

AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau

Memo

Date 26/02/2015

To: Unitary Plan Manager, John Duguid

From: Hearings Panel Planning Manager, Phill Reid

Subject: Procedural Minutes No. 6 and No. 7 – Re-zoning and Precincts

The Panel is grateful for the response dated 16 February 2015 to procedural minutes 6 and 7 in relation to submissions on re-zonings and precincts. The broad spatial and issues based categorisation of the submissions on precincts and re-zonings is supported by the Panel. As a first step within a larger process the Panel are conscious that regular dialogue with the Council will be needed to support this work being efficiently and accurately carried out.

In response to paragraph 8 of the 16 February 2015 cover letter the Panel is supportive of the re-zoning approach to group submissions spatially for the residential, business, rural and future urban zones and group by zone itself re-zoning submissions affecting special purpose, public open space and coastal zones. Similarly the Panel supports the categorisation of precinct submissions by issue and complexity.

It is noted that for both re-zonings and precincts that the 16th of March 2015 is the date for further reporting to the Panel.

In order to provide greater clarity for the steps beyond the 16th of March 2015 a pre-hearing meeting will be scheduled for 24 March 2015. This initial pre-hearing meeting will examine the granularity of approach being taken (particularly in relation to re-zonings), any changes needed to the number and contents of hearing topics related to re-zonings and precincts, the joining of hearings on re-zonings and precincts and finally the timeline and reporting programme across these constituent topics. It is anticipated that for this pre-hearing meeting the outcomes of the proposed 15 June 2015 work will be at least broadly understood so that these outcomes can form part of the Panel's consideration of process matters. An ongoing reporting approach on these matters will also be discussed.

Alongside the information to the Panel on 16 March 2015 a report is to be presented by Council putting forward its proposed programme identifying its preferred number and split of hearing topics and proposed schedule for these topics from pre-hearing to hearing (including dates desired for mediation).

To assist the above the Panel's position in relation to re-zoning is that zoning itself as a planning approach needs to be a broad coherent tool. Spot zoning is not supported unless sites meet size and or strategic justification criteria. Zone boundaries should generally follow cadastral boundaries and be separated by streets or clearly distinguishable land-use communities.

The Panel recognises that the progression of submissions on re-zonings and precincts will benefit from an active role being undertaken by Auckland Council. To support this the Panel will set aside time for pre-hearings, consideration of progress reports and the use of ADR techniques to promote efficiencies in process and the participatory opportunities for submitters.