

The specific provisions my feedback relates to is:

Section 4.5.10.4 Long Bay

Please provide your feedback on the aspects of the draft Auckland Unitary Plan you support which you think will work for you and your community:

Achieving commonality of housing rules across Auckland region.

Please provide your feedback on the aspects of the draft Auckland Unitary Plan you would like to see changed and why:

Long Bay is unique in many ways, and as such requires rules in the Unitary Plan that recognise and reinforce that uniqueness. The Long Bay Structure Plan developed between Council, the developer, and the people of the North Shore through the Environment Court and in an intensive design process over a period of three years, provides these rules. Rather than starting anew, Auckland Council should incorporate the existing Court-approved Structure Plan into the Unitary Plan as Council agreed to do in the recently adopted Hibiscus and Bays Local Plan.

Retaining the Long Bay Structure Plan in its current form combines high-intensity development, consistent with the goals of the Unitary Plan, with essential protection for the unique features of the area. Doing so ensures that Long Bay continues to contribute to making Auckland the world's most liveable city.

Long Bay combines an outstanding natural landscape, a marine reserve, a unique historic and heritage landscape, rare ecologies, and one of the most visited regional parks in New Zealand. This makes it vital that any development there be conducted in a considered and appropriate manner.

The Structure Plan does this by limiting the visual encroachment of development on the landscape at the northern area of the Regional Park, by incorporating stormwater measures appropriate to a marine reserve discharge environment, by protecting and managing the heritage landscape of the Awaruku headland, protecting the ecologies of the Vaughans Stream valley, and maintaining the amenity of the beach through limiting visual encroachment.

The provisions in the current draft Long Bay precinct plan of the Unitary Plan are insufficient to protect Long Bay. They do not implement the Long Bay Structure Plan as set by the Environment Court and agreed between all concerned parties. Its adoption would potentially result in the loss or destruction of the outstanding natural landscape, the marine reserve, the historic and heritage landscape, and rare ecologies, as well as limiting the ability of the developer to build a quality urban environment.

Recommendations

- I request that the Long Bay Precinct Plan (section 4.5.10.4 Long Bay) be replaced in its entirety with the Long Bay Structure Plan from the North Shore City District Plan, and any changes needed to harmonise the Structure Plan with the Unitary Plan be made from this starting point, provided that they do not change the core provisions of the Structure Plan.
- I request that the Council takes the necessary time to do this properly, even if that requires that the process take longer than originally expected.
- I request that the maps in the Unitary Plan Viewer be corrected to show the outstanding natural landscape extending to the inland ridge line as was set by the Environment Court, and the Landscape Protection and Environmental/Stormwater Areas as defined by the Environment Court, and the other areas and overlays of the Long Bay Structure Plan.
- I request that the provisions of the 2003 Environment Court decision on Okura be observed. The Okura Estuary is ecologically sensitive and vital to the Long Bay – Okura Marine Reserve. The Court decision limited the lot size to 4 ha over much of the Okura area to protect the estuary and this should be reflected in the Unitary Plan.