

**SUMMARY OF DECISIONS SOUGHT ON
WAITAKERE CITY COUNCIL DISTRICT PLAN
PROPOSED PLAN CHANGE 25
Corban Estate Special Area**

No.	Name	Address for Service	Decision Sought from Waitakere City Council
25/1/-	Craig Fowler	Unitec New Zealand Private Bag 92025 Auckland	<p>Specific inclusion of display and sale of goods designed and manufactured (directly or indirectly) by the School of Design.</p> <p>Include the School of Performing Arts being able to charge admission for public performances</p> <p>Visiting students, especially school students, should not be included in the parking formula for Unitec Students. They should be accommodated under visitor parking.</p>

25/2/-	Megan Patrick	Senior Policy Planner Auckland Regional Council Private Bag 92012 Auckland 1010	<p>While the Auckland Regional Council is supportive of the intention of Proposed Plan Change 25, the Special Area Rule needs to provide further guidance for the assessment of future development proposals in the Special Area. These are as follows.</p> <ol style="list-style-type: none"> 1. Amending the Plan Change to ensure that heritage is appropriately managed and protected in any redevelopment of the site, including: <ol style="list-style-type: none"> a) Amending the heritage appendix of the district plan to specifically schedule all the cultural heritage items within the Corban Estate, as listed above b) The proper consideration of cultural heritage values within the Corban Estate Special Area through the inclusion of: <ol style="list-style-type: none"> i. Specific Corban Estate Special Area policies; and <ol style="list-style-type: none"> ii. Heritage based assessment criteria (and ability to include these considerations within resource consent conditions) c) The inclusion within the Corban Estate Special Area of: <ol style="list-style-type: none"> i. Cultural heritage guidelines showing any potential development limitations, such as significant views, significant building axis, open space required to be retained and appropriate heights (such as those guidelines developed by Burgess and Treep); and/or <ol style="list-style-type: none"> ii. A structure plan or a concept development plan (such as that developed by Urbanism+, with appropriate modifications); and/or <ol style="list-style-type: none"> iii. Provisions controlling development as a discretionary activity, requiring full public notification. 2. Amending the Plan Change to ensure that both a pedestrian orientated development and pedestrian linkages are emphasised any redevelopment of the site, including: <ol style="list-style-type: none"> i. Specific Corban Estate Special Area policies; and <ol style="list-style-type: none"> ii. Assessment criteria which emphasise the need for development to be pedestrian orientated and well connected to the Henderson Town Centre and railway station (and ability to include these considerations within resource consent conditions).
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25/3/-	Steven Lloyd	Regional Planning Manager Transit New Zealand PO Box 1459 Auckland Central	Transit NZ generally supports the Proposed Plan Change. In particular it supports Assessment Criteria 5(g) to 5(j). Transit NZ considers that any effects arising from the Corban Estate Special Area on the State Highway network are unlikely to be any more than minor. Transit NZ also consider that the Proposed Plan Change is consistent with Transit NZ's Travel Demand Management Principles.
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25/4/-	Brian Corban QSO	Chairman Waitakere Arts and Cultural Development Trust PO Box 21526 Henderson Waitakere City	<p>The Waitakere Arts and Cultural Development Trust is responsible for the operation of the Corban Estate Arts Centre. The Board has four specific areas of concern.</p> <ol style="list-style-type: none"> 1. Special Area Definitions (Item 1.2): The Proposed Plan Change 25 does not specify that any activities are primary on the estate and that others are secondary. If the plan listed that the arts, cultural and educational activities were primary to the estate's function, then all other activities as listed under the Special Area Definitions would be within that context and therefore 'secondary'. The Board would then be comfortable with the proposed definition remaining. 2. Residential Activities (Final bullet point, 1.2): In the proposed change under 'definitions', 'residential activities' are not qualified in any way. This by implication allows for the site to be used for unrestricted residential activity. The Trust's concern is that should the current plans with Unitec for some reason not proceed, there is nothing in the revised District Plan that would prevent the Council from permitting residential housing on the site, (extending what already exists on the Northern side of Mt. Lebanon Lane) making this the predominant activity. This would in turn severely restrict the art, cultural and educational activities promoted by the Trust. The Trust believes the District Plan should be clear that it is not the intention for the site to become residential, and ensure the plan protects the site from this eventuality. 3. Erection or Alteration of Buildings (Item 5.2 Limited Discretionary Activities): The Board notes that 'The erection or alteration of <i>buildings</i> for any <i>Corban Estate Activity</i>' are subject to all the rules applied to residential housing. As they stand, these rules appear to severely restrict the development of the site as an arts and cultural 'Creative Quarter'. The Trust believes that the building rules that should properly apply are those which relate to arts, cultural and educational facilities, not residential activity. 4. Deletion of Two Clauses within Special Area Definitions (Item 1.2): The Board suggests that the following two clauses in the 'definitions' section, be deleted as they refer to past uses of the site rather than the present or future use. These are:- <ol style="list-style-type: none"> a) 'indoor sports facilities and indoor and outdoor recreation and entertainment facilities'. (While arts and cultural activity on site will involve indoor and outdoor performances, this use is covered by other clauses.) b) 'manufacture, storage, distribution and sale of wine and other beverages'.
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