

**Date: 13 December 2023**

## **Remuera Precinct high level review/comments**

This high level review/comment is not a merits assessment of the plan change provisions. The intent is to identify 'gaps' on content and provide any comment on provisions which may require amendment to fit within the structure of the AUP and the Fast Track Consent approved on 17 April 2023. A more detailed assessment and further information request under S92 of the Act will be provided at a later stage of the Plan change process. This high level review does not include comments from Urban Design/Landscape/Open Space; Economic; Ecology; Archaeology; Geotech; Contamination; Arborist Specialists. Auckland Transport and Watercare have not provided high level comments on the precinct provisions.

In addition to Planning, high level comments have been provided from Healthy Waters.

### **Applicant Responses in Red Text**

#### ***Precinct Plan***

##### *IXXX.3 Objectives*

- (1) May want to mention housing types and choice in the objective. **Already in MHU obs and included in Rem Precinct policy 4**
- (3) Could refer to 'integrated transport network' which encourages travel choice. **Prefer 'well connected'**
- (4) Consider inserting a stormwater infrastructure objective. There is a corresponding policy but no objective is evident. **Have amended objective 1 to include reference to adequate infrastructure**

##### *IXXX.2 Policies*

- Some of the policies and use of the term "Ensure" and "Provide for" could be rephrased to "Require" for a more directive policy e.g *"Require the design of subdivision and development within the precinct to respond to..."* **Accept – changes made to policy**

##### *IXXX.4 Activity table*

- The first sentence is not consistent with the AUP style guidelines. Requires rewording to be consistent with the guideline.  
**It is as per other PPC's – can be amended later if deemed appropriate**

##### *Table IXXX.4.1 Activity table*

- Insert subheadings "Subdivision and Development" and "Transport" in the activity table.  
**Unnecessary**
- There is no activity for development and/or subdivision that complies with standard IXXX.6.13 Development Staging & Transport Network Infrastructure. An activity should be provided and an appropriate activity status. (i.e likely RDA). Consequential matters of discretion and assessment criteria should be added to the precinct provisions. **Not required – refer Drury Centre Precinct and other Drury precincts**
- Activity (A3) activity status should be DA or NC status. **No as this activity status would not enable alternative solutions**

- Activity (A5) activity status should be NC. Discretionary is appropriate as consent has already been granted and construction underway – also can't get access to dwellings without the roads and other infrastructure – all these items are already s224c conditions of the existing resource consent
- Notwithstanding expected government change, because relevant residential zones are being proposed for this location, according to Schedule 1, clause 25(4A) applies meaning that MDRS must be incorporated, as required by section 77G(1). No MDRS is already included in PC78 for MHU and THAB zones, so the MDRS will apply
- Consider inserting an activity for landscaping as a permitted activity. This activity should reflect the elements identified in condition 29 of the Fast Track consent approved on 17 April 2023. An additional activity should be inserted for RDA where landscaping is not in accordance with the landscape plan. A landscape plan is required to be submitted as part of Special information. The landscape related standards apply to all development. Infringement is an RD and MOD/AC are already provided. Have amended the landscaping related standards to include the requirement for a landscape plan
- Consider realigning Landscaping and Tree standards (as stated below) approved as part of the Fast Track Consent approved 17 April 2023 into an overall Remuera Landscape Plan Proposed provisions are considered appropriate and will achieve this outcome
- Consider inserting an activity, development or subdivision that triggers the requirement for implementing Remuera Precinct landscape Plan/Tree Plan? Proposed provisions are considered appropriate and will achieve this outcome
- In addition revise how the activity table will trigger the requirement Proposed provisions are considered appropriate and will achieve this outcome

#### IXXX.6 Standards

- The preamble (1) and (2) requires revising. Paragraph (1) should be reworded to "...apply in this precinct in addition to". Reject – don't want duplication of the same standard to apply
- Consider inserting a general standard limiting 357 dwellings within the precinct. This is based on The Hill Masterplan approved by Fast Track Consent on 17 April 2023. Not considered to be appropriate or necessary – 357 dwellings was never considered or determined to be the absolute maximum that could be accommodated in the Precinct.
- A general standard should also be inserted 'Development must comply with Remuera Precinct Plans 1-3'. Proposed provisions are considered appropriate and will achieve this outcome
- Standards that are replaced by the precinct standard need to be identified in bullet points (i.e IXXX.6.1 Building Height variation, IXXX.6.9 Apartment setback-front yard) in the preamble. Accept
- The other standards in the precinct provisions are in addition to (i.e apply in addition to the zone and Auckland wide standards. They do not replace the zone provision as they do not exist in the zone), so the preamble should state categorically that the rest of the standards are "in addition to": Accept in part – have included 'in addition to the standards below' no need to list them as it is clear what standards apply.
  - IXXX.6.2 Visual Corridor
  - IXXX.6.3 Publicly accessible open space
  - IXXX.6.4 Pedestrian routes
  - IXXX.6.5 Existing Pohutakawa Trees

- v. IXXX.6.6 Garden Street
  - vi. IXXX.6.7 Planted Embankment
  - vii. IXXX.6.8 Private Open Space
  - viii. IXXX.6.10 Entry point Identifier
  - ix. IXXX.6.11 Stormwater management
  - x. IXXX.6.12 Arterial Road Access Restriction (E27.6.4.1. Vehicle Access Restriction in E27 Transport section of the AUP)
  - xi. IXXX.6.13 Development staging and transport network infrastructure requirements
- IXXX.6.1 Building Height Variation- The term can cause confusion with the Height Variation Control. The Height Variation control is spatial component (identified on planning maps) of the zone height rules. Precincts can also provide variation in building height as precincts integrate the standards and achieve integrated outcomes. Consider dividing the precinct into sub-precincts and apply the appropriate building height rather than using the term 'Building Height Variation'. The THAB zone description states: *'Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones.* Clearly the precinct is not adjoining a centre. **Have amended the provision to make it clearer**
  - IXXX.6.1 Apartment Setback- is this a front yard? Use the Unitary Plan terms for consistency.
  - Table IX.6.13.1 Transport Network Infrastructure Upgrades and Measures-Subheadings in the middle of the Table? **Not sure what is meant here – looks ok to me**
  - Table IX.6.13.1 Transport Network Infrastructure Upgrades and Measures - What is the threshold for 'Construction of the lower loop road in the location identified on Precinct Plan 3'. The subheadings in the middle of the table confuses the threshold trigger. Is it the occupation of the 20<sup>th</sup> dwelling? Ensure alignment with Transport conditions of Fast Track Consent conditions 78-87 approved on 17 April 2023. Some of the conditions do not appear to be encapsulated within the table e.g flush medians. **All the upgrades in the box need to be completed. John Duguid requested that medians not be included as AUP provisions – RC conditions are adequate for these minor elements**
  - Table IX.6.13.1 Transport Network Infrastructure Upgrades and Measures – Incorporate conditions 79, 83 into the thresholds. The current wording is not explicit to reflect the Fast Track conditions approved on 17 April 2023. **RC conditions not appropriate for inclusion in AUP planning provisions – have taken a more appropriate planning standard approach.**

#### *IXXX.10 Precinct Plans*

- Plans need to be more clear
- Footers on the plans requires removal (i.e Architect details +etc)  
**This can be done is final wash-up**

#### *IXXX.10.1 Remuera Precinct Plan 1-Zoning and Building Controls*

- Consider both private and public Open spaces to be zoned the appropriate Open Space zone (informal recreation). **Council Parks opposes open space zonings**
- Vesting of open space to the Council? How is the open space managed, to ensure the public can access the open space? **Privately managed by incorporated society**

- Have discussions been held with Council’s Open Space parks /Policy department? **Yes – as part of fast-track process – Council does not want to purchase**

*IXXX.10.2 Remuera Precinct Plan 2-Open Space and Features*

- How are the Pohutukawa Trees protected? Further discussion with Heritage Team is advisable for potential scheduling or other means for protection management, trimming and etc. There is a referral to the arborists report, but no means in the precinct plan for protection.  
**Refer arborists report – trees are protected by condition of consent**

*Appendix A*

- This section should be Special Information Requirements. See below.
- What is in Appendix A which states ‘Remuera Precinct Landscape’? Is this the Landscape Plan/Tree Plan? See comments from *Table IXXX.4.1 Activity table* on Landscape Plan/Design Plan and Tree Plan.  
**This is the approved document that controls landscaping – it forms part of the resource consent conditions**

*Part B*

- The first bullet point should be split into an additional bullet point, The first bullet point should be about rezoning. The 2<sup>nd</sup> bullet point should be the application of the Remuera Precinct.
- The third bullet point should retain the removal of the associated Ellerslie Racecourse Precinct from the site, and will also require changes to the Ellerslie Racecourse Precinct itself. This will need to be included in the proposed plan change documentation, including changes to the area in hectares, and the precinct plan and any changes to the interface proposed.  
**Ellerslie Racecourse precinct plan changes have been made**

*Special Information Requirements*

- Is this Appendix A?

An application for a development or subdivision must be accompanied by: **NO**