Further Submission of Civic Trust Auckland

**PUBLICLY NOTIFIED PRIVATE PLAN CHANGE NO. 79, IN RESPECT OF
SUBMISSION 6 BY THE URBAN DESIGN FORUM OF NEW ZEALAND
AND SUBMISSION 1 BY THE AUCKLAND ARCHITECTURE ASSOCIATION**

Re: Operative Auckland City – Central Area Section 2005 – Queen Elizabeth Square
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991

We would welcome the opportunity to speak in support of our submission at a public hearing and are prepared to work with other submitters who share our concerns.

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Civic Trust Auckland

Civic Trust Auckland is a non-profit public interest group, incorporated in 1968, with activities and interests throughout the greater Auckland region.

The aims of the Trust include:
- Protection of natural landforms
- Preservation of heritage, in all its aspects
- Encouragement of good planning for the city and region.

CTA has made numerous submissions to Auckland Council with regard to planning matters.

1. CTA is concerned that Plan Change 79, which relates to the area of Queen Elizabeth Square (QESq), does not adequately provide for integration with other significant waterfront planning initiatives currently occurring in the wider area of downtown Auckland. To this extent we support the submissions of the Urban Design Forum (UDF), and the Auckland Architectural Association (AAA), which make similar submissions.

2. CTA supports the submissions of both the UDF and the AAA in relation to the provision of open space generally and proposed provisions in particular.

3. CTA sees merit in *"promulgating and notifying a Downtown Precinct or Quarter-wide Plan Change".* To that end CTA supports the submissions of UDF and AAA which seek a broader planning in the downtown area which provides for the integration of: open space, streetscape character, heritage and cultural effect, and optimal wind and shading conditions.

4. The wisdom of the UDF's and the AAA's submissions is recognised by Auckland Council in its "Downtown Framework", Sept 2014, page 47, which states that: *"Significant scope exists to take an integrated approach to public space and development opportunities that can maximise the value of investment".*

5. The precinct-wide plan change should also incorporate commensurate public space provision that replaces any of QESq that is lost, consistent with the statutory planning framework that relates to central Auckland generally and to downtown west in particular.

6. The heritage assessment accompanying the plan change (undertaken by Clough & Associates Ltd) notes on page 84 the significance of views of various heritage buildings in the locality, and, furthermore, that, *"With the redevelopment of the Britomart Train Station, adaptation of the CPO, and introduction of the bus terminal, views from within the Square have been obscured".* The submission of AAA which notes the relevant objectives and policies in relation to the protection of heritage features and important viewshafts (at submission points 21 and 27) is strongly supported by CTA.

7. CTA strongly agrees with UDF's concluding submission point. CTA would also welcome a precinct-wide plan change for the downtown west precinct that would include provisions set out in the plan change that is the subject of these submissions.

8. CTA is concerned that the planning for redevelopment for this important part of the city has largely occurred without the benefit of public input, and Plan Change 79 has been the first opportunity for the public to have a say.

9. In line with the submissions of the UDF and the AAA generally in this matter, and the particular points made above, CTA seeks that Plan Change 79 in its current form be declined.

Date of submission: 7 August 2015   Signature:

Audrey van Ryn
Secretary, Civic Trust Auckland