) has been applied to Williamson Avenue and Ariki Street. This significantly restricts the development potential of land on these streets, retaining the status quo single house

development on sites with a minimum net site area of 600m$^2$. The Governments focus on intensification around centres and transport and mandatory medium density standards for residential areas provides the best opportunity to challenge the character status of the street.

19. The Council has undertaken a survey of the character value of properties in the street in support of it being included as a qualifying matter. This is on the basis that:

- Within walkable catchments at least 75% or more individual properties score 5 or 6 (6 (areas of high quality).
- Outside walkable catchment at least 66% or more of individual properties score 5 or 6.

20. The properties on Williamson Avenue are located within the walkable catchment and has been scored as having 91% of properties at either 5 or 6 and is considered to be an area of high-quality special character overall as it scores more than 75%. The scoring of the properties in the street (and others in the area) is illustrated below. The darker the colour the greater the character value and the lighter the colour the less character value. The key point is that the street is of mixed character value and Williamson Avenue (including the block of street fronting properties bound by Turakina Street to the north and Ariki Street to the south and width and streetscape of Williamson Avenue are not of high character value (as scored and identified by the Council).

Rose Road
Rose Road
Rose Road
Nuttall Street
Nuttall Street
Nuttall Street

c. Retention of this land for two-storey, single residential development does not give effect to the enabling housing supply legislation and does not enable greater heights and densities in areas that are well-suited to growth, such as in and around urban centres and rapid transit stops.
d. The larger size of sections along Williamson Avenue including the subject site and ability to consolidate larger land parcels (lends itself to well-designed, multifamily dwellings which provides amenity areas, will support an increased density of dwelling units).

23. Floodplain:
    a. This is not a credible reason to prevent intensification and duplicates current Unitary Plan provisions and standards.

24. Combined Wastewater Network:
    a. This is not a credible reason to prevent intensification and duplicate current Unitary Plan provisions and standards.

**Decision Requested**

25. The Submitter seeks the following decision from the Council on PC78:

    a. Amend PC78 provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to unjustified qualifying matters and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RM Enabling Act.
    b. In the alternative to the primary relief of approving PC78, amend PC78 and retain provisions as set out in [Attachment 1] to this submission; and
    c. Any other alternative or consequential relief, including in relation to PC78's objectives, policies, rules, methods and maps, that reflects or responds to the reasons for this submission.

**Reasons for relief sought**

26. The reasons for the relief sought are to ensure that PC78:

    a. will give effect to the objectives and policies of the NPS-UD
    b. will contribute to well-functioning urban environments

c. is consistent with the sustainable management of natural and physical resources and the purpose and principles of the RMA
d. Will meet the reasonably foreseeable needs of future generations
e. Will satisfy the requirements of section 32 of the RMA; and
f. Is consistent with sound resource management practice.

**Appearance at hearing**

27. The Submitter wishes to be heard in support of its submission.

28. The Submitter will consider presenting a joint case with others making a similar submission.

**DATED** at this day of 29 September 2022

**Tom Morgan**

**On behalf of Piper Properties Consultants Limited**

Electronic address for service of Submitter: Tom Morgan

c/- Tattico

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Attachment 1 – Plan Change 78 submission table

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
|---|---|---|---|---|
| **Chapter** | **Outline of Proposed Change** | **Support / Oppose** | **Reasons** | **Relief Sought** |
| **Whole of Plan Change 78** | | | | |
| **Whole of Plan Change 78** | PC78 (Intensification) seeks to:<br>a. Change the allocation of residential zoning, and provisions within residential zones to enable:<br>▪ More development in the City Centre and at least 6-storey buildings within walkable distance of the city centre, metropolitan centres and Rapid Transit Stops.<br>▪ More intensive development in and around neighbourhood, local and town centres.<br>▪ Incorporate MDRS that enable three storey housing in most residential areas<br>b. Changes to the City Centre Zone and other centre zones to give effect to the NPS-UD and MDRS.<br>c. Implement qualifying matters that restrict development potential where there is a feature or value that should be protected or avoided.<br><br>Additional changes are proposed by Council that do not directly implement MDRS and which are as follows:<br>a. Implement Council proposed qualifying matters (special character, ridgeline protection, viewshafts, infrastructure constraints, specific matters in precincts) that restrict | Oppose | ▪ The proposed changes are contrary to the NPS-UD and RM Enabling Act which seeks to enable greater intensification in Tier 1 districts.<br>▪ The provisions are overly complicated and restrictive and the additional non NPS-UD and RMA Enabling Act provisions reduce yield and increase costs of compliance while not meeting the outcomes envisaged by these documents. These provisions have not been justified under section 32 of the RMA. | Amend PC78 provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act. |

949. 1

949. 2

| PLAN CHANGE 78 – INTENSIFICATION | | | | | |
|---|---|---|---|---|---|
| **Chapter** | **Outline of Proposed Change** | **Support / Oppose** | **Reasons** | **Relief Sought** | |
| | development potential where there is a feature or value that should be protected or avoided.<br>b. New Low Density Residential Zone applied across areas subject to specific qualifying matters.<br>c. Implementation of a raft of additional changes to objectives, policies, rules and standards unrelated to MDRS throughout residential and business zones, numerous overlays and Auckland-wide chapters. | | | | |
| **Mapping** | Application of zones, overlays, spatially represented qualifying matters | Oppose | ▪ The proposed zoning / application of overlays and / or qualifying matters undermine the national direction afforded the NPS-UD and RM Enabling Act | ▪ Apply zoning appropriate to give effect to the NPS-UD and RM Enabling Act<br>▪ Remove overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RM Enabling Act | 949. 3<br>949. 4 |
| **Chapter C: General rules** | | | | | |
| **New Rule C1.6A** | 1. Where an activity is subject to a rule in an overlay, the overlay may specific whether the overlay rule replaces a zone rule, a precinct rule or an Auckland-wide rule.<br>2. Where an activity is subject to a rule in a precinct, the precinct may specify whether the precinct rule replaces an overlay rule or a zone rule, or an Auckland-wide rule. | Support | ▪ The proposed rule clarifies the relationship overlays / precincts and other parts of the Unitary Plan | Retain proposed rule C1.6A | 949. 5 |
| **Chapter D18: Special Character Overlay** | ▪ Special Character Overlay identified by Council as a qualifying matter under sections 77I(J) and 77O(J) of the RMA | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Remove special character as a qualifying matter | 949. 6 |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
|---|---|---|---|---|
| **Chapter** | **Outline of Proposed Change** | **Support / Oppose** | **Reasons** | **Relief Sought** |
| | D18.1 Background: numerous changes proposed to identified special character areas. Primarily through deletion of residential areas, the introduction of a small number of existing residential special character areas under the 'both residential and business' category, and the retention of a number of existing special character areas. | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Reduces complexity of the Unitary Plan<br>▪ The operative tables provide no benefit to understanding the Unitary Plan | ▪ If the overlay is retained, retain proposed amendments to D18.1 Background |
| | ▪ New 'Special Character Areas Overlay – Residential' objectives:<br>*(4) Existing residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area*<br>*(5) A minor dwelling provides for additional housing needs and demand in a way that maintains and enhances the special character values of the area*<br>*(6) A limited range of non-residential activities in residential areas provide for the community's social, economic and cultural well-being, while maintaining and enhancing special character values, as identified in the special character area statement.* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ The underlying zone identifies the appropriateness of otherwise of non-residential activities. The overlay should not duplicate this function of the zone | ▪ Delete proposed provisions |
| | ▪ New 'Special Character Areas Overlay – Residential' policies:<br>*(7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the special character values of the* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Delete proposed provisions |

949. 7

949. 8

949. 9

| PLAN CHANGE 78 – INTENSIFICATION | | | | | |
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| | *area, as identified in the special character statement, are maintained*<br>*(7B) Enable the establishment of a minor dwelling where the special character values of the area, as identified in the special character area statement, are maintained*<br>*(7C) Provide for non-residential activities in residential areas that:*<br>*(a) Are in keeping with the special character values as identified in the special character area statement*<br>*(b) Support the social and economic well-being of the community; and*<br>*(c) Avoid, remedy or mitigate adverse effects on residential amenity* | | ▪ The underlying zone identifies the appropriateness of otherwise of non-residential activities. The overlay should not duplicate this function of the zone | | |
| | ▪ New introductory statement (3) to D18.4 Activity table:<br>*(3) The rules and standards in the Special Character Area Overlay – Residential replace the rules and standards of any relevant residential zone* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Unnecessary duplication of zone provisions, particularly given the new LDR Zone provisions only applies where | ▪ Retain provision if LDR Zone is deleted from the Unitary Plan (preferred)<br>▪ Alternatively, delete the proposed provision if the LDR Zone is retained<br>▪ | 949. 10<br>949. 11 |
| | ▪ Activity Table D18.4.1 'Special Character Areas Overlay – Residential' significantly amended to:<br>- Fully replace the underlying residential zone rules<br>- Introduce 'standards to be complied with', referencing the suite of new standards proposed for the Overlay | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Duplicates requirements of underlying zone | ▪ Delete proposed provisions<br>▪ Alternatively, retain provision if underlying LDR zone is deleted and a more intensive zoning is applied. Amend standards to be | 949. 12<br>949. 13<br>949. 14 |

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| | | | ▪ While the LDR zone is proposed to apply across sites impacted by one or more specific Qualifying Matters, including the Special Character Overlay, this provision makes the underlying zoning largely redundant. If the underlying LDR zone does not apply, why zone the land LDR? Why not MHU? | complied with to rely on underlying zone to a greater extent. | |
| | ▪ New introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'<br>*(3) The rules and standards in the Special Character Areas Overlay – Business are in addition to the rules and standards of the underlying business zone*<br>*(5) Identified character defining buildings and identified character supporting buildings are show in either the Property Summary in the planning maps of the Special Character Area Map in Schedule 15 Special Character Schedule, Statements and Maps* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Delete proposed provisions | 949. 15 |
| | ▪ New standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'<br>*All uses listed in Table D18.4.1A Activity table – Special Character Areas Overlay – Residential must comply with the following standards, as relevant to the use.* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Duplicates requirements of underlying zone<br>▪ While the LDR zone is proposed to apply across sites impacted by one or more specific Qualifying Matters, including the Special | ▪ Delete proposed provisions<br>▪ Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)<br>▪ Alternatively, retain provision if underlying LDR zone is deleted and a more intensive zoning is applied | 949. 16<br>949. 17<br>949. 18 |

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| | | | Character Overlay, this provision makes the underlying zoning largely redundant. If the underlying LDR zone does not apply, why zone the land LDR? Why not MHU? | | |
| | ▪ New standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'<br>*Purpose: to enable a dwelling existing at 30 September 2013 to be converted into a maximum of two dwellings, and to provide for sufficient outdoor living space for each dwelling*<br>*(1) The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings must comply with all the following standards:*<br>*(a) Each dwelling must have an outdoor space that is:*<br>*(i) At least 5m2 for a studio or one-bedroom dwelling and 8m2 for at two or more bedroom dwelling*<br>*(ii) At least 1.8m in depths; and*<br>*(iii) Where there is an existing standalone minor dwelling on the site, there must be no more than two dwellings in addition to the minor dwelling.* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Delete proposed provisions | 949. 19 |
| | ▪ New standard D18.6.1A.2 'Minor dwelling'<br>*Purpose:* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts | ▪ Delete proposed provisions | 949. 20 |

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| | - *To provide accommodation that is limited in size and secondary to the principal dwelling on a site*<br>- *To ensure that sufficient outdoor living space is provided for the minor dwelling*<br>- *To ensure there is no more than one minor dwelling on each site*<br>- *To ensure minor dwellings to not detract from the special character values of the area.*<br>*(1) A minor dwelling must comply with all the following standards:*<br>*(a) Maximum floor area of 65m2 excluding decks and garaging*<br>*(b) The outdoor living space must be:*<br>*(i) At least 5m2 for a studio or one-bedroom dwelling and 8m2 for a two or more bedroom dwelling*<br>*(ii) At least 1.8m in depth; and*<br>*(iii) Directly accessible from the minor dwelling*<br>*(2) There must be no more than one minor dwelling per site*<br>*(3) Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principle dwelling*<br>*(4) There must be no more than two existing dwellings on the site* | | development potential and the ability to give effect to the NPS-UD and RM Enabling Act | |

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| | *(5) Any garage or carport provided for the minor dwelling must not exceed 18m2* | | | |
| | ▪ New standard D18.6.1A.3 'Home occupations'<br>*Purpose: to enable people to work from home at a scale that ensures residential character and amenity is maintained*<br>*(1) A home occupation must comply with all of the following standards:*<br>*(a) At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence*<br>*(b) No more than two people who do not use the dwelling as their primary place of residence may work in the home occupation*<br>*(c) No more than four people in total may work in the home occupation*<br>*(d) The sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the sit may not occur between 7am or after 7pm*<br>*(e) Car trips to and from the home occupation activity must no exceed 20 per day*<br>*(f) Heavy vehicle trips must not exceed two per week*<br>*(g) No more than one commercial vehicle associated with the home occupation may be on site at any one time* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ The underlying zone already establishes the appropriateness of Home Occupations. This is an unnecessary duplication. | ▪ Delete proposed provisions and rely on underlying zone to set parameters around what are the appropriate activities for an area |

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| | *(h) Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view*<br>*(i) Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and*<br>*(j) Goods sold from the home occupation must be:*<br>*(i) Goods produced on site; or*<br>*(ii) Goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or*<br>*(iii) Goods ancillary and related to a service provided by the home occupation.* | | | |
| | ▪ New standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'<br>*(1) Offices must be located in existing buildings* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Unnecessary constraint. New buildings can be designed to fit within an existing character | ▪ Delete proposed provisions |
| | ▪ New standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff'<br>*(1) A care centre must comply with the following standards:*<br>*(a) No more than four staff in total may work on site at any one time* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Delete proposed provisions and rely on underlying zone to set parameters around what are the appropriate activities for an area |

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| | *(b) Car trips to and from the care centre must not exceed 20 per day*<br>*(c) Heavy vehicle trips must no exceed two per week*<br>*(d) Storage for rubbish and recycling associated with the care centre must be provided on site and screened from public view.* | | ▪ The underlying zone already establishes the appropriateness of Care Centres. This is an unnecessary duplication. | |
| | ▪ New purpose inserted into existing standard D18.6.1.1 'Building height'<br>*Purpose: to manage the height of buildings to:*<br>- *Retain the existing built form character of predominantly one to two storeys in established residential neighbourhoods*<br>- *Maintain the relationship of built form to the street and open space; and*<br>- *Maintain a reasonable level of sunlight and minimise visual dominance effects for adjoining sites.* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ This largely duplicates the purpose of the height limit in the LDR zone | ▪ Delete proposed provisions |
| | ▪ New purpose to existing standard D18.6.1.2 'Height in relation to boundary'<br>*Purpose: to manage the height and bulk of buildings to:*<br>- *Retain the character of the streetscape*<br>- *Enable a built form that reflects the identified character of the area; and*<br>- *Maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Unnecessary duplication of standards<br>▪ Many 'character' areas have buildings positioned closer to boundaries than would be allowed by the HiRB standard. This is an | ▪ Delete proposed provisions<br>▪ Rely on underlying zone to a greater extent |

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| | ▪ Amendments to existing standard D18.6.1.2 'Height in relation to boundary'<br>*(1) …*<br>*(2) Standard D18.6.1.2 does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed*<br>*(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary …*<br>*(4) A gable end, dormer or roof may project beyond the recession place where that portion beyond the recession plane is:*<br>*(a) No greater than 1.5m2 in area and no greater than 1m in height; and*<br>*(b) No greater than 2.5m cumulatively in length measured along the edge of the roof*<br>*Figure D18.6.1.2.1 'Exceptions for gable ends and dormers and roof projections'…*<br>*(5) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.* | | established inconsistency between the purpose and the standard. | |
| | ▪ New purpose inserted for existing standard D18.6.1.3 'Yards'<br>*Purpose:* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Delete proposed provisions |

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| | - *To retain the character of the streetscape by managing the set back of buildings from the road boundary and relationship of the building to the street*<br>- *To retain the relationship of buildings to landscape qualities and natural features; and*<br>- *To enable buildings and service on the site or adjoining sites to be adequately maintained*<br>▪ Additions to existing standard D18.6.1.3 'Yards'<br>*(1) …*<br>*(2) A building or parts of a building on a rear site in the Special Character Areas Overlay – Residential must be set back a minimum depth of 3m from at least two boundaries and 1.2m from all other boundaries. This is shown in Figure D18.6.1.3.1 …*<br>*(3) Standard D18.6.1.3 does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed*<br>*(4) The underlying zone yard standards apply for all other yards not specified in Table D18.6.1.3.1.*<br>*Figure D18.6.1.3.1 …* | | ▪ Rely on the underlying zone instead of complicating the overlay | |
| | ▪ Insert new purpose to existing standard D18.6.1.4 'Building coverage'<br>*Purpose: to manage the extent of buildings on site to:* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act | ▪ Delete proposed provisions |

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<table>
<tr><th colspan="5">PLAN CHANGE 78 – INTENSIFICATION</th></tr>
<tr><th>Chapter</th><th>Outline of Proposed Change</th><th>Support / Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td>- Be commensurate with the existing built character of the neighbourhood; and<br>- Ensure sufficient open space is retained on sites to maintain the character values of the area</td><td></td><td>▪ Unnecessarily restrictive<br>▪ Rely on the underlying zone instead of complicating the overlay</td><td></td></tr>
<tr><td></td><td>▪ Insert new purpose to existing standard D18.6.1. ‘Landscaped area’<br>Purpose:<br>- To maintain the landscaped character of the streetscape; and<br>- To maintain a minimum level of planting on sites that is consistent with the identified character of the area</td><td>Oppose</td><td>▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Unnecessarily restrictive<br>▪ Rely on the underlying zone instead of complicating the overlay</td><td>▪ Delete proposed provisions</td></tr>
<tr><td></td><td>▪ Insert new purpose to existing standard D18.6.1.6 ‘Maximum impervious area’<br>Purpose:<br>- To reinforce the building coverage and landscaped area standards; and<br>- To limit impervious areas on a site to maintain the identified character of the area<br>▪ Amend existing standard D18.6.1.6 ‘Maximum impervious area’:<br>Table D18.6.1.6.1 Maximum impervious ~~paved~~ area in the Special Character Areas Overlay – Residential
<table>
<tr><th>Site area</th><th>~~Paved~~ Maximum impervious area</th></tr>
<tr><td>Up to 200m²</td><td>~~17~~ 72 per cent of the net site area</td></tr>
<tr><td>200m² – ~~500m²~~300m²</td><td>~~20~~ 65 per cent of the net site area</td></tr>
<tr><td>~~500m²~~ 300m² – 1,000m²</td><td>~~25~~ 60 per cent of the net site area</td></tr>
</table></td><td>Oppose</td><td>▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Unnecessarily restrictive<br>▪ Rely on the underlying zone instead of complicating the overlay</td><td>▪ Delete proposed provisions</td></tr>
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| | ▪ Insert new purpose to existing standard D18.6.7. 'Fences, walls and other structures'<br>*Purpose: To retain the boundary fences and walls that contribute to the character of the area and ensure that new fences and walls complement the existing character of the streetscape and retain views of character buildings*<br>▪ Amend / add to existing standard D18.6.1.7 'Fences, walls and other structures'<br>*(1) Fences and walls~~, and other structures~~ or any combination of these, in the Special Character Overlay – Residential must not exceed ~~a~~ the height specified below, measures from ~~of 1.2m above~~ground level:*<br>*(a) On the street boundary of the front yard and between the street boundary of the front yard and the primary façade of the house, 1.2m in height*<br>*(b) On the side boundary of the front yard, or between the house and the side yard boundary, where the fence or wall is located forward of the primary façade of the house, 1.2m in height*<br>*(c) On any other boundary or within any other yard not described above, 2m in height*<br>*(2) For houses on corner sites, D18.6.1.7(1)(a) applies to the street boundary of the front yard which is directly in front of the principal façade of the house and to that part of any other front yard boundary with the street which is* | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ Overly prescriptive<br>▪ Rely on the underlying zone instead of complicating the overlay<br>▪ Appears to reflect new amenity standards rather than any established existing character | ▪ Delete proposed provisions, rely on underlying zone provisions to a greater extent |

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| | *directly in front of the secondary façade. D18.6.1.7(c) applies to the remainder of any other front yard boundary with the street that is not directly in front of the secondary façade.*<br>*(3) For the purpose of this standard, the primary or secondary façade of the house means the front wall of the house facing a street, and shall exclude bay windows, verandahs, stairs, attached garages and similar projecting structures.* | | | |
| | ▪ New matters of discretion at D18.8.1.1 'Special Character Areas Overlay – Residential'<br>*(A1) For dairies up to 100m2 gross floor area per site; and healthcare facilities up to 200m2 gross floor area per site*<br>*(i) The effects on the neighbourhood character, residential amenity and the surrounding residential area from any noise, lighting and the hours of operation of the activity*<br>*(B1) For healthcare facilities up to 200m2 gross floor area per site:*<br>*(ii) The effects on the neighbourhood character, residential amenity and the surrounding residential area from any noise, lighting and the hours of operation of the activity.*<br>…<br>▪ Addition to matter of discretion D18.8.1.1(2): | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ The underlying zone already establishes the appropriateness of non-residential activities and establishes matters of discretion where triggers are exceeded. This is unnecessary duplication.<br>▪ Rely on the underlying zone instead of complicating the overlay | ▪ Delete proposed provisions and rely on underlying zone to set parameters around what are the appropriate activities for an area |

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| | *(2) …*<br>*(d) Where a minor dwelling is proposed, its scale and location relative to the principle dwelling on the site*<br>▪ Replacement matter of discretion D18.8.1.1(3):<br>*(3) For buildings that do not comply with standards D18.6.1.1 to D18.6.1.8:*<br>*(aa) any policy which is relevant to the standard*<br>*(bb) the purpose of the standard*<br>*(c) The effects of the infringement of the standard*<br>*(d) The effects on the character in the overlay*<br>*(e) The effects on the amenity of neighbouring sites*<br>*(f) The effects of any special or unusual characteristics of the site which is relevant to the standard*<br>*(g) The characteristics of the development*<br>*(h) Any other matters specifically listed for the standard*<br>*(i) Where more than one standard will be infringed, the effects of all infringements; and*<br>*(j) The effect of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement.* | | | |
| | ▪ New assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential': | Oppose | ▪ The application of the Special Character Overlay inappropriately restricts | ▪ Delete proposed provisions and rely on underlying zone to set parameters around what are the appropriate activities for an area |

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| | *(A1) for dairies up to 100m2 gross floor area per site; and healthcare facilities up to 200m2 gross floor area per site*<br>*…*<br>*(AB1) Healthcare facilities up to 200m2 gross floor area per site:*<br>*…* | | development potential and the ability to give effect to the NPS-UD and RM Enabling Act<br>▪ The underlying zone already establishes the appropriateness of non-residential activities and establishes assessment criteria where triggers are exceeded. This is unnecessary duplication.<br>▪ Rely on the underlying zone instead of complicating the overlay | |
| **Chapter E – Auckland-wide** | | | | |
| **Chapter E36: Natural Hazards and Flooding** | ▪ New statement inserted under heading E38. Natural hazards and flooding: *'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.'*<br>▪ A number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. | Oppose | ▪ Oppose identification of this is a Qualifying Matter and all associated changes | ▪ Delete proposed provisions |
| | ▪ Amendment to E36.1. Background:<br>The Plan has defined criteria to identify land which may be subject to natural hazards and in some cases has applied the Residential - Low Density Residential Zone to this land. The Plan requires the use of the best information available to identify greenfield land or land which is proposed for redevelopment which may be subject to natural hazards. This includes hazard maps, databases and reports held by the Council. The level of detail and the quality of this information is variable. This affects the Council's ability to identify and map land that may be subject to natural hazards. At this time, the provisions in the Plan are focussed on the following hazards: | Oppose | ▪ Oppose identification of this is a Qualifying Matter and all associated changes | ▪ Delete proposed provisions |
| **Chapter E38: Subdivision – Urban** | ▪ Amendment to E38.1. Introduction:<br>This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters. | Oppose | ▪ Delete reference to Qualifying Matters. These are dealt with through out Plan mechanisms and do not need to be brought into the E38 | ▪ Remove reference to Qualifying Matters |

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| | | | Subdivision. This just creates duplication and unnecessary complexity<br>▪ | |
| | ▪ Amendments to E38.2. Objectives:<br>- New addition of E38.2(10)(d) that subdivision is '*provided for where the sites can be serviced by the water supply, wastewater and stormwater networks*';<br>- and E38.2(10)(e) that subdivision '*avoids the creation of vacant sites not complying with the minimum site size in areas where transport qualifying matters apply*'.<br>- New addition of '*Medium Density Residential Standards Objectives*': (11) '*Provide for subdivision which enables the level of development anticipated by the RMA, except in circumstances where one or more qualifying matters are relevant'*. | Oppose | ▪ Remove reference to Qualifying Matters, particularly the mapped Infrastructure Constraints<br>▪ Other mechanisms exist to ensure that proposed sites are able to be serviced. Infrastructure does not need to permeate the Plan to the extent proposed | ▪ Delete proposed provisions |
| | ▪ Amendments to E38.3. Policies:<br>(13) Require subdivision (except for subdivision around MDRS compliant development) to deliver sites that are of an appropriate size and shape for development intended by the zone by:<br>*Subdivision in areas subject to the Infrastructure – Combined Wastewater Network Control, Infrastructure – Water and/or Wastewater Constraints Control, Infrastructure – Stormwater Disposal Constraints Control as identified in the planning maps*<br>(31) Avoid subdivision in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints unless proposed subdivisions can be serviced by infrastructure and there is sufficient capacity.<br>*Subdivision in areas subject to the Infrastructure – Beachlands Transport Constraints Control as identified in the planning maps*<br>(32) Avoid vacant site subdivision that does not comply with the minimum site size in areas identified on the planning maps as subject to transport infrastructure constraints. | Oppose | ▪ Remove reference to Qualifying Matters, particularly the mapped Infrastructure Constraints<br>▪ Other mechanisms exist to ensure that proposed sites are able to be serviced. Infrastructure does not need to permeate the Plan to the extent proposed | ▪ Delete proposed provisions |

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| | *Medium Density Residential Standards Policies*<br>(33) Provide for subdivision as a controlled activity in zones where the Medium Density Residential Standards apply except where:<br>(a) there is significant risk from natural hazards;<br>(b) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision;<br>(c) where a qualifying matter is relevant; or<br>(d) where the proposed subdivision does not comply with any relevant subdivision standards.<br>(34) Subdivision is enabled as required by the RMA except to the extent necessary to accommodate one or more qualifying matters.<br>(35) Require subdivision around MDRS development to not compromise any qualifying matters located on the site. | | | |
| | ▪ Amendments to Table E38.4.2 Activity table - Subdivision in residential zones: | Oppose | ▪ Remove reference to Qualifying Matters, particularly the mapped Infrastructure Constraints<br>▪ Other mechanisms exist to ensure that proposed sites are able to be serviced. Infrastructure does not need to permeate the Plan to the extent proposed<br>▪ Plan provisions (and maps) could become out of date very quickly in the event infrastructure upgrades are undertaken | ▪ Delete proposed provisions |

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| | **Activity** / **Activity status**<br>**Subdivision for the purpose of the construction or use of dwellings, which are provided for as either permitted or restricted discretionary activities in the Residential - Low Density Residential Zone, Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone**<br>Note 1<br>All applications for subdivision consent, including controlled activities A13A and A13B below, are subject to section 106 of the RMA<br>(A13A) Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.1A.1 — C<br>(A13B) Subdivision around existing buildings and development complying with Standard E38.8.1A.2. — C<br>(A13C) Subdivision around buildings and development with existing use rights where sites created results in non-compliance with the relevant overlay, Auckland-wide and zone rules and is not accompanied by a land use consent. — RD<br>(A13D) Subdivision in accordance with an approved land use resource consent not meeting Standard E38.8.1A.1 — RD<br>(A13E) Subdivision around existing buildings and development not meeting the standards in E38.8.1A.2 — RD<br>(A13F) Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2. — D<br>(A13G) Any subdivision listed above not meeting General Standards E38.6.2 - E38.6.6 — D<br>**All other types of subdivision in residential zones**<br>(A29A) Subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control. — RD<br>(A29B) Subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control and/or the Infrastructure – Water and Wastewater Constraints Control. — RD<br>(A29C) Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control complying with Standard 38.8.2.9. — D<br>(A29D) Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control not complying with Standard 38.8.2.9. — NC | | | |

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| | ▪ New addition of E38.8.1A. Standards – residential controlled activities:<br>**E38.8.1A. Standards – residential controlled activities**<br>Subdivision listed as a controlled activity in Table E38.4.2 Subdivision in residential zones must comply with standards E38.6.2 - E38.6.6 listed in E38.6 General standards for subdivisions, standard E38.8.1.1(1) and standard E38.8.1.2 in E38.8.1 General standards in residential zones and standards listed in E38.8.1A Standards – residential controlled activities as relevant.<br>**E38.8.1A.1. Subdivision in accordance with an approved land use resource consent**<br>(1) Any subdivision relating to an approved land use consent must comply with that land use consent.<br>(2) No vacant sites are created.<br>**E38.8.1A.2. Subdivision around existing buildings and development**<br>(1) Prior to subdivision occurring, all development must meet one of the following:<br>(a) comply with the relevant overlay, Auckland-wide and zone rules; or<br>(b) be in accordance with an approved land use resource consent.<br>(2) No vacant sites are created. | Support | ▪ Appropriate provision that streamlines subdivision around consented development<br>▪ Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply.<br>▪ Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also. | ▪ Retain proposed provisions except that E38.8.1.2(1) does not apply<br>▪ Expand to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also. | 949. 41<br>949. 42 |
| | ▪ Amendments to E38.8.2. Standards – residential restricted discretionary activities:<br>**E38.8.2.7. Subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control.**<br>(1) An application must be accompanied by a technical report prepared by a suitably qualified and experienced person.<br>(2) The technical report must demonstrate that sufficient stormwater disposal capacity exists. | Oppose | ▪ Remove reference to Qualifying Matters, particularly the mapped Infrastructure Constraints<br>▪ Other mechanisms exist to ensure that proposed sites are able to be serviced. Infrastructure does not need to permeate the Plan to the extent proposed<br>▪ Plan provisions (and maps) could become out of date very quickly in the event infrastructure upgrades are undertaken | ▪ Delete proposed provisions | 949. 43 |

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| | **E38.8.2.8. Subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and/or Wastewater Constraints Control.**<br>(1) Applications must be accompanied by a technical report prepared by a suitably qualified and experienced person.<br>(2) The technical report must demonstrate that infrastructure and servicing can be achieved.<br>**E38.8.2.9. Subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control.**<br>(1) Proposed vacant sites identified in the Infrastructure – Beachlands Transport Constraints Control Overlay must comply with a minimum net site area of 600m². | | | | |
| | ▪ Amendments to E38.11.1. Matters of control:<br>The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:<br>(1) all controlled activities in Table E38.4.1:<br>(a) compliance with an approved resource consent except for boundary adjustment subdivision;<br>(b) the effect of the site design, ~~size, shape~~, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;<br>(c) the effects of infrastructure provision; and<br>(d) the effects on historic heritage and cultural heritage items.<br>(2) all controlled activities in Table E38.4.2:<br>(a) compliance with an approved land use consent;<br>(b) compliance with the relevant overlay, Auckland-wide and zone rules; and<br>(c) the effects of infrastructure provision. | Oppose | ▪ Compliance with an approved land use consent should not require any broader assessment that consistency with the approved land use consent. | ▪ Delete proposed provisions | 949. 44 |
| | ▪ Amendments to E38.11.2. Assessment criteria for controlled activities: | Oppose | ▪ Compliance with an approved land use consent should not require any broader assessment that consistency with the approved land use consent. | ▪ Delete proposed provisions | 949. 45 |

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| | (2) All controlled activities in Table E38.4.2:<br>(a) compliance with an approved resource consent:<br>(i) refer to Policy E38.3(6);<br>(b) compliance with the relevant overlay, Auckland-wide and zone rules;<br>(i) refer to Policy E38.3(1) and (6);<br>(c) whether there is appropriate provision made for infrastructure including:<br>(ii) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and<br>(iii) Whether appropriate management of effects of stormwater has been provided;<br>(iv) refer to Policies E38.3(1), (6), (19) to (23). | | | | |
| | ▪ Amendments to E38.12.1. Matters of discretion:<br>(10) subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control:<br>(a) the ability to provide for stormwater disposal.<br>(11) subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and/or Wastewater Constraints Control:<br>(a) the effect on the capacity of the existing public reticulated water supply and wastewater network;<br>(b) the provision of access to water supplies for firefighting purposes;<br>(c) the ability to provide for a connection between any dwelling(s) and a reticulated water supply and wastewater network in the future; and<br>(d) the ability to provide for a connection to a separated stormwater pipe that is part of the public network, including in the future if separation is in progress. | Oppose | ▪ Remove reference to Qualifying Matters, particularly the mapped Infrastructure Constraints<br>▪ Other mechanisms exist to ensure that proposed sites are able to be serviced. Infrastructure does not need to permeate the Plan to the extent proposed<br>▪ Plan provisions (and maps) could become out of date very quickly in the event infrastructure upgrades are undertaken | ▪ Delete proposed provisions | 949. 46 |
| | ▪ Amendments to E38.12.2. Assessment criteria: | Oppose | ▪ Remove reference to Qualifying Matters, particularly the mapped Infrastructure Constraints | ▪ Delete proposed provisions | 949. 47 |

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| | (10) subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control:<br>(a) Whether there is the ability to adequately dispose of stormwater via a connection to the public stormwater network to service the proposed subdivision.<br>(b) Whether stormwater can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice to service the proposed subdivision.<br>(11) subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and/or Wastewater Constraints Control:<br>(a) Whether there is adequate capacity in the existing public reticulated water supply and wastewater network to service the proposed subdivision.<br>(b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.<br>(c) Whether there is the ability connect the dwelling(s) to a reticulated water supply and/or wastewater network in the future.<br>(d) If the site is an area subject to the Infrastructure – Combined Wastewater Network Control whether separation is in progress and whether the new site can connect to a separated stormwater pipe that is part of the public stormwater network. | | ▪ Other mechanisms exist to ensure that proposed sites are able to be serviced. Infrastructure does not need to permeate the Plan to the extent proposed<br>▪ Plan provisions (and maps) could become out of date very quickly in the event infrastructure upgrades are undertaken | |
| **Chapter H – Zones** | | | | |
| **Chapter H3A: Residential – Low Density Residential Zone** | ▪ This is a new zone proposed to be inserted into the AUP.<br>▪ This new zone ensures the existing amenity of a low-density built environment is maintained where the Council has decided it would not be appropriate to provide more intensive residential development.<br>▪ This new zone is proposed to be applied to residential sites where a lower density of residential development is required to provide for the qualifying matters that applies to the site. | Oppose the zone in full | ▪ The LDR zone is unnecessary. Its stated description acknowledges its application to areas impacted by certain Qualifying Matters that result in a lower intensity of development. Some qualifying matters are subject to overlay provisions which act to limit development potential, accordingly, meaning the underlying zoning could be higher | ▪ Delete LDR zone in its entirety |

949. 48

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| | ▪ Objectives and policies of the LDRZ (H3A.2 and H3A.3) seek the provision of lower intensity residential development limited to predominantly one to two storeys buildings that is in keeping with the identified qualifying matters' values within the area.<br>▪ Objectives and policies reference development that maintains the amenity value of established residential neighbourhoods and is in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.<br>▪ Objectives and policies of the LDRZ place stronger restrictions on subdivision and development in order to manage effects on existing character and amenity.<br>▪ The protection and management of SEAs, natural hazards, and sites of significance to mana whenua is highlighted.<br>▪ References are made to the provision of high-quality amenity and a well-functioning urban environment.<br>▪ More intensive residential development including medium density residential development is enabled only to the extent necessary, ensuring development does not detract from qualifying matters' values accommodated by the purpose of the LDRZ. | | intensity and still limited by the overlay. In such situations, the LDR zone is redundant.<br>▪ As an example to the above, the proposed Special Character Overlay rules explicitly states they replace the underlying zone in full. Therefore, LDR is redundant for sites subject to a Special Character QM.<br>▪ Other noted Qualifying Matters such as Infrastructure Constraints are self-policing. If there is not capacity to support intensive development, a developer will either need to provide upgrades to infrastructure, wait for it to be provided by Council / others.<br>▪ The limitation on development potential imposed should reflect the nature of the constraint, however that does not appear to be reflected in the LDR zone. If the constraint is infrastructural capacity, flooding, SEA, cultural values, etc then the zone provisions prescribing design outcomes are not actually related to the constraint and are therefore unnecessary. Rules prescribing activities that might be appropriate, standards limiting height, HiRB, yards, building coverage, etc, and assessment matters / criteria all fall into | |

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| | | | this category. It is difficult to see a justification for the LDR zone when the limitations on development prescribed do not relate to the qualifying matters that have led to the distribution of the zone. | |
| **Chapter H5: Residential – Mixed Housing Urban Zone** | ▪ Mapping changes reflecting that the MHU zone incorporates the MDRS. It is a relevant residential zone. The development outcomes anticipated under the RMA and enabled in the zone are restricted where one or more qualifying matters apply.<br>▪ The most widespread residential zone covering most of urban Auckland | Support<br>Oppose | ▪ General support for changes proposed to include additional sites within the zone outside walkable catchments.<br>▪ Oppose the qualifying matters and other limitations that the Council has identified to limit the further application of the zone to include sites within the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs. | ▪ Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.<br>▪ Any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. |
| | ▪ Additional objectives inserted at H5.2:<br>*(5) Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not increase the impact from natural hazard risks*<br>*(6) Development contributes to a high-quality built environment that is resilient to the effects of climate change* | Oppose | ▪ These objectives open the door for the standards Council has proposed later in the chapter. These all seek to address matters that are dealt with elsewhere in the Plan (SEAs, infrastructure, transport, natural hazards and water quality). This is simply duplication and completely unnecessary.<br>▪ Keep the zone clean and related to activities, built form, and keep the management of | ▪ Delete proposed provisions |

949. 49

949.144

949. 50

949. 51

**ented [TM1]:** Ask Layne - If you're seeking THAB, ually end up with MHU/THAB, so we would recommend retaining these.
Don't have to defend comments later, however, including these gives you a foot in the door.

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| | *(7) Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects*<br>*(8) Enable a safe street environment for pedestrians*<br>*(9) Development is enabled on sites within SEAs where it provides for the protection and management of the significant ecological values*<br>*(10) Intensification is avoided in areas with significant transport infrastructure constraints.* | | broader constraints within overlays and Auckland-wide provisions | |
| | ▪ Additional policies inserted at H5.3:<br>*(6A) Require development to achieve a built form that contributes to high-quality built environment outcomes by:*<br>*(a) Maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site*<br>*(b) Providing for residents' safety and privacy while enabling passive surveillance on the street*<br>*(c) Minimising visual dominance effects to adjoining sites*<br>*(d) Maintaining a level of privacy, and sunlight and daylight access for adjoining sites*<br>*(e) Minimising visual dominance effects of carparking and garage doors to streets and private accessways* | Oppose | ▪ These policies open the door for the standards Council has proposed later in the chapter. These all seek to address matters that are dealt with elsewhere in the Plan (SEAs, infrastructure, transport, natural hazards and water quality). This duplication is unnecessary.<br>▪ Keep the zone clean and related to activities, built form, and keep the management of broader constraints within overlays and Auckland-wide provisions.<br>▪ Policy (6A)(e) – development should not need to 'minimise' visual and dominance effects of carparking and garage doors to streets and private accessways | ▪ Delete proposed provisions |

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| | *(f) Minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated*<br>*(g) Requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees*<br>*(h) Designing practical, sufficient space for residential waste management; and*<br>*(i) Designing practical, sufficient space for internal storage and living areas.*<br>*(7) [deleted]*<br>*(11) Require buildings to be setback from water bodies to maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and to provide protection from natural hazards*<br>*(12) Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services* | | ▪ Policy (12) – the requirement for infrastructure provisions should not fall to the zone.<br>▪ Policy (14) - a development should not need to 'improve' the adjacent road network. That is the Council's job.<br>▪ Council's Solid Waste Calculator is overly conservative and should not be relied upon to direct adequate space to serve development | |

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| | *(13) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure*<br>*(14) Require development of four or more dwellings per site to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network*<br>*(15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas*<br>*(16) Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints*<br>*(17) Building height is restricted to respond to the relationship of Maori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill.* | | | |
| | H5.4.1 Activity Table<br>▪ New clarifying statement: *'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.*<br>▪ New rules introduced: | Oppose | ▪ Duplicates requirements of Chapter D9 (SEA Overlay)<br>▪ If they are retained, the rules should not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA. Don't | ▪ Delete proposed provisions |

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| | - *(A2A), One dwelling per site subject to a SEA overlay which complies with Standards E15.4.2(A29) and E15.6.5*<br>- *(A2B), Two or more dwellings per site subject to a SEA overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5*<br>- *(A14A), Two or more per site dwellings within the Infrastructure – Beachlands Constraints Control is a non-complying activity*<br>- *(A14B), One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control is a permitted activity*<br>- *(A14C), Two or more dwellings per site in the Infrastructure – Water and Wastewater Constraints Control is a restricted discretionary activity*<br>- *(A30A), Internal and external alterations to buildings for a development of four or more dwellings is a permitted activity where it complies with the listed standards*<br>- *(A31A), Accessory buildings associated with development of four or more dwellings is a permitted activity where it complies with the listed standards*<br>- *(A32A), Additions to an existing dwelling for a development of four or more dwellings is a permitted activity where it complies with the listed standards* | | restrict development potential on those parts of a site not impacted by the SEA. | |

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| | - *(A32B), New buildings and additions and alterations to buildings in a SEA which do not comply with H5.6.10(2) Building coverage is a discretionary activity*<br>▪ A number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA<br>▪ Introduction of extensive new 'standard to be complied with' against new and existing rules | | | |
| | ▪ Deletion of existing notification provisions at H5.5(1) as they are inconsistent with the MDRS requirements. New H5.5(4) introduced to align with those requirements:<br>*(4) Unless the Council decides that special circumstances existing under section 95A(9) of the RMA, public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2 or 3 dwellings that do not comply with 1 or more of the following:*<br>*(i) Standard H5.6.4 Building height*<br>*(ii) Standard H5.6.5 HiRB*<br>*(iii) Standard H5.6.8(1) Yards*<br>*(iv) Standard H5.6.10 Building coverage*<br>*(v) Standard H5.6.11(3) and (4) Landscape area*<br>*(vi) Standard H5.6.12(A1) outlook space*<br>*(vii) Standard H5.6.14(A1)-(B1) Outdoor living space; and* | Support | ▪ Appropriate change | ▪ Retain proposed provisions |

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| | *(viii) Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways*<br>*(5) Unless the Council decides that special circumstances exist under section 95A(9) of the RMA, public and limited notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings that comply with the following standards:*<br>*(i) Standard H5.6.4 Building height*<br>*(ii) Standard H5.6.5 HiRB*<br>*(iii) Standard H5.6.8(1) Yards*<br>*(iv) Standard H5.6.9 Maximum impervious area*<br>*(v) Standard H5.6.10 Building coverage*<br>*(vi) Standard H5.6.11(5), (6) and (7) Landscape area*<br>*(vii) Standard H5.6.12(1)-(9) outlook space*<br>*(viii) Standard H5.6.13 Daylight*<br>*(ix) Standard H5.6.14(1)-(4) Outdoor living space;*<br>*(x) Standard H5.6.15 Front, side and rear fences and walls*<br>*(xi) Standard H5.6.16 Minimum dwelling size*<br>*(xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways*<br>*(xiii) Standard H5.6.19 Deep soil area and canopy tree* | | | |

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| | *(xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways; and*<br>*(xv) Standard H5.6.21 Residential waste management*<br>*(6) Any application for resource consent which is listed in H5.5(4) or H5.5(5) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.* | | | | |
| | ▪ New standard H5.6.3A 'Number of dwellings per site'<br>*(1) There must be no more than three dwellings per site.* | Support | ▪ MDRS requirement | ▪ Retain proposed provision | 949. 55 |
| | ▪ New standard H5.6.3B 'Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps'<br>*Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network*<br>*(1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network* | Oppose | ▪ Unnecessary to bring this requirement into the zone to the extent it has been. This could be dealt with via a simple criterion<br>▪ What if infrastructure capacity in an area is upgraded? The Unitary Plan maps will be immediately out of date. Will the Council undertake a plan change process to update the plan in real time? This could unduly impact land values, development application, add time and cost to applications. | ▪ Delete proposed provisions | 949. 56 |

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| | ▪ New standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'<br>*Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.*<br>▪ *A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage must either be able to connect to the public stormwater network or provide sufficient stormwater disposal by capacity on-site* | Oppose | ▪ Unnecessary to bring this requirement into the zone to the extent it has been. This could be dealt with via a simple criterion<br>▪ What if infrastructure capacity in an area is upgraded? The Unitary Plan maps will be immediately out of date. Will the Council undertake a plan change process to update the plan in real time? This could unduly impact land values, development application, add time and cost to applications. | ▪ Delete proposed provisions | 949. 57 |
| | ▪ H5.6.5 HiRB amended to accord with MDRS<br>▪ Consequential amendments including deletion of AHiRB standard and HiRB adjoining lower intensity zone standard | Support | ▪ MDRS requirement | ▪ Retain MDRS provisions | 949. 58 |
| | ▪ Amendments to H5.6.8 Yards to accord with MDRS requirements<br>▪ Table H5.6.8.2 (riparian / lakeside / coastal protection yard) identified as a qualifying matter under section 77I(b) of the RMA | Support | ▪ MDRS requirement<br>▪ Oppose identification of QM | ▪ Retain MDRS provisions<br>▪ Delete QM | 949. 59<br>949. 60 |
| | ▪ Amendments to H5.6.10 Building coverage to incorporate MDRS requirement<br>▪ Additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: | Support | ▪ MDRS requirement<br>▪ Oppose identification of QM. SEAs are dealt with elsewhere in the Plan, don't duplicate provisions within residential zones | ▪ Retain MDRS provisions<br>▪ Delete QM / SEA requirements from the zone | 949. 61<br>949. 62 |

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| | *Purpose: …and to provide for the protection and management of SEAs*<br>*(2) On a site subject to a SEA overlay:*<br>*(a) The maximum building coverage must not exceed 50% of the net site area*<br>*(b) Building coverage must not be located in any areas within 3m of vegetation within a SEA including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3(A29) and E15.6.5; and*<br>*(c) Other than provided for in H5.6.10(2)(b), building coverage must not be located within a SEA.* | | | |
| | ▪ Amendments to H5.6.11 Landscaped area to incorporate MDRS requirements<br>*Developments containing up to three dwellings must comply with the following:*<br>*(3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them*<br>*(4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling*<br>▪ Additional amendments: | Oppose | ▪ Accept MDRS requirements<br>▪ Landscape provisions relating to four + dwellings are space hungry and reduce development potential | ▪ Delete proposed provisions other than those required by MDRS |

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| | *Development containing four or more dwellings and any other developments must comply with the following:*<br>*(5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.*<br>*(6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1…*<br>*(7) A minimum of 50% of the front yard must be landscaped* | | | | |
| | ▪ Standard H5.6.12 Outlook space amended to accord with MDRS requirements for up to three dwellings per site<br>- | Support | ▪ MDRS requirement | ▪ Retain MDRS provision | 949. 64 |
| | ▪ Existing H5.6.12 Outlook space standard otherwise amended to apply to four or more dwellings, with key amendments being:<br>- Where the principal living room outlook is on the ground floor and defined by a boundary fence, outlook depth may be reduced to 5m<br>- Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building | Oppose | ▪ Support reduction of outlook requirement to 5m<br>▪ Oppose measurement from balcony edge<br>▪ Oppose requirement for outlook from 4+ dwellings to align with outdoor living space. The proposed provision applies to all outlook, not just principle living areas. Entirely unachievable for terrace housing and apartment typologies. Would only work for detached housing. Ridiculous rule. Ignores | ▪ Delete proposed provisions or otherwise amend to address reasons identified | 949. 65 |

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| | - Outlook space must align with private outdoor space except where of a public space or street | | the purpose of the standard, which is to achieve a sense of space, not the quality space of the space.<br>▪ Inconsistent with MDRS requirement for up to three dwellings which allows outlook over driveways and footpaths within the site | |
| | ▪ Standard H5.6.14 Outdoor living space amended to give effect to MDRS requirements for up to three dwellings | Support | ▪ MDRS requirement | ▪ Retain MDRS provision |
| | ▪ Standard H5.6.14 Outdoor living space otherwise amended to achieve:<br>- Purpose statement expanded to specify IRDs and that living space must be separated from vehicle access and manoeuvring areas<br>- That private outdoor living spaces are directly accessible from main dwelling areas<br>- Communal outdoor living spaces are conveniently accessible for all occupants<br>▪ Standard H5.6.14 amended to apply to four or more dwellings and specify that it applies to IRDs<br>▪ Standard H5.6.14 further expanded to include specific outdoor living requirement for 20+ dwellings including IRDs: | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements throughout the zone (and through Plan Change 79). | ▪ Delete proposed provisions |

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| | (4) In addition to H5.6.14(1) and H5.6.14(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide a communal outdoor living space that:<br>(a) is located in a communally accessible location;<br>(b) is at least 10m² for every five dwellings it serves;<br>(c) is a minimum dimension of 4m;<br>(d) free of buildings, parking spaces and servicing and manoeuvring areas;<br>(e) for at least 20m² of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June;<br>(f) has a gradient not exceeding 1 in 20; and<br>(g) may be split into no more than two outdoor communal living spaces per development. | | | |
| | ▪ New Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways<br>*Purpose: To provide for passive surveillance while maintaining privacy for residents and users*<br>*Development containing up to three dwellings must comply with the following:*<br>*(1) Any dwelling facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.* [MDRS]<br>*Development containing four or more dwellings and any other development must comply with the following:*<br>*(2) Any dwelling, IRD, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20% of the relevant* | Oppose | ▪ Support the intention, but too prescriptive. What about south-facing façades? What about privacy to occupants? Likely to simply lead to blinds being closed a lot of the time. | ▪ Delete proposed provisions |

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| | *façade in glazing. This can be in the form of windows or doors.* | | | |
| | ▪ New standard H5.6.19 'Deep soil area and canopy tree'<br>*Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater*<br>*(1) Any site greater than 200m2 must provide a deep soil area that must comply with the following:*<br>*(a) 10% of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions*<br>*(b) Expect that sites 1,200m2 or greater may have more than 1 deep soil area provided that:*<br>*(i) each deep soil area is a minimum of 60,2 with 3m dimension; and*<br>*(ii) the combined total deep soil area is a minimum 10% of the site area*<br>*(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided as part of communal outdoor living spaces and landscaped areas as shown in Figure H5.6.19.1; and*<br>*(d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements set out in Table H5.6.19.1; and* | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements throughout the zone (and through Plan Change 79)<br>▪ Limits development potential of sites – huge 'land' cost imposed<br>▪ Deep soil area should form part of dedicated private outdoor living space areas. | ▪ Delete proposed provisions |

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<table>
<tr><th colspan="5">PLAN CHANGE 78 – INTENSIFICATION</th></tr>
<tr><th>Chapter</th><th>Outline of Proposed Change</th><th>Support / Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td>(2) Trees required by H5.69.19(1) can be existing canopy trees or new canopy trees in accordance with Table H5.6.19(3)<br>Table H5.6.19.1 Minimum requirements for canopy trees<br><table><tr><th>Site Area (prior to development or re-development)</th><th>Minimum canopy tree requirements</th></tr><tr><td>200m² – 600m²</td><td>1 small canopy tree per 200m² of site</td></tr><tr><td>601m² – 1,500m²</td><td>1 medium canopy tree per 300m² of site</td></tr><tr><td>1,501m² or more</td><td>1 large canopy tree or 2 medium canopy trees per 500m² of site</td></tr></table></td><td></td><td></td><td></td></tr>
<tr><td></td><td>▪ New standard H5.6.20 ‘Safety and privacy buffer from private pedestrian and vehicle accessways’<br>Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways<br>(1) A minimum 1m buffer area must be provided between a dwelling and private pedestrian and / or vehicle accessways as shown in Figure H5.6.19.1<br>(2) The buffer area must be:<br>(a) Free of buildings, parking spaces, servicing and manoeuvring areas<br>(b) Planted with shrubs or ground cover</td><td>Oppose</td><td>▪ Overly prescriptive, and onerous when combined with other proposed requirements throughout the zone (and through Plan Change 79)</td><td>▪ Delete proposed provisions</td></tr>
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| **Chapter** | **Outline of Proposed Change** | **Support / Oppose** | **Reasons** | **Relief Sought** |
| | ▪ New standard H5.6.21 'Residential waste management'<br>*Purpose: to provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings* | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements throughout the zone (and through Plan Change 79)<br>▪ Council's Solid Waste Calculator is overly conservative and should not be relied upon to direct adequate space to serve development | ▪ Delete proposed provisions |

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| | (1) On-site waste storage using individual or communal waste bins must be provided as follows:<br>(a) Where individual bins are used, a total storage space of 1.4m² per dwelling.<br>› Change 78 Intensification 38<br>H5 Residential – Mixed Housing Urban Zone<br>(b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.<br>(c) The location of bins must:<br>(i) be visually screened from within the site, from the street and/or adjacent sites.<br>(ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)<br>(iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and<br>(v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.<br>(2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H5.6.21(3) and either H5.6.21(4) or (5).<br>(3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.<br>(4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.<br>(5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.<br>(6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings. | | | |
| | ▪ New matters of control H5.7.1 relating to one dwelling per site in a SEA | Oppose | ▪ The presence of an SEA on a piece of land is not reason to limit the development density as a matter of course | ▪ Delete proposed provisions |

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| | *The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:*<br>*(1) For one dwelling per site subject to a Significant Ecological Area Overlay:*<br>*(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;*<br>*(b) The location, bulk and scale of built development relative to the surrounding ecological values.*<br>▪ Associated assessment criteria introduced at H5.7.2(1)<br>*(1) For one or more dwellings in a Significant Ecological Area Overlay:*<br>*(a) Refer to Policy H5.3(15)* | | ▪ Duplicates requirements of Chapter D9 (SEA Overlay), no need to include within the residential zone<br>▪ If they are retained, the rules and assessment matters should not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA. Don't restrict development potential on those parts of a site not impacted by the SEA. | |
| | ▪ Addition to matters of discretion for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation, etc at H5.8.1(1)<br>*(c) the effects of the development on the safe access for pedestrians on the adjacent road network.*<br>▪ Amendments to criteria for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation, etc at H5.8.2(1) | Oppose | ▪ Unnecessarily prescriptive, removes flexibility in design, too broadly applied | ▪ Delete proposed provisions |

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| | (b) building ~~intensity,~~ scale, location, form and appearance:<br>(i) whether the intensity and scale of the activity, the building location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.<br>(c) traffic:<br>(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.<br>(d) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided):<br>(i) whether adequate ~~parking and~~ access is provided or required.<br>(ii) whether car parking and accessways are integrated into the overall design of the development<br>(iii) whether parking is located away from street frontages and screened from the street by buildings or landscaping<br>(iv) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.<br>(e) noise, lighting and hours of operation: | | | |
| | ▪ Substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site:<br>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br>(i) building ~~intensity,~~ scale and location, including:<br>A. the way in which buildings are orientated to the street and adjoining sites, and | Oppose | ▪ Far too broad.<br>▪ Will be administered as a standard, where no standard exists. Assessment becomes subjective / uncertain.<br>▪ Criterion H5.8.2(2)(ad) – implies that development potential / built form may be impacted by the presence of a Special Character building across the street. Completely unreasonable.<br>▪ Support the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i) | ▪ Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i)<br>▪ Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments<br>▪ Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b)<br>▪ Delete 'intensity and' from criterion H5.8.2(1)(b)(i)<br>▪ Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment |

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| | B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area.<br>(ia) building form and appearance including:<br>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;<br>B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;<br>C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance;<br>D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;<br>E. the interface with an identified special character area or a scheduled historic heritage place;<br>(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:<br>A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;<br>B. internal storage;<br>C. residential waste management, including the kerbside and/or on-site capacity for residential waste management<br>(ii) traffic; and<br>(iii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided). | | ▪ Oppose matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d) relating to the extent to which the adjacent road network provides for safe pedestrian movements | criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d)<br>▪ Delete other proposed provisions |

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| | (b) [deleted] ~~all of the following standards:~~<br>~~(i) Standard H5.6.9 Maximum impervious areas;~~<br>~~(ii) Standard H5.6.10 Building coverage;~~<br>~~(iii) Standard H5.6.11 Landscaped area;~~<br>~~(iv) Standard H5.6.12 Outlook space;~~<br>~~(v) Standard H5.6.13 Daylight;~~<br>~~(vi) Standard H5.6.14 Outdoor living space;~~<br>~~(vii) Standard H5.6.15 Front, side and rear fences and walls; and~~<br>~~(viii) Standard H5.6.16 Minimum dwelling size~~<br>(c) ~~I~~the effects on infrastructure and servicing including:<br>(i) Existing infrastructure capacity.<br>(d) the effects of the development on the safe access for pedestrians on the adjacent road network.<br>▪ Amendments to criteria for four or more dwellings at H5.8.2(2): | | | |

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| | (2) for four or more dwellings on a site:<br>(a) the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following~~ relevant standards identified in Table 5.4.1 or what alternatives are provided that result in the same or a better outcome.:<br>(i) [deleted]~~Standard H5.6.9 Maximum impervious areas;~~<br>(ii) [deleted]~~Standard H5.6.10 Building coverage;~~<br>(iii) [deleted]~~Standard H5.6.11 Landscaped area;~~<br>(iv) [deleted]~~Standard H5.6.12 Outlook space;~~<br>(v) [deleted]~~Standard H5.6.13 Daylight;~~<br>(vi) [deleted]~~Standard H5.6.14 Outdoor living space;~~<br>(vii) [deleted]~~Standard H5.6.15 Front, side and rear fences and walls; and~~<br>(viii) [deleted]~~Standard H5.6.16 Minimum dwelling size.~~<br>(aa) the extent to which the scale of the activity, the building location, form and appearance is of a high-quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.<br>(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:<br>(i) placing taller buildings on the street front<br>(ii) varying roof form and building height<br>(iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements<br>(iv) using the proportions and arrangement of windows and doors to provide relief to building length and bulk<br>(v) using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls<br>(vi) providing adequate breaks in long continuous buildings to minimise the appearance of length<br>(vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form<br>(viii) designing balconies as an integral part of the building<br>(ac) the extent to which buildings use quality, durable and easily maintainable materials. | | | |

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| | (ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.<br><br>(ae) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:<br><br>(i) having clearly defined fronts that provide passive surveillance from windows and balconies .<br>(ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.<br>(iii) maximising the number of dwellings on the site that directly front, align and orientate to public streets .<br>(iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.<br>(v) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.<br><br>(af) the extent to which site layout creates legible, visible attractive, safe and well-lit connections between dwellings and the street.<br><br>(b) [deleted] ~~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.~~<br><br>(c) [deleted] ~~The extent to which development achieves attractive and safe streets and public open space by:~~<br><br>(i) ~~providing doors, windows and/or balconies facing the street and public open spaces~~<br>(ii) ~~minimising tall, visually impermeable fences~~<br>(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.~~<br>(iv) ~~optimising front yard landscaping~~<br>(v) ~~providing safe pedestrian access to buildings from the street~~ | | | |

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| | (vi) ~~minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings a viewed from streets or public open spaces~~<br>(d) [deleted]~~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;~~<br>(e) [deleted]~~The extent to which dwellings:~~<br>(i) ~~Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling~~<br>(ii) ~~Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space~~<br>(iii) ~~Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.~~<br>(iv) ~~Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.~~<br>(f) [deleted]~~The extent to which outdoor living space:~~<br>(i) ~~Provides for access to sunlight~~<br>(ii) ~~Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.~~<br>(iii) ~~When provided at ground level, is located on generally flat land or otherwise functional~~<br>(fa) refer to Policy H5.3(A1);<br>(fb) refer to Policy H5.3(C1);<br>(fc) refer to Policy H5.3(D1);<br>(fd) refer to Policy H5.3(E1);<br>(fe) refer to Policy H5.3(6A)<br>(g) [deleted]~~refer to Policy H5.3(7); and~~<br>(ga) refer to Policy H5.3(10);<br>(gb) refer to Policy H5.3(11);<br>(gc) refer to Policy H5.3(12);<br>(gd) refer to Policy H5.3(14); and | | | |

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| | (h) infrastructure and servicing:<br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br>(i) The extent to which the adjacent road network enables safe pedestrian movements. | | | |
| | ▪ Changes to matters of discretion H5.8.1(3) relating to Integrated Residential Developments: | Oppose | ▪ Matter (a)(i) – buildings to be designed to 'minimise visual dominance effects'. Potentially problematic depending on how this is administered.<br>▪ Prescriptive transport items at criterion (l) written like a standard | ▪ Delete proposed provisions |

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| | (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br>(i) building intensity, scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:<br>A. the planned urban built character of the zone;<br>B. the location, orientation and design of development; and<br>C. the effect of the proposed height on the surrounding and neighbouring development.<br>(ii) traffic;<br>(iii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided); and<br>(iv) noise, lighting and hours of operation.<br>(b) [deleted] ~~all of the following standards:~~<br>~~(i) Standard H5.6.9 Maximum impervious areas;~~<br>~~(ii) Standard H5.6.10 Building coverage;~~<br>~~(iii) Standard H5.6.11 Landscaped area;~~<br>~~(iv) Standard H5.6.12 Outlook space;~~<br>~~(v) Standard H5.6.13 Daylight;~~<br>~~(vi) Standard H5.6.14 Outdoor living space;~~<br>~~(vii) Standard H5.6.15 Front, side and rear fences and walls; and~~<br>~~(viii) Standard H5.6.16 Minimum dwelling size.~~<br>(c) Infrastructure and servicing<br>(d) the effects of the development on the safe access for pedestrians on the adjacent road network.<br>▪ Amendments to criteria at H5.8.2(3) for IRDs: | | | |

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| | (3) for integrated residential development:<br>(a) the extent to which or whether the development achieves the purpose outlined in the ~~following~~ relevant standards and identified in Table H5.4.1 or what alternatives are provided that result in the same or a better outcome:<br>(i) [deleted] ~~Standard H5.6.9 Maximum impervious areas;~~<br>(ii) [deleted] ~~Standard H5.6.10 Building coverage;~~<br>(iii) [deleted] ~~Standard H5.6.11 Landscaped area;~~<br>(iv) [deleted] ~~Standard H5.6.12 Outlook space;~~<br>(v) [deleted] ~~Standard H5.6.13 Daylight;~~<br>(vi) [deleted] ~~Standard H5.6.14 Outdoor living space;~~<br>(vii)[deleted] ~~Standard H5.6.15 Front, side and rear fences and walls; and~~<br>(viii) [deleted] ~~Standard H5.6.16 Minimum dwelling size (excluding retirement villages).~~<br>(aa) refer to Policy H5.3(C1)<br>(ab) refer to Policy H5.3(D1)<br>(ac) refer to Policy H5.3(E1)<br>(b) [deleted] ~~refer to Policy H5.3(1);~~<br>(c) [deleted] ~~refer to Policy H5.3(2);~~<br>(d) [deleted] ~~refer to Policy H5.3(3);~~<br>(e) [deleted] ~~refer to Policy H5.3(4);~~<br>(f) [deleted] ~~refer to Policy H5.3(5);~~<br>(g) refer to Policy H5.3(6A);<br>(h) [deleted] ~~refer to Policy H5.3(7);~~ | | | |

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| | (i) refer to Policy H5.3(8);<br>(j) refer to Policy H5.3(9); ~~and~~<br>(ja) refer to Policy H5.3(11);<br>(jb) refer to Policy H5.3(12);<br>(jc) refer to Policy H5.3(14); and<br>(k) infrastructure and servicing:<br>(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.<br>(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.<br>(l) The extent to which the adjacent road network enable safe pedestrian movements, including:<br>i. Footpaths of at east 1.8m in width<br>ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving.<br>iii. Narrowed pedestrian crossing distances of vehicle carriageways<br>iv. Front berms to separate pedestrians from traffic. | | | |
| | ▪ New matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints:<br>*(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control:*<br>*(a) Infrastructure and servicing.* | Oppose | ▪ Remove from zone, this is managed through other processes (i.e. securing permission to connect to reticulated infrastructure at detailed design phase) | ▪ Delete proposed provisions from zone |

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| | *(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control:*<br>*(a) Stormwater disposal.* | | | |
| | ▪ Amendments / significant additions to H5.8.2(4) 'for building height':<br>(4) for building height:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(B1);<br>(ca) refer to Policy H5.3(E1);<br>(da) refer to Policy H5.3(6A);<br>(a) ~~refer to Policy H5.3(2);~~<br>(b) ~~refer to Policy H5.3(4);~~ and<br>**Visual dominance**<br>(c) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:<br>(i) the planned urban built character of the zone; and | Oppose | ▪ Language too negative. Why is additional height viewed as a negative outcome?<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions |

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| | (ii) the location, orientation and design of development.<br>(iii) the effect of the proposed height on the surrounding and neighbouring development.<br><br>**Character and Visual Amenity**<br>(d) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast<br>(e) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:<br>(i) whether roof plant, services and equipment are hidden from views; and<br>(ii) whether the expression of the top of the building provides visual interest and variation.<br><br>**Relationship of Maori and their culture and traditions**<br>(f) The extent to which proposed building heights as viewed both from and to Pukekiwiriki Pā Historic Reserve maintain the culture and traditions of Māori on this site, taking into account:<br>(i) The site's historic function as an observation and defensive site.<br>(ii) The site's contemporary function as an educational site and site of cultural importance. | | | |
| | ▪ Amendments / significant additions to criteria at H5.8.(6) 'for HiRB': | Support | ▪ Generally considered appropriate for infringements to HiRB, and note the precedent in the Plan already relating to reliance on the Alternative HiRB standard. | ▪ Retain proposed provisions |

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| | (6) for height in relation to boundary:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(E1);<br>(ba) refer to Policy H5.3(6A) and<br>(a) ~~refer to Policy H5.3(2);~~<br>(b) ~~refer to Policy H5.3(4); and~~<br>(c) ~~refer to Policy H5.3(5).~~<br>**Sunlight access**<br>(d) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion: | | | |

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| | Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):<br>(i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4; or<br>(ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.<br>(e) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):<br>(i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and<br>(ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.<br>**Visual dominance**<br>(f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:<br>(i) the planned urban built character of the zone;<br>(ii) the location, orientation and design of development; and<br>(iii) the physical characteristics of the site and the neighbouring site.<br>(iv) the design of side and rear walls, including appearance and dominance; and<br>(v) providing adequate visual and/or physical break up of long continuous building forms.<br>**Overlooking and privacy**<br>(g) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. | | | |
| | ▪ Amendments to criteria at H5.8.2(9) 'for yards: | Oppose | ▪ Very broad assessment opened up for what might be a small infringement. | ▪ Delete proposed provisions |

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| | (9) for yards:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(B1)<br>(ca) refer to Policy H5.3(C1);<br>(dc) refer to Policy H5.3(6A); and<br>(ec) refer to Policy H5.3(11).<br>(a) ~~refer to Policy H5.3(2);~~<br>(b) ~~refer to Policy H5.3(4); and~~<br>(c) ~~refer to Policy H5.3(5).~~ | | ▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | |
| | ▪ Amendments to criteria at H5.8.2(10) 'for maximum impervious areas:<br>(10) for maximum impervious areas:<br>(aa) refer to Policy H5.3.(6A);<br>(a) [deleted]~~refer to Policy H5.3(7);~~ | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions |
| | ▪ Amendments to criteria at H5.8.2(11) 'for building coverage':<br>(11) for building coverage:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(C1);<br>(ca) refer to Policy H5.3(6A); and<br>(a) ~~refer to Policy H5.3(2); and~~<br>(b) ~~refer to Policy H5.3(4);~~<br>(c) whether the non-compliance is appropriate to the context taking into account; | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions |

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| | (i) Whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the zone;<br><br>(ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;<br><br>(iii) The proportion of the building scale in relation to the proportion of the site. | | | | |
| | ▪ Amendments to criteria at H5.8.2(12) 'for landscaped area':<br><br>(12) for landscaped area:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(C1);<br>(ca) refer to Policy H5.3(6A);<br>(da) refer to Policy H5.3(10); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4); and~~<br>(c) [deleted] ~~refer to Policy H5.3(5).~~<br>(d) the extent to which existing trees are retained. | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions | 949. 92 |
| | ▪ Amendments to criteria at H5.8.2(13) 'for outlook space': | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions | 949. 93 |

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| | (13) for outlook space:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(C1);<br>(ca) refer to Policy H5.3(D1);<br>(da) refer to Policy H5.3(6A); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4); and~~<br>(c) [deleted] ~~refer to Policy H5.3(5).~~<br>(d) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design. | | | |
| | ▪ Amendments to criteria at H5.8.2(14) 'for daylight:<br>(14) for daylight:<br>(aa) refer to Policy H5.3(D1);<br>(ab) refer to Policy H5.3(6A); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4); and~~<br>(c) [deleted] ~~refer to Policy H5.3(5).~~ | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions |
| | ▪ Amendments to criteria at H5.8.2(15) 'for outdoor living space': | Support | ▪ Appropriate level of detail and targeted assessment required | ▪ Retain proposed provisions |

949. 94

949. 95

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| | (15) for outdoor living space:<br>(aa) refer to Policy H5.3(A1);<br>(ba) refer to Policy H5.3(D1); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(4);~~<br>(c) [deleted] ~~refer to Policy H5.3(5); and~~<br>(d) [deleted] ~~refer to Policy H5.3(6); and;~~<br>(e) The extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants. | | | | |
| | ▪ New criteria at H5.8.2(15A) 'for windows to street and pedestrian accessways':<br>(15A) For windows to street and private vehicle and pedestrian accessways<br>(a) refer to Policy H5.3(C1)<br>(b) refer to Policy H5.3(6A); and<br>(c) The extent to which the glazing:<br>(i) allows views to the street and/or accessways to ensure passive surveillance; and<br>(ii) provides a good standard of privacy for occupants. | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ (c) seems an appropriate assessment matter<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions | 949. 96 |
| | ▪ Amendments to criteria at H5.8.2(16) 'for front, side and rear walls':<br>(16) for front, side and rear fences and walls:<br>(aa) refer to Policy H5.3(C1);<br>(ba) refer to Policy H5.3(6A); and<br>(a) [deleted] ~~refer to Policy H5.3(2);~~<br>(b) [deleted] ~~refer to Policy H5.3(3); and~~<br>(c) [deleted] ~~refer to Policy H5.3(4).~~ | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions | 949. 97 |

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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought | |
| | ▪ Amendments to criteria at H5.8.2(17) 'for minimum dwelling size':<br>(17) For minimum dwelling size:<br>(aa) refer to Policy H5.3(A1)<br>(ba) refer to Policy H5.3(D1)<br>(ca) refer to Policy H5.3(6A); and<br>(da) The extent to which each dwelling is designed to:<br>(i) Provide simple and convenient internal access and circulation<br>(ii) Include adequate storage; and<br>(iii) Be large enough to allow the use of typical furnishings that meet the needs of the intended occupants.<br>(a) ~~Policy H5.3(5)~~ | Oppose | ▪ Very broad assessment opened up for what might be a small infringement.<br>▪ Standard matters at C1.9(3) are appropriate to retain and provide sufficient scope | ▪ Delete proposed provisions | 949. 98 |
| | ▪ New criteria at H5.8.2(18) 'for deep soil area and canopy':<br>(18) for deep soil area and canopy tree<br>(a) refer to Policy H5.3(6A);<br>(b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and | Oppose | ▪ Oppose standard in full, therefore specific criteria redundant | ▪ Delete proposed provisions | 949. 99 |
| | ▪ New criteria at H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways':<br>(19) for safety and privacy buffer from private pedestrian and vehicle accessways:<br>(a) refer to Policy H5.3(6A); and<br>(b) the extent to which the buffer is:<br>(i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas;<br>(ii) planted with suitable and low level plants. | Oppose | ▪ Oppose standard in full, therefore specific criteria redundant | ▪ Delete proposed provisions | 949. 100 |
| | ▪ New criteria at H5.8.2(20) 'for residential waste': | Oppose | ▪ Oppose standard in full, therefore specific criteria redundant<br>▪ Council's Solid Waste Calculator is overly conservative and overstates the space | ▪ Delete proposed provisions | 949. 101 |

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| | (20) For residential waste management:<br>(a) refer to Policy H5.3(D1)<br>(b) refer to Policy H5.3(6A);<br>(c) refer to Policy H5.3(10);<br>(d) The extent to which sufficient space is provided for residential waste management that is suitably located for ease of movement to collection points;<br>(e) The extent to which the waste management area is designed to minimise visibility;<br>(f) How the development intends to ensure the on-going management and maintenance of any communal residential waste management area;<br>(g) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and<br>(h) Whether waste management vehicle can safely undertake collection. | | needed to provide for waste storage and collection | |
| | ▪ New criteria at H5.8.2(21) 'for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control':<br>(21) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control:<br>(a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).<br>(b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.<br>(c) Whether there is the ability to connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future. | Oppose | ▪ Remove from residential zones and deal with infrastructure constraints via other processes | ▪ Delete proposed provisions |
| | ▪ New criteria at H5.8.2(22) 'for more than one dwelling per site … subject to the Infrastructure – Stormwater Disposal Constraints Control': | Oppose | ▪ Remove from residential zones and deal with infrastructure constraints via other processes | ▪ Delete proposed provisions |

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| | (22) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control.<br>(a) Whether stormwater can be disposed via a connection to the public stormwater network.<br>(b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice. | | | |
| | ▪ New special information requirements at H5.9:<br>**Landscape Plans as required by H5.6.11. Landscape area**<br>(1) A scaled landscape plan must be provided that contains landscaped areas and includes:<br>(a) Plant and tree species, number of each species to be planted and planting grades;<br>(b) Canopy of existing trees to be retained;<br>(c) Any area of grass; and | Oppose | ▪ Far too prescriptive and treats all applications the same, regardless of scale<br>▪ Adds cost up front to proposals even before resource consent is secure<br>▪ In combination with other Council proposed changes, adds cost and impacts development yield | ▪ Delete proposed provisions |

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| | **Deep Soil Area and Canopy Tree**<br>(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:<br>(a) plant and tree species, number of each species to be planted and planting grades;<br>(b) location of existing trees to be retained;<br>(c) dimensions of individual mature tree canopy;<br>(d) any areas of grass; and<br>(e) Minimum tree canopy dimensions are specified in Table H5.9(3) below.<br>**Table H5.9(3) Minimum tree canopy dimensions**<br>**Residential waste management**<br>(3) Applications for where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H5.6.21(1)(b)).<br>(4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided at a minimum:<br>a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;<br>b) the frequency, location, access and on-site route of waste collection or transportation; and<br>c) the method of waste collection, transportation or disposal. | | | |
| **Chapter H6 – THAB zone** | ▪ Mapping changes reflecting that the THAB zone incorporates the MDRS. It is a relevant residential zone. The development outcomes anticipated under the RMA and enabled in the zone are restricted where one or more qualifying matters apply. The most widespread residential zone inside Walkable Catchments | Oppose | ▪ General support for changes proposed to include additional sites within the zone inside walkable catchments.<br>▪ Oppose the qualifying matters and other limitations that the Council has identified to limit the further application of the zone to | ▪ Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs |

| | Minimum mature tree height | Minimum mature canopy diameter | Minimum tree height above ground when planted | Indicative tree planting grade |
|---|---|---|---|---|
| Small | 8m | 6m | 2m | 120L |
| Medium | 10m | 8m | 2.5m | 160L |
| Large | 15m | 12m | 3m | 200L |

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949.106

949.145

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| | | | include sites within the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs. | where otherwise appropriately located close to centres, transport options, etc.<br>▪ Any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. | |
| | ▪ Amendments to H6.1 Zone description:<br>…<br>The zone provides for the greatest density, height and scale of development of all the residential zones. Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply. Outside the walkable catchments, Bbuildings are enabled up to at least five storeys ~~six or seven storeys in~~. In identified Height Variation Control areas buildings of seven or more storeys are enabled. Permitted height standards vary depending on the scale of the adjoining centre, to achieve a transition in height from the centre to adjoining ~~lower scale~~ residential zones.<br>~~This form of development will, o~~The zone anticipates the greater intensity of development will transition neighbourhoods ~~and over time~~, ~~result in a change~~ from a suburban character to urban built character with a corresponding ~~a high~~ degree of visual change. The zone enables a mix of housing types including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and papakāinga.<br>The Residential – Terrace Housing and Apartment Buildings Zone is a relevant residential zone as defined in the RMA. The zone incorporates Medium Density Residential Standards (MDRS). The development outcomes anticipated by the RMA are enabled in the zone and are less enabling of development where one or more qualifying matters apply. | Support | ▪ Changes directly related to implementation of MDRS<br>▪ Enable at least six-storey development across the zone | ▪ Retain MDRS provisions | 949.107 |
| | ▪ New / amendments to objectives at H6.2:<br>(1A) Development of at least six storeys is enabled within walkable catchments, with seven or more storey buildings in identified areas, while also achieving a high-quality built environment.<br>(2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms.<br>(3) Development provides high-quality amenity:<br>(a) on-site ~~residential amenity~~ for residents;<br>(b) to adjoining sites; and<br>(c) to the street. | Oppose | ▪ These objectives open the door for the standards Council has proposed later in the chapter. These all seek to address matters that are dealt with elsewhere in the Plan (SEAs, infrastructure, transport, natural hazards and water quality). This is simply duplication and completely unnecessary. | ▪ Delete proposed provisions | 949.108 |

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| | (5) Development contributes to a high-quality built environment that is resilient to the effects of climate change.<br>(6) Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not ~~not~~ increase the impact from their potential natural hazard risks.<br>(7) Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.<br>(8) Enable safer pedestrian movement within the immediate locality of higher density developments to ensure ease of pedestrian movement to the rapid transport stops.<br>(9) Development is enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological values. | | ▪ Keep the zone clean and related to activities, built form, and keep the management of broader constraints within overlays and Auckland-wide provisions<br>▪ Enable at least six-storey development across the zone | |
| | ▪ New / amendments to policies at H6.3:<br>(1) Enable a variety of housing types at high densities including terrace housing and low to mid-rise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages.<br>(2) Require the height, bulk, form and appearance of multi-unit development ~~and the provision of setbacks and landscaped areas~~ to achieve a high-quality built environment:<br>(a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas; and<br>(b) through building and site design which locates bulk and mass towards the street and provides for setbacks, outlook spaces, private and communal outdoor spaces and landscaped areas. ~~, in a variety of forms.~~ | Oppose | ▪ These policies open the door for the standards Council has proposed later in the chapter. These all seek to address matters that are dealt with elsewhere in the Plan (SEAs, infrastructure, transport, natural hazards and water quality). This duplication is unnecessary.<br>▪ Keep the zone clean and related to activities, built form, and keep the management of broader constraints within overlays and Auckland-wide provisions.<br>▪ Policy (4A)(e) – development should not need to 'minimise' visual and dominance effects of carparking and garage doors to streets and private accessways<br>▪ Policy (12) – the requirement for infrastructure provisions should not fall to the zone. | ▪ Delete proposed provisions |

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| | (A4) Require development to achieve a built form that contributes to high-quality built environment outcomes by:<br>(a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;<br>(b) providing for resident's' safety and privacy while enabling passive surveillance on the street;<br>(c) minimising visual dominance effects on adjoining sites;<br>(d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;<br>(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;<br>(f) minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;<br>(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and<br>(h) designing practical, sufficient space for residential waste management; and<br>(i) designing practical, sufficient space for internal storage and living areas.<br>(4) In identified locations adjacent to centres, enable greater building height ~~through the~~ of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled and which:<br>(7) ~~Encourage~~ Require accommodation to have useable and accessible outdoor living space<br>(8) [Deleted]~~Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.~~<br>(11) Require buildings to be set back from water bodies to maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and to provide protection from natural hazards.<br>(12) Require dwellings to be provided with access to safe and reliable drinking water and wastewater services. | | ▪ Policy (14) - a development should not need to 'improve' the adjacent road network. That is the Council's job.<br>▪ Enable at least six-storey development across the zone | |

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| | (13) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, to be provided with appropriate infrastructure.<br>(14) Require development to contribute to safety improvements of the immediate urban road environment to achieve pedestrian connectivity to public transport.<br>(15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas. | | | | |
| | ▪ Significant additions to Activity Table H6.4.1 regarding standards to be complied with across the zone, within and outside walkable catchments. Changes include but are not limited to:<br>- (A7) Integrated Residential Development<br>- (A31) and (A31A) Internal and external alterations to buildings (up to three dwellings, and four + dwellings) | Oppose | ▪ Unnecessarily restrictive given these sites will be comprehensively developed.<br>▪ Remove reference to infrastructure constraints<br>▪ Remove requirement to comply with numerous standards given the comprehensive nature of the design and development | ▪ Delete proposed provisions | 949.110 |
| | ▪ New rules in Activity table H6.4.1:<br>- H6.4.1(A2A), one dwelling per site subject to SEA which complied with standards E15.4.2(A29) an E15.6.5 – Controlled activity<br>- H6.4.1(A2B), two or three dwellings per site where located in a SEA E15.4.2(A49) and E15.6.5<br>- | Oppose | ▪ Remove all reference to SEA from the residential zones, Overlay D9 already addresses that constraint in a more efficient manner<br>▪ If retained, remove reference to limiting development on 'sites' subject to an SEA, and focus on managing works 'within' the SEA. | ▪ Delete proposed provisions | 949.111<br>949.121 |
| | ▪ New rules in Activity table H6.4.1:<br>- Duplication of rules / standards throughout A31/A31A/A32/A32A/A33/A33A | Oppose | ▪ Way too complicated / too much duplication<br>▪ Don't make rules just for the sake of it. Look to streamline the Plan, not add complexity and volume to it. | ▪ Delete proposed provisions | 949.112 |

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| | | | ▪ Way too many standards listed as relevant to A31/ A31A relating to internal and external alterations | | |
| | ▪ New notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met | Support | ▪ Appropriate change | ▪ Retain proposed provisions | 949.113 |
| | ▪ New standards at H6.6<br>**H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps**<br>Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network.<br>(1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.<br>**H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control**<br>Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.<br>(1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be<br>able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site. | Oppose | ▪ Unnecessary to bring these infrastructure constraints into the zone to the extent it has been. This could be dealt with via a simple criterion<br>▪ What if infrastructure capacity in an area is upgraded? The Unitary Plan maps will be immediately out of date. Will the Council undertake a plan change process to update the plan in real time? This could unduly impact land values, development application, add time and cost to applications. | ▪ Delete proposed provisions | 949.114 |
| | ▪ Amendment to standard H6.6.5 Height<br>(1) Buildings must not exceed the height in metres specified in clauses H6.6.5.1(a) – H6.6.5.1(c) ~~16m in height~~ unless otherwise specified in the Height Variation Control on the planning maps:<br>**Developments containing up to three dwellings must comply with the following standard:**<br>(a) Buildings must not exceed 11m (3 storeys) in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H6.6.5.1 below:<br>... | Oppose | ▪ It is overly complex to have three different height limits apply in the zone (plus Height Variation Control, and any actual Qualifying Matters), particularly a separate lower limit for 'up to three dwellings' and where the achievable height is dependant on the activity status of an application. This undermines the integrity of the zone. | ▪ Delete the MDRS standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments<br>▪ Enable at least six-storey development across the zone | 949.115<br>949.116 |

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| | **Any other development:**<br>(b) Buildings outside a walkable catchment must not exceed 16m (5 storeys) in height unless otherwise specified in the Height Variaton Control on the planning maps.<br>(c) Buildings in a walkable catchment must not exceed 21m (6 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps<br>(2) [deleted] ~~If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.~~<br>(3) ~~Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85963) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height.~~ [deleted] | | ▪ Enable at least six-storey development across the zone<br>▪ Support increased height inside walkable catchments<br>▪ There will be numerous examples of where applications for three dwellings exceed 11m height limit and trigger assessment, when an application for 4+ dwellings may be able to build 10m+ taller as of right (subject to a consent around design) | |
| | ▪ Amendments to standard H6.6.6 Height in relation to boundary<br>**H6.6.6. Height in relation to boundary**<br>Purpose:<br>• For buildings containing no more than three dwellings, to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels.<br>• For buildings outside a walkable catchment, to enable 5 storeys, achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and managing the overall visual dominance of buildings on the rear parts of adjoining sites.<br>• For buildings in a walkable catchment, to enable 6 storeys that locate bulk and mass towards the street and achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and reducing the overall visual dominance of buildings on the rear parts of adjoining sites.<br>**Developments containing up to three dwellings must comply with the following:**<br>(1) Buildings must not project beyond a 4560-degree recession plane measured from a point 34m vertically above ground level along the side and rear boundaries, as shown below in Figure H6.6.6.1 Height in relation to boundary for up to three dwellings. | Support | ▪ These generous provisions will significantly aid the maximisation of development potential of appropriately located land | ▪ Retain proposed provisions |

949.117

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| | **Developments containing four or more dwellings and any other development outside a walkable catchment must comply with the following:**<br>(1A) Buildings must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.2 below.<br><br>**Developments containing four or more dwellings and any other development in a walkable catchment must comply with the following:**<br>(1B) Buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 19m vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four or more dwellings and any other development within walkable catchments below; and<br>(1C) Buildings 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four or more dwellings and any other development within walkable catchments below.<br><br>H6.6.6.(2b) – DELETED.<br>H6.6.6.(5)-(6) – DELETED. | | | | |
| | ▪ Standard H6.6.7 Alternative height in relation to boundary – DELETED. | Support | ▪ Support as long as proposed amendments to the HiRB standard H6.6.6 are retained | ▪ Retain proposed provisions | 949.118 |
| | ▪ H6.6.8. Height in relation to boundary adjoining lower intensity zones.<br>- Standard applies to development located outside walkable catchments. | Support | ▪ Appropriate to attend to the amenity of lower intensity zoned land outside walkable catchments | ▪ Retain proposed provisions | 949.119 |
| | ▪ Amendments to standard H6.6.11 Building coverage | Oppose | ▪ Delete provisions relating to SEAs, these constraints are dealt with in Chapter D9 – SEA Overlay | ▪ Delete proposed provisions | 949.120 |

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| | Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.<br>(1) The maximum building coverage must not exceed 50 per cent of the net site area.<br>(2) On a site subject to a Significant Ecological Areas Overlay:<br>(a) the maximum building coverage must not exceed 50 per cent of the net site area; and<br>(b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and<br>(c) other than provided for in H6.6.11(2)(b), building coverage must not be located within a significant ecological area. | | | | |
| | ▪ Amendments to standard H6.6.12 Landscaped area<br>Purpose:<br>• to provide for quality living environments consistent with the planned built character of buildings surrounded by ~~open space~~ vegetation; and<br>• to create a ~~landscaped~~ vegetated urban streetscape character within the zone;<br>**Developments containing four or more dwellings and any other development must comply with the following:**<br>(1) The minimum landscaped area must be at least ~~30~~20 per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.<br>(2) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m$^2$ as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.<br>(3) A minimum 50 per cent of the front yard must be a landscaped area. | Oppose | ▪ Reference to Deep Soil area and Safety and privacy buffer standards is concerning. The relationship between those provisions is not clear across the zone<br>▪ Benefits of Deep Soil standard not proven | ▪ Delete proposed provisions | 949.122 |
| | ▪ Amendments to standard H6.6.13 Outlook space | Oppose | ▪ Support reduction of outlook requirement to 5m<br>▪ Oppose measurement from balcony edge | ▪ Delete proposed provisions | 949.123 |

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| | **Development containing four or more dwellings and any other development must comply with the following:**<br>(1) An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or area of glazing.<br>(2) The minimum dimensions for a required outlook space are as follows:<br>(a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space as shown in Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development, with a minimum dimension of;<br>i 6m in depth and 4m in width; ~~and~~<br>ii Except for buildings greater than 3 storeys where the minimum dimension is 8m depth and 4m in width and, or<br>iii Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.<br>(4) The width of the outlook space is measured from:<br>(a) the centre point of the largest window on the building face to which it applies where outlook depth is reduced to 5m as provided for under H5.6.13(2)(a)(iii) above; or<br>(b) the centre line of the façade of the largest window or balcony edge whichever is closer to the boundary or opposing building.<br>(9) Outlook spaces must:<br>(a) be clear and unobstructed by buildings and servicing area;<br>(b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; ~~and~~<br>(c) not extend over an outlook spaces or outdoor living space required by another dwelling; and<br>(d) must align with private outdoor living space, except for where the outlook space is over a public street or public open space as required in H6.6.13(6) above. | | ▪ Oppose requirement for outlook from 4+ dwellings to align with outdoor living space. The proposed provision applies to all outlook, not just principle living areas. Entirely unachievable for terrace housing and apartment typologies. Would only work for detached housing. Ridiculous rule. Ignores the purpose of the standard, which is to achieve a sense of space, not the quality space of the space.<br>▪ Inconsistent with MDRS requirement for up to three dwellings which allows outlook over driveways and footpaths within the site | |
| | ▪ Amendments to standard H6.6.15 Outdoor living space | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements | ▪ Delete proposed provisions |

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| | Purpose: to provide dwellings, integrated residential development, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:<br>• private outdoor living spaces are ~~is~~ directly accessible from the principal living room, dining room or kitchen ~~and is separated from vehicle access and manoeuvring areas~~;<br>• communal outdoor living spaces are conveniently accessible for all occupants.<br>**Developments containing four or more dwellings and any other development must comply with the following:**<br>(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m² that comprises ground floor, patio ~~and~~/or balcony/roof terrace space that:<br>(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have an private outdoor living space in the form of a balcony, patio or roof terrace that:<br>(4) In addition to H6.6.6.15 (1) and H6.6.6.15(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more, must provide a communal outdoor living space that:<br>a) is located in a communally accessible location;<br>b) is at least 10m² for every five dwellings it serves;<br>c) has a minimum dimension of 4m;<br>d) is free of buildings, parking spaces, and servicing and manoeuvring areas;<br>e) for an area of at least 20m² of the total communal outdoor living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June; and<br>f) has a gradient not exceeding 1 in 20; and<br>g) may be split into no more than two outdoor communal living spaces per development. | | throughout the zone (and through Plan Change 79) | |
| | ▪ Amendments to standard H6.6.19 Windows to street and private vehicle and pedestrian accessways | Oppose | ▪ Support the intention, but too prescriptive. What about south-facing façades? What about privacy to occupants? Likely to simply lead to blinds being closed a lot of the time. | ▪ Delete proposed provisions |

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| | Purpose: To provide for passive surveillance while maintaining privacy for dwellings.<br>**Development containing up to three dwellings must comply with the following:**<br>(1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.<br>**Developments containing four or more dwellings and any other development must comply with the following:**<br>(2) Any dwelling, integrated residential development, supported residential care, boarding house, and visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors. | | | | |
| | ▪ Amendments to standard H6.6.20 Deep soil area and canopy tree<br>Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.<br>(1) Any sites greater than 200m² must provide a deep soil area that must comply with the following:<br>(a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;<br>(b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:<br>(i) each deep soil area is a minimum of 60m² with 3m dimensions; and<br>(ii) the combined total deep soil area is a minimum 10 per cent of the site area;<br>(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure H6.6.20.1 Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer below; and<br>(d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; and<br>(2) Trees required by H6.6.20(1) can be existing canopy trees or new canopy trees in accordance with Table H6.9(3). | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements throughout the zone (and through Plan Change 79)<br>▪ Limits development potential of sites – huge 'land' cost imposed | ▪ Delete proposed provisions | 949.126 |
| | ▪ Amendments to standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements | ▪ Delete proposed provisions | 949.127 |

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| | Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.<br>(1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown above in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.<br>(2) The buffer area must be:<br>(a) free of buildings, parking spaces, servicing and manoeuvring areas.<br>(b) planted with shrubs or ground cover plants. | | throughout the zone (and through Plan Change 79) | |
| | ▪ Amendments to standard H6.6.22 Residential waste management<br>Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings. | Oppose | ▪ Overly prescriptive, and onerous when combined with other proposed requirements throughout the zone (and through Plan Change 79)<br>▪ Council's Solid Waste Calculator is overly conservative and should not be relied upon to direct adequate space to serve development | ▪ Delete proposed provisions |

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| | (1) On-site waste storage using individual or communal waste bins must be provided as follows:<br>(a) Where individual bins are used, a total storage space of 1.4m² per dwelling<br>(b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.<br>(c) The location of bins must:<br>(i) be visually screened from within the site, from the street and/or adjacent sites.<br>(ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)<br>(iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and<br>(v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.<br>(2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H6.6.22(3) and either H6.6.22(4) or (5).<br>(3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.<br>(4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.<br>(5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.<br>(6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings. | | | |
| | ▪ Amendments to H6.7.1. Matters of control for controlled activities | Oppose | ▪ The presence of an SEA on a piece of land is not reason to limit the development density as a matter of course<br>▪ Duplicates requirements of Chapter D9 (SEA Overlay), no need to include within the residential zone<br>▪ If they are retained, the rules and assessment matters should not refer to 'sites' subject to a | ▪ Delete proposed provisions |

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| | ~~There are no controlled activities in this zone.~~<br>**H6.7.1 Matters of control**<br>The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:<br>(1) For one dwelling per site subject to a ~~located within a~~ Significant Ecological Area Overlay:<br>(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;<br>(b) The location, bulk and scale of built development relative to the surrounding ecological values. | | SEA overlay, but 'development proposed within' a SEA. Don't restrict development potential on those parts of a site not impacted by the SEA.<br>▪ | | |
| | ▪ Amendments to H6.7.2. Assessment criteria for controlled activities<br>The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:<br>(1) For one dwelling per site subject to a ~~located within a~~ Significant Ecological Area Overlay<br>(a) refer to Policy H6.3(15) | Oppose | ▪ The presence of an SEA on a piece of land is not reason to limit the development density as a matter of course<br>▪ Duplicates requirements of Chapter D9 (SEA Overlay), no need to include within the residential zone<br>▪ If they are retained, the rules and assessment matters should not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA. Don't restrict development potential on those parts of a site not impacted by the SEA. | ▪ Delete proposed provisions | 949.130 |
| | ▪ Amendments to H6.8.1. Matters of discretion for restricted discretionary activities | Oppose | ▪ Unnecessarily prescriptive, removes flexibility in design, too broadly applied<br>▪ Oppose matters of discretion H6.8.1(6) and (7) relating to mapped infrastructure constraints | ▪ Oppose matters of discretion H6.8.1(6) and (7) relating to mapped infrastructure constraints<br>▪ Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped | 949.131<br>949.132 |

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| | (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:<br>(i) ~~building intensity,~~ building scale, location, form and appearance;<br>(ii) traffic;<br>(iii) location and design of ~~parking and~~ access and parking (if provided); and<br>(iv) noise, lighting and hours of operation.<br>(c) the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.<br><br>(2) for four or more dwellings per site: | | ▪ Assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints removed from the Planning Maps and zones<br>▪ Oppose introduction of criterion H6.8.2(2)(ad) relating to the extent to which a building are designed to respect the prevailing character of an area or key historic heritage design when opposite or adjoining special character or historic heritage items<br>▪ Support the deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and criteria at H6.8.2(1)(b)<br>▪ Oppose matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d) relating to the effects of development on the safe access and walkability of the immediate urban road environment to frequent public transport stops | Infrastructure Constraints removed from the Planning Maps and zones<br>▪ Delete criterion H6.8.2(2)(ad)<br>▪ Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and criteria at H6.8.2(1)(b)<br>▪ Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d)<br>▪ Delete other proposed provisions |

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| | (a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:<br>(i) building ~~intensity,~~ scale and location, including:<br>A. the way in which buildings are orientated to the street and adjoining sites, and<br>B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area,<br>(ia) building form and appearance including:<br>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;<br>B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;<br>C. whether design provides for the balance between a reasonable standard of privacy and opportunities for passive surveillance, and<br>D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;<br>E. the interface with an identified special character area or a scheduled historic heritage place;<br>(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:<br>A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;<br>B. internal storage;<br>C. residential waste management, including the kerbside and/or on-site capacity for residential waste management.<br>(i) traffic; and<br>(ii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided).<br><br>H6.8.1(2b) – DELETED. | | | |

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| | (c) the effects on infrastructure, and servicing including:<br>(i) Existing infrastructure capacity.<br>(d) the effects of the development on the safe access and walkability on the immediate urban road environment to frequent public transport stops.<br>(3) for integrated residential development:<br>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:<br>(i) building ~~intensity,~~ scale, location, form and appearance: including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:<br>A. the planned urban built character of the zone;<br>B. the location, orientation and design of development; and<br>C. the effect of the proposed height on the surrounding and neighbouring development.<br>(ii) traffic;<br>(iii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided); and<br>(iv) noise, lighting and hours of operation.<br>H6.8.1(3b) – DELETED.<br>H6.8.1(5) – DELETED.<br>(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.<br>(a) Infrastructure and servicing.<br>(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.<br>(a) Stormwater disposal. | | | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| **Chapter** | **Outline of Proposed Change** | **Support / Oppose** | **Reasons** | **Relief Sought** |
| | ▪ Amendments to H6.8.2. Assessment criteria for restricted discretionary activities<br>(b) building ~~intensity,~~ scale, location, building form and appearance:<br>(i) whether the ~~intensity and~~ scale of the activity, the building location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area;<br>(d) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided):<br>(i) whether adequate ~~parking and~~ access is provided or required.<br>(ii) whether car parking and parking areas are integrated into the overall design of the development<br>(iii) whether parking is located away from street frontages and screened from the street by buildings or vegetation.<br>(iv) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development. | Oppose | ▪ Unnecessarily prescriptive, removes flexibility in design, too broadly applied<br>▪ Infrastructure matter supported if Infrastructure Constraints mapping removed from the Planning Maps and zones<br>▪ Inappropriate to covertly include footpath upgrades within criteria – some of these are written like standards and come across as public infrastructure upgrade requirement. In many cases, including for smaller developments, this is what development contributions are for. Likely to lead to appalling piecemeal outcomes if incremental and uncoordinated upgrades are coerced through resource consents.<br>▪ The criteria relating to the above point are so broad that a small developer could have to upgrade hundred of meters of footpath, provide pram crossings, etc, only because they're the first cab off the rank. Council needs to use its Development Contributions for what they're intended. This smacks of double-dipping at developers' (and ultimately purchasers') expense | ▪ Delete proposed provisions |

949.139

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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | (f) Safe access and walkability of routes to frequent public transport:<br>(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:<br>• Footpaths of at least 1.8m in width;<br>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;<br>• Narrowed pedestrian crossing distances of vehicle carriageways;<br>• Front berms to separate pedestrians from traffic; and<br>• Other traffic management measures as relevant to improve the safety of pedestrians.<br>(2) For four or more dwellings on a site:<br>(a) the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following~~ relevant standards specified and identified in Table H6.4.1 or what alternatives are provided that result in the same or a better outcome.:<br>(i) [deleted] ~~Standard H6.6.10 Maximum impervious areas;~~<br>(ii) [deleted] ~~Standard H6.6.11 Building coverage;~~<br>(iii) [deleted] ~~Standard H6.6.12 Landscaped area;~~<br>(iv) [deleted] ~~Standard H6.6.13 Outlook space;~~<br>(v) [deleted] ~~Standard H6.6.14 Daylight;~~<br>(vi) [deleted] ~~Standard H6.6.15 Outdoor living space; and~~<br>(vii)[deleted] ~~Standard H6.6.16 Front, side and rear fences and walls; and~~<br>(viii) [deleted] ~~Standard H6.6.17 Minimum dwelling size~~<br>(aa) the extent to which the building location, scale, form and appearance is of a high-quality and compatible with the planned urban built character | | ▪ Criterion (2)(ad) - Inappropriate to limit the development potential of a site across the road from a Special Character building. | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | and residential amenity of the surrounding residential area provided for within the zone.<br>(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:<br>(i) placing taller buildings on the street front<br>(ii) varying roof form and building height<br>(iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements<br>(iv) using the proportion and arrangements of windows and doors to provide relief to building length and bulk<br>(v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls<br>(vi) providing adequate breaks in long continuous buildings to minimise the appearance of length<br>(vii)locating deep soil areas and/or communal outdoor spaces between the breaks in buildings to provide space and soften the built form<br>(viii) designing balconies as an integral part of the building<br>(ac) the extent to which buildings use quality, durable and easily maintainable materials.<br>(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.<br>(ae) the extent to which building frontages contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:<br>(i) having clearly defined fronts that provide passive surveillance from windows and balconies.<br>(ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.<br>(iii) maximising the number of dwellings that directly front, align and orientate to public streets.<br>(iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance. | | | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | (v) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.<br>(af) the extent to which site layout creates legible, visible, attractive, safe and well-lit connections between dwellings and the street.<br><br>(m) Safe walkability and accessibility of route to frequent public transport:<br>(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:<br>• Footpaths of at least 1.8m in width;<br>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;<br>• Narrowed pedestrian crossing distances of vehicle carriageways;<br>• Front berms to separate pedestrians from traffic; and<br>• Other traffic management measures as relevant to improve the safety of pedestrians.<br><br>(l) Safe walkability and accessibility of route to frequent public transport:<br>(i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop by a combination of the following:<br>• Footpaths of at least 1.8m in width;<br>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;<br>• Narrowed pedestrian crossing distances of vehicle carriageways;<br>• Front berms to separate pedestrians from traffic; and<br>• Other traffic management measures as relevant to improve the safety of pedestrians.<br><br>**Visual dominance**<br>(f) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height. ~~infringements~~ taking into account:<br>(i) the planned urban built character of the zone; and | | | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | **Character and Visual Amenity**<br>(g) The extent to which the form and design of the building and any additional height ~~infringement~~ responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast.<br>(h) The way in which buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:<br>(i) whether roof plant, services and equipment are hidden from views; and<br>(ii) whether the expression of the top of the building provides visual interest and variation.<br>**Visual dominance**<br>(f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:<br>(i) the planned urban built character of the zone;<br>(ii) the location, orientation and design of development; and<br>(iii) the physical characteristics of the site and the neighbouring site.<br>(iv) the design of side and rear walls, including appearance and dominance; and<br>(v) providing adequate visual and/or physical break up of long continuous building forms.<br>**Attractiveness and safety of the street**<br>(g) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:<br>(i) providing doors, windows and balconies facing the street;<br>(ii) optimising front yard landscaping;<br>(iii) providing safe pedestrian access to buildings from the street; and<br>(iv) minimising the visual dominance of garage doors as viewed from the street.<br>**Overlooking and privacy**<br>(h) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. | | | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | (11) for building coverage:<br>(f) whether the non-compliance is appropriate to the context taking into account:<br>(i) Whether the balance of private open space and buildings is high-quality and consistent with the planned urban character anticipated for the zone;<br>(ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;<br>(iii) The proportion of the building scale in relation to the proportion of the site.<br>(12) for landscaped area:<br>(e) the extent to which existing trees are retained; and<br>(13) for outlook space:<br>(f) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be reasonably minimised through the placement and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.<br>(15) for outdoor living space: | | | |

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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | (f) The extent to which residential units provide private open space and communal open space that is useable, accessible and attractive for occupants.<br><br>(15A) For windows to street and private ways<br>(a) refer to Policy H6.3(C1)<br>(a) refer to Policy H6.3(A4); and<br>(b) The extent to which the glazing:<br>i. allows views to the street and/or accessways to ensure passive surveillance; and<br>ii. provides a good standard of privacy for occupants.<br><br>(17) For minimum dwelling size<br>(d) The extent to which each residential unit is designed to:<br>(i) provide simple and convenient access and circulation;<br>(ii) include adequate storage; and<br>(iii) be large enough to allow the use of typical furnishings that meet the needs of the intended number of occupants.<br><br>(18) For deep soil area and canopy tree<br>(b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and<br><br>(19) For safety and privacy buffer from private pedestrian and vehicle accessways:<br>(b) the extent to which the buffer is:<br>(i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas; and<br>(ii) planted with suitable and low level plants.<br><br>(20) For residential waste management | | | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | (e) The extent to which the development provides sufficient space for residential waste management that is suitably located for ease of movement to collection points;<br>(f) The extent to which the waste management area is designed to minimise visibility;<br>(g) How the development intends to ensure the on-going management and maintenance of any communal waste management area;<br>(h) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and<br>(i) Whether waste management vehicle can safely undertake collection.<br>(21) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control<br>(a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).<br>(b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.<br>(c) Whether there is the ability connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.<br>(22) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Stormwater Disposal Constraints Control<br>(a) Whether there is the ability to adequately dispose of stormwater from the site via a connection to the public stormwater network.<br>(b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice. | | | |
| | ▪ Additions to H6.9. Special information requirements | Oppose | ▪ Far too prescriptive and treats all applications the same, regardless of scale<br>▪ Adds cost up front to proposals even before resource consent is secure | ▪ Delete proposed provisions |

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| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | ~~There are no special information requirements in this zone.~~<br>**Landscape Plans for all other developments as required by H6.6.12. Landscape area**<br>(1) A scaled landscape plan must be provided that contains landscaped areas and includes:<br>(a) Plant and tree species, number of each species to be planted and planting grades;<br>(b) Canopy of existing trees to be retained;<br>(c) Any area of grass; and<br>(d) Any paths included in landscaped area.<br>**Deep Soil Area and Canopy Tree**<br>(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:<br>(a) plant and tree species, number of each species to be planted and planting grades;<br>(b) location of existing trees to be retained;<br>(c) dimensions of individual mature tree canopy;<br>(d) any areas of grass;<br>(e) Minimum tree canopy dimensions are specified in Table H6.9(3) below.<br>**Residential waste management**<br>(3) Applications where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H6.6.22(1)(b)).<br>(4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided as a minimum:<br>a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;<br>b) the frequency, location, access and on-site route of waste collection or transportation; and<br>c) the method of waste collection, transportation or disposal. | | ▪ In combination with other Council proposed changes, adds cost and impacts development yield | |
| Chapter J1 - Definitions | | | | |

| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| **Chapter** | **Outline of Proposed Change** | **Support / Oppose** | **Reasons** | **Relief Sought** |
| | ▪ Amended definition: Landscaped area<br><br>**Landscaped area**<br>In relation to any site, means an area that is in natural grass, plants or trees. The canopy of trees that are existing at the time of consent lodgement can be included in the landscaped area provided the trunks are surrounded by an area of grass, plants or mulch that extends to the diameter of the critical root zone. The critical root zone being a circular area extending from the base of the canopy tree with a diameter equal to twelve times the trunk diameter measured at 1.4m above ground level.<br>Landscaped area can include pervious paths with a maximum width of 1.5m provided they do not make up more than 10 per cent of the landscaped area.<br>Buildings, artificial grass, and structures including pools, paving (except for pervious paths), pergolas, decks and servicing area is excluded from the landscaped area.<br>This definition does not apply to any development of up to 3 dwellings in accordance with the MDRS. | Oppose | ▪ The proposed changes to this definition erode the existing exclusions provided, and further limit the development potential of land | ▪ Delete the proposed definition |

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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | ~~any part of that site not less than 5m² in area which is grassed and planted in trees, shrubs, or ground cover plants and may include:~~<br>(1) ~~One or more of the features in (a) (b) or (c) where the total land area occupied does not collectively cover more than 25 per cent of the landscaped area:~~<br>~~(a) ornamental pools;~~<br>~~(b) areas paved with open jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one paver does not exceed 650mm;~~<br>~~(c) terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1m in height above the ground immediately below;~~<br>(2) ~~non permeable pathways not exceeding 1.6m in width;~~<br>(3) ~~permeable artificial lawn in the residential zones, except:~~<br>~~(a) that permeable artificial lawn must not cover more than 50 per cent of the landscaped area of the front yard;~~<br>~~(b) Permeable artificial lawn must:~~<br>~~• be permeable;~~<br>~~• resemblee grass in colour including a mix of natural looking green tonee;~~<br>~~• have piles that are a minimum 30mm pile height, straight cut (not looped pile), and of a density and form that resembles grass;~~<br>~~• is resistant to ultra violet degradation, weathering and ageing during its normal service life; and~~<br>~~• is recyclable.~~<br>(4) ~~Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage.~~<br>~~Excludes any area which:~~<br>~~• falls within the definition of building coverage;~~<br>~~• is part of a non permeable pathway that is greater than 1.5m in width;~~<br>~~• is used for the parking, manoeuvring or loading of motor vehicles.~~ | | | |
| | ▪ New definition: Service Area<br>Relevant to outlook space requirements in MHU and THAB zones | Oppose | ▪ In conjunction with how this definition is being used within the MHU and THAB zones, it has the potential to severely limit the development potential of land. | ▪ Delete the proposed definition |

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| PLAN CHANGE 78 – INTENSIFICATION | | | | |
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| Chapter | Outline of Proposed Change | Support / Oppose | Reasons | Relief Sought |
| | **Servicing area**<br>The area used to accommodate facilities necessary for the day to day needs of residential occupants, including:<br>• Storage sheds<br>• External hot water cylinders<br>• Waste storage areas<br>• Bicycle parking and storage<br>• Heat pump or air conditioning external units<br>• Washing lines (excludes where these can be fully retracted or folded down)<br>• Rainwater tanks (excludes where the tank is entirely underground or otherwise permitted by the Plan)<br>Servicing facilities excludes:<br>• Letterboxes<br>• Water meters<br>• Freestanding lights<br>• Solar Panel Batteries | | | |
| | ▪ New definition: Urban Heat Island<br>**Urban heat island**<br>Heat islands are urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies. In these areas where these structures are highly concentrated and greenery is limited, these become "islands" of higher temperatures relative to outlying areas. | Oppose | ▪ In conjunction with how this definition is being used within the MHU and THAB zones, it has the potential to severely limit the development potential of land.<br>▪ There should be more science around this definition, as it is simply being broadly applied to development within residential areas. | ▪ Delete the proposed definition |

949.143

Form 5

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

| | |
|---|---|
| To | Auckland Council |
| Name of submitter | *Rhett Grover* |
| Address for service of Submitter | *4 Miran Lane, Red Beach* |
| Telephone | *021918774* |
| Email | *Rhettgrover@yahoo.com* |

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

| | |
|---|---|
| Plan Change Number | PC 78 |
| Plan Change Name | Intensification |

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: Not applicable

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.

The specific provisions of the proposal that my submission relates to are detailed in Appendix 1.

My submission is:

I **support** the specific provisions identified in Appendix 1

I **oppose** the specific provisions identified in Appendix 1

I wish to have the provisions identified in Appendix 1 **amended**

The reasons for my views are attached as Appendix 1

I seek the following decision by Council:

~~Accept the proposed plan change~~ ☐

Accept the proposed plan change with amendments as outlined in Appendix 1 ☑

~~Decline the proposed plan change~~ ☐

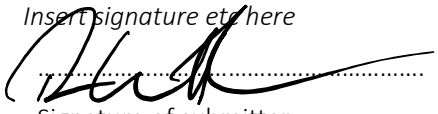
~~If the proposed plan change is not declined, then amend it as outlined below.~~

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 ☐

*Insert signature etc here* *Insert date here*



28/9/22

Signature of submitter Date

*(or person authorised to sign on behalf of submitter)*

Appendix 1:

Plan Change 78

The specific provisions of the proposal that this submission relates to:

1.0

We consider that unless the relief sought in this submission is granted PPC78 and in particular the specific provisions challenged:

1. Will not promote the sustainable management of resources;
2. Will be inconsistent with the resource management principles expressed in Part 2 of the Resource Management Act 1991 ("RMA");
3. Will variously be inappropriate, unnecessary and contrary to sound resource management practice;
4. Will not warrant confirmation in terms of section 32;
5. Will be contrary to relevant provisions in the National Policy Statements and National Environmental Standards; and
6. Will enable the generation of significant adverse effects on the environment that warrant being addressed through PPC78 provisions.

2.0 General Submission

2.1 Introduction of a Qualifying Matter (QM)- Matija Place, Red Beach

953.1

We seek the introduction of a Transportation related Qualifying Matter at Matija Place, Red Beach. This road is a cul-de-sac off a no exit road (Jelas Road), with no entry from Hibiscus Coast Highway. The road is narrow, with footpath on one side only, and two- way vehicle movements are often blocked by parked vehicles. Trucks, such as rubbish or recycling trucks, cannot be passed on the road which blocks traffic, and sometimes cannot move up the road due to parked vehicles and the narrowness of the road. There is often none (or very little) on- street parking. The contour of the road impedes visibility of oncoming vehicles on Matija Place.

A school is located at 100 Jelas Road, with its only vehicle access onto Jelas Road, opposite Matija Place. Access into and on Matija Place is often restricted by vehicles moving to and from the school, and parking associated with the school.

The area is not well serviced by public transport, being only buses (and these are not regular and could not be relied on as a car alternative).

Matija Place contains larger sites from historical subdivision. Under PC78 there is potential that these sites could be extensively subdivided, and a large number of dwellings constructed. The transportation infrastructure is insufficient to service this level of development. It is appropriate that development be limited to recognise this constraint, and that future resource consent applications be specifically required to take into account and address these infrastructure issues.

The introduction of a QM is consistent with higher leave planning documents, including because some of the high-level outcomes sought cannot be achieved given the transportation matters present. Relevant provisions include:

a) Section 5 RMA,
b) Section 7b) RMA, in that this represents an efficient use of physical land resources noting this constraint,
c) Section 7c) RMA, the maintenance and enhancement of amenity values,

d) Section 7f) RMA, in that this maintains the quality of the environment,
e) The National Policy Statement on Urban Development, including:
   i. Objective 2.1(1):
   *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

   A QM and related impacts on development is consistent with this objective.

   ii. Objective 2.1(3) (emphasis added) "…the area is <u>well-serviced</u> by existing or planned public transport"

   This cannot be achieved. A QM is appropriate.

   iii.
   iv. Objective 2.1(6) (emphasis added):
   *Local authority decisions on urban development that affect urban environments are:*
   *integrated with <u>infrastructure planning</u> and <u>funding</u> decisions;*
   *and strategic over the <u>medium term and long term</u>; and…*

   This cannot be achieved. A QM is appropriate.

   v. Policy 2.2(1)
   *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
   *…..*
   *(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

   This cannot be achieved. A QM is appropriate.

   vi. Policy 2.2(4)

f) The Auckland Unitary Plan, including (but not limited to):
   i. Objectives and policies of B2.2, including where a compact urban form is sought, that makes better use of existing infrastructure and efficient provision of new infrastructure, integrates land use and transport and supports a range of transport modes.
   ii. Objectives and policies of B2.3, which seek a quality, built environment. This includes (but is not limited to) development which maximises infrastructure efficiency, that provides good access and enables a range of travel options, achieves a high level of amenity and safety for pedestrians and cyclists, and meets the functional, and operational needs of the intended use.
   iii. Objective B3.3.1 and policies B3.3.2, including (but not limited to) where these provisions seek effective, efficient and safe transport. This includes integration with land uses and ensuring transport infrastructure is planned, funded and staged.

   This cannot be achieved. A QM is appropriate.

2.2 Zoning

The proposed rezoning of the majority of Auckland urban areas to Mixed Housing Urban is unnecessary and excessive. Auckland Council has indicated that with all the proposed Qualifying Matters in place, the enabled capacity via PC78 would be more than three times the total demand for housing in 2051. This creates a situation where residents, who have largely had no opportunity for involvement in the rezoning process (due to changes being required by central government), will be adversely affected by development when there is no demand for the related housing. The AUP(OP) as it standards, which has been through a full statutory process where people were able to make submissions in relation to zoning, has more than sufficient capacity to meet the housing demands in Auckland. The AUP(OP) already meets relevant objectives and policies of the NPS- US and RPS regarding residential capacity.

Red Beach and Silverdale are established, medium density residential areas. The area is currently zoned Single House Zone in the Auckland Unitary Plan (OP) and has had a similar zoning since at least the late 1990's. Land has been purchased and developed on this basis. Dwellings have been sited and designed based on existing development standards, as currently detailed in the AUP(OP). The MDRS now seeks to change this and the zoning, without the ability of affected parties to be involved. People have made significant investment decisions and now have little, if any, ability to be involved in changes that will affect them and, in some cases, significantly.

While we understand Auckland Council is largely obligated to make these zoning and MDRS standard changes, we record that we do not support the changes proposed in Red Beach, Orewa, Silverdale and the Hibiscus Coast, and in particular in Matija Place, Red Beach. Site owners will be significantly adversely affected by this zoning change and have had no ability to be involved in the rezoning process. We would support the retention of the Single House Zone (SHZ) in these areas if this was possible under the PC78 process. We do not support any "increase" in zoning of sites in Matija Place, Red Beach as shown in the notified version of PC78 (such as to THAB zone for example). 953.2 953.3

If the retention of SHZ is not possible, we seek strong objectives, policies, rules and criteria to ensure that potential effects on adjacent residential sites are avoided, remedied or mitigated and the owners/ occupiers of adjoining sites can become involved in resource consent applications. The relief sought includes (but is not limited to) that which would achieve the following: 953.4

a) Resource consent applications can be declined when there is insufficient servicing capacity, or servicing options are proposed that are suboptimal. Plan language must reflect this, and be sufficiently strong, in legal terms, to enable decline.
b) That the density of development is appropriate for the site, including having regard to development on adjacent sites (including character and amenity effects experienced on adjacent sites) and infrastructure capacity. 953.5
c) All residential developments must be required to have close regard to the interface with existing residential development on adjoining sites, including (but not limited to): 953.6
    I. Building form that provides articulation including in roof and facades, to minimise the visual dominance of bult form when viewed from adjacent sites,
    II. The use of colours and variation of building materials to visually break up built form and reduce visual dominance when viewed from adjacent sites,

III. Minimising overlooking, including by the location and scale of buildings, placement of windows, size of windows, floor plans and other features such as screens, and minimising retaining (fill) on site boundaries where overlooking could occur into adjoining sites,
IV. Impacts on privacy on adjoining sites, including by the location and scale of buildings, placement of windows, size of windows, floor plans and other features such as screens,
V. Ensuring sufficient sunlight access is retained into adjoining residential dwellings and outdoor living areas,
VI. Managing amenity effects and providing privacy through boundary landscaping (capable of growing to a suitable height to provide privacy and softening of built form, such as 5m) and fencing.

d) The landscaping on- site is maximised, to improve amenity both on site and on those adjoining, 953.7
e) Ensuring that applications, including those that do not provide a suitable interface with adjoining sites, can be notified and that affected parties can become involved in the resource consent process, 953.8
f) Adequate areas are identified for waste and recycling storage and on- site collection, 953.9
g) Waste and recycling areas are screened from adjoining sites and in larger development with communal waste storage areas, that waste is managed to control odour, 953.10
h) Adequate areas are provided on- site for delivery vehicles, parking and visitors to remove or minimise the need for on- street parking, 953.11
i) Providing for on- going management of communal areas (including access, parking and landscaped areas) and services on sites, such as a body corporate or similar. The ongoing management of these areas can easily be disregarded if a specific management regime is not put in place at the time of development. 953.12
j) Requiring upgrading of infrastructure, including roads and footpaths, where the existing services are inadequate and further loading is proposed by a development. 953.13

The relief sought above, is consistent with:

a) Section 5 RMA,
b) Section 7b) RMA, in that this represents an efficient use of physical land resources,
c) Section 7c) RMA in that this would result in the maintenance and enhancement of amenity values,
d) Section 7f) RMA, in that this maintains the quality of the environment,
e) The National Policy Statement on Urban Development, including:
    i. Objective 2.1(1),
    ii. Policy 2.2(6)
f) The Auckland Unitary Plan, including (but not limited to):
    i. Objective B2.2.1(1), including refence to quality compact urban form,
    ii. Objective B2.3.1(1) and policies B2.3.2(1), including by creating a quality built environment that responds to the site and its setting,
    iii. Objective B4.2.1(1),
    iv. Policy B2.4.2(4),
    v. Policy B2.4.2(6), including that development is adequately serviced,
    vi. Policy B2.4.2(8), including recognising and providing for existing and planned neighbourhood character,
    vii. Policy B2.4.2(9) and (10).

For completeness it is noted that higher residential intensification in this location is not consistent with some provisions such as B2.2.2(5).

### 3.0 Submission on Specific PC78 Provisions

Without limiting the generality of the relief sought above, the following submission is made on specific PC78 provisions.

### 3.1 Maps

| Maps | | |
|---|---|---|
| Matter | Support/Opposition/ Amendment Sought (additions underlined, deletions strikethrough) | Reasons |
| Qualifying Matter | Qualifying Matter- Infrastructure Water and/ or Wastewater Constraints Control as shown on Matija Place (including at 77 and 86 Matija Place) is supported | We understand that infrastructure in Matija Place and the wider Red Beach, Silverdale and Hibiscus Coast areas, has not been designed or established to service the level of development that the MDRS or NPS- UD will enable. There is frequently news of overflows at beaches in local media, including of raw sewerage. Local roads also flood to varying degrees, including at the intersection of Jelas Road and Matija Place. There are clear issues with capacity of existing stormwater and wastewater services in these areas.<br><br>It is appropriate that a QM be utilised, to place restrictions and controls on development in these areas.<br><br>This is consistent with higher order planning provisions and outcomes sought by the RPS (including objectives and policies of B3.2), NPS- UD and Part 2 RMA. |
| Qualifying Matter | We seek the introduction of a Transportation related Qualifying Matter at Matija Place, Red Beach. | Please see reasons in 2.0 above. |
| Zoning- Matija Place | We seek the rezoning of Matija Place to Single House and if this is not possible Mixed Housing Suburban due to development constraints. | Please see reasons above relating to servicing and infrastructure, including transportation servicing. |

953.14

### 3.2 Auckland- Wide provisions (Chapter E)

| PC78 Reference | Support/Opposition/ Amendment Sought (additions underlined, deletions strikethrough) | Reasons |
|---|---|---|
| E36 | The inclusion of natural hazards as a Qualifying Matter is **supported**. | This is consistent with Part 2 RMA. 953.15 |
| Objective E38.2(10)(d) | **Reword** to "Avoid subdivision that cannot be appropriately serviced by the water supply, wastewater and stormwater networks". | Subdivision must be serviced, and this must be appropriate. Appropriate infrastructure must be utilised, and not systems that are unreliable, require high maintenance, are costly to maintain or have a short lifespan. This is a critical part of urban subdivision, and to be consistent with higher order planning provisions (such as B2.2, and those proposed in PC80)). It is inevitable that with the geographical extent of the related QM's that applicants will suggest poor servicing solutions- Plan provisions must be sufficiently strong to allow applications to be declined. 953.16 |
| Objective E38.2(10)(e) | **Support** | We support the objective and the terminology, specifically use of "avoid" in relation to under sized lots in areas affected by a Transportation Qualifying Matter. 953.17 |
| Objective E38.2(11) | **Support** reference to subdivision and density of development being controlled where a Qualifying Matter is present. | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. 953.18 |
| Policy E38.3(13) | Seek **insertion** of reference to Qualifying Matter, to control density and site sizes. Insert the following, or words to like effect:<br><br>(d) Taking into account a Qualifying Matter affecting the site, noting that this may result in larger sites or fewer sites (lower yield) than may otherwise be usually anticipated in that particular zone. | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. 953.19 |
| Policy E38.3(31) | **Support** | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. The use of "avoid" is supported. 953.20 |
| Policy E38.3(32) | **Support** | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. 953.21 |

| | | | |
|---|---|---|---|
| Policy E38.3(33)(c) | **Support reference to QM** | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. | 953.22 |
| Policy E38.3(34) | **Support** reference to QM | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. | 953.23 |
| Policy E38.3(35) | **Support** reference to QM | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. | 953.24 |
| | Activity Table | | |
| **Table E38.4.2(A29A)** | **Support** subdivision affected by this QM being a Restricted Discretionary Activity. | A controlled activity, which canno be declined, is not appropriate. | 953.25 |
| **Table E38.4.2(A29B)** | **Support** subdivision affected by this QM being a Restricted Discretionary Activity. | A controlled activity, which cannot be declined, is not appropriate. To be consistent with higher level documents including the NPS- UD, NPS- FW and RMA (Part 2) it is critical that development be serviced in an appropriate way, and that Council has the ability to decline an application if this is not the case. | 953.26 |
| | E38.5- Notification | | |
| E38.5 Notification (2A) | **Oppose**. This development type should be subject to the standard test for notification. | Applications of this nature have the potential to create adverse effects that are more than minor and greatly impact on people. These applications should be subject to the normal tests for notification. | 953.27 |
| E38.5 Notification (2B) | **Oppose**. This development type should be subject to the standard test for notification. | Applications of this nature have the potential to create adverse effects that are more than minor and greatly impact on people. These applications should be subject to the normal tests for notification. | 953.28 |
| | E38.6- General Standards | | |
| E38.6.3. Services | Seek that this Standard be **altered** to refer to appropriate services or words to that effect. | It is important that proposed servicing is appropriate, having regard to the location of the site, capacity of reticulated services and ongoing maintenance. PC78 should be clear that suboptimal servicing solutions are not appropriate and will not be accepted.<br><br>The use of the word “provision” is not sufficient. | 953.29 |

| E38.8 Standards for subdivision in residential zones | | |
|---|---|---|
| E38.8.2.8.<br>Subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and/or Wastewater Constraints Control. | **Support** in part, subject to the following **amendment**:<br><br>"The technical report must demonstrate:<br>a) That infrastructure and servicing can be achieved.<br>b) The method and capacity of water, wastewater and water servicing for the development;<br>c) The durability and maintenance required for the proposed system/s;<br>d) The appropriateness of the proposed servicing for the nature and scale of the development;<br>e) The potential effects of the proposed servicing;<br>f) Proposed long term management of the system/s." | Subdivision must be serviced, and this must be appropriate. Appropriate infrastructure must be utilised, and not systems that are unreliable, require high maintenance, are costly to maintain or have a short lifespan. This is a critical part of urban subdivision, and to be consistent with higher order planning provisions (such as B2.2, and those proposed in PC80)). It is inevitable that with the geographical extent of the related QM's that applicants will suggest poor servicing solutions- Plan provisions must be sufficiently strong to allow applications to be declined. 953.30 |
| E38.8.2.9 | **Support** | Please see section 2 above, where a similar QM in Matija Place, Redd Beach is sought. 953.31 |
| **E38.11 Assessment- Controlled Activities** | | |
| E38.11.1(2) | **Support** | Support reference to infrastructure 953.32 |
| E38.11.2(2) | **Support** | Support reference to infrastructure 953.33 |
| **E38.12 Assessment- Restricted Discretionary Activities** | | |
| E38.12.1(10) | **Support** | Support assessment of stormwater matters being required. 953.34 |
| E38.12.1(11) | **Support** | Support assessment required in these QM areas.<br>Subdivision must be serviced, and this must be appropriate. Appropriate infrastructure must be utilised, and not systems that are unreliable, require high maintenance, are costly to maintain or have a short lifespan. This is a critical part of urban subdivision, and to be consistent with higher order planning provisions (such as B2.2, and those proposed in PC80)). It is inevitable that with the geographical extent of the related QM's that applicants will suggest poor servicing solutions- Plan provisions must be sufficiently strong to allow applications to be declined. 953.35 |
| E38.12.2(10) | **Support** | Support assessment of stormwater matters being required. 953.36 |

| | | |
|---|---|---|
| E38.12.2(11) | **Support** | Support assessment required in these QM areas.<br>Subdivision must be serviced, and this must be appropriate.<br>Appropriate infrastructure must be utilised, and not systems that are unreliable, require high maintenance, are costly to maintain or have a short lifespan. This is a critical part of urban subdivision, and to be consistent with higher order planning provisions (such as B2.2, and those proposed in PC80)).<br>It is inevitable that with the geographical extent of the related QM's that applicants will suggest poor servicing solutions- Plan provisions must be sufficiently strong to allow applications to be declined<br>953.37 |

3.3- Zones (Residential)

| PC78 Reference | Support/Opposition/ Amendment Sought (additions underlined, deletions strikethrough) | Reasons |
|---|---|---|
| Objective H5.2(A1) | **Support** | 953.38 |
| Objective H5.2(B1) | **Reword** objective to the following or words to like effect:<br><br>"…(b) The neighbourhoods planned urban built character, including 3- story buildings, unless the site is affected by a Qualifying Matter in which case the development density must take into account the related constraint." | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies.<br>953.39 |
| Objective H5.2(1) | **Reword** objective to the following or words to like effect:<br><br>Land ~~near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network~~ is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport, unless it is affected by a Qualifying Matter in which case the development density must take into account the related constraint. | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies.<br>953.40 |
| Objective H5.2(3) | **Supported**, in particular where it refers to high quality amenity in relation to adjacent sites and the street. | Please see "General Submission" above.<br>953.41 |

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| Objective H5.2(5) | **Supported** | Inappropriate servicing can impact on water quality, and this requires control. | 953.42 |
| Objective H5.2(6) | **Supported** | | 953.43 |
| Objective H5.2(7) | The following **rewording** is sought, or words to the same effect:<br><br>"Development that cannot be appropriately serviced for water supply, wastewater or stormwater is **avoided**" | Wording in the Plan must be sufficiently strong to enable applications to be declined where the required outcome is not achieved, especially for fundamental matters such as servicing. | 953.44 |
| Objective H5.2(8) | **Supported** | | 953.45 |
| Objective H5.2(10) | **Supported** | Please see "General Submission" above. | 953.46 |
| Policy 5.3(B1) | **Support** "..except in circumstances where a qualifying matter is relevant" | Qualifying Matters affect what type and scale of development is appropriate on a site. This should be clearly reflected in objectives and policies. | 953.47 |
| Policy H5.3(C1) | **Reword** to the following or words to like effect:<br><br>~~"Encourage~~ <u>Require</u> development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance." | Wording in the Plan must be sufficiently strong to ensure the required outcome is achieved. | 953.48 |
| Policy H5.3(E1) | **Reword** to the following or words to like effect:<br><br>~~Provide for developments not meeting permitted activity status, while encouraging high-quality developments~~<br><br><u>"Require developments to achieve a high-quality environment"</u> | It is not necessary to have a policy that provides for activities which are not permitted, as the plan already provides for this. A "high quality development" should not be "encouraged"- this must be <u>required</u>, to be consistent with the RPS and the NPS- UD. | 953.49 |
| Policy H5.3(6A) | **Support in part**, in particular references to adjacent sites.<br><br>**Introduce** the following or words to like effect:<br><br>(j) <u>Establishing landscaping (vegetation) to create quality on- site amenity and soften the interface between the site and adjoining residential sites.</u> | The policy is generally supported for the reasons set out in section 2 above , with amendments as required to address the issues raised in section 2 above. | 953.50 |
| Policy H5.3(12) | **Support** | All development must be appropriately serviced. | 953.51 |
| Policy H5.3(13) | **Support** | All development must be appropriately serviced.<br><br>Qualifying Matters affect what type and scale of development is | 953.52 |

| | | | |
|---|---|---|---|
| | | appropriate on a site. This should be clearly reflected in objectives and policies. | |
| Policy H5.3(14) | **Support** | Please see section 2 above. | 953.53 |
| Policy H5.3(16) | **Support** | Please see section 2 above. | 953.54 |
| | | **Activity Table** | |
| Table H5.4.1(A14B) | **Support** one dwelling on a site in the Water and/or Wastewater Constraints Control QM being a permitted activity. | Qualifying Matters affect what type and scale of development is appropriate on a site. It is appropriate that this be controlled as shown, with permitted development limited. | 953.55 |
| Table H5.4.1(A14B) | **Seek amendment** to table H5.4.1 to introduce "Standards to be complied with".<br>This should include reference to Standards H5.6.3- H5.6.21 and the new Standard sought below. | The Plan must be clear about what Standards must be complied with to be a permitted activity. | 953.56 |
| Table H5.4.1(A14C) | **Support** two or more dwelling on a site in the Water and/or Wastewater Constraints Control QM being at least a restricted discretionary activity. | Qualifying Matters affect what type and scale of development is appropriate on a site. It is appropriate that this be controlled as shown, and consent required for more than one dwelling to enable site specific assessment. | 953.57 |
| Table H5.4.1 | **Insert new A14D with the following,** or words to a similar effect (to reflect the Qualifying Matter sought on Matija Place):<br>"Two or more dwellings per site in the Matija Place Transportation Qualifying Matter Control"- Restricted Discretionary Activity. | To reflect the Qualifying Matter sought, as detailed above in section 2. | 953.58 |
| | | **Notification** | |
| **H5.5(5) (Notification)** | The preclusion of limited or full notification for a development of four or more dwellings, irrespective of meeting Standards, is **opposed**. | Applications of 4 or more dwellings have the potential to create adverse effects that are more than minor and greatly impact on people. These applications should be subject to the normal tests for notification. | 953.59 |
| **H5.5(6) (Notification)** | **Support** | These applications should be subject to the normal tests for notification. | 953.60 |
| | | **Standards** | |
| **H5.6.3A** | **Seek introduction** of a specific Standard related to the Water and/or Wastewater Constraints Control to ensure that servicing is appropriate for the site, area and development proposed, and that there is sufficient capacity. | The Plan should be clear that servicing must be provided, and that this must be fit for purpose, able to be maintained in perpetuity and is suitable. Given the geographical extent of this QM it is likely that bespoke solutions will be suggested, that are not appropriate- the Plan must be strongly worded to make it clear | 953.61 |

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| | | these outcomes will not be consented. |
| H5.6.5(4). Height in relation to boundary | **Oppose** the proposed HIRB plane and the removal of consideration of boundaries adjoining lower zones. | The proposed HIRB plane will create adverse shading and overlooking and reduce sunlight access, in relation to adjoining residential sites. Given the existing AUP zoning, some of these adjoining sites contain new development based on existing zoning (1-2 levels, greater yard setbacks and lower HIRB controls)- in these cases the adjoining sites are unlikely to be redeveloped in the medium terms and a higher degree of adverse effects will be created in the .<br>We understand however that this forms part of the MDRS provisions and Council may not have scope to amend these.<br>953.62 |
| H5.6.5(4)(4). Height in relation to boundary | **Oppose**. HIRB should apply from the site boundary, not right of way/ access lot boundaries. | 953.63 |
| Table H5.6.8.1 Yards | **Oppose.** Given the increased level of density proposed, yards should be larger.<br><br>The definition of "Yard" to be **amended** to reduce the length of eaves that can encroach into yard setbacks. | We understand however that this forms part of the MDRS provisions and Council may not have scope to amend these.<br>953.64<br>At present eves up to 750mm are excluded from the definition of yards. This could result in part of a building being only 250mm from a common boundary. This impacts on maintenance and amenity of adjoining sites.<br>953.65 |
| H5.11(5)- Landscaped Area | The minimum landscaped area of 20% **is opposed.** The following is sought, or words to similar effect:<br><br>"<u>The minimum landscaped area must be at least 35 percent of the net site area".</u> | The landscaping present on a site makes an important contribution to on- site amenity and amenity on adjoining sites.<br>953.66 |
| H5.6.12- Outlook Space | Generally **supported** | The requirement to provide outlook space is supported, including that this space must be located within the development site.<br>953.67 |
| H5.6.14(4)- Communal Outdoor Living Space | Supported with the following **amendment** (or words of similar effect):<br><br><u>(h) Is managed and maintained by a body corporate or similar legal entity.</u> | The requirement for a communal outdoor living space for larger residential developments is supported. Appropriate maintenance and management of these areas is also required.<br>953.68 |

| | | |
|---|---|---|
| H5.6.21 Residential waste management | Standard is generally **supported** with the following amendment requested:<br><br>"H5.6.21(6)<br>A waste management and minimisation plan must be provided and implemented for 10 or more dwellings, and this must include details of how odour will be controlled". | Where a site has limited road frontage, requiring waste collection on- site is supported. Sufficient space must be available on -site for a waste vehicle to park, collect the waste/ recycling, manoeuvre on-site and leave in a forward-facing direction.<br><br>Waste and recycling storage areas can easily create odour, which impacts on amenity on site and on those adjoining, if not controlled. 953.69 |
| H5.8- Assessment – restricted discretionary activities | | |
| H5.8.1. Matters of discretion 5.8.1(2) For four or more dwellings per site: (a)(i) | **Oppose** deletion of the word "intensity"- seek that "intensity" not be deleted. Reword to (or words to like effect):<br>(i)building intensity, scale and location, including | Building intensity, not only scale, has the potential to impact on the success of an overall development, its appropriateness in a specific location, and the adverse effects created on people, in particular adjoining site owners. It is appropriate that Council retain the ability to assess this important aspect of a proposal. 953.70 |
| H5.8.1(2) (a)(i) (A) | **Support** | Support reference to "adjoining sites" for the reasons set out in section 2 above. 953.71 |
| H5.8.1(2) (a)(i) (B) | Seek **amendment** as follows, or words to like effect:<br>"the extent to which the height, roof form and design of buildings respond to the local streetscape, adjacent sites, …" | Please see section 2 above. 953.72 |
| H5.8.1(2) (ai) | **Support** | Please see section 2 above. 953.73 |
| H5.8.1(2) (c) | **Support** | Please see comments above regarding infrastructure and servicing. 953.74 |
| H5.8.1(2) (d) | Seek **amendment** as follows, or words to like effect:<br><br>"the effects of the development on the safe access for pedestrians and other transportation users on the adjacent road network" | Please see section 2 above. In some locations there is insufficient transportation infrastructure to service a development, and the traffic generated by a development may impact on other users off the site. Potential adverse effects in this regard should be assessed. 953.75 |
| H5.8.1(6) | **Supported** | Please see comments above regarding infrastructure and servicing. 953.76 |
| H5.8.2- Assessment Criteria | | |
| H5.8.2(2)(ab) | **Amend** to include the following, or words to like effect: | Please see section 2 above. 953.77 |

| | | | |
|---|---|---|---|
| | (ix) Placing lower buildings adjacent to residential dwellings on adjoining sites. | | |
| H5.8.2(2)(ac) | **Support** | | 953.78 |
| H5.8.2(2)(ae) | **Support** | Support the design outcomes achieved by buildings fronting public streets. | 953.79 |
| H5.8.2(2)(af) | **Support** | Support the design outcomes achieved by buildings fronting public streets. | 953.80 |
| H5.8.2 | **Insert new** Assessment Criteria related to H.8.1(6) (More than one dwelling in Waste and Wastewater Constraints Control). Insert the following or words to same effect:<br>I. The method and capacity of water, wastewater and water servicing for the development;<br>II. The durability and maintenance required for the proposed system/s;<br>III. The appropriateness of the proposed servicing for the nature and scale of the development;<br>IV. The potential effects of the proposed servicing;<br>V. Proposed long term management of the system/s. | PC78 notes the need for consent and provides Matters for Discretion. The inclusion of Assessment Criteria will provide further guidance on what is required. | 953.81 |

### 3.4 Definitions

| PC78 Reference | Support/Opposition/ Amendment Sought (additions underlined, deletions strikethrough) | Reasons | |
|---|---|---|---|
| Definition of "Landscaped Area" | **Support** | The changes proposed mean the landscaped area focuses more on vegetation, and excludes more hard landscaping than previous. This is supported as it will positively affect amenity on- site and on adjacent sites, as the density of development increases. This is consistent with the urban design outcomes sought by objectives and policies of the zone, and the RPS. | 953.82 |

### 4.0 Submission- Additional relief sought

In addition to the relief sought in sections 1, 2 and 3 above, we also seek:

(1) any additional changes which are required to the text and maps of the proposed plan to give effect to this submission.
(2) Any other consequential or alternative amendments arising from these changes.

## George Bramer

**From:** Tania Mace <tfmace@outlook.com>
**Sent:** Wednesday, 28 September 2022 12:04 pm
**To:** Unitary Plan
**Subject:** Grey Lynn Residents Association submission on Plan Change 78
**Attachments:** Plan Change 78 Submission GLRA Final.pdf

Hi there

You will find attached the Grey Lynn Residents Association submission on Proposed Plan Change 78. I have not filled out form 5 as it seems that this form is not well suited to large and complex submissions. I have taken note of the requirement noted on the form 5 document to provide my full name (as the person lodging the submission on behalf of the Grey Lynn Residents Association), email address (Grey Lynn Residents Association email address), postal address (Grey Lynn Residents Association Incorporated official postal address) and a contact phone number. These are all shown at the end of the submission.

Hopefully I've included all the things required to ensure that the submission in valid. There was a question at the bottom of form 5 about whether the submitter could gain an advantage in trade through the submission. The Grey Lynn Residents Association is a community group (we are an incorporated society) that is not involved in any trade. Another question asks about whether the submitter is directly affected by the subject matter of the submission. As this is the submission from the Grey Lynn Residents Association which has a membership comprised of people from Grey Lynn, then yes we are directly affected.

I'm just wanting to make sure that I haven't missed out anything vital by not completing form 5 (it was a bit unclear whether it was necessary to fill out form 5). I'd appreciate it if you could reply to this email confirming that you have received the Grey Lynn Residents Association submission and that I've done everything needed to ensure that it is a valid submission.

Kind regards

Tania Mace
Committee Member
Grey Lynn Residents Association

Grey Lynn Residents Association Inc.

# NOTICE OF SUBMISSION ON PROPOSED PLAN CHANGE 78
# AUCKLAND UNITARY PLAN

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To: Planning Technician, Auckland Council

Email: unitaryplan@aucklandcouncil.govt.nz

**Scope of Submission**

This is a submission from the Grey Lynn Residents Association opposing Proposed Plan Change 78 as it affects the Auckland suburb of Grey Lynn (including Arch Hill). If the Proposed Plan Change 78 is not declined then we wish to have the provisions of the Plan Change amended according to this submission.

**About the Grey Lynn Residents Association**

a. Grey Lynn Residents Association (GLRA) represents the people of Grey Lynn (including Arch Hill). GLRA was formed in 2013 largely as the result of widespread community concern about the impact of the then Draft Unitary Plan. Since then, GLRA has engaged across a much wider set of issues, though planning and heritage remain important.
b. It does advocacy and activism work to make Grey Lynn the most liveable suburb in the world.
c. As stated on its website, (https://www.greylynnresidents.org.nz/):GLRA exists for the following reasons:

   * To provide a unified voice for the residents of Grey Lynn

   * To promote and protect the interests and welfare of Grey Lynn residents

   * To undertake advocacy and activism work to make Grey Lynn the most liveable suburb in the world
d. GLRA is an incorporated society and was incorporated in 2013. Membership is open to all and a committee is elected at an AGM each year.
e. A needs assessment was undertaken by GLRA in 2015, surveying people who live, work, play and/or study in Grey Lynn (https://www.greylynnresidents.org.nz/wp-content/uploads/Grey-Lynn-Needs-Assessment.pdf). There were 516 respondents to the survey, 80 % of whom lived in Grey Lynn (with smaller percentages from neighbouring

suburbs such as Westmere and Ponsonby) and half of whom had lived in Grey Lynn for more than 10 years.

f. People were asked what their biggest concerns were in Grey Lynn. These included the effects of intensification, threats to character, traffic and crime.

**Submission**

Intensification

**We oppose** the walkable catchment of 1200 metres from the edge of the City Centre zone.

**We oppose** the 400 metre area of intensification adjacent to the Ponsonby Town Centre.

**We oppose** the 200 metre area of intensification adjacent to the Grey Lynn Local Centre.

Special Character Overlay

**We oppose** the removal of the special character overlay from the houses 73, 75, 77, 79, 81 and 83 Dryden Street, Grey Lynn.

Qualifying Matters

**We support** the inclusion of Special Character as a qualifying matter.

**We support** the inclusion of Notable Trees and Notable Groups of Trees as a qualifying matter.

**We support** the inclusion of Infrastructure Constraints as a qualifying matter.

**We support** the inclusion of Flood Plains as a qualifying matter

Schedule of Notable Groups of Trees

**We ask** that the avenues of London plane trees in Selbourne Street, Browning Street, Castle Street and Francis Street be added to the schedule of notable groups of trees.

Amenity Values

**We ask** that neighbours amenity values are considered in the Mixed Housing Urban zone rules.

**We ask** that neighbours amenity is considered in the zone rules for Terrace House and Apartment zone where this zone adjoins another residential zone.

**We ask** that structure plans are prepared for areas where intensification is planned.

**The reasons are:**

1. Overview of the History of Grey Lynn

   The built environment and open space networks of Grey Lynn define its character. It's a place that is steeped in history. The suburban residential development of Grey Lynn began in the 1860s when parts of Arch Hill were first subdivided into residential sites. Over the other side of Great North Road lies the vast stretch of land which comprised the Surrey Hills Estate,

Auckland's largest Victorian residential subdivision which was progressively developed from 1884. Some other subdivisions in the West Lynn area occurred around the same time, while others followed in the early twentieth century in anticipation of the tram service being extended to the West Lynn area. During the 1920s worker housing was developed on the southern side of in Old Mill Road and in West View Road, the site of the former municipal abattoirs. The residential area on the lower part of Chinaman's Hill followed and was one of the last areas to be developed for residential purposes.

2. Many areas of Auckland that, like Grey Lynn were predominantly developed from the 1860s through to the 1920s, are shadows of their former selves. They have been stripped of many of their original houses and no longer exhibit the intact character streetscapes they once had. Grey Lynn, by contrast, is a special place; its homes and open space provide a link to the past that is cherished by its residents and the wider community.

3. <u>Intensification</u>

   There are three areas of high density intensification introduced in Plan Change 78 that affect Grey Lynn:

   City Centre walkable catchment of 1200 metres

   Ponsonby Road Town Centre adjacent area of intensification of 400 metres

   Grey Lynn Local Centre adjacent area of intensification of 200 metres

4. The extent of these changes is vast. It is clear that this would provide a massive oversupply of residential high density zoned land and that only some would be redeveloped in this way. In an ad hoc manner, given that structure planning is not proposed in Plan Change 78, the six storey apartments that are permitted will tower over adjoining one or two-storey homes, robbing them of privacy and sun – a recipe for poor outcomes for neighbourhoods and leaving residents in constant fear of having a massive apartment building next to them.

5. Overseas examples such as the very dense West End of Vancouver show that clusters of tall apartment buildings can be located in a manner that can create pleasant, busy and vibrant neighbourhoods but the important point is that there be zoning and centre planning so that such clusters appear in designated areas and are not pepper-potted through and erected over many decades, which leads to discordant, incoherent urban environments.

6. Because the extent of the city centre walkable catchment is so large this unstructured gradualism would be enabled over a very wide area. For that reason the GLRA opposes the proposed extent of the city centre walkable catchment.

7. In 2011 Auckland Council accepted the advice of international consultant Jan Gehl, who said that 500-800 metres was the furthest walkable catchment likely to be used in our city. Walkable catchments of up to 800 meters are considered a maximum internationally and yet Auckland Council has instead adopted a city centre walkable catchment that is considerably larger. We ask that the walkable catchment from the city centre be reduced to 800 metres.

8. 'Walkable' in practice is constrained by topography and street pattern. The lasso guesture of measurement applied to a map does not take into account hills or street pattern or any of the other factors that actual, walkers have to negotiate.

9. We also oppose the extent of the Ponsonby Road adjoining area of intensification. Ponsonby Road is a strip shopping centre with plenty of cafes and boutiques but few shops and facilities serving the daily needs of locals. We feel that a smaller adjoining area of intensification is appropriate for Ponsonby Road given the level of service provided. We ask that the adjoining area of intensification be reduced to 200 meters measured from the edge of Ponsonby Road.

10. We oppose the Grey Lynn local centre adjoining area of intensification. We believe that Auckland Council's method of deciding which local centres are large is flawed and that Grey Lynn local centre is not "large" as Auckland Council asserts. Council's method was to measure the footprint of all the local centres in Auckland, take the average, and classify anything above the average as large. Grey Lynn Local Centre is the smallest of the local centres classed as large and given an adjoining area of residential intensification. It has been put in the same category as local centres that have footprint nearly three times larger. It has been given an adjoining area zoned for apartments despite having a smaller development capacity than some centres with a smaller footprint that are classed as small. Grey Lynn is a special character shopping centre and as such has a lower height limit covering much of the street frontage so its development potential is much lower than for similar sized local centres that aren't covered by the special character overlay.

11. The footprint of the Grey Lynn local centre has been measured at 3.1 hectares, only slightly more than the modern Mt Wellington local centre which at 2.9 hectares is considered a small centre. One of the key differences between these centres is the development potential. The Grey Lynn local centre with its special character 13 metre height control overlay will never be as large as the Mt Wellington local centre which has a higher height limit over the whole centre. All of the character defining buildings in the Grey Lynn local centre are one or two stories in height which further limits the extent to which the local centre can grow. In contrast, the Mt Wellington local centre has no special character overlay so the development potential is far greater and it can become a much larger local centre than Grey Lynn will ever be.

12. Grey Lynn is small local centre with limited development capacity and as such it doesn't warrant having an adjoining area upzoned for apartments.

13. <u>Chapter D – Overlays</u>

    We note that the special character overlay has been removed from six houses at the northern end of Dryden Street despite these houses all being ranked by the Council survey as 5 or 6. This is surely a mistake that needs immediate correction. There seems to be no justification for the removal of the overlay from these houses and we ask that the overlay be immediately reinstated.

14. <u>Qualifying Matters</u>

    We applaud the Auckland Council's decision to include Special Character as a qualifying matter in Plan Change 78. This allows the Council to continue the legacy of protection and stewardship – kaitiakitanga - of the special character and historic heritage of Auckland as it exists in Grey Lynn as well as many other parts of Auckland.

15. The importance of retaining and protecting the charming original housing stock of Grey Lynn has been a primary objective of Auckland's planning instruments (legacy district schemes and district plans) for almost 50 years. This planning technique has ensured that additions, alterations and improvements to existing houses have been given a thorough examination by the Council's heritage team to ensure the compatibility and integration of any new built form. Proactive planning management has provided for, not only the maintenance, but also the enhancement and improvement of Grey Lynn's housing stock. This has been a highly

successful focus of kaitiatikanga and stewardship. We strongly support the protection of this built heritage that, if lost, will never be replaced.

16. Many Grey Lynners who live outside the Special Character overlay have lovingly restored their original cottages, villas and bungalows, acting as if they were legally required to do so. Consequently, since the Residential 1 (now Special Character) areas of Grey Lynn were identified in the early 1990s, the character of the houses not covered by the overlay has improved. Extraneous additions, from 1970s carports to fake brick cladding, have been carefully removed, peeling paint has been stripped, and after much hard labour the original character has been able to shine through. The restoration of these properties has further reinforced the special character of the area.

17. In our feedback to the Draft Unitary Plan and our subsequent submissions to the Proposed Unitary Plan we asked that:

18. "The GLRA asks that Council undertake a historic character assessment and field survey of the residential areas of Grey Lynn not currently included in the special character overlays, to allow the full extent of historic character in Grey Lynn to be identified and protected."

19. We note with disappointment that the extent of the area covered by the overlay prior to this plan change has not been enlarged since the early 1990s. We urge Council to undertake a survey and special character assessment of areas not already covered by the Special Character overlay. This work should be undertaken as a matter of urgency as this historic environment tells a huge story. Grey Lynn is one of the great wooden suburbs of Auckland, a place that strongly expresses the growth of urban life in New Zealand from the late nineteenth century through until the mid-twentieth century. We are proud of this heritage and consider it to be something to celebrate for all New Zealanders.

20. We strongly support the Auckland Council's inclusion of notable trees and notable groups of trees as a qualifying matter. These trees play a role in minimising climate change and support populations of native bird species by providing food and habitats.

21. We remain concerned that the beautiful avenues of London plane trees in Selbourne Street, Browning Street, Castle Street and Francis Street remain unprotected. We ask that these be

added to the schedule as notable groups of trees. These trees are a valuable part of the character of these streets and as large trees they play a role in minimising climate change.

22. We strongly support the inclusion of infrastructural constraints as a qualifying matter. We are well aware of the negative effects of sewage overflows from the combined wastewater and stormwater network on the waterways and harbour. It has been unsafe to swim at Coxs Bay for many years due to sewage outflows from the overloaded combined wastewater network.

23. We strongly support the inclusion of flood plains as a qualifying matter so that intensification does not occur in places where flooding is likely to occur. 954.16

24. <u>Zone Rules – Special Character and Historic Heritage</u>

    Housing density and height should be retained as current rules allow within Special Character areas and on Historic Character scheduled properties to enable those special parts of our city to retain their character and open space provisions

25. <u>Zone Rules – Residential Zones</u>

    Residents deserve to live in a city where any new development is well-designed, and healthy to live in, with adequate sunlight and places for trees to grow, especially important during the coming climate change and need to lower ambient temperatures. New developments must also not rob existing neighbouring residents of the sunlight which is so vital to healthy living environments. Council needs to find a way to ensure that neighbourhoods are not destroyed by developments which pay no heed to neighbours' amenity and strip the economic value from their homes.

26. Some form of controls are needed to mitigate the effects of redevelopment such as that envisaged and enabled by this Act on adjoining properties, and we support any moves Council may have to achieve this mitigation.

27. Those who are to live in the future development, should these go ahead, deserve to have places of quality with quality amenity, and we note that design and other amenity matters are not required by the NPS.

28. It is vitally important that the zone rules for Mixed Housing Urban are refined so that neighbours' amenity is preserved. This will be the most widespread zone in Auckland. When the Mixed Housing Urban zone rules were originally formulated, the zone was considered a development zone where most of the houses would be redeveloped within 30 years. As this zone will now cover most of Auckland, it is no longer a zone where such a high level of development can be expected. Consequently, developments within this zone are likely to be pepper potted about existing neighbourhoods, so it is vitally important that neighbours amenity is considered.

29. Areas of zoned for high density residential development must have structure plans to ensure well-functioning neighbourhoods.

**In summary GLRA seeks the following decisions in amending Plan Change 78:**

1. Reduce the City Centre walkable catchment to a maximum of 800 meters as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography. 954.1

2. Reduce the Ponsonby Road adjoining area for intensification to 200 meters measured from the edge of Ponsonby Road. 954.2

3. Reclassify the Grey Lynn Local Centre as a small local centre. 954.3

4. Delete the intensification within 200 meters of the Grey Lynn Local Centre. 954.4

5. Reinstate the special character overlay over numbers 73, 75, 77, 79, 81 and 83 Dryden Street, Grey Lynn. 954.5

6. Retain residential and business Special Character as a Qualifying Matter. 954.6

7. We ask that Council commit to undertaking a survey and special character assessment of areas not already covered by the Special Character overlay and add qualifying areas to the special character overlay. 954.7 954.8

8. Retain infrastructural constraints as a qualifying matter. 954.9

9. Retain notable trees and notable groups of trees as qualifying matters. 954.10

10. We ask that council add the avenues of London plane trees in Selbourne Street, Browning Street, Castle Street and Francis Street to the schedule as notable groups of trees. 954.11

11. We ask that the Mixed Housing Urban zone rules be refined so that neighbours' amenity is preserved. 954.12

12. We ask that zone rules for THAB zoned properties which adjoin residential properties zoned for lower density housing be refined so that neighbours' amenity is preserved. 954.13

13. We ask that Council prepare Structure Plans for areas zoned for high density residential development. 954.14

14. We request that the rules for density and height retain the low scale of development in Special Character areas. 954.15

**We wish to be heard in support of this submission**

**28 September 2022**

**Submitted by:**

Tania Fleur Mace, Committee member, Grey Lynn Residents Association

on behalf of the Grey Lynn Residents Association Incorporated

Signed: Date: 28 September 2022

**Address for Service:**

Email: hello@greylynnresidents.org.nz

Physical Address: 125 Crummer Road, Grey Lynn, Auckland, 1021

Ph: 021 826 426

## George Bramer

**From:** Rachelle Hui <rh@planningfocus.co.nz>
**Sent:** Wednesday, 28 September 2022 11:53 am
**To:** Unitary Plan
**Subject:** Plan Change 78 Submission
**Attachments:** Submission PC78 - 2 Crummer Road.pdf

To whom it may concern,
Please find attached submission made on behalf of McGregor Bailey Holdings Limited on Plan Change 78.

Regards
Rachelle Hui
Planner
Planning Focus Limited
www.planningfocus.co.nz
PO Box 911-361, Auckland 1142
Level 5, Tower One, 205 Queen Street, Auckland
Phone 09 379-5020, 021 182 0050

planning focus

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

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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)

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

McGregor Bailey Holdings Limited

**Address for service of Submitter**

c/o Planning Focus Limited, PO BOx 911-361, Auckland 1142

Attn: Rachelle Hui

Telephone: 93795020 Fax/Email: rh@planningfocus.co.nz

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) | Height Variation Control, Special Character Areas Residential and Business Overlay |
| *Or* Property Address | 2 Crummer Road, Ponsonby |
| *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:

Please refer to the attached submission.

**(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 ☐

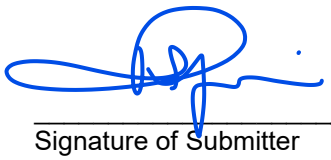
If the proposed plan change / variation is not declined, then amend it as outlined below. ☐

Please refer to the attached submission.

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)*

28. 9. 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.**

**Submission on a notified proposal for plan change to the Auckland Unitary Plan, Operative in Part**

**Clause 6 of Schedule 1 to the Resource Management Act 1991**

**To: Auckland Council**

**Name of Submitter:** McGregor Bailey Holdings Limited

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1. This is a submission on Plan Change 78: Intensification ('PC 78') to the Auckland Unitary Plan, Operative in Part ('AUPOP').

2. The submission has been prepared by Rachelle Hui of Planning Focus Limited, on behalf of McGregor Bailey Holdings Limited (the 'Submitter').

3. McGregor Bailey Holdings Limited owns the property at 2 Crummer Road, Ponsonby (the 'subject site'), legally described as Part Lot 16 Section 1 Deposited Plan 242, Part Lot 17 Section 1 Deposited Plan 242.

4. The Submitter could not gain an advantage in trade competition through this submission.

5. The Submitter supports the removal of the Special Character Areas Overlay Residential and Business – Business Ponsonby ('SCAB-BP') along the north-eastern side of Maidstone Street, and further seeks the application of a Height Variation Control ('HVC') of 27 metres over the same area, as shown in Figure 1 (Proposed Height Variation Control) in Annexure 1.

**Site Context**

6. The subject site is located on the corner of Crummer Road and Maidstone Street, and at the southern end of Ponsonby town centre.

7. The block that contains the subject site is defined by Ponsonby Road, Great North Road, Crummer Road and Maidstone Street, and has a diverse built character. Development along Ponsonby Road, as described in *Schedule 15 Special Character Schedule, Statements and Maps*[1] is generally one to two stories in height with parapet walls facing the street to increase their apparent scale, reflective of the architecture of commercial buildings in the 19th and early 20th century. Buildings that reflect the identified character values are evident along the southern end of Ponsonby Road, near the intersection of Ponsonby Road and Great North Road.

8. Development on the subject site, and along the north-eastern side of Maidstone Street, is dominated by modern commercial styled buildings of two to three storeys, that do not reflect the special character values described above, with the exception of an older block of semi-detached residential units that have been partially converted into commercial use, which are noted as a 'Character Supporting Building' in the AUPOP.

[1] Schedule 15 Special Character Schedule, Statements and Maps of the Auckland Unitary Plan, page 110.

9. The subject site is presently occupied by a two-storey modern commercial building that contains a range of commercial activities.

10. Development on the opposite side of Crummer Road has a mixed-use character and consists of larger four to five storey buildings, with retail and/or commercial activities on the ground floor and residential activities on the upper floors. The recently established area is referred to as the Vinegar Lane Precinct.

11. Ponsonby Road is the main street of the town centre, located along a ridgeline with topography falling away to the north-east and south-west. Ponsonby Road is an arterial road that connects Karangahape Road and Great North Road, providing connections to the western suburbs of Ponsonby, Grey Lynn, Freemans Bay, St Mary's Bay and Herne Bay, and is well serviced by the public transport network.

12. Under the operative provisions of the AUPOP, the subject site is zoned Business – Town Centre ('BTC') and is overlaid by the SCAB-BP. The site is not subject to any other overlays, controls or designations.

13. Properties contained within this block, and properties fronting Ponsonby Road, are similarly zoned BTC and are subject to the SCAB-BP overlay.

14. The majority of the neighbouring land to the north and west is zoned Business – Mixed Use ('BMU'), and subject to a HVC of 27 metres, with the exception of the Vinegar Lane Precinct, which has a maximum permitted height allowance of 18 metres[2]. The locality is also subject to the Centre Fringe Office Control.

15. The location of the subject site and surrounding land is shown on Figure 2 (AUPOP Zoning Plan) in Annexure 1.

**Plan Change 78 – Intensification**

16. Under PC 78, the subject site is zoned BTC. The site is located within a Walkable Catchment as defined within the National Policy Statement – Urban Development ('NPS-UD').

17. There are no other qualifying matters identified in Council's Section 32 report which are applicable to the site.

18. The underlying BTC zone remains; however, the SCAB-BP overlay has been removed from properties fronting Maidstone Road (including the subject site), with the SCAB-PB overlay only applied to properties fronting Ponsonby Road. The properties on the opposite side of Maidstone Street are zoned BMU and subject to a HVC of 27 metres. Properties to the north (i.e., Vinegar Lane) are zoned MBU and are subject to the standard 18 metre height control.

19. The proposed PC78 changes as they relate to the subject site and surrounding land are shown on Figure 3 (Proposed Zoning Plan) in Annexure 1.

[2] 16 metres occupiable height plus 2 metres roof form

**General Submission**

20. McGregor Bailey Holdings Limited support the removal of the SCAB-BP from the north-eastern side of Maidstone Street.

21. In respect of the preparation of PC 78, the Section 32 report (Evaluation Report, Section 6.7.1.2 page 65) states that with respect to enabling at least six storeys within walkable catchments "… *there is a large surplus of development capacity in Auckland. Therefore, simply based on capacity there is no need to identify areas of more than six storeys. However, that is not to say that additional height in some areas may be appropriate for other reasons.*

    *Due to the time constraints on the council in preparing PC78 (along with other related plan changes) no new areas within walkable catchments have been identified for additional height beyond six storeys. Existing Height Variation Controls that enable buildings beyond six storeys (i.e. 21m) remain unchanged. Further work is required to determine where heights of more than six storeys might be appropriate*".

22. Noting the absence of any evidence to restrict the scale of development to six storeys in the subject location, the Submitter considers that a Height Variation Control of 27 metres on the north-eastern side of Maidstone Street is appropriate for the following reasons:

    (a) The site is located immediately adjacent to the Ponsonby Road, a short distance to the Auckland CBD, and within a Walkable Catchment.

    (b) Under the operative AUPOP framework, there are no zone-wide height provisions in the BTC zone. Each town centre was investigated and specific height controls were applied, depending on its suitability for intensification.

        The evidence prepared on behalf of Auckland Council on Topic 078 – Additional Height Control[3], Council did not support any increase or reduction in the building height standard within the Ponsonby town centre area because "*Ponsonby is located close to the city centre and is well serviced by public transport, however it is also subject to a Special Character overlay (proposed to be revised to Historic Character overlay). A height limit of 13m (proposed to be revised from 12.5m) is considered to be an appropriate balance between these factors, allowing for some intensity whilst still maintaining its character value"*[4].

        In this regard, the north-eastern side on Maidstone Street is no longer subject the SCAB-BP overlay, and/or other 'Qualifying Matters' which implicate the outcomes that the zoning anticipates.

    (c) Development potential, notably height, along Ponsonby Road is restricted by the provisions of the SCAB-BP. The requested HVC allowance on the north-eastern side of Maidstone Street

[3] Statement of evidence prepared by Hannah Thompson, Hamish William Scott and Lee-Ann Mary Lucas on behalf of Auckland Council in the matter of Topics 051-054 – Centres zones, Business Park and Industries zones, Business activities, and Business controls and 078 Additional Height Control and the in the matter of the submissions and further submissions set out in the Parties and Issues Report, dated 28 July 2015

[4] Paragraph 10.15, page 12

will provide greater development potential for commercial and residential activities, by enabling height in an area unencumbered by Qualifying Matters, without affecting areas with identified character values.

(d) The additional height allowance will not compromise the values identified in the special character area statement as the provisions of the AUPOP will continue to protect the SCAB-BP.

(e) There is an existing area zoned MHU, with a HVC of 27 metres on the opposite side of Maidstone Street, and Town Centre zoning to the east fronting Ponsonby Road. The application of the HVC to the subject site will align the proposed building height with the building height of adjacent BMU zoned land.

(f) The BTC zone is intended for a wide range of activities, with a focus for commercial activities and growth while enabling residential above. The provision of a 27 metre HVC will enable complementary scale and development typology to the residentially focused 27 metre BMU zone on the opposite side of Maidstone Street.

(g) The requested 27 metre height allowance will not further impede the views of Waitakere Ranges for the benefit of the properties on the Ponsonby Road ridge, as it will create a consistent and appropriate height arrangement between the Ponsonby Road ridgeline and the MHU zoning to the west, whereby a HVC of 27 metres already applies under the operative provisions of the AUPOP.

23. The application of a Height Variation Control to the north-eastern side of Maidstone Street will be generally consistent with the objectives and policies of the NPS-UD because:

(a) The subject site is located immediately adjacent to Ponsonby Road and within close proximity to Auckland Central Business District; is well-serviced by existing and planned rapid transit stops and located centrally within a Walkable Catchment; and is in an area where there is high demand for business and community services as well as housing. Enabling a height of 27 metres will enable more employment opportunities and more people to live in this area (Objective 3).

(b) The removal of SCAB-BP overlay as proposed under PC 78 recognises the absence of identified special character values, and therefore is enabling of a change in response to the diverse and changing needs of people, communities, and future generations (Objective 4).

(c) Ponsonby has been identified as a 'Large Town Centre with high population and employment catchment', and a 27 metre HVC along the north-eastern side of Maidstone Street will better enable densities of urban form that are commensurate with higher levels of commercial activity and community services (Policy 3 (d)).

**Relief Sought**

24. The Submitter seeks the following relief:

(a) The removal of the Special Character Areas Overlay Residential and Business – Business Ponsonby on the north-eastern side of Maidstone Street; and 968.1

(b) The Height Variation Control of 27 metres be applied to the north-eastern side of Maidstone Street. 968.2

(c) Any such other relief as necessary to give effect to this submission.

25. The Submitter wishes to be heard in support of this submission.

26. If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing.

Dated this 28th day of September 2022
**McGregor Bailey Holdings Limited**
By its planner and duly authorised agent, Planning Focus Limited:

Rachelle Hui of Planning Focus Limited
Planner

**Address for Service**: McGregor Bailey Holdings Limited, c/- Planning Focus Limited, PO Box 911-361, Auckland 1142, Attn: Rachelle Hui (rh@planningfocus.co.nz)

# Annexure 1

## Planning Maps

*Figure 1: Proposed Height Variation Control of 27m along the north-eastern side of Maidstone Street*

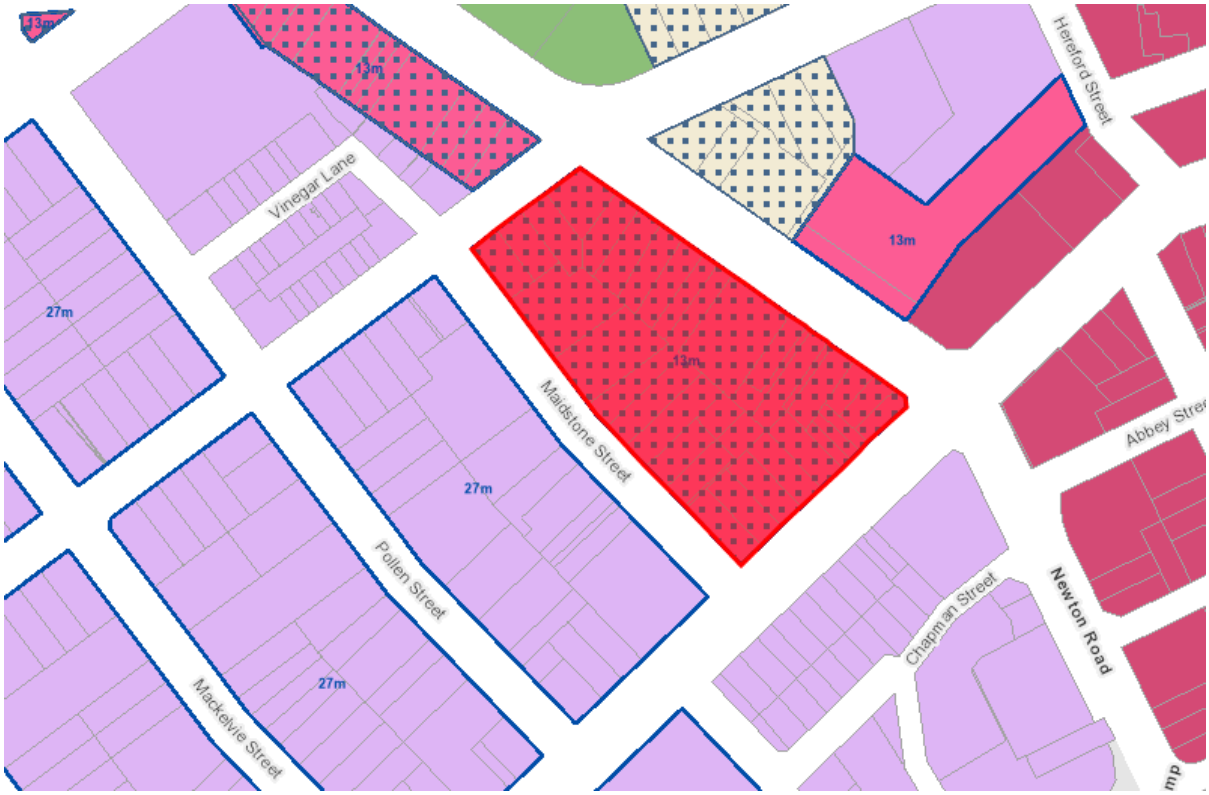



*Figure 2: AUPOP Zoning Plan*

*Figure 3: Proposed Plan Change 78 Zoning Plan*

## Ginny Taare

**From:** gayleen mackereth <mackereth.g@gmail.com>
**Sent:** Thursday, 29 September 2022 7:58 am
**To:** Unitary Plan
**Subject:** Modified submission on PC78 J Gayleen Mackereth
**Attachments:** Submission on Plan change 78 Final  Enabling.docx

Please replace the submission sent last night by Judith Gayleen Mackereth 170 CookSt Howick ph 021323637 with this version. Thank you

JGMackereth

## Submission on Plan Change 78

**Judith Gayleen Mackereth;** 170 Cook St , Howick, Auckland ph 021323637

## I wish to be heard at the Hearings

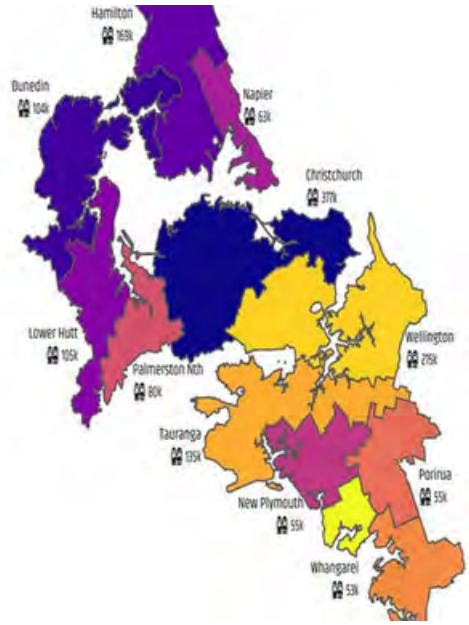
**Intro:** "We work *with local government and communities* to ensure our towns and cities are well-functioning environments that meet the needs of diverse communities."says the Ministry for the Environment but this is not true."

**There has been no real dialogue as to how we wish our cities to grow.**

**Para;77G(1) Enabling Housing Supply legislation**

**"Every** relevant residential zone of a specified territorial authority **must have the MDRS incorporated into that zone**

1) **Plan Change 78,** calling for even more intensification, now supersedes the Enabling Housing Supply legislation amending the RMA 1991 which was rammed through Parliament stealthily almost on Christmas Eve 2021 to suit an ideological, but unattainable agenda, against the wishes of the population who have been denied any right to appeal and mitigate **the horrendous consequences on humans and the environment of this iniquitous piece of legislation**. This is particularly true in our largest city in terms of the sheer geography (see below broken nature of our isthmus, and volcanic history of Auckland. It is imperative that




this legislation be repealed.

976.1

**Now Plan Change 78, strengthening the National Policy Statement on Urban Development (NPS-UD)is a disaster for ALL. The maps of our main cities have been blanketed holus bolus with orange MDRS**.

**This Plan Change forces a "one size fits all" take on the whole of the urban area of Auckland without taking into account the differences in topography, soils, coastal and location, or infrastructure availability now or in the future.**

In particular, **the broken geography and isthmus status of Auckland means that the ideological "Compact City" with rapid transit can never be attained**.

Compare Berlin or Paris which **are flat** and of compact form which lends itself to rapid transit, AND have the **population and finances** to do this but these cities do not attempt to build 3-6 storey (and more) apartments of indifferent form on every available scrap of land.

2) **Town planning as such has been abandoned in the favour of Developers and greed.**

**2A) The PC78 GIS maps have been quickly and carelessly compiled** showing everything rezoned as MDRS with **numerous errors and omissions.**

There is no zoning to set aside land for new hospitals, schools, libraries (media centres) parks, recreation facilities, sports, commercial centres and necessities that make up **communities. BUT a large swathe of the city has been blotted out with the only information being Light Rail. How can submitters reasonably comment on such poor mapping?** 976.2 976.3

In Auckland, long established schools such as Epsom Girls' Grammar and Auckland Boys' Grammar are not noted, zoned orange , and apparently ripe for housing development, but St Cuthbert's Dilworth and Dioscesan schools are noted with the correct grey overlay. Elsewhere, **schools, churches, libraries and pools have been all rezoned as ripe for housing development or MDRS in a haphazard manner.**

**We demand the revision and accurate, planned,well zoned,redrawing of the GIS maps for PC78 and further time for re submissions** 976.4 976.5

We can have apartments but not the way this legislation and PC 78 enables it .Compare a city where apartments are PLANNED and provide for clean air, trees and a passive recreation space. (My photo taken over Berlin-population 3.6 million!)

Auckland **607.07 sq km Berlin 891 km  for 2 million people more than Auckland**

**A quarter of Berlin's area is covered by forests and parks!!!! Plus there are large areas of lakes and rivers adding to the amenity value.**

**If Germany can do pleasant planned development why can't we?**

3) **Are the standards outlined in PC78 adequate protection for the disastrous, homogenous slums being developed?**

**A resounding "NO"!**

**The standards outlined in PC78 pay lip service to environment and amenity etc but the heights of storeys before tapering for sunlight belies the reality of the intent.We all know from just casual observation that the limitations are almost**

**always breached and with a softening of controls there will be flagrant breaches daily .**

## We ask that much more stringent standards be put in place.

**Why? What is the justification?**

**4) Why was this PC introduced at all at this time? The Unitary Plan already enabled significant capacity for housing and development in the projected future, however, these changes enable substantially more, creating capacity for housing that greatly exceeds the projected demand in Auckland over the next 30 years.** ***TheUP already enabled provision for 1.9 extra people in Auckland but the combined new legislation and PC78 allows for a further 1.4 million on the same land area***. One must question the logic behind this thinking at this time.

**Why was this introduced and passed before the consequences of the intensification already taking place in Auckland, was evaluated by an Environmental Impact Statement or other similar dispassionate evaluation?**

Land in all our cities is zoned for intensive housing-**a developer's dream** with no consent required for many builds. The loosening of rules regarding consent for the building of 3 dwellings (to 4) on a single site **results in poor quality, shoddy work by developers in for a quick return.**

**We demand that more stringent regulations be applied rather than the loosening of controls to ensure the safety, and longevity of the housing built and to ensure the amenity value of the living environment is preserved.** 976.6

**The blanket MDRS causes shadowing, lack of sunlight, lack of privacy and Urban Stress.**

**5) Infrastructure is not being planned and built before allowing increased housing**. Infrastructure which is being built, is not functioning e.g. the wastewater treatment for the Glen Innes area. Personally, I have watched the same new infrastructure dug up 15 times and it is still not functioning well.

**5A) Development should only occur where there is capacity for buildings to be adequately serviced by water, stormwater and sewage reticulation** 976.7

**We ask that these matters be included as a "Qualifying Matter"**

**6) There is no attempt to provide for sustainability** or to enable people to grow food to sustain themselves. The lessons of Ukraine and the **world food shortage** should make planners provide at least for communal gardens or allotments. 976.8

**The RMA requires**

***5C avoiding, remedying, or mitigating any adverse effects of activities on the environment***

**R.M.A. 7f requires**

***the maintenance and enhancement of the quality of the environment***

**The urban forest** is being slaughtered with massive deterioration in **air quality**. This legislation further exacerbates this problem.

**No nodes of greenery have been zoned** and set aside for local fauna to survive so people become totally divorced from nature. This is known to increase mental illness and urban stress.

**With climate change,** the intensity and frequency of rain is increasing .Regardless of the increase in permeable area required by PC 78, it is insufficient to absorb the precipitation being experienced and projected, resulting in runoff increasing in speed and intensity leading to slips and pollution of our streams and sea/ coastline. But this is not adequately addressed. 976.9

**The long term cumulative effect of development continues to place pressures on natural and physical resources which, if not managed in an integrated manner, can eventually lead to the gradual diminishing of environmental quality**.

## 7) Who? Who are these 3-6 storey and more "apartments" designed for?

**Plan change 78 Heights in increased building coverage, more relaxed height to boundary controls, shorter outlook requirements and flexibility around providing parking all result in more building mass being possible.**

**To what end?**

**While we have a supposed "housing crisis" it appears there will be a glut of houses in just 4-5 years. Where is the need for these new rules?**

### 7A) Who is NOT being catered for in PC78 ?

**There is no provision for families!!! No livability for families** 976.10

A glance at "Apartments for Sale" reveals only a very small percent are more **than 1-2 bedroom dwellings. This is an impossible situation for a family with more than one child.**

Solid 3-4 bedroom existing family homes are being removed overnight and their **waste and poisoned treated timber, asbestos**, and materials which will not break down for generations dumped to leach into our waterways , then replaced by new apartments of **1-6 storeys, of no aesthetic appeal, made of cheap materials (windows and cladding only have to last 15 years!!)**which will need replacing within a much shorter time than the old solid homes.

In the planned multi-storey intensified cities

**There is no provision for Universal Design standards.** 976.11

**There is no provision for an aging society**

**There is no provision for disabled access.**

**With 260,000 Aucklanders aver the age of 60 there is no provision for acceptable housing for older people unless all apartments are required to have lifts.**

**The dream of older persons walking or cycling and catching buses to carry their groceries or families with a number of children with babies coping in the same way cannot function in reality.**

**The greed of intensification and the removal of all parking requirements which have already been passed, makes our cities unlivable and impractical as we can never provide the fast transit networks of overseas countries with easier geography, high population and wealth.**

**8) *R.M.A. 7c requires " the maintenance and enhancement of amenity values"***

The new rules in the legislation allow overshadowing of neighbouring property. The lost of access to sunlight leads to a population with vitamin D deficiency, weak bones and other physical ailments.

**There is a total lack of amenity.**

The lack of outdoor space for children to run and be active has gone under this misguided legislation. Crammed into dark apartments children can only play on computers, and with age, comes Porn, Tinder, and TikTok etc and society will reap the consequences.

While the standards set out in PC78 read as conforming to the standards of the RMA, and refining requirements by this PC sounds preferable, we have little confidence in their application based on observation of what is going up round us eg very few developments have 1.5 metres of front yard, minimal as it is. Requirements that buildings only occupy 50% of the area should be acceptable for permeability but again experience shows that these standards are generally ignored.

The fact that Councils can approve 3 storey buildings (and even 4 storey) without notification and can approve a development which does not conform to density standards, allowing 4 buildings on a site though a non notified resource consent will add to the deterioration of amenity the quality of the environment

9) The Amendment **and the NPS, Plus PC 78 fail miserably to fulfill the obligations of the RMA.**

**7f "*maintenance and enhancement of the quality of the environment*"**

**Intensification has led to poorly located and poor quality developments often with limited privacy and amenities, which lack diversity in design and in unit size.**

**Attention needs to be paid to good urban form and design outcomes in order to maximise economic opportunity, social wellbeing, cultural diversity and environmental health.**

**10 ) We applaud the use of Qualifying matters in PC78 but believe insufficient matters have been covered in this Plan Change** 976.12

**Areas with insufficient drainage, likelihood of slips and problems with infrastructure have not been adequately identified and made "Qualifying Matters" e.g. Cockle Bay,Howick** 976.13

**11) Walkable catchments:**

**The fact that managing dominance over adjoining neighbours does not apply in walkable catchments in PC 78 is unacceptable** 976.14

**There must be modification of PC78 and new rules for managing this dominance, shadowing and lack of privacy.**

**While inner city areas in most large cities are built up, the walkable catchment designations in Auckland are too extensive and unlikely to be of practical use to most urban dwellers in our rainy climate.** 976.15

**Rapid rail or bus transport needs to be provided to all parts of this far flung city yet we know this is an impossible dream in this terrain and topography and with increased building and no extra roads planned.**

**Surely the disastrous lessons of the 3km "City Rail Link" shows that the basis for intensification, compact cities, and mass transit is totally flawed .**

**This increased intensification is a disaster for the city.**

**The car in some form cannot and will not disappear from Auckland just because no driveways or garages are provided. Cars will exist and be parked somewhere. People will continue to need to move around and transport families, disabled and workers to places necessary. ***

*** My nurse treats 15 serious injury cases a day in their homes all over the city.My caregiver services 10 clients a day for home help all over the city.**

**12) "Qualifying Matters"**

## Where?: Howick: "Qualifying matter" A special place.

A whole page in the Unitary Plan was devoted to Howick, **and "Special Character" status accorded to the business district.**

Howick's status under proposed Plan Change 78 is no longer a "Special Character" zone but a "Qualifying Matter".I**t is imperative that the height restrictions and associated planning limitations are keep and enforced for Howick.** 976.16

**This year Howick celebrates its 175th anniversary.**

**As the first Fencible settlement in Auckland, and the site of the most important Selwyn Church in Auckland, Howick is of huge national historic significance**. With it's low form, bookended by 2 significant listed historic sites Stockade Hill and the Selwyn Church, and the presence of historic buildings such as the Crawford House, the McInnes Building, the Prospect of Howick (The Good Home now), and historic shop fronts, the record of our history in the Roman Catholic church graveyard and the graveyard of All Saint's church including deaths from the measles epidemic etc means that it is essential to preserve this area as the only area of Auckland which still portrays the atmosphere of typical settler village with All Saint's Church, on which Bishop Selwyn himself worked, taking centre stage. Other buildings remain lower than the church spire -a typical British settler village.

While Howick may not have contiguous **historic buildings or sites**, it is it is anchored by Stockade Hill (old fortifications), and a series of historic sites as listed above (making up **more than a third of the area of the Howick Village** ) which cannot be denied or abrogated.

The new rules for the THAB zoning behind the business district of Howick already threatens the integrity of the village heights with 3-5 storeys allowed. We ask that this be addressed at the Hearings under height restrictions and as part of the Qualifying Matter status 976.17

**It is extremely difficult to countenance Howick's being denied "Special Character" status in this new legislation. However, it is critical that Howick's status as a "Qualifying Matter" be reinforced and embedded in any changes to the Unitary Plan *should PC78 be ALLOWED.*** 976.18

**I ask that Plan Change 78 be disallowed except for the retention of Howick and Stockade Hill as qualifying matters *if this Plan Change is allowed* and with the exception of other qualifying matters as identified above – Cockle Bay's drainage issues, the requirement for infrastructure availability before intensification etc as "Qualifying Matters"** 976.19

**We demand the revision and accurate, planned, well zoned, redrawing of the GIS maps for PC78 and further time for re submissions.**

**J.Gayleen Mackereth**

Footnote: Geologists know that magna under Auckland's 64 volcanoes is much closer to the surface than was previously thought. PC 78's proposed intensification of Auckland puts all citizens lives in jeopardy. There is no escape from this city. 976.20

Much more attention should be placed on the risk factors of intensification in Auckland.

## George Bramer

**From:** KZ Admin <at@kzmarine.co.nz>
**Sent:** Wednesday, 28 September 2022 11:04 am
**To:** Unitary Plan
**Subject:** Submission Plan Change 78
**Attachments:** [Untitled].pdf

Attached please find my submission
Trevor Hackett
19 London St
St Mary's Bay

# NOTICE OF SUBMISSION ON PROPOSED PLAN CHANGE 78

# AUCKLAND UNITARY PLAN

**TO:** Planning Technician, Auckland Council

Email:

**SUBMITTER DETAILS:**

| | |
|---|---|
| **FULL NAME** | Trevor James Hackett |
| **ADDRESS OF SUBMITTER** | 19 London St St. Mary's Bay Auckland 1011 |
| **TELEPHONE** | 021 923831 |
| **EMAIL** | at@kzmarine.co.nz |

**SCOPE OF SUBMISSION**

This is a submission opposing Proposed Plan Change 78 as it affects the inner city suburb of Auckland known as St Mary's Bay. This submission relates to all aspects of PC78 as they affect St Mary's Bay which, for the purposes of this notice, is the area bounded by St Mary's College and Jacob's Ladder in the east, the northern motorway to the north, Curran Street to the west and Jervois Road/College Hill to the south.

I will not benefit through trade competition through this submission.

**SUBMISSION**

This submission relates to all of Plan Change 78. I generally oppose Plan Change 78 because it has not been sufficiently nor accurately assessed, there has been inadequate consultation, and it is currently not consistent with sound resource management practice, the sustainable management purpose and principles of the Resource Management Act 1991 and will not enable people and communities to provide for their social and economic well-being.

Without derogating from this broad objection, I wish to make the following more specific points in opposition to Plan Change 78:

1. **I oppose** removing Special Character Area Overlay from St Mary's Bay. 979.1
2. **I request that the 'Walkable catchment' criteria for intensification be reviewed for St Mary's Bay** 979.2

3. I oppose the Councils action in not recognising the status of the housing stock in St Mary's Bay.

4. I oppose the Councils action in not recognising the inevitable failure of infrastructure created by intensification

5. I support in totality the submission of the St Mary's Bay Association.

**Reasons**

The reasons for my opposition to PC78 are:

1. **The Council has identified in Info. sheet 9 the fact of Special Character as significant in the quality of a Suburb at present, and if lost (which is inevitable under the proposal ) is unrecoverable. To loose any part of the remaining heritage of a central City suburb such as St Mary's Bay, would be recognised for ever by future generations as failure of Forefathers .Already Ponsonby, St Mary's Bay has 25 times the density of housing as Manurewa for example.**
2. **The criteria relative to Walkable Catchment takes no recognition of topography, which in St Mary's Bay is extremely significant, the Suburb having been built on a high ridge-line. The major routes of College Hill, St Mary's Rd, or Shelley Beach Rd demonstrate that simple distances of 200,400, or 800 metres are extreme in our area. The centre zone taken as Three Lamp's Corner is not viable, with the Ponsonby area being limited as a shopping precinct, being a collection of restaurants, small shops and bars. It cannot grow with a13m height restriction. It is not a Large Town Centre, and therefore the Walkable Centre is not correct.**

**Why is Ponsonby recognised as a Large Town Centre, whereas Remuera ( a much larger centre) is not ?**

3. **The stock of housing in St Mary's Bay, is recognised world wide for it's significance as the largest remaining stock of timber Victorian and Edwardian houses. The very Council that is proposing to allow the destruction of this Heritage, has previously fought to maintain the character of the area and it's heritage value, dually accepted by Residents, because of the resulting value.**
4. **As one of the oldest Suburbs in Auckland, St Mary's Bay, has infrastructure (specifically relative to water in all it's forms), that is dated by technology, form, age and depreciation. This cannot be upgraded as further housing is built but would need total upgrading through the entire Suburb before any intensification was considered. The streets of our Suburb were designed for foot and horse traffic, being narrow and due to topography winding. There is limited off street parking due to current site coverage which would become worse with PC 78 as increased housing will result in additional vehicles. This may be contrary to social dreaming but is the reality of the future. The increased safety of the few pedestrians cannot be overlooked.**

**I seek the following decision by the Council amending PC78 by:**

1. Reinstate the status as previous, recognising Historic, Heritage and Special Character overlays. The Council has the discretion to decide what qualifying matters can be applied. Revue the rational used to decide on individual houses character values. 979.3
2. Reduce the walkable catchment to 400metres taken from the nearest Major Town Centre being the Eastern corner of Victoria Park.. 979.4
3. The Council commit unequivocally, to upgrade water infrastructure prior to introducing PC78 979.5

**I wish to be heard in support of this submission.**

**I am directly affected** by the adverse effects that will arise from PC78 as set out in the concerns raised in my submission.

**Signature of Submitter**.....

**Date:** 28/9/22