

Record of a pre-application meeting

Office use only
Pre-Application number:
Distribution list:
Duration of meeting:
Amount to be invoiced:

1. MEETING DETAILS

Date 17/12/2020 **Time** 10am

2. MEETING PARTICIPANTS - CUSTOMERS

Name	Area of expertise / profession / title
<u>Paul Arnesen (PA)</u>	<u>Planner/Partner – Planning Focus Limited</u>
<u>John Mackay (JM)</u>	<u>Urban Design</u>
<u>Junge Xu (JX)</u>	<u>Applicant</u>

3. MEETING PARTICIPANTS - COUNCIL

Name	Title	Role at meeting
<u>Daniel Willcocks (DW)</u>	<u>Senior Planner</u>	<u>Planning – Resource Consents</u>
<u>Nicola Holmes (NH)</u>	<u>Principal Planner</u>	<u>Planning – Resource Consents</u>
<u>Eryn Shields (ES)</u>	<u>Team Leader Planning</u>	<u>Planning – Plans and Places</u>

4. SITE & PROPOSAL

Site address of proposal

Street number and name: 8 Stevensons Crescent
Suburb, town or locality: Albany Heights

Brief Description of Proposal:

The applicant is seeking to develop the site in an urban manner including residential development with commercial along the frontage adjoining Stephenson Avenue. Currently the applicant is waiting on feedback from their Traffic Engineers in terms of the Albany Highway and Stevensons Crescent intersection, and also input from civil engineers before finalizing preliminary plans. The applicant is currently contemplating which process to follow – applying for a private plan change through Plans & Places Department (P&P) or applying

for a non-complying resource consent. In terms of a private plan change, this would only include the subject site and not the other surrounding sites also zoned Future Urban.

5. MATTERS / ITEMS DISCUSSED AT MEETING

Matter / Item 1: Site History

PA outlined the history to the site and that under the legacy plan (North Shore City Council) the site had a residential zoning, under the Proposed Auckland Unitary Plan the site was zoned Residential Large Lot however through the IHP process the site was rezoned Future Urban along with the surrounding land parcels.

Matter / Item 2: Urban Design

JM provided an overview of the site and described its context in terms of the surrounding landscape and in his view given the topography of the site and proximity to existing development the site lends itself to urban development.

Matter / Item 3: Process

In terms of a Plan Change ES noted the following:

- A structure plan should not be site specific but should apply Appendix 1 of the Auckland Unitary Plan to the wider area of FUZ land to assess all the effects and ensure that there is transport linkages and connectivity.
- The Future Urban Land Supply Strategy (FULSS) signals that in terms of sequencing of development, this particular area is identified as being developed within the 2018-2022 phase. However due to limited Council resources and work flows being concentrated on Drury South, a Council plan change for this area is unlikely to occur until the later part of the decade.
- In terms of timing, development of the site would not be out of sequence with the FULSS and currently there does not appear to be infrastructure capacity constraints.
- ES recommended that it may be a good idea for PA to contact Oyster Capital who are currently doing a private plan change in Whenuapai to ascertain how they have developed their out of sequence private plan change (that is not yet notified).
- Although the ideal outcome is a plan change for the entire area of this particular FUZ it is suggested that the applicant engage with the owner of the adjoining site 24 Stevensons Crescent and to include as a minimum this site with any structure planning for the subject site, as an alternative to a site only structure plan exercise. JX noted that she could approach the owners to discuss this with them.

In regards to any resource consent application NH & DW noted the following:

- Any application would be non-complying and the objectives and policies of the FUZ do not support development prior to any structure planning exercise. NH noted some examples of consents that had been granted and refused, and volunteered to send these through to PA.
- Whilst there are examples of urban development being approved on FUZ land with consent notices imposed that outline development standards these are problematic, particularly when a variation is proposed which is not in accordance with the approved consent and the FUZ provisions are triggered.
- PA inquired as to whether enabling consents can be lodged to start land modification works on the site. NH and DW advised that this is acceptable but is done at the risk of the applicant prior to any consent being approved, and does not provide prior approval to any future development. As part of any application for enabling works DW noted that Council would want to see indicative plans for the future development.

Key outcomes / actions (if relevant)

NH to send through to PA resource consent decisions related to FUZ applications.

Matter / Item 3: National Policy Statement on Urban Development (NPS:UD)

PA inquired on the status of the NPS:UD and it was noted that:

- Currently RC has regard to the relevant objectives and policies in the NPS:UD when assessing a relevant resource consent application however at this point in time little weight is given to these.
- P & P are currently undertaking work to enable implementation of the objectives and policies of the NPS:UD and at this point in time are doing the analysis required to identify where intensification can occur.

6. SUMMARY

It is acknowledged that the AUP does not preclude resource consent applications being lodged for urban development on land zoned Future Urban however Council's advice is that a structure plan process for the site and surrounding land zoned Future Urban is undertaken in the first instance, and a private plan change lodged with P & P, as opposed to a non-complying resource consent application for one site only. This will ensure that the land zoned Future Urban is developed in a comprehensive and integrated manner.

7. IMPORTANT INFORMATION

The purpose of a pre-application meeting is to facilitate communication between applicants and the Council so that the applicant can make informed decisions about applying for consents, permits or licenses.

The views expressed by Council staff in or following a pre-application meeting are those officers' preliminary views, made in good faith, on the applicant's proposal. The Council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by Council staff, nor to comply with any suggestions made by Council staff. Further, it remains the applicant's responsibility to get their own professional planning and legal advice when making any application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licenses.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process.

The council acknowledges that the confidential nature of pre-application meetings is important to encourage future applicants to engage with the council and attend pre-application meetings. By attending a pre-application meeting, both parties expect that the meetings are held in confidence and the intention is that the associated information that is provided to the council at these meetings, and the meeting minutes, will remain confidential. However, under the Local Government Official Information and Meetings Act 1987 any person may request

any information that is held by the council. There is a presumption that information is made available unless there is good reason for withholding it, which is not outweighed by the public interest in making the information available. This is assessed on a case by case basis.

All resource consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

Name: Nicola Holmes

Signature: 