

Memo

02 October 2019




To: Phill Reid, Auckland-wide Manager
From: Sophia Coulter – Planning Technician

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	<p>Amendments are required to correct minor errors in the consent order for appeals:</p> <p>ENV-2016-AKL-000232 ENV-2017-AKL-000155 ENV-2017-AKL-000156</p> <p>These minor errors are included in Chapter I – I610 Redhills Precinct of the Auckland Unitary Plan (Operative in Part).</p>
Effect of change	<p>The amendments have no effect on cross-referencing or on other sections of the Unitary Plan. The amendments have no effect on the Unitary Plan maps.</p> <p>The effect of the changes proposed is to ensure that minor errors identified in the consent order with regards to Chapter I610 Redhills Precinct are corrected.</p>
Changes required to be made	Amend Chapter I610 in the Unitary Plan Operative in Part version. Please see Attachment 1 for the amendments required, which are shown in track changes and highlighted yellow.

Prepared by: Sophia Coulter Planning Technician	Reviewed by: Tian Liu Planner
Signature: 	Signature: 
Signed off by: Warren MacLennan Manager	
Signature: 	

Attachment 1 – Amendments required

I610. Redhills Precinct

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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:

(a) the pattern, hierarchy and function of roads including links to the Westgate/Massey North Metropolitan Centre, the motorway network and future busway and future links to the north and north-west (Kumeu/Huapai);

(b) pedestrian and cycle linkages within the Redhills Precinct and to adjacent land including the Westgate/Massey North Metropolitan Centre;

...

(d) Fixed intersections, including:

i.

iv. The arterial road that intersects with Fred Taylor Drive via Dunlop Road (public transport priority function) and Baker Lane (private vehicle priority function); and

v. The arterial road that intersects with Northside Drive at Fred Taylor Drive.

(2) ...

(a) enabling areas of high intensification within 800 metres / 10 minutes walk of the Westgate / Massey North Metropolitan Centre, and the Redhills Local Centre, along arterial and collector roads, the Green Road, and at the interface of public open space areas;

...

Table I610.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Commercial Services	P
...		
(A16)	Subdivision and development which does not provide for the fixed intersections as indicated on Redhills Precinct: Precinct Plan 1 and Standard I610.6.4.2 (1)(aa)	NC

...

Table I610.6.1 Infrastructure Upgrades and Timing of Development - Transport

...

(1) (2) Notwithstanding I610.6.1.1 above, the dwelling thresholds shall be confirmed as part of any Traffic Impact Assessment required for subdivision and/or development within the precinct.

...

I610.6.4. Subdivision Standards

...

I610.6.4.2 Movement Network

Purpose:

Provide a safe and legible street network within the Redhills Precinct

(1) All subdivision shall comply with the following standards:

(a) Roads shall be provided in general accordance with the indicative alignments in the Redhills Precinct: Precinct Plan 1.

(aa) (b) Fixed intersections identified in Policy I610.3(1)(d) shall be provided in the locations shown on the Redhills Precinct: Precinct Plan 1.

(b)(c) Pedestrian and cycle paths shall be provided along both sides of permanent streams and one side of intermittent streams.

(c)(d) Roads shall be constructed to the standards contained within Table I610.6.4.2.1 below, except that:

- (i) Where a road is located beneath the National Grid Corridor, the road will be constructed with a design specific to the accommodation of the National Grid Corridor. The design will be determined as part of the resource consent required within the National Grid Corridor.

...

I610.8.2 Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) Offices greater than 500m² GFA per site in the Residential - Terrace Housing and Apartment Buildings Zone on Fred Taylor Drive from Dunlop Road to the Don Buck intersection.

(a) Intensity and scale

- (i) Whether the intensity and scale of the activity, in particular, the number of people involved and traffic generated by the activity (including vehicle noise and lights), is compatible with the planning outcomes identified in the Unitary Plan for the surrounding area.

~~(a)~~(b) Centre vitality

...

(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 to adjacent land;
 - (iv) fixed intersections identified in Policy I610.3(1)(d) and intersections identified on the Redhills Precinct: Precinct Plan 1.;
 - (v) riparian margins;
 - (vi) recreational and stormwater management open space areas; and
 - (vii) key retail frontages.

(b) ~~[deleted]~~

(c) ~~(b)~~ Whether lots adjoining arterial roads or the separated cycle path on the Green Road are provided with a rear access or an alternative that limits the number of individual access points onto the arterial road. Pedestrian access should still be provided off the arterial / Green road.

(d) ~~(c)~~ Whether lots adjoining collector roads with cycling are designed to minimise vehicle crossings that would conflict with cycle paths through methods such as utilising rear lanes, and/or combining vehicle crossings to minimise conflict points.

(e) ~~(d)~~ Whether roads accessing Fred Taylor Drive are minimised and located with a minimum separation of 100m.

(f) ~~(e)~~ Whether applications maximise reserve edge road frontage to recreation reserves and along the northern and western side of riparian margins.

(g) ~~(f)~~ Whether applications maximise pedestrian and cycle connectivity along the Green Road.

(h) ~~(g)~~ Whether roads are generally to be constructed / upgraded in accordance with the relevant road cross-sections or where a new cross-section is proposed, whether the road is designed to achieve the purpose of the road with respect to function and amenity.

(i) ~~(h)~~ Whether it is necessary for applications to incorporate traffic calming measures designed in accordance with current industry best practice.

(j) ~~(i)~~ Whether arterial roads connecting to or within the Redhills Local Centre are designed with traffic calming and provision for parking and amenity planting to

create a low speed main street environment that is safe and attractive for public transport, pedestrians and cyclists.

(k) (j) Whether subdivision within the Redhills Local Centre creates lots that facilitate an active frontage to the arterial roads and to the civic space.

(l) (k) Whether subdivision that creates lots adjoining public open space (including recreation reserves and riparian/green corridors) is designed to encourage passive surveillance of reserve areas having regard to finished contours, retaining, fencing and landscaping.

(m) (l) Whether parks will be accessible to pedestrians and cyclists and located to integrate with riparian margins and the Green Road where possible.

(n) (m) Whether the approach to stormwater management for roads and future lots takes into account the recommendations of any relevant approved Stormwater Management Plan and provides sufficient space to achieve the hydrology mitigation requirements outlined in Standard I610.6.3.3 On-site stormwater management – new impervious areas.

Note: Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements contained in Standard I610.6.3.3 On-site stormwater management – new impervious areas.

(o) (n) For communal stormwater devices:

- (i) the extent to which groundwater levels and groundwater mounding prevent groundwater infiltration;
- (ii) the extent to which the device can be accommodated within the stream corridors to allow efficient operation and maintenance, and appropriate amenity; and
- (iii) whether the use of communal devices achieves the best practicable alternative to onsite management.