

Proposed plan modification 373: Addition to summary of decisions requested.

| Sub No | Submitter | Decision requested |
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| 165/1 | Fiona Ting | If the plan change/modification is not declined, then amend it |
| 165/2 | Fiona Ting | More effort is required to clearly and transparently show the various aspects of the Concept Plan. The submitter requests that another map is provided to show the pedestrian and cycle accessways. |
| 165/3 | Fiona Ting | The proposal addresses the inadequate steepness in the topography of the development, in order to comply with the objective of the Residential 8b zone. This can be done by filling areas which are proposed as Residential 8b, to an appropriate level which allows for easy connections and accessibility, including for elderly, wheelchair and prams. Or as an alternative, <u>not</u> proposing difficult-to-access areas as Residential 8b, and instead Open Space. |
| 165/4 | Fiona Ting | The new proposed activities and their corresponding proposed status' must be clearly listed next to the existing activities and status' in the District Plan Isthmus Section Activity Table for Residential 8b. This should allow a clear comparison between what Fletchers are proposing and what is currently allowed under the operative Auckland Council District Plan, Isthmus Section. Thorough reasoning for these proposed changes must be provided. |
| 165/5 | Fiona Ting | The new proposed activities and their corresponding proposed status' must be clearly listed next to the existing activities and status' in the District Plan Isthmus Section Activity Table for both Open Space 2 and Open Space 3. There should be more effort taken by Fletchers to comply with the purpose of each Open Space 2 and Open Space 3, which are appropriate for different uses and activities. This should allow a clear comparison between what Fletchers are proposing and what is currently allowed under the operative Auckland Council District Plan, Isthmus Section. Thorough reasoning for these proposed changes must be provided. |
| 165/6 | Fiona Ting | Fletchers put forward a more comprehensive density calculation. This could involve dividing the site into areas and proposing density for each area. This density calculation should allow density control/rationing mechanism that is workable. |
| 165/7 | Fiona Ting | Fletchers must address the 14-17 meter drop in contour between Mt Eden Road and the bottom of the quarry by filling areas which they wish to develop to a level that allows for accessibility between the quarry and Mt Eden Road. This will resolve the specific height issues stated above. |
| 165/8 | Fiona Ting | The submitter requests that the applicant must comply with Rule 7.8.2.4 in its full requirements for all boundaries concerned in the development, including internal boundaries within the site. In the alternative, Fletchers must propose an alternative rule to Rule 7.8.2.4. There must also be sufficient justification |

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| | | | provided to explain why the applicant is proposing an exception to Rule 7.8.2.4 for all the internal boundaries within the site. |
| 165/9 | Fiona Ting | | The submitter requests that the applicant must comply with Rule 7.8.2.9 in its full requirements for all yards concerned in the development, including internal yards within the site. In the alternative, Fletchers must propose an alternative rule to Rule 7.8.2.9. There must also be sufficient justification provided to explain why the applicant is proposing an exception to Rule 7.8.2.9 for all the internal yards within the site. |
| 165/10 | Fiona Ting | | The submitter requests that the applicant must comply with clause 7.8.2.15(d) in its full requirements. In the alternative, there must also be sufficient justification provided to explain why the applicant is proposing an exception to Rule 7.8.2.15(d). |
| 165/11 | Fiona Ting | | The applicant must remove any inconsistencies within their Private Plan Change application. |
| 165/12 | Fiona Ting | | Inconsistencies within the Private Plan Change and between the separately provided background information must be resolved. More justification must be provided within the Private Plan Change for the design and planning implications involved. More detail must be shown in the Concept Plan. |
| 165/13 | Fiona Ting | | Justification must be provided for all of these proposed exceptions. Also, alternative rules to replace those which the applicant is proposing an exception, must be provided. |
| 165/14 | Fiona Ting | | With only one primary vehicle accessway into the bottom of the quarry, the proposed development is essentially a very large cul-de-sac. Filling of the quarry must be carried out to allow for more vehicle access, and subsequently, more easily accessible walking and cycling routes up to Mt Eden Rd. I request an independent Integrated Transportation Assessment of Private Plan Change 373 is carried out, and the results are taken into full consideration to inform the hearing decision and any future designs by Fletchers. |
| 165/15 | Fiona Ting | | In the same respect as the previously sought relief; filling of the quarry must be carried out to allow for more vehicle access, and subsequently, more easily accessible walking and cycling routes up to Mt Eden Rd. I request an independent Integrated Transportation Assessment of Private Plan Change 373 is carried out, and the results are taken into full consideration to inform the hearing decision and any future designs by Fletchers. More emphasis must be put on prioritizing walking and cycling accessibility for the development, which will result in less pressure on existing traffic infrastructure. |
| 165/16 | Fiona Ting | | Sight lines should match those laid out in the Three Kings Plan, as a minimum requirement. Sightlines should be more clearly shown with a more detailed plan, and should protect the view of the majority of the mountain, rather than the top 9 meters. |