Memo

Date 20/11/2019

To: Jenny Fuller, Acting Auckland-wide Manager

From: **Tian Liu - Planner**

Subject: **Plan Modification: Clause 20A Amendment to Chapter I – I610 Redhills Precinct of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

Rule or Section of Unitary Plan	I610 Redhills Precinct
Subject Site (if applicable)	n/a
Legal Description (if applicable)	n/a
Nature of change	Amendments are required to correct minor errors in Chapter I – I610 Redhills Precinct of the Auckland Unitary Plan (Operative in Part) (**AUP**) to ensure that the text is consistent with the Environment Court consent order (**Consent Order**) dated 16 July 2019 resolving the following appeals: ENV-2016-AKL-000232 Bunnings Ltd v Auckland Council ENV-2017-AKL-000155 The National Trading Company of New Zealand Ltd v Auckland Council ENV-2017-AKL-000156 C N Barbour Family Trust v Auckland Council **Discussion** The Consent Order included changes to three rows in Table I610.6.4.2.1 that were agreed between the parties to the appeals[1]. However, the three amendments were not shown as tracked changes in the sealed Consent Order issued by the Court. The three changes are:

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[1] NB: Not all parties that joined the appeals under section 274 of the RMA signed the consent memorandum that was filed with the Court. These parties had ceased responding to emails and were unable to be contacted. Before issuing the Consent Order, the Court provided these parties with additional time to sign the consent memorandum or to advise of their position. The Court then made the Consent Order on the basis that those parties did not sign the memorandum or advise of their position within the directed timeframe, and ordered that they had no further interest in the making of the order.

| | 1. The addition of the letter 's' to the end of "Arterial Road" in the first row of Table I610.6.4.2.1 ("Types of road" column); 2. The addition of a new row in Table I610.6.4.2.1 for "Baker Road"; and 3. The deletion of a row for "Dunlop Road".

As a result, these changes to Table I610.6.4.2.1 were not identified and included in the update to the provisions of Chapter I – I610 Redhills Precinct.

These three changes are now to be included in Table I610.6.4.2.1 to ensure that the provisions of the Redhills Precinct directly correspond to those set out in the Consent Order.

In addition to the amendments discussed above to Table I610.6.4.2.1, several minor typographical changes are sought to:

1. Remove the letter "s" from the word "implements" in objective I610.2(11); 2. Delete the letter "r" from the word "intergrated" in policy I610.3(1)(c); 3. Add the letter "d" to the word "landscape" in the final sentence of standard I610.6.4.2(1)(c)(ii)1; 4. Remove the stray comma at the end of rule I610.6.5.1(1)(a); and 5. Remove the letter "s" in the word "precincts" in assessment criterion I610.8.2(6)(a)(iii).

The typographical corrections set out above at 1-5 are required to ensure consistency with the Consent Order. |
| :-- | :-- |
| **Effect of change** | The amendments have no effect on cross-referencing or on other chapters of the AUP. The amendments also have no effect on the AUP maps.

The effect of these changes is to ensure that the Redhills Precinct provisions accurately reflect the Consent Order. |
| **Changes required to be made** | Amend Chapter I – I610 of the AUP as follows, with amendments shown in track changes and highlighted yellow:

Objective I610.2(11)

(11) Stormwater runoff is managed to respect natural processes, minimise flood risk and implements water sensitive design.

I610.3. Policies

(1) Require that the design of any subdivision and development within the precinct incorporates the following relevant elements of the Redhills Precinct: Precinct Plan 1:
…
(c) an intergrated roading network within the Redhills Precinct including the Green Road and Central Collector Road.

I610.6.4.2 Movement Network

(1) All subdivision shall comply with the following standards:
…
    (c) Roads shall be constructed to the standards contained within Table I610.6.4.2.1 below, except that: |

…

(ii) An interim standard for arterial roads may be approved as part of a subdivision consent which could authorise only two traffic lanes to be constructed, provided that a 30m road reserve is set aside to enable future widening of arterial roads identified on the Redhills Precinct: Precinct Plan 1. The interim road cross-section authorised by subdivision consent could include one of the following options.

1. Construct 16m formed road (allowing for a 30m wide road reserve) with two vehicle lanes on one side and 14m wide landscaped area on the balance. For Baker Lane arterial road this can be configured as a 16m wide formed road (from the property boundary on the southern side that will include central car parking / planted berm) with 14m wide ==landscaped== area on the balance land along the northern side. …

Table I610.6.4.2.1 Construction standards for road types in the Redhills Precinct

Types of road	Road width	Carriageway	Cycle	Footpath	Vehicle access restriction
Arterial Roads (except within Local Centre zone)	30m	15.2-15.8m	1.8m each side excluding 0.6m buffer to carriageway and 1m separation to on-street parking where applicable	2m each side	VAR 2
Baker Lane Arterial Road	30m	4 lanes at 3.25m each and central median of up to 2.6m reduced at intersections	2.2m each side including mountable kerb and excluding 1m separation to on-street parking, where applicable	1.8m each side	VAR 2
Green Road	20.5m	5.8m	3.0-3.4m two-way (separated)	2.5-3.0m cycle side 1.8-2.2m other side	VAR 2 (cycle side only)
Central Collector	21.6m	6.6m (with parking	1.8m each side	1.8m each	VAR 1 (where

		Road		bays) or 11.2m with informal parking	(separated) or only one side (buffered)	side	cycle paths included)
		Henwood Road Collector	20.12m	6.6m	1.8m each side	1.8m each side	VAR 1
		~~Dunlop Road Collector~~	~~21.6-22.6m~~	~~6.6m~~	~~1.8m each side excluding 0.6m buffer to carriageway and 1m separation to on-street parking where applicable~~	~~1.8m each side~~	~~VAR 1 (north side)~~ ~~VAR 2 (south side)~~
		Westgate Drive Collector Interim (narrow strip from Don Buck Road)	16.9m	6.4m	1.8m (buffered both sides)	2m each side	VAR 1 (where cycle paths included)
		Other Collector Road	21.6m	6.6m (with parking bays) or 11.2m with informal parking	1.8m each side excluding 0.6m buffer to carriageway and 1m separation to on-street parking where applicable	1.8m each side	VAR 1 (only applies if cycle paths)
		Local Road	14m-18.2m	5.8 (with parking bays) or 7.8m (with informal parking)	Not required	1.8m each side	Not required
		Reserve Edge Road	14m	5.8 (with parking bays) or 7.8m (with informal parking)	Not required (shared within reserve)	1.8m on lot side	Not required

I610.6.5.1. Infrastructure upgrades and timing of development

(1) The number of dwellings within the precinct may not exceed 5,400 dwellings until such time that:

    (a) The 'Northern Interceptor Stage 2' (public wastewater infrastructure) has been constructed and is operational; and,

    (b) …

I610.8.2 Assessment Criteria

(6) Subdivision listed as a restricted discretionary activity under E38 Subdivision – Urban

    (a) Whether the structural elements of the Redhills Precinct: Precinct Plan 1 are incorporated into the subdivision design including:
        (i)   the pattern, hierarchy and function of roads;
        (ii)   pedestrian and cycle linkages;
        (iii)   linkages between the precincts and adjacent land;
        (iv)   …

Prepared by:	Text Entered by:
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Signed off by: Jenny Fuller Acting Manager Planning – Auckland Wide	
Signature:	