Plan Change Update

You may have heard that Auckland Council is considering withdrawing from Plan Change 78 and proceeding with a replacement Plan Change.

This has been made possible by the passing last week of the Resource Management Amendment Bill which imposed certain conditions on the Auckland Council if they decide to withdraw from PC78, including requiring them to notify a new Plan change by the 10th of October this year.

The Council was also given the condition that if they decided to pull back on MDRS (Medium Density Residential Standards) ie: 3 dwellings x 3 storeys across greater Auckland, they must still enable up to 2 million new dwellings.

We sighted the draft replacement Plan Change a few days ago.

The key difference between PC78 and this replacement plan is that instead of spreading intensification across the whole of Auckland the emphasis is now on increasing the scale and height of intensification in areas around the City Centre, Town Centres, along the City Rail Link Corridor and along additional Transport routes.

No longer is it just 6+ storey apartment buildings, there is now a proposed widespread upzoning to 10 & 15 storeys in some areas.

Implications for St Marys Bay

The major implications for St Marys Bay are that pretty much the whole area would be rezoned to THAB (Town House and Apartment buildings), further reducing any Special Character protection, but more significantly it would also allow for **buildings of up to 50 metres, around 15 stories** (think Shangrila & Westwater) to be built across most of St Marys Bay.

Yes, this did come as a shock to us too!!!!

We'll pause now while you regain your composure!!!!

Clearly, we will take serious issue with this proposal and need to do our utmost to prevent this kind of outcome.

What's next and what are we doing about it

The Council is on a very tight deadline as it needs to decide at the Planning Committee meeting on 24 September whether to withdraw from PC78 and move forward with this replacement Plan Change which will need to be notified by October 10, before the election of the New Council. It became clear sitting in on the Planning Committee's August meeting last Thursday that this is

the Mayor and Council's preferred outcome, although there is clearly some push back on aspects of the Plan around the Council table.

Given the short time frame there is no time for public consultation, but there is a window prior to September 5th for groups like us to engage with the Waitemata Local Board as they will be consulted by the Council for their input.

We are currently seeking more clarification on aspects of this replacement Plan.

We are talking to Councillor Mike Lee.

We have already attended formal consultation meetings with representatives of the Waitemata Local Board. At these meetings we are ensuring they fully understand the specific issues impacting St Marys Bay and are seeking their support when they report back to Council after September 5th.

We are in close contact and information sharing with other Residents groups and the Character Coalition.

We will be doing additional political lobbying.

Community Meeting

It has been indicated that if a new Plan change is notified it will be open to public submissions and there will be a Hearing Process, and we are seeking more specific details and the timings around this.

Once we know where this is all heading, we will be holding a community meeting and presenting a more detailed picture of what is being proposed and our thoughts on a strategy going forward.

Fighting Fund

Of course, if we are to be faced with another Hearing Process this will again need funding, so we want to have a better understanding of the likely funds required before we go back to our community to ask for their financial support, given they have already contributed once!

How you can help

As you know, the burden of fighting for the best interests of our community through the PC78 process has been shouldered by a very small team of our SMBA Committee & residents over the past few years. This team has put in countless hours of their time.

Many of you were extremely generous in supporting our fundraising efforts to fight Plan Change 78 for which we remain forever grateful. This was now nearly three years ago, and we are most probably going to have to start all over again!!

Moving forward, we cannot rely solely on this small team and would really like your help.

There are lot of very talented people in our community: brilliant legal minds, architects, engineers, business leaders, negotiators, people with political skills, communication specialists, property experts, fund raisers and more, and those with just a strong sense of community interest.

We would very much like to tap into your thinking and experience, so if you would like to make yourself available to help, or for the odd discussion group with our team, please let us know.

We will also be shoulder tapping people we already know.

In the meantime, if you would like to know more about what is being proposed, or have a chat about any of this, or offer your services, please feel free to call:

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Joint Chairmen
For and on behalf of St Mary's Bay Association
April 2024