

AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau

Interim Guidance Text for RPS Topic 013

20 March 2015

PAUP Sections

- B2.2 – A quality built environment;**
- B2.4 – Neighbourhoods that retain affordable housing;**
- B2.5 – Rural and coastal towns and villages;**
- B2.6 – Public open spaces and recreation facilities;**
- B2.7 – Social infrastructure; and**
- B3.1 – Commercial and industrial growth**

Having read the submissions relating to this topic and having heard evidence and legal submissions from submitters (including the Auckland Council), the Panel issues this guidance in relation to RPS level provisions. The purpose of this guidance is to assist submitters and the Council in preparing for mediation and subsequent hearings on regional and district plan provisions. This guidance is accordingly limited to matters that may provide such assistance. The absence of guidance on any particular issue is not intended to indicate that the Panel has no view on that issue or that it is unimportant.

This interim guidance is not a recommendation within the meaning of section 144 of the Local Government (Auckland Transitional Provisions) Act 2010. It is not binding on submitters (including the Council) or on the Panel.

The Panel may revise its interim guidance after considering evidence presented on the regional and district plan provisions.

The Panel will not enter into correspondence on this interim guidance. However submitters and their representatives are welcome to raise any questions and seek clarification of the interim guidance in the context of the hearing process i.e. at prehearing meetings and hearings on the regional and district plan topics which the guidance relates to.

This interim guidance should be read in conjunction with the interim guidance on RPS topics 013 Urban growth (sections B2.1 - Providing for growth in a quality compact urban form and B2.3 - Development capacity and supply of land for urban development) and 011 Rural (section B8.3 - Rural Subdivision).

B2.2 – A quality built environment

1. The Panel considers that the objectives and policies of the RPS should promote diversity, innovation and choice in building design. The Panel is concerned that the district plan provisions in the Proposed Auckland Unitary Plan (PAUP) do not give effect to these because the proposed controls are overly detailed and restrictive. This will need to be addressed in later topics including 021 - Built environment, 054 - Business controls, 062 - Residential development controls and 077 – Sustainable design.
2. Objectives and policies should avoid using terms with special meanings (such as *sustainable design* or *water sensitive design*) unless these are explicitly defined.

B2.4 – Neighbourhoods that retain affordable housing

3. The Panel supports the objective of neighbourhoods containing a choice of quality affordable homes that help meet a wide range of housing needs.
4. The PAUP can and should assist with improving the affordability of homes by addressing issues of limited land supply and overly restrictive development controls.
5. The Panel does not consider, on the evidence before it, that the proposed planning policies and methods to directly control prices or to favour certain forms of home ownership are suitable ways to intervene in the housing market. These issues should be addressed by other means.
6. The Panel is concerned that the proposed form of retained affordable housing could further reduce housing affordability by increasing the cost of the general supply of housing.

B2.5 – Rural and coastal towns and villages

7. Towns and villages outside metropolitan Auckland and the RUB are important for the social and economic well-being of many people and communities. It is the Panel's view that some growth and development, including the possibility of new villages, should be provided for.
8. Such provision must be according to the policies and identified limits in the Plan and any substantial growth must be undertaken in accordance with the structure plan process in Appendix 1.1 of the PAUP.
9. There is no need to distinguish between serviced and un-serviced villages. Provision of services is a key component of the structure planning required for the development and the resource consent process.

B2.6 – Public open spaces and recreation facilities

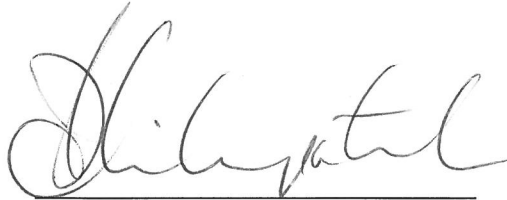
10. This section has been edited to remove unnecessary text and duplicate provisions but otherwise the Panel does not consider that substantial change is required to this section.

B2.7 – Social infrastructure

11. The Panel does not regard social facilities as infrastructure (see interim guidance on Topic 012 – Significant Infrastructure and Energy). Social facilities, and the activities they support, merit separate recognition and promotion.
12. Social facilities should be able to use their sites efficiently by providing for ancillary activities and complementary business activities.
13. Design of social facilities does not require further policies separate from those in B2.2.

B3.1 – Commercial and industrial growth

14. The Panel supports commercial growth on transport corridors as well as in centres.
15. Resource management policies should not be concerned with the viability of activities, including centres of activities. The proposed policies to protect centres from adverse effects “beyond those effects ordinarily associated with trade effects or trade competition” appear to be seeking to protect the viability of those centres and thus are contrary to s61(3) RMA.

A handwritten signature in black ink, appearing to read 'D. Kirkpatrick', written over a horizontal line.

David Kirkpatrick
Chairperson, Hearings Panel for the
proposed Auckland Unitary Plan