

**Further submission by Civic Trust Auckland
in support of, or in opposition to, submission on
the Proposed Auckland Unitary Plan**

Section 123 Local Government (Auckland Transitional Provisions) Act 2010;
Clause 8 of Schedule 1, Resource Management Act 1991

Attn: Unitary Plan Submission Team
Auckland Council
unitaryplan@aucklandcouncil.govt.nz



For office use only:

Further Submission No: _____

Receipt Date: _____

1. Further submitter details

Full name of person making further submission: Mrs Audrey van Ryn (Secretary)

Organisation Name: Civic Trust Auckland

Address for service: cta@civictrustauckland.org.nz (*preferred address for service*)

PO Box 74 049 Greenlane, Auckland 1546

Phone: 368 1516

2. Interest in the submission

Civic Trust Auckland (CTA) is a group representing a relevant aspect of the public interest and has an interest in the Proposed Auckland Unitary Plan that is greater than the interest the general public has.

The grounds for saying that CTA comes within these categories are that we are a regional organisation covering the extent of Auckland City and we have made numerous submissions to Council plans over the last 45 years, including on the Auckland Plan and the Proposed Auckland Unitary Plan.

Furthermore, the CTA constitution includes the following objects:

- to promote the recognition and protection of the heritage value of sites, buildings, places or areas
- to promote the maintenance and enhancement of amenity values and the quality of the environment
- to improve standards of architecture, town planning and urban design.

3. Request to be heard in support of further submission

We do wish to be heard in support of our further submission.

If others make a similar submission, we will not consider presenting a joint case with them at a hearing. We are, however, happy to engage in the early stages of negotiation and mediation, to seek to resolve matters by mutual agreement prior to hearings before the panel.

4. Signature of further submitter

Date: 22 July 2014

Historic Heritage Overlay

We support in part the original submission of Heart of the City, alex@hotcity.co.nz

The particular parts of the original submission we support are:

Submission number 6246 Point 17:

Retain the schedule of significant heritage places.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Appendices 9.1 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our support are:

The protection afforded by the historic heritage overlay is the highest protection afforded historic heritage in Auckland and such protection is necessary to protect such values.

We seek that part of the original submission be allowed.

We seek that the schedule is retained.

Historic Heritage Overlay

We support in part the original submission of Heart of the City, alex@hotcity.co.nz

The particular parts of the original submission we support are:

Submission number 6246 Point 18:

Amend the PAUP so that scheduling of heritage is set at a level commensurate with the information available from Council and other publicly accessible sources.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Appendices 9.1 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our support are:

The schedule is probably incomplete as many of the legacy schedules were incomplete, as acknowledged in the PAUP at C.3, *"Much of Auckland's historic heritage has not been identified or evaluated. Some places or areas have been identified as being significant but have not been included in the historic heritage schedule."*

We note that a very small number of interiors are listed for protection, which could result in the altering or removal of internal fabric of high heritage value. Conservation practice in NZ and the NZHPT advocate for protecting places in their entirety.

We seek that part of the original submission be allowed.

We seek that consideration be given to additions to the schedule as nominated by the public both in PAUP submissions and subsequently, as well as additions previously assessed by legacy councils which failed to meet the threshold for

scheduling but for which information was/or is available from Council or other publicly accessible sources.

We further seek that all interiors in the schedules to be included except where they have been so modified to have little or no heritage value.

Historic Heritage Overlay

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Points 9591 - 9720:

Delete the Historic Heritage Place / extent of place from the identified properties.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Appendices 9.1 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our opposition are:

1. Aucklanders value their heritage and therefore it is important to protect this amenity.

2. As stated in the PAUP at B.4.1, *"Historic heritage is important to Auckland because it helps us understand and appreciate our history, culture and identity. Our heritage contributes to Auckland's distinctiveness as a visitor destination and to its economic vitality. The protection, conservation and appropriate management of our historic heritage places will help future generations use and appreciate what these places meant to the development of our city. Our historic heritage is unique to Auckland; it cannot be duplicated or replaced."*

We seek that part of the original submission be disallowed.

We seek that the Historic Heritage Place / extent of place be retained for the identified properties.

Historic Heritage Overlay - seismic strengthening

We support in part the original submission of Remuera Heritage suecoopernz@gmail.com

The particular parts of the original submission we support are:

Submission number 5347 Point 53:

Amend Assessment 2.4.1.9 Seismic strengthening to discretionary activity

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - J2.3 & J2.4 Assessment

The reasons for our support are:

Seismic strengthening has potential adverse effects on heritage values.

We seek that part of the original submission be allowed.

We seek amendment of Assessment 2.4.1.9 Seismic strengthening to a discretionary activity.

Overlay E2/J2 Historic Heritage

We support in part the original submission of Ngati Whatua Orakei Whai Maia Limited, joannes@barker.co.nz

The particular parts of the original submission we support are:

Submission number 3085 Point: 53

Amend objectives and policies to include cultural values and recognise Mana Whenua considerations.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

The reasons for our support are:

1. The PAUP includes the following (in Chapter A, 2.2), *"the need to ensure local authorities give appropriate consideration to the principles of the Treaty as part of their statutory Maori obligations. The RMA provides a clear direction on council's responsibilities in terms of the Treaty of Waitangi/Te Tiriti o Waitangi."*
2. *"The purpose of the Act (s.5) embraces the social, economic and cultural well-being of people and, s.6 pays particular attention to the special relationship Mana Whenua have with the land, sea and waterways. In s.6 (e) and (g), the relationship of Mana Whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga is identified as a matter of national importance."*
3. *"The Unitary Plan takes into account these principles [relevant to the local government context] through: providing opportunities for Mana Whenua to be involved in decision-making; by identifying Mana Whenua interests and values to be protected ..."*

We seek that part of the original submission be allowed.

We seek amendment of the objectives and policies to include cultural values and recognise Mana Whenua considerations.

Historic Heritage - Incentives

We support in part the original submission of The New Zealand Institute of Architects, Graeme.Scott@ascarchitects.co.nz

The particular parts of the original submission we support are:

Submission number 5280 Point 106

Add meaningful incentives to those owners of recognised historic heritage properties.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.1 Historic heritage

We support in part the original submission of Property Council New Zealand, connal@propertynz.co.nz

The particular parts of the original submission we support are:

Submission number 6212 Point 55

Retain policy 4 [Use, maintenance and repair of scheduled historic heritage places] which provides incentives to assist in the cost of maintaining scheduled historic heritage places.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

We support in part the original submission of Salmond Reed Architects Limited, office@salmondreed.co.nz

The particular parts of the original submission we support are:

Submission number 4413 Point: 33

Expand the range of incentives in policy 4(a)-(d) to include rates relief (remission, postponement and differential rating), loans, revolving funds and public purchase.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

We support in part the original submission of Remuera Heritage, suecoopernz@gmail.com

The particular parts of the original submission we support are:

Submission number 5347 Point 39:

Retain objective [policy] 4 a-d; amend b to provide for the option of resource consent fee waivers for heritage buildings or discount where seismic strengthening is undertaken and free technical advice on earthquake proofing; more heritage repair grants, interest-free loans for repair; buildings to be inspected under the building code so that minimum maintenance activity is carried out by owner.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

We support the original submission of Herne Bay Residents Association, cav-den@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3635 Point 8:

Assist applicants by providing free, independent professional advice for consents related to heritage buildings.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.1 Historic heritage

We support the original submission of New Zealand Historic Places Trust (Heritage New Zealand) Pouhere Taonga, dmckenzie@historic.org.nz

The particular parts of the original submission we support are:

Submission number 371 Point 90:

Retain Policy 4 subject to the amendment of clause (c) to state that there are other incentives to support the appropriate use, maintenance and repair.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage -Overlay E2 description, objectives and policies

The reasons for our support are:

The Auckland Plan includes financial incentives and disincentives in its Directive 4.2 (page 128) in order to manage change in ways that sustain historic heritage values.

Incentives encourage scheduled heritage buildings to be retained and conserved, and therefore support the objectives for Historic Heritage at B.4.1, namely:

1. *Auckland's significant historic heritage places are identified and protected.*
2. *Significant historic heritage places are used appropriately and owners and the community are encouraged to actively protect and conserve these places.*

The retention of heritage involves costs, such as earthquake strengthening and limitations in development potential. These costs can be significant and arise for the purpose of providing a public benefit. In the context of the property values involved, incentives such as the waiving of consent fees and providing expert advice are not material enough to alter economic decisions. Incentives such as TDRs, exemptions from development controls and bonus floor space need to be available as well.

Incentives for heritage protection should be stronger and more attractive than other development incentives, e.g. they should exceed those incentives available for providing accommodation (which are arguably no longer necessary).

We seek that part of the original submissions be allowed.

We seek the relief sought in the above submissions and expansion of the range of incentives in policy 4(a)-(d) to include rates relief (remission, postponement and differential rating), loans, revolving funds and public purchase and also the following:

- Historic heritage areas
- Special character areas
- Waivers of zone provisions
- Specified permitted uses
- Plot ratios or site intensity zonings
- Contributions (development and financial)
- Measures relating to the Building Act 2004
- Private-public partnerships
- Heritage grants and loans, e.g. for repairs
- *Interest-free loans*
- *Public purchase and revolving acquisitions and funds*
- Insurance rebates
- Consent fee waivers and discounts
- Heritage floor space bonuses
- Earthquake assistance, e.g. technical advice.

We further seek that all incentives be referenced in standalone documents outside the Unitary Plan through electronic links. This should include the "Incentives for Historic Heritage Toolkit":

https://www.google.co.nz/?gws_rd=cr&ei=ksYFU-DUK8qfkwxHj4CwDA#q=incentives+for+historic+heritage+toolkit

We further seek a rule-based incentive for heritage protection incorporating an opportunity for the owner of any building affected by rules in J.2 or J.3 to actively apply for heritage enhancement credits/bonuses that can form a tradable right to offset the cost of restoration and long-term protection.

Infrastructure in and around Scheduled Features & Buildings

We oppose the original submission of Auckland Utility Operators Group Incorporated, ross.malcolm@vector.co.nz

The particular parts of the original submission we oppose are:

Submission number Point: 4185-504

Amend the provisions to better recognise and provide for infrastructure including: minor network utilities such as aerials and solar panels as permitted activities; providing for network utility activities as discretionary activities in and around scheduled features and buildings; maintenance and upgrading as a permitted activity subject to appropriate controls; and the deletion of special information requirement in the case of infrastructure works.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

The reasons for our opposition are:

Council should at least have some discretion to assess the effects of utility provision upon heritage.

We seek that part of the original submission be disallowed.

We seek the provision remain as in the PAUP.

Overlay E2/J2 Historic Heritage

We support the original submission of Property Council New Zealand, connal@propertynz.co.nz

The particular parts of the original submission we support are:

Submission number 6212 Point: -53

Ensure that heritage restrictions are only placed [on] buildings and areas the community truly values and are balanced against Auckland's intensification and development needs.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

The reasons for our support are:

Heritage restrictions are, in fact, placed only on sites which contain values that meet the criteria proposed for heritage recognition, and are determined with the input of professional judgment. The reasonableness of restrictive planning provisions based on heritage significance is a matter to be balanced against other RMA part 2 matters.

We seek that part of the original submission be allowed.

We seek that heritage assessments continue to provide protection for buildings and areas with values that meet the relevant criteria.

Overlay E2/J2 Historic Heritage

We support the original submission of Property Council New Zealand, connal@propertynz.co.nz

The particular parts of the original submission we support are:

Submission number 6212 Point 54:

Ensure that special character restrictions are only placed [on] buildings and areas the community truly values and are balanced against Auckland's intensification and development needs.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

The reasons for our support are:

Special character restrictions are placed on sites that meet the proposed criteria. The reasonableness of restrictive planning provisions based on any recognised special/heritage character is a matter to be balanced against other RMA part 2 matters when dealing with an application involving an individual building.

Notwithstanding the geographical coverage of the pre-1944 building demolition control as notified, the coverage contained in the draft Auckland Unitary Plan (March 2013) is more appropriate.

We seek that part of the original submission be allowed.

We seek that the "special character" restrictions continue to provide protection for buildings and areas with values that meet the relevant criteria.

Historic Heritage and Special Character

We support in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we support are:

Submission number 839 Point 35:

Undertake collaborative engagement with stakeholders on the appropriate management of character and heritage.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Issues - B4.1 Historic heritage

The reasons for our support are:

We support Housing NZ's willingness to engage with stakeholders. The general public has an interest in the rich legacy of state/social housing provided by HNZ over decades and the economic value of that legacy is borne out at a market level as evidenced by the rising popularity of early state housing, much of it built with tiled roof and native timber floors.

We support collaboration amongst all affected parties on such matters. That is why we support full public notification of resource consent applications for buildings that come within the designations of historic heritage and special character.

We seek that part of the original submission be allowed.

That provision be made in the UP for collaborative engagement with stakeholders on the appropriate management of character and heritage, in the first instance, by providing for public notification using a broad definition of "affected parties", to include the public interest in those parts of HNZ's housing stock that demonstrate significant heritage values.

"Special Character" terminology

We support in part the original submission of Remuera Heritage suecoopernz@gmail.com

The particular parts of the original submission we support are:

Submission number 5347 Point 3

Amend 1.3 to ensure consistency in terminology (historic character/special character)

Provision No. of the Proposed Auckland Unitary Plan:

RPS Issues - B1.3 Protecting historic heritage, spec.character & nat. heritage

The reasons for our support are:

1. This submission states (page 7) that "Special is a poor choice of word as an alternative to historic (while acknowledging its importation from current DP). Everything and every place is "special". If the intention is to describe attributes inherited over time, and cultural and amenity values accruing to a place or area, then this should be reflected in the terminology."

2. CTA also challenges the use of "special". As we stated in our original submission on the PAUP (page 8) "The word 'special' is nebulous. 'Special character' is not as specific as 'historic character' e.g. it could apply to landscapes not the built environment."

3. Other countries use the term "historic character", e.g. the United Kingdom. UNESCO uses this term, e.g. the introduction to their paper "Managing Historic Cities" (No. 27 Nov 2010) states, "As cities have a constant need for upgrading or further development of infrastructure, housing and services, the World Heritage Cities Programme aims to address the permanent challenge of how to accommodate the needs for modernization and investment in historic cities and city centres without compromising historic character and identity."

We seek that part of the original submission be allowed.

We seek that wherever "special character" appears in the PAUP that these words be amended to "historic character".

We seek that a definition be provided for "historic character" - if this term is to be adopted - or "special character" if it is not in the definitions section of the UP.

Special Character - public consultation

We support the original submission of Paul Waite, 74 Gillies Ave, Epsom, Auckland 1023 pjdwaite@hotmail.com

The particular parts of the original submission we support are:

Submission number 4592 Point 4:

Amend PAUP to require greater public consultation on applications affecting special character.

Provision No. of the Proposed Auckland Unitary Plan:

Special Character - Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our support are:

Part of the area of historic garden, trees and volcanic rock forest near 74 Gillies Ave has been destroyed, with adverse effects on the amenity value of the area. The property owner has reported to Council on these matters and his reports and calls to action have not been acknowledged.

We seek that the original submission be allowed.

We seek that the Unitary Plan provide for public consultation on applications affecting special character, at the least, by providing for notification of owners of properties in the neighbourhood.

Special Character

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 6:

Delete the special character overlays.

Provision No. of the Proposed Auckland Unitary Plan:

Special Character - Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our opposition are:

This overlay is for the purpose of retaining, managing and enhancing special character values. These values contribute to the aesthetic or physical qualities of an area and are important to the communities that live, work and play in such areas. To remove the overlays would lead to a loss of such values and a degrading of the liveability in these areas.

We seek that part of the original submission be disallowed.

We seek that the special character overlays are retained.

Special Character

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 7:

Clarify and/or limit the spatial extent of the special character overlays so that they are not for the purpose of protecting historic heritage, they only apply where there is a high level of aesthetic coherence and a high level of architectural merit, they only apply to areas that are genuinely special in the Auckland context and they do not affect or limit achieving the key policy objective for a quality compact city with affordable housing opportunities.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.2 Special character

The reasons for our opposition are:

1. The special character overlays are in place to protect perceived values which are strongly supported by Aucklanders.
2. These overlays are defined in the PAUP in what would seem to be sufficient detail and their purpose would seem to be clearly stated.
3. This submitter has not provided any alternative wording.
4. The PAUP supports the balance between enabling a quality compact city whilst protecting existing values. For example, the introduction (Chapter A1) it states that, *"The Auckland Unitary Plan ... describes how we will manage our natural and physical resources while enabling growth and development and protecting the things we value."* At A.1.1.4 it says, *"The Unitary Plan gives certainty for well-designed development, housing and the management of resources required for a high-performing urban environment. It supports the development of a compact city where quality is paramount through good urban design."*
5. Intensification can and should be provided for in the first instance in areas where that can be done without negatively impacting on identified special character (and other) values.

We seek that part of the original submission be disallowed.

We submit that such clarification is not needed and that current special character overlays are the result of submissions and assessment.

Special Character

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 8:

Amend the assessment criteria (all Special Character areas) to take into consideration whether a new building is proposed and the contribution it would make to the streetscape character, the need to achieve reasonable compliance with the current building code, the need to achieve modern living amenity, whether the building will be removed for reuse elsewhere and the reasonable[ness] and practicability of upgrading or renovating.

Provision No. of the Proposed Auckland Unitary Plan:

Special Character - Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our opposition are:

1. The assessment criteria for special character areas are based on special character values, as it is these potential values that are being protected.
2. The submitter has raised the reasonableness of upgrading and renovating the existing house, as well as the removal elsewhere of the house.
3. Any amendment of the assessment criteria should take into account the need to demonstrate a comprehensive and credible assessment of design alternatives (balance architectural/economic assessment) that would involve upgrading or renovating, as well as the availability of sites within the same area.

We seek that part of the original submission be disallowed.

We seek that the assessment criteria be reconsidered in the light of the above.

Special Character

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 9:

Amend the assessment criteria to delete any comparison between the cost of renovating and the cost of a new building and any reference to "beyond rehabilitation" or similar test (for all Special Character areas).

Provision No. of the Proposed Auckland Unitary Plan:

Special Character - Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our opposition are:

A similar test *should* be required as part of any application to remove a special character house. The application should demonstrate an investigation of alternatives involving rehabilitation. (It is evident from property sections in weekly newspapers that economic wellbeing *may* indeed be found through the renovation of character homes and their adaptation to provide all modern amenities.)

We seek that part of the original submission be disallowed.

"Beyond rehabilitation" could provide a measure of the physical state of the building whereas "or similar test" is required to assess wider matters.

Special Character

We support in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we support are:

Submission number 5556 Point 10:

Establish a work program and time limit for investigating special character areas.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.2 Special character

The reasons for our support are:

1. We support a work programme being established for investigating special character areas. Such assessment is necessary in order to be able to identify and protect special character.
2. However, Auckland Council has not had the capacity to properly assess special character to date and therefore placing a time limit on such assessments could lead to losses of character buildings.
3. As stated in the description for the pre-1944 Building Demolition Control Overlay, *"The overlay proposes a precautionary approach to demolishing residential and non-residential buildings. This is to address concerns that unscheduled historic heritage buildings and places, or groups of special character buildings that contribute to the streetscape or character of a neighbourhood, will be lost before an evaluation is done."*

We seek that part of the original submission be allowed / disallowed.

We seek that a work programme be established for investigating special character areas but we submit that imposing a time limit on such a programme does not take into account the quantum of Council resources to date.

Special Character

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 11:

Amend to provide for all applications for consent to demolish or remove special character buildings on a non-notified and non-service basis

Provision No. of the Proposed Auckland Unitary Plan:

Special Character - Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our opposition are:

1. We join many other submitters who are seeking more notification, not less, as regards this particular control.
2. Lack of notification has resulted in the loss of many special character buildings.
3. We support collaboration amongst all affected parties on such matters. For this reason we support limited notification of resource consent applications subject to special character provisions.

We seek that part of the original submission be disallowed.

We seek that all applications for consent to demolish or remove special character buildings be, as a minimum, subject to the normal test for notification, as per the current provisions in the PAUP.

Special Character

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Point 33:

Clarify the rational [sic] for the inclusion of special character as significant heritage.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Issues - B1.3 Protecting historic heritage, spec. character & nat. heritage

The reasons for our opposition are:

This policy statement reads as follows:

"PART 1 - INTRODUCTION AND STRATEGIC DIRECTION»Chapter B: Regional Policy Statement - Kupu Kaupapa ā-Rohe»1 Issues of regional significance - Ngā take matua ā-rohe

Introduction

The Unitary Plan identifies eight issues of regional significance for resource management in Auckland. Each issue also links to the outcomes, priorities and associated strategic directions in the Auckland Plan.

...

•Issue 3 – protecting our historic heritage, special character and natural heritage."

Special character is listed in this section of the PAUP as an issue of regional significance, not as "significant heritage".

We seek that part of the original submission be disallowed.

We seek no clarification of this matter in the UP.

Special Character Overlay

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Points: 839-9721 - 9976

Remove the special character overlay from the identified properties.

Provision No. of the Proposed Auckland Unitary Plan:

Special Character Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our opposition are:

Special character overlays have been provided for in response to Council and community identification of values in these areas.

We seek that part of the original submission be disallowed.

Special Character

We oppose in part the original submission of Property Council New Zealand, connal@propertynz.co.nz

The particular parts of the original submission we oppose are:

Submission number 6212 Point 8:

Delete objectives and policies

Provision No. of the Proposed Auckland Unitary Plan:

RPS - heritage, special character and natural heritage - B4.2 Special character

The reasons for our opposition are:

1. Areas of special character are of importance to communities. Collectively they make up our heritage.

2. Special character areas help to give us a sense of place and who we are and are important for economic, social, and cultural well-being.

We seek that part of the original submission be disallowed.

We seek the retention of the objectives and policies.

Special Character

We oppose in part the original submission of Housing New Zealand Corporation,
matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Point 69:

Delete Objective 1.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - heritage, special character and natural heritage - B4.2 Special character

The reasons for our opposition are:

1. This objectives states, *"Special character areas are identified in neighbourhoods and business centres in Auckland"*. Such areas are of importance to communities. Collectively they make up our heritage. They give us a sense of place and who we are.

2. As stated in the PAUP at B.1.3, *"Our distinctive historic and natural heritage is integral to our identity. It is also important for economic, social, and cultural well-being. We need active stewardship to protect it for the future"*.

We seek that part of the original submission be disallowed.

We seek the retention of Objective 1.

Special Character

We oppose in part the original submission of Housing New Zealand Corporation,
matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Point 70

Delete Objective 2 and Policies 2 and 3.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - heritage, special character and natural heritage - B4.2 Special character

The reasons for our opposition are:

1. Objective 2 states, *"The character of identified special character areas is retained and enhanced"* and policies 2 and 3 outline how this is to be done. The introduction to the section on special character in the PAUP explains the importance of special character and we support its importance.

2. Protection of special character has been advocated for by the community via various forums over many years, and there has been much lamenting over the destruction of special character. The need for better protection of historic character areas has been acknowledged by Auckland Council by its inclusion of such provisions in the PAUP and we support the retention of these.

We seek that part of the original submission be disallowed.

We seek that objective 2 and policies 2 and 3 are retained.

Special Character

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Point 71

Delete Policy 3.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - heritage, special character and natural heritage - B4.2 Special character

1. Objective 2 states, *"The character of identified special character areas is retained and enhanced"* and policies 2 and 3 outline how this is to be done. The introduction to the section on special character in the PAUP explains the importance of special character and we support its importance.

2. Protection of special character has been advocated for by the community via various forums over many years, and there has been much lamenting over the destruction of special character. The need for better protection of historic character areas has been acknowledged by Auckland Council by its inclusion of such provisions in the PAUP and we support the retention of these.

We seek that part of the original submission be disallowed.

We seek the retention of policy 3.

Special Character

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Point 72

Delete Policy 4.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - heritage, special character and natural heritage - B4.2 Special character

The reasons for our opposition are:

1. Policy 4 states, *"Take a precautionary approach to any proposal to demolish a pre-1944 building, in areas identified as having a concentration of pre-1944 building stock but not identified as significant historical heritage place or a special character area, where:*

- a. the area may have unidentified historic heritage or special character values*
- b. the demolition may result in a reduction of the areas architectural or streetscape values."*

2. The pre-1944 Building demolition control is intended as a precautionary measure to provide protection for character and potential heritage buildings. Such protection has been requested in numerous forums over many years by the community as the rules and extent of heritage identification that have been in place have not provided

sufficient protection and this has led to the destruction of much historic heritage and historic character.

3. The need for better protection of historic character areas has been acknowledged by Auckland Council by its inclusion of this provision in the PAUP. Since such resources are fragile and finite, we support Council's retention of this provision.

We seek that part of the original submission be disallowed.

We seek the retention of the pre-1944 Building Demolition Control.

Pre-1944 Building demolition control

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 1:

Delete the overlay.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control - Overlay E3.2/J3.6 Pre -1944 -Building demolition control E3.2 Description, objectives and policies

The reasons for our opposition are:

1. We support the overlay as a necessary precautionary approach until other protective measures are put in place, as the current rules and extent of heritage identification have not provided sufficient protection for special character and historic heritage. Assessment of sites with potential special character and/or historic heritage values has either not been carried out or is incomplete.

2. The pre-1944 building demolition control provides a temporary protection against demolition, removal or modifications which adversely affect such values.

3. Such protection has been requested in numerous forums over many years by the community as the rules and extent of heritage identification that have been in place have not provided sufficient protection and this has led to the destruction of much historic heritage and historic character.

4. The pre-1944 overlay does not prohibit development but rather, it simply affords Council the opportunity to prudently exercise a measure of control over the nature of development. As stated in the overlay description in the PAUP, *"The overlay proposes a precautionary approach to demolishing residential and non-residential buildings. This is to address concerns that unscheduled historic heritage buildings and places, or groups of special character buildings that contribute to the streetscape or character of a neighbourhood, will be lost before an evaluation is done."*

The objectives are that:

"1. The historic heritage of buildings and places and the special character of groups of buildings in parts of Auckland settled before 1944, that are not within the existing special character areas, are retained."

2. Areas included in the pre-1944 overlay are appropriately evaluated against historic heritage and special character values prior demolition or removal."

5. The submitter states that the pre-1944 overlay "is contrary to part II and other provisions of the Act" without providing an explanation for this view. We submit that the overlay is consistent with the intent of the Resource Management Act (1991) sections 6(f) and 7(c) and it supports the objectives in the PAUP for Historic Heritage at B.4.1 and the Auckland-wide objectives and policies for Historic Heritage at C.3.

6. The submitter also states that the overlay "will not meet the reasonably foreseeable needs of future generations" but does not provide an explanation. If the submitter is referring to the *housing* needs of future generations, the PAUP provisions have been purposefully calculated and allocated across the region to do just that, to accommodate future generations within the context of the Auckland Spatial Plan's projected growth of one million people by 2040.

7. We further submit that as current generations of Aucklanders value their heritage (88% of the respondents of an Auckland Council People's Panel survey declared as such) then it is likely that future generations will too and that it is therefore necessary to protect these resources into the future.

8. The submission states that the pre-1944 overlay "will not enable social, economic and cultural wellbeing". This is not substantiated in the submission.

9. The submitter asserts that the Pre-1944 Building demolition control has "arbitrary aged based criteria". We submit that the 1944 date is not arbitrary. It was chosen due to the availability of aerial photographs from this date which can confirm whether structures existed prior to this time. It can therefore quickly be established whether a building is pre-1944 or not.

10. As regards the submitter's criticism of Council's section 32 analysis, we submit Council has carried out analysis and assessment of this overlay over the period of the development of the Unitary Plan.

11. The need for better protection of historic character areas has been acknowledged by Auckland Council by its inclusion of this provision in the PAUP. Since such resources are fragile and finite, we support Council's retention of this provision.

We seek that part of the original submission be disallowed.

We seek that the pre-1944 building demolition control is retained.

Pre-1944 Building demolition control

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 2:

Provide for the demolition or removal of pre-1944 dwellings if consent has been granted for a contextually designed new building.

Provision No. of the Proposed Auckland Unitary Plan:

Pre - 1944 Building demolition control - Overlay E3.2/J3.6 Pre -1944 -Building demolition control - J.3.6 Rules and mapping

The reasons for our opposition are:

1. The criteria for demolition or removal should be based on the values of the pre-1944 dwelling, as it is the amenity value of such buildings that is being protected by this overlay. In addition, the collective value of such dwellings needs to be considered and how the removal of one dwelling affects this collective value.

2. Furthermore, the criteria for "a contextually designed new building" have been shown to be subjective, e.g. the development at 221 Ponsonby Rd was described by urban design consultant Clinton Bird as follows, "The architectural character of the proposed development will be entirely appropriate to its Ponsonby Rd context" whereas the spokesperson for the Western Bays Community Group, Geoff Houtman, described it as "synthetic, inappropriate and unsympathetic to its surroundings, an awful piece of work and has no place on Ponsonby Rd". (NZ Herald, February 11, 2013)

We seek that part of the original submission be disallowed.

We seek that there be no such provision in the UP for the demolition or removal of pre-1944 dwellings if consent has been granted for a contextually designed new building.

Pre-1944 Building demolition control

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:**Submission number 5556 Point 3:**

Amend assessment criteria to consider whether a new building is proposed or consented on the site and what contribution it would make, the need to achieve reasonable compliance with the current building code, the need to achieve modern living amenity, whether the building will be removed for reuse elsewhere and the reasonableness and practicability of renovating.

Provision No. of the Proposed Auckland Unitary Plan:

Pre - 1944 Building demolition control - Overlay E3.2/J3.6 Pre -1944 -Building demolition control - J.3.6 Rules and mapping

The reasons for our opposition are:

The criteria for removal of the pre-1944 Building demolition control overlay from a particular dwelling should be based solely on the historic heritage or special character values of the building, as it is these potential values that are being protected by this overlay. The other criteria in this submission point are relevant to the removal of buildings in general, not to this overlay.

We seek that part of the original submission be disallowed.

We seek that the assessment criteria remain as per the provisions in the PAUP.

Pre-1944 Building demolition control

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 4:

Delete any comparison between cost of renovating and the cost of a new building and any reference to "beyond rehabilitation" or similar test from the assessment criteria

Provision No. of the Proposed Auckland Unitary Plan:

Pre - 1944 Building demolition control - Overlay E3.2/J3.6 Pre -1944 -Building demolition control - J.3.6 Rules and mapping

The reasons for our opposition are:

The submitter's point 19 asks that there be no reference to "beyond rehabilitation or similar test". Our further submission on that issue is that a similar test *should* be required as part of any application to remove a pre-1944 house. The application should demonstrate an investigation of alternatives involving rehabilitation. (It is evident from property sections in weekly newspapers that economic wellbeing *may* indeed be found through the renovation of character homes and their adaptation to provide all modern amenities.)

We seek that part of the original submission be disallowed.

"Beyond rehabilitation" could provide a measure of the physical state of the building whereas "or similar test" is required to assess wider matters.

Pre-1944 Building demolition control

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), C/- Stuart Ryan, PO Box 1296, Shortland Street, Auckland 1140, stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 5:

Provide for all applications for consent to demolish or remove pre-1944 buildings on a non-notified and non-service basis.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control - Overlay E3.2/J3.6 Pre -1944 -Building demolition control - J.3.6 Rules and mapping

The reasons for our opposition are:

1. We join many other submitters who are seeking more notification, not less, as regards this particular control.
2. Lack of notification has led to the demolition of many historic heritage and special character buildings.

3. We support collaboration amongst all affected parties on such matters. For this reason we support limited notification of resource consent applications for buildings within the pre-1944 building demolition control area.

We seek that part of the original submission be disallowed.

We seek that all applications for consent to demolish or remove pre-1944 buildings, as a minimum, to be subject to the normal test for notification, as per the current provisions in the PAUP.

Pre-1944 Building demolition control

We support the original submission of Heritage New Zealand Pouhere Taonga, Northern Regional Office, PO Box 105 291, Auckland 1143, inforthern@historic.org.nz

The particular parts of the original submission we support are:

Submission number 371 Point 105

Retain the overlay.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control - Overlay E3.2/J3.6 Pre-1944 Building demolition control - E3.2 Description, objectives and policies

The reasons for our support are:

1. We support the overlay as a necessary precautionary approach until other protective measures are put in place, as the current rules and extent of heritage identification have not provided sufficient protection for special character and historic heritage. Assessment of sites with potential special character and/or historic heritage values has either not been carried out or is incomplete.

2. The pre-1944 building demolition control provides a temporary protection against demolition, removal or modifications which adversely affect such values.

3. We consider that the pre-1944 Building Demolition Control is consistent with the intent of the Resource Management Act (1991) sections 6(f) and 7(c) and it supports the objectives in the PAUP for Historic Heritage at B.4.1 and the Auckland-wide objectives and policies for Historic Heritage at C.3.

4. However, we have concerns about the extent of this protection, due to the fact that the overlay is in place only where there is a concentration of pre-1944 buildings, meaning that standalone pre-1944 buildings in parts of Auckland not covered by the overlay do not enjoy this protection. For there to be specifically identified buildings within certain areas (e.g. Isthmus B and C) to be currently covered by the overlay means that some sort of assessment of these buildings has been carried out, and we submit that the extent of these assessments is not necessarily robust - the difficulties with such assessments being the reason for the introduction of the overlay. Furthermore, we believe some members of the public think that the overlay covers all of Auckland and therefore mistakenly think there is more protection than there is.

5. We are further concerned that the Auckland City Centre is excluded from the pre-1944 overlay, ostensibly covered by Auckland City Council's Plan Change 5

(covering Queen St Valley and K' Road precinct) and its Plan Change 8 (providing character overlays). This submission (at page 79) *"expresses concern that some precincts contain possible historic heritage places and areas that have not yet been identified and assessed. This is of particular concern where precincts are aimed at enabling more intensive development. In the particular instances of the Queen Street Valley and Karangahape Road precincts, this concern is to some extent addressed by a pre-1940 building demolition control, as well as controls on developments that are adjacent to pre-1940 buildings and scheduled historic heritage places and areas."* However, it is CTA's view that assessments of the areas covered by PC5 and PC8 are inadequate and together do not cover all parts of the Central Area (as designated by the former Auckland City Council).

6. The PAUP as notified by Council proposes discrete areas to be subject to the overlay. CTA proposed in its original submission that the overlay apply on a region-wide basis in order to protect those significant resources of historic/character significance. The notion that the contribution of pre-1944 buildings in isolation make a diminishing contribution to their environment as their rarity increases is illogical (the effect on such contribution being the criteria for the evaluation under the proposed pre-1944 control). The criterion of rarity needs to be taken in account.

We seek that part of the original submission be allowed.

We seek that the pre-1944 Building demolition control overlay is retained.

We further seek that the overlay is extended to cover the City Centre as Auckland Council originally proposed in its draft Unitary Plan.

Pre-1944 Building demolition control

We support in part the original submission of New Zealand Historic Places Trust (Heritage New Zealand) Taonga, dmckenzie@historic.org.nz

The particular parts of the original submission we support are:

Submission number 317 Point 138:

Retain rule 2 'Notification'.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control - Overlay E3.2/J3.6 Pre -1944 Building demolition control - J.3.6 Rules and mapping

The reasons for our support are:

1. We support enabling affected parties the opportunity to provide the knowledge that they have about particular sites.

2. We submit that applications for resource consents to adjacent and adjoining landowners be mandatory and further, that the extent of affected persons should be wider than these people and in suburban areas include other properties in the street in which the subject property is located. Such extent could be determined either in terms of locality i.e. streets or precincts or suburbs or by physical distance from the property (a certain radial distance) etc.

3. With regard to proposed changes that affect a streetscape, it follows that all people in that streetscape may be deemed affected. The extent of the streetscape could be defined by the combination of roads, curtilage and fencelines. Notification could be

afforded to owners and occupiers of all properties that visually form that streetscape.
4. This should include all properties on the subject street, any corner sites of intersecting streets and also properties *across* such intersections insofar as they terminate a viewshaft along the subject street towards the intersection.

5. Council would need to determine an alternative sphere of interest for pre-1944 properties outside suburban areas.

6. Aside from providing for involvement of Heritage New Zealand as an affected party (which we support) we submit that such notification be extended to include other significant and/or relevant organisations with a publicly recognised local or regional interest.

7. We note that Council may make a rule specifying the activities for which the consent authority must give public notice of an application for a resource consent. (RMA 77.d). Such a rule would assist in removing uncertainty for Council officers and thus make the resource consent process more efficient and effective.

We seek that part of the original submission be allowed.

We seek notification of all activities in the Pre-1944 Building Demolition Control Activity Table.

We seek an appropriate set of rules with regard to notification and who is deemed to be affected.

Pre-1944 Building demolition control

We oppose in part the original submission of The New Zealand Institute of Architects, Graeme.Scott@ascarchitects.co.nz

The particular parts of the original submission we oppose are:

Submission number 5280 Points 103, 105, 111, 112, 114, 115, 272, 276 & 278 and other similar points

Amend overlay in [named areas] following a review of individual buildings.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control - Overlay E3.2/J3.6 Pre-1944 Building demolition control - J.3.6 Rules and mapping

The reasons for our opposition are:

1. This submission opposes this control and seeks instead a "Fine grain review of the total area to establish appropriate protection required instead of blanket approach to pre-1944 demolition control that will hinder development".

2. We support the eventual outcome of such a review but until then we support the precautionary approach to protect historic heritage and special character (a matter of national importance) that this control provides.

3. We note that such a review by Auckland Council is already underway.

We seek that part of the original submission be disallowed.

We seek that the Pre-1944 Building demolition control overlay is retained until assessments of areas and sites are carried out and other protections, where necessary, are put in place.

Pre-1944 Building demolition control

We support the original submission of R and A Family Trust
webb@quaychambers.co.nz

However, we oppose the following particular part of the original submission: Submission number 6860 Point 3

Place a time limit on the period that the Demolition Control will be retained.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control - Overlay E3.2/J3.6 Pre-1944 Building
demolition control - J.3.6 Rules and mapping

The reasons for our opposition are:

1. Auckland Council has not had the capacity to properly assess historic heritage and special character and therefore placing a time limit on the retention of the overlay could mean that it is lifted before there has been time to put better protection in place.

2. This request seems to be at odds with the rest of the submission, which advocates for the retention of historic heritage and historic character. Furthermore, there is no explanation in the submission for this request. It merely states (at page 4) "The Trust particularly seeks some changes in the management of, and rules for e.g. the Pre-1944 Demolition Control and Special Character Areas. In particular, some assistance provided for property owners required to seek a Restricted Discretionary Consent to alter or remove their building and a time limit placed on the period the Demolition Control will be retained in the Plan."

3. As per the description of the overlay in the PAUP, *"The overlay proposes a precautionary approach to demolishing residential and non-residential buildings. This is to address concerns that unscheduled historic heritage buildings and places, or groups of special character buildings that contribute to the streetscape or character of a neighbourhood, will be lost before an evaluation is done."*

We seek that part of the original submission be disallowed.

We seek that the Pre-1944 Building demolition control overlay is retained until assessments of areas and sites are carried out and other protections, where necessary, are put in place.

Pre-1944 Building demolition control

We support the original submission of Susan N Altchison-Windeler,
nerinanna@xtra.co.nz and the many others who made the same submission.

The particular parts of the original submission we support are: Submission number 1028-4:

Apply the pre-1944 Building Demolition control to Special Character Areas, particularly in Balmoral, as interim protection until the PAUP is formally operative

We support the original submission of Wendy Gray wendzgray@orcon.net.nz

The particular parts of the original submission we support are:

Submission number 7059 Point 12:

Amend to ensure that no demolition or removal of pre-1944 houses is allowed in Grey Lynn until the full historic character assessment has been carried out and the Historic Character Overlay has been amended

Provision No. of the Proposed Auckland Unitary Plan:

Overlay E3.2/J3.6 Pre -1944 Building demolition control J.3.6 Rules and mapping

The reasons for our support are:

Special character areas need protection.

We seek that part of the original submissions be allowed.

We seek that the pre-1944 Building Demolition control be applied to Balmoral, Grey Lynn and other Special Character Areas as interim protection until the PAUP is formally operative.

Adaptive Reuse of Buildings

We support in part the original submission of Save our Saint Heliers Incorporated and Saint Heliers/Glendowie Residents' Association Incorporated, mag.king@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 6770 Point 2:

Amend the rules to encourage adaption and reuse of existing older buildings as an alternative to demolition.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - Central Saint Heliers K2.19.Precinct Rules

The reasons for our support are:

1. We agree with this submission that "Adaptive reuse of existing buildings presents a golden opportunity to enhance St Helier's future".
2. We would like to see contained in the UP such rules and policies extended beyond the St Heliers precinct to become a consideration for all old buildings that have character or heritage values.
3. Adaptive reuse of older buildings occurs worldwide on an ongoing basis. Often new businesses are housed in a heritage building that has been adapted to their needs.
4. We note that Donovan Rypkema in November 2010 presented a workshop to Auckland Council on this topic, including heritage's economic impact in urban revitalisation, adaptive reuse opportunities and planning and urban design tools to reduce barriers to investment in older buildings.

We seek that part of the original submission be allowed.

We seek the inclusion in the UP of policies and rules that encourage adaption and reuse of existing older buildings as an alternative to demolition (not just in St Heliers). Such controls should ensure that adaptive reuse recognises and appropriately protects physical fabric of heritage significance.

Demolition by Neglect

We support in part the original submission of Save our Saint Heliers Incorporated and Saint Heliers/Glendowie Residents' Association Incorporated, mag.king@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 6770 Point 3:

Amend the rules to require buildings to be maintained and avoid demolition by neglect.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - Central Saint Heliers K2.19.Precinct Rules

We support the original submission of Herne Bay Residents Association, cavden@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3635 Point 10:

Provide incentives for owners of Historic Heritage Places to care for and preserve their buildings.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.1 Historic heritage

The reasons for our support are:

1. We would like to see contained in the UP such rules and policies extended beyond the St Heliers precinct to become a consideration for all buildings that have special character or heritage values.

2. It is noted that some owners of scheduled items do not maintain such properties to a sufficient level to protect their historic heritage or special character values.

3. Other countries have rules regarding maintenance and in some cases penalties for non-compliance. The New Zealand Building Code contains an unsafe and unsanitary rule but this is not applicable to uninhabited buildings.

4. Rules in the UP requiring maintenance would give effect to Policy 6 as follows:

Avoid significant adverse effects to significant historic heritage places [which] ... include:

a. the loss, destruction or substantial reduction of historic heritage values through ...

vi. a lack of conservation and appropriate maintenance

v. inappropriate modifications, additions or alterations, and new development such as structures.

We seek that part of the original submission be allowed.

We seek that provisions be included in the UP to require buildings to be maintained, at the minimum, to require waterproofing and maintaining the structural integrity of buildings in order to prevent further deterioration.

We further seek provisions for inspections and reports to monitor these requirements with appropriate penalties if they are not met and the option for Council to purchase a building if the requirements are not met.

Notification

We support the original submission of Herne Bay Residents Association, cav-den@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3635 Point 16:

Amend 2.4 to remove blanket provision stating that all Controlled and Restricted Discretionary activities will be considered without public or limited notification or the need to obtain written approval from affected parties. Refer to submission for details (p. 25/94).

Provision No. of the Proposed Auckland Unitary Plan:

General - Chapter G General provisions G2.4 - Notification

The reasons for our support are:

1. Lack of notification has resulted in much loss of amenity that cannot easily be recovered or replaced.
2. We note the comment by Remuera Heritage at page 20 of their submission (no. 5347) that, "There is a lack of transparency around consents for demolition, resulting in the demolition of heritage houses and buildings, many of which should have been notified, allowing the concerned public to have a say. This needs to be in place until all heritage assessments, local area plans and character statements have been completed."

We seek that part of the original submission be allowed.

We seek notification provisions which balance achieving growth with retaining amenity value.

Resource consents - dwellings

We support in part the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we support are:

Submission number 5786 Points 14, 15 & 16:

- Retain the requirement for a resource consent for all applications for four or more dwellings in the Mixed Housing Suburban zone.
- Retain the requirement for a resource consent for all applications for four or more dwellings in the Mixed Housing Urban zone.

- Retain the requirement for a resource consent for all applications for more than one dwelling in the Terrace Housing and Apartment Building zone.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential Activity Table

The reasons for our support are:

We consider that such controls will help to achieve good outcomes for design and functionality.

We seek that part of the original submission be allowed.

We seek the retention of these requirements.

Cultural Impact Assessments

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we oppose are:

Submission number 6502 Point 11:

Delete the requirements for Cultural Impact Assessments.

Provision No. of the Proposed Auckland Unitary Plan

Mana Whenua - General provisions G2.7.4 Cultural impact assessment

The reasons for our opposition are:

1. The PAUP includes the following (in Chapter A, 2.2), *"the need to ensure local authorities give appropriate consideration to the principles of the Treaty as part of their statutory Maori obligations. The RMA provides a clear direction on council's responsibilities in terms of the Treaty of Waitangi/Te Tiriti o Waitangi."*

2. *"The purpose of the Act (s.5) embraces the social, economic and cultural well-being of people and, s.6 pays particular attention to the special relationship Mana Whenua have with the land, sea and waterways. In s.6 (e) and (g), the relationship of Mana Whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga is identified as a matter of national importance."*

3. *"The Unitary Plan takes into account these principles [relevant to the local government context] through: providing opportunities for Mana Whenua to be involved in decision-making; by identifying Mana Whenua interests and values to be protected ..."*

We seek that part of the original submission be disallowed.

We seek that the requirements for Cultural Impact Assessments are retained.

Residential & business zones - development controls

We support the original submission of Herne Bay Residents Association, cav-den@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3635 Point 40:

Amend the Mixed Housing Urban zone rules so that any new development respects existing development in mature, heritage suburbs

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - Development Controls: Mixed Housing Suburban zone and Mixed Housing Urban zone

The particular parts of the original submission we support are:

Submission number 3635 Point 41:

Amend the Terrace Housing and Apartment Buildings zone rules so that any new development respects existing development in mature, heritage suburbs.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - Development Controls: Terrace Housing and Apartment Buildings zone

The particular parts of the original submission we support are:

Submission number 3635 Point 48:

Amend the Business Zone rules so that any new development and activities respect existing development in mature, heritage suburbs.

Provision No. of the Proposed Auckland Unitary Plan:

Business (excluding City Centre) - Business - I3.4 Dev. controls Centres, Mixed Use, Gen. Bus. & Bus. Park zones

The reasons for our support are:

The integrity of already established areas should be preserved where possible in order to maintain their amenity values.

We seek that part of the original submission be allowed.

We seek the relief sought in these submissions.

Intensification

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Point 2:

Amend the PAUP to ensure that the residential zones enable urban intensification, at a scale necessary to provide 70% of the City's residential demand as the population grows.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential D1.1 General objectives and policies

The reasons for our opposition are:

The PAUP provisions have been purposefully calculated and allocated across the region to accommodate future generations within the context of the Auckland Spatial Plan's projected growth of one million people by 2040.

We seek that part of the original submission be disallowed.

We seek that this proposed amendment be disallowed.

Urban Growth

We oppose in part the original submission of the Minister for the Environment, lesley.baddon@mfe.govt.nz

The particular parts of the original submission we oppose are:

Submission number 318 Point 1

Adjust the zoning, overlays, development controls and other rules to provide sufficient residential development capacity and land supply to meet Auckland's 30 year growth projections and the development objectives of the PAUP and the Auckland

Provision No. of the Proposed Auckland Unitary Plan

RPS Urban growth - B2.3 Dev. capacity & supply of land for urban development

The particular parts of the original submission we oppose are:

Submission number 318 Point 2

Remove or loosen prescriptive provisions of the PUAP where they are not well-supported or justified by evidence and analysis, particularly for those activities which also employ a flexible design-based approach to decision making (eg discretionary or restricted discretionary medium and high density development).

Provision No. of the Proposed Auckland Unitary Plan

RPS - Urban growth - A quality built environment

The particular parts of the original submission we oppose are:

Submission number 318 Point 3

Improve the PAUP integrity by reconciling its policies and methods with its RPS level objectives. The approach for doing this should focus on increasing development capacity to provide housing supply and choice across a wide range of new and existing locations.

Provision No. of the Proposed Auckland Unitary Plan

RPS - Urban growth - B2.3 Dev. capacity & supply of land for urban development

The reasons for our opposition are:

1. The PAUP provisions have been purposefully calculated and allocated across the region to accommodate the Auckland Plan's projected growth of one million people by 2040.
2. The submission refers to analysis without apparent adequate evidential basis.
3. The submission has strongly put the "business case" for a number of widespread changes to the PAUP with little reference to the purpose of RMA part 5(1) "*promote the sustainable management of natural and physical resources*" aside from stating the PAUP's "*failure to manage the environment sustainably, given the definition of environment includes people and communities*" (point 32) and little reference to part 6 and 7 matters.
4. The Minister for the Environment seeks that "*the AUP Hearings Panel ensures that the matters raised in this submission are adequately considered and reflected in its*

deliberations, and that they inform the Panel's final recommendations on the AUP, as well as the Auckland Council's final decisions". However, the Minister does not wish to be heard in support of the submission. This would seem to be a missed opportunity on the part of the Minister and not in accordance with the quantum of change to the PAUP that she is seeking.

5. Point 18 of the submission acknowledges the extensive public engagement process and that Auckland Council *"has to make hard decisions to meet the long-term planning needs of the entire Auckland region, balancing those against the specific concerns of existing communities, organisations and individuals"*. We submit that such communities, organisations and individuals have local and historical knowledge that importantly informs the decisions Council makes and that some organisations have been in existence over a long period of time, with constitutions and objectives that have remained the same since they were adopted.

We seek that part of the original submission be disallowed.

As there is little specific relief sought in this submission and little specific evidence provided, we seek that the Minister make herself (or a representative from her office) available to the Independent Hearings Panel in order to provide evidence and answer questions about this submission.

Urban Growth

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we oppose are:

Submission number 6502 Point 9:

Rezone to 'provide for greater density of development across the Auckland Region as envisaged under the Draft version of the Unitary Plan'.

Provision No. of the Proposed Auckland Unitary Plan

RPS - Urban growth - B2.1 Providing for growth in a quality compact urban form

The particular parts of the original submission we oppose are:

Submission number 6502 Point 10:

Amend controls, including the density provisions for the Mixed Housing Urban zone 'to provide for greater density of development across the Auckland Region as envisaged under the Draft version of the Unitary Plan'.

Provision No. of the Proposed Auckland Unitary Plan

Residential zones - Residential Land use controls

The reasons for our opposition are:

The PAUP provisions have been calculated and allocated across the region to accommodate the Auckland Plan's projected growth of one million people by 2040.

We seek that part of the original submission be disallowed.

We submit that controls to achieve the density required by the Auckland Plan are already in place.

Urban Growth

We oppose in part the original submission of House Movers Section of New Zealand Heavy Haulage Association (Incorporated), stuart@stuartryan.co.nz

The particular parts of the original submission we oppose are:

Submission number 5556 Point 12:

Identify additional areas for intensified residential zoning

Provision No. of the Proposed Auckland Unitary Plan

RPS - Urban growth - B2.1 Providing for growth in a quality compact urban form

The reasons for our opposition are:

The PAUP provisions have been calculated and allocated across the region to accommodate the Auckland Plan's projected growth of one million people by 2040.

We do support the identification of additional capacity if it can be provided by other means.

We seek that part of the original submission be disallowed.

We submit that controls to achieve the density required by the Auckland Plan are already in place.

Urban Growth

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 4:

Recognise the importance the proposed compact city strategy plays in protecting areas of high natural and amenity value

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.1 Providing for growth in a quality compact urban form

The reasons for our support are:

Auckland is already thinly spread in terms of population density relative to the extent of the infrastructure required and consequent costs.

We seek that part of the original submission be allowed.

We seek that the merits of the compact city be recognised but caution that other aspects of amenity value need to be assessed and provided for in order to meet the desired "quality" aspiration.

Urban Growth

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 5:

Provide for staging of the intensification programme and to ensure that development of quality infrastructure precedes intensification

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.1 Providing for growth in a quality compact urban form

The reasons for our support are:

Applying scarce financial resources to identified growth areas rather than providing them on an ad hoc basis would prudently allow the providers of the required infrastructure to achieve the economies of scale possible that arise from undertaking capital works for such large projects.

We seek that part of the original submission be allowed.

We seek that intensification be staged for the reasons given by EDS and incidentally because this might align with the staged intensification being sought by heritage advocates.

Urban Growth

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 56:

Amend the PAUP to reflect the 2013 census and ensure that rezoning for urban growth outside 2010 MUL does not prematurely result in excessive provision for growth in that area, particularly where that may mean a lesser proportion (than 60%) of actual growth occurs within the 2010 MUL

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Issues - B1.1 Enabling quality urban Growth

The reasons for our support are:

Growth can only be predicted to a certain degree. Reviews every five years should consider the extent of growth so that planning can be adjusted accordingly.

We seek that part of the original submission be allowed.

We seek the relief sought in this submission.

Urban Growth

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 61:

Refer to the adverse effects of peripheral urban growth on the coastal environment, outstanding and amenity landscapes, outstanding natural features, ecological health, biodiversity and the future provision of ecological linkages.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Issues - B1.1 Enabling quality urban Growth

The reasons for our support are:

Special parts of our natural environment need to be protected from the adverse effects of the built environment in order to preserve their inherent values and so that future generations can benefit from them.

We seek that part of the original submission be allowed.

We seek the relief sought in this submission.

Protection of rural land

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 10:

Retain the provisions that protect land with high productive capability and protect areas with high natural or amenity values.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Rural B8 Strategic

The reasons for our support are:

We seek that part of the original submission be allowed.

We seek ...

Zoning of 58 - 82 Gillies Ave

We support the original submission of Paul Waite, 74 Gillies Ave, Epsom, Auckland 1023, pjdwaite@hotmail.com

The particular parts of the original submission we support are:

Submission number 4592 Point 1:

Rezone properties at 58 - 82 Gillies Ave, Epsom from Terrace Housing and Apartment Buildings to Single House or existing Residential 6a zone in Operative Isthmus Plan.

Provision No. of the Proposed Auckland Unitary Plan:

Zoning - Central

The reasons for our support are:

1. There should be a transition between low rise and high rise buildings.
2. Transport access to and from these properties onto Gillies Ave is already problematic and would be exacerbated with more density.

3. Trees along the ridge where these properties are located are protected, being part of the Almorah Lava Flow Forest, and need ongoing protection.

We seek that the original submission be allowed.

We seek that the properties at 58 - 82 Gillies Ave, Epsom be rezoned from Terrace Housing and Apartment Buildings to Single House or existing Residential 6a zone in Operative Isthmus Plan.

Protection of 13 Alpers Ave and 11 & 14 Edgerly Ave

We support the original submission of Paul Waite, 74 Gillies Ave, Epsom, Auckland 1023, pjdwaite@hotmail.com

The particular parts of the original submission we support are:

Submission number 4592 Point 2:

Protect the houses at 13 Alpers Ave, 11 Edgerly Ave and 14 Edgerly Ave, Epsom [by including them in the appropriate Appendix]

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage -Appendices 9.1 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our support are:

Council has assessed these properties with a view to affording them Category B status but this has not yet been realised.

We seek that the original submission be allowed

We seek that the houses at 13 Alpers Ave, 11 Edgerly Ave and 14 Edgerly Ave, Epsom be included in Auckland Council's Schedule of significant historic heritage places as Category B items.

Zoning of 76 Gillies Ave

We support the original submission of Paul Waite, 74 Gillies Ave, Epsom, Auckland 1023, pjdwaite@hotmail.com

The particular parts of the original submission we support are:

Submission number 4592 Point 3:

Rezone 76 Gillies Ave, Epsom from Terrace Housing and Apartment Buildings to Single House.

Provision No. of the Proposed Auckland Unitary Plan:

Zoning - Central

The reasons for our support are:

This property had a covenant on it which included a list of trees to be protected, a number of which have been removed. The zoning should remain as single house in order to provide protection from further removal of trees and for general protection for the area.

We seek that the original submission be allowed.

We seek that 76 Gillies Ave, Epsom be rezoned from Terrace Housing and Apartment Buildings to Single House.

Zoning of 7-29 and 2-28 Alpers Ave

We support the original submission of Paul Waite, 74 Gillies Ave, Epsom, Auckland 1023, pjdwaite@hotmail.com

The particular parts of the original submission we support are:

Submission number 4592 Point 5:

Rezone properties at 7-29 and 2-28 Alpers Ave, Epsom, from Terraced Housing and Apartment Buildings to Mixed House Suburban or existing 7A zone.

Provision No. of the Proposed Auckland Unitary Plan:

Zoning - Central

The reasons for our support are:

There should be a transition between low rise and high rise. Transport access to these properties is already problematic and would be exacerbated with more density.

We seek that the original submission be allowed.

We seek the rezoning of the properties at 7-29 and 2-28 Alpers Ave, Epsom, from Terraced Housing and Apartment Buildings to Mixed House Suburban or existing 7A zone.

We seek the relief sought in submission 4592 and seek in addition that the status of 74 Gillies Ave "Kidmore" be elevated to Category A in order to protect its surrounds and allow the appreciation of the house as part of the streetscape.

349 Tamaki Drive, St Heliers

1. We oppose the original submission of Mark O'Connell, c/- Mark Vinall, Tattico, PO Box 91562, Victoria St, Auckland 1142, mark.vinall@tattico.co.nz

The particular parts of the original submission we oppose are:

Submission number 5495 points 1 & 2:

(1) Rezone 349 Tamaki Drive, St Heliers, and adjoining sites, from Mixed Housing Suburban to Terrace Housing and Apartment Buildings.

(2) Rezone 349 Tamaki Drive, St Heliers, and adjoining sites, from Mixed Housing Suburban to Mixed Housing Urban.

Provision No. of the Proposed Auckland Unitary Plan:

Zoning, Central

The reasons for our opposition are:

1. Submission 5495 states that "the PAUP provisions as currently drafted will not result [sic] enable the efficient use of the residential land at 349 Tamaki Drive". In the absence of an explanation by the submitter of the term "efficient use", we submit that the existing dwellings do in fact make efficient use of land and that their current density does meet the objective of intensification. Indeed, the submitter

acknowledges (at 3.4 and 4.1) that this site already contains a high density development.

2. We refute 2.2.1(b), that the provisions "do not promote the sustainable management of resources and will not achieve the purpose of the Resource Management Act 1991 ("RMA")".

3. At 2.2.1(c) the submitter states that the provisions "will not contribute to meeting the reasonably foreseeable needs of future generations". Assuming that the submitter is referring to the housing needs of future generations, the PAUP provisions have been purposefully calculated and allocated across the region to do just that, to accommodate future generations within the context of the Auckland Spatial Plan's projected growth of one million people by 2040.

4. Furthermore, based on section 6(f) of the RMA, it is assumed that future generations are likely to have an interest in the history of St Heliers that pre-dates 1944.

5. Point (d) that the PAUP provisions "will not contribute to enabling social, economic and cultural well-being" is unsubstantiated.

6. The submitter asserts at 2.1(b) that "the mixed housing suburban zoning for this site does not promote the sustainable management of resources and will not achieve the purpose of the RMA". We note that when a building is demolished not only may any inherent character values be destroyed but the demolition and disposal of waste materials is expensive both in monetary and environmental terms. Furthermore, the embodied energy (the total expenditure involved in the creation of a building and its constituent materials) should be taken into account in assessing the real sustainability.

7. We support this submission at 2.2.(b) for such further or other consequential relief as may be necessary to address some of the concerns raised by the submitter, including, for example, that Council may make available financial or non-financial incentives for buildings requiring seismic upgrade and which may qualify on grounds such as the heritage/streetscape character.

8. Without the need for destruction and rebuilding, the existing building on the site provides the owner with the potential for reasonable return.

9. Further to the submitter's point at 3.6 that the re-zoning is inappropriate for the site, we note the point at 3.4 that "the existing development on the site has proven that higher density development can be built on the site with no adverse effects".

10. The submitter's first bullet point at 3.7 states that the THAB zone that he seeks promotes a form of development "akin [to] that already on the site and the existing development on the adjoining sites to the east". We submit that not all buildings have to be the same, that diversity can be a positive effect of development over time.

11. We disagree with the submitter's 3.8 point which seeks amendments to density controls to allow unlimited density on sites greater than 750² and with a frontage wider than 15m, as allowing unlimited density would most likely contribute to the inability to achieve other objectives such as social and cultural amenity arising from a building's contribution to the streetscape.

We seek that part of the original submission be disallowed.

We seek that the zoning for this property remain as Mixed Housing Suburban.

Pre-1944 Building demolition control - 349 Tamaki Drive

2. We oppose the original submission of Mark O'Connell, c/- Mark Vinall, Tattico, PO Box 91562, Victoria St, Auckland 1142, mark.vinall@tattico.co.nz

The particular parts of the original submission we oppose are:

Submission number 5495 point 4:

Delete the overlay from 349 Tamaki Drive, St Heliers.

Provision No. of the Proposed Auckland Unitary Plan:

Pre-1944 Building demolition control, Overlay E3.2/J3.6 Pre1944 Building demolition control, J.3.6 Rules and mapping

The reasons for our opposition are:

1. The pre-1944 Building demolition control is intended as a precautionary measure to provide protection for character and potential heritage buildings. Such protection has been requested in numerous forums over many years by the community as the rules and extent of heritage identification that have been in place have not provided sufficient protection and this has led to the destruction of much historic heritage and historic character.

2. The need for better protection of historic character areas has been acknowledged by Auckland Council by its inclusion of this provision in the PAUP. Since such resources are fragile and finite, we support Council's retention of this provision.

3. One reason the owner of the 349 Tamaki Drive site gives for opposing this site's inclusion in the pre-1944 Building demolition control overlay is because there has been no assessment of the site. The fact that there has been no formal recognition of heritage or character values is an appropriate reason why it *should* be included in the overlay.

4. The removal of individual sites from the overlay would be inefficient, and consequently all applicants should be required to obtain a resource consent but may be eligible for incentives (e.g. free waivers that may be available to qualifying character buildings, criteria for which would have to be established).

5. We refute the submitter's point 3.10 that the Pre-1944 Demolition Overlay is "an arbitrary approach to achieve an outcome that has not been considered with any level of robust analysis or assessment". Council has carried out analysis and assessment over the period of the development of the Unitary Plan.

6. The submitter agrees at 3.11 that there are parts of the city where character buildings "add a significant amenity to Auckland and it is appropriate that these areas be protected". We disagree that St Heliers is not one of those areas, in fact, St Heliers is a unique area compared to many others and such status has been acknowledged by Council in their special provision of a precinct plan. Besides those inherent values, St Heliers boasts a keen and active interest by local residents in their built environment, a case in point being the recent furore over the removal of three 1930s dwellings and their replacement with the form of building being proposed by the submitter for 349 Tamaki Drive.

7. The submitter's refutation at 3.13 of character or heritage values for the site appears unsubstantiated but we note the submitter's acknowledgement that the building meets the earthquake standard proposed under current changes to the Building Act. Limitations on Council budgets continue to preclude in-depth research and the fact that no formal recognition is included in the existing district plan does not establish its lack of such values.

8. In our view, the existing apartment block makes a significant contribution to the character of Tamaki Drive, as illustrated in the images below.



9. We submit that there is community recognition of the character values of this building and opposition to its demolition. Retention of the building would enable Council to provide for the sustainable management of this physical resource as provided for by RMA 1991 s5. Development should be encouraged in the first instance on sites that do not already encompass density and character values.

We seek that part of the original submission be disallowed.

We seek that the Pre-1944 Building demolition control overlay remain in place for 349 Tamaki Drive, St Heliers.

St James Theatre

We support the original submission of Jon Stubbs jonastubbs@yahoo.com

The particular parts of the original submission we support are:

Submission number 5321 Point 1:

Recognise [and reinstate] St James Theatre as a valuable part of Auckland History.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Appendices 9.1 9.2 and 9.3 Significant Historic Heritage

The reasons for our support are:

1. We agree with the description by this submitter of the St James Theatre as "one of the iconic places in Auckland" and "a valuable part of our history".
2. The theatre is a Category A and a Category I item.
3. The St James Saviours and the St James Theatre Trust have been advocating for the restoration of this theatre for some years.
4. There are additional original submissions on the St James Theatre supporting its restoration, reflecting community support. These submissions include those which simply state "Save the St James", as well as the following: "Include the St James Theatre complex in the precinct description, objectives and policies", "Amend Precinct to specifically refer to purchasing, restoring and encouraging the use of the St James theatre as part of the Arts district", and a description of the City Centre Arts, Civic & Entertainment Precinct to be amended in the submission of Heart of the City to include (amongst others) "the to-be-restored St James".
5. To the extent that the recognition of the heritage significance of the St James Theatre is maintained at Category A status, and all necessary incentives be made available for the retention of the building, CTA further submits in support of submission 5693-1 Aimee Shaw, 5718-1 Yvonne Stewart, 5943-1 Mei-Lin Hansen, and 6246-48 Heart of the City.



Image - St James Theatre

We seek that the whole of the original submission be allowed.

We seek the restoration of the St James Theatre as a building and its reinstatement as a working theatre to serve the Auckland entertainment scene.

Precincts - City Centre New Precincts - K' Road

We support in part the original submission of Barbara Holloway, The Karangahape Road Business Association, PO Box 68 370 Newton, Auckland business@kroad.com

The particular parts of the original submission we support are:

Submission number 6377 Point 1:

Add a new K Road Precinct.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - City Centre New Precincts

The particular parts of the original submission we support are:

Submission number Point 6377-2:

Add a new Conservation Area, for the length of 'K Road' [Karangahape Road].

Provision No. of the Proposed Auckland Unitary Plan:

Overlay E2/J2 Historic Heritage, Appendices 9.1 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our support are:

1. The Karangahape Road area warrants special treatment in the Unitary Plan. It is an area of national significance and as such should be afforded a higher level of recognition than that proposed in the PAUP. It should be recognised as an Historic Heritage Area.

2. The Auckland Plan was required by legislation to identify nationally and regionally significant areas of historic heritage value but has not done so.
3. The Draft Heritage Evaluation of Karangahape Road prepared by Auckland Council's Heritage Unit in February 2014 and included in submission 6377 says on page 20: "The Karangahape Road Area meets the threshold for scheduling as a Historic Heritage Area: Category B". We submit that proper assessment of the area will elevate the proposed status to Category A.
4. Karangahape Rd is the best example in Auckland of a unified grouping of Victorian and Edwardian buildings which have retained their original use as retail premises. These buildings include the work of important architects of the period. The area has retained its original context over time, remaining an inner city shopping precinct, and collectively forms a streetscape that has value for its architectural style and unity of form and scale.
5. K' Road's built environment underpins its character, described in the Waitematā Local Board's Draft Karangahape Road Plan as the "creative, edgy fringe of the city centre".
6. Building owners need to be encouraged to retain the existing heritage buildings for the benefit of future generations. This should include historic heritage assessments of commercial buildings, the Māori heritage, archaeological items and the remaining early residences. Whilst individual character buildings within K' Rd may not meet the threshold for scheduling, it is the collective value of the contributions of all those individual buildings that combine to give the K' Road area sufficient heritage value to warrant protection as an area for the purposes of the Unitary Plan.
7. A comprehensive plan should be developed to provide incentives that address the earthquake strengthening issues facing the area and equitably shares the costs associated with heritage amongst those who benefit from it, owners and public alike.
8. The K' Road area needs to link up with other areas so that all relevant parts are included, e.g. it should link up with the area covered by the Ponsonby Road Masterplan and other plans of neighbouring areas such as the Queen Street Valley precinct. As with Ponsonby, the area has evolved over time, as per the description of sub-areas contained in the "Ponsonby and Jervois Roads Heritage Study, Volume I", as referenced in B07-88 Ponsonby Centre Plan, Appendix B (Planning Maps), of City of Auckland District Plan (Isthmus section 1999).

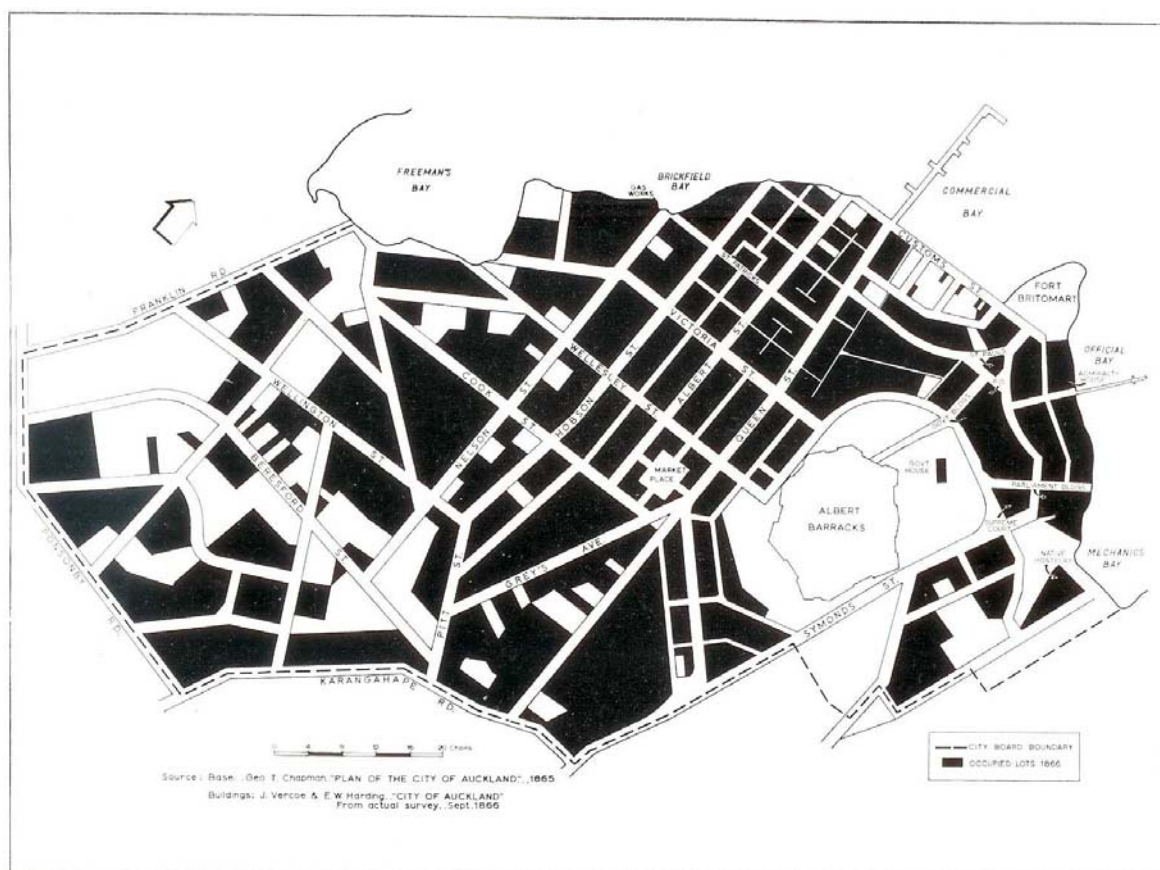


Fig. 4. Auckland in 1866.

We seek that part of the original submission be allowed.

We seek the addition of a new K Road Precinct and/or we seek the addition of a new Conservation Area 'K Road' [Karangahape Road] (being an area including the full length of the street frontage as well as the area identified by the K' Rd Business Association, provided that it extend to integrate appropriately with adjoining areas and/or we seek that the Karangahape Road area be scheduled as an Historic Heritage Area with the highest possible level of recognition. (Refer 1886 map above.) Where the rules for an historic heritage area or a precinct are not as stringent as those for a conservation area then the rules for the latter should apply. (These rules constitute our Appendix A.)

Precincts - City Centre New Precincts - K' Road

We support in part the original submission of Barbara Holloway, The Karangahape Road Business Association, PO Box 68 370 Newton, Auckland business@kroad.com

The particular parts of the original submission we support/oppose are:

Submission number 6377 Point 3:

Acknowledge in the Unitary Plan, issues with traffic management, rail, pedestrian, cycle, street connections and public space in the K Road area.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - City Centre New Precincts

The reasons for our support/opposition are:

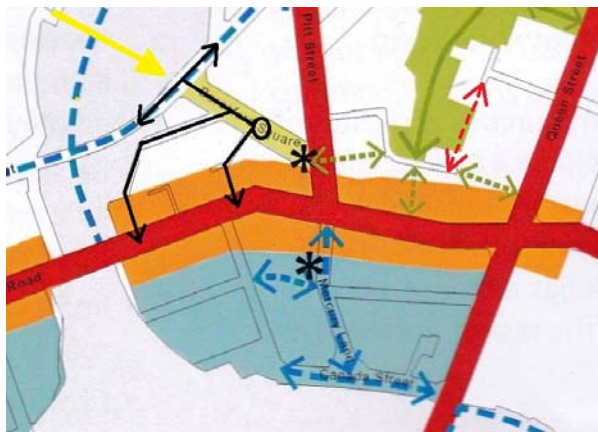
1. We support in general the improvements submitted as regards the safety and attractiveness of the K' Road area. We oppose some aspects of the submission. The reasons are as variously contained in CTA's earlier submissions on related matters, summarised below as follows.

2. Textured crossings should achieve their purpose in that there should be some texture but they should allow for ease of passage for skateboarders and wheelchair users.

3. As per our submission to the Draft Karangahape Road Plan, we submit that an overall integrated approach to the design of the of Beresford Station is required, with the entrance forming part of an integrated development of Beresford Square and the remainder of Beresford Street in order that the existing amenity can be taken advantage of to much greater effect. The station itself does not have to be a big building and much of its service function can be underground. Greening of this area could be carried out like that envisaged for Victoria Street in the City Centre Masterplan.

4. We oppose the proposal of a playground and community garden in this area as the existing amenity values should be preserved.

5. The diagram below shows where we propose the station be positioned.



6. The station should be at the crest of Beresford Street (where the "S" of "Street" is circled in black) thereby preserving the existing amenity of Beresford Street, improving access to other approaches to the station and providing an opportunity to develop the steepest section of Beresford St (immediately beneath the word "Beresford"). The yellow arrow pointing towards Beresford Street represents the afternoon sun. The black lines represent other well trodden paths that support a more detailed investigation of the portal. The dashed red line represents the considerable existing foot traffic from Scotia Place through a currently vacant site to the east of Espano Flats. Council should negotiate some kind of easement or through-site link in this area.

7. We support the choice of palms for street planting in the K' Road area due to the association with such trees in Myers Park.

8. We oppose the proposed on-street parking in Pitt Street. Instead, Council should provide parking within the development on the southern side of K' Road.

9. We support a formal connection between Poynton Terrace and Scotia Place.
10. We oppose the proposal for an access ramp connecting Poynton Terrace to Myers Park. This is not practicable, as the preferred incline is 1 in 4 (as per the Building Code) and there is not enough room for a ramp.
11. A proposal for this end of Myers Park that we prefer is represented in the following images and outlined further below.



12. This proposal is the creation of an outdoor performance space in the natural amphitheatre provided at the southern end of Myers Park. Public access around the curvature of the amphitheatre would be by way of level landscaped pathways extending from the three landings on the stairs descending from St Kevin's Arcade into Myers Park. This would enhance cultural activity and activity would improve security.
13. With the potential two-waying of Nelson Street, consideration should be given to a connection at the northern end with the Nelson Street off-ramp proposed cycleway - walkway and also to a connection between the off-ramp and the Beresford Street Station.
14. Ngata Street, which is off Day Street (which runs between K' Road and Beresford Street), needs to remain in the public domain to potentially provide pedestrian access to the west onto the Nelson Street off-ramp and the character building backing onto Ngata Street.
15. We support the rebuilding of the K' Road overbridge in part. We oppose the building of shops on the northern side if this would block views to the sea. There is a need to look at the overall design of the bridge and to consider the existing titles on the northern side as well as any potential that may exist in collaboration with NZTA to issue additional certificates of title for the southern side or the possibility of transferring the titles from the northern side to the southern side.
16. We suggest that much of the traffic through K Road is coming from Ponsonby Road and Great North Road, using K' Road as an approach to the motorway onramp by Grafton Bridge. Council might usefully investigate with Auckland Transport creating a new onramp to the motorway off Newton Road to be incorporated in the area earmarked for intensification on the southern side of K' Road. (There is also an alternative onramp at Wellesley Street East.) Consideration could then be given to removing the motorway onramp at the intersection of K' Road, Symonds Street and

Grafton Bridge. This would serve to lessen the number of vehicles that use K' Road, thereby enhancing the area and making it safer for pedestrians and cyclists.

We seek that parts of the original submission be allowed/disallowed, as outlined above.

City Centre Zone - description

We oppose the original submission of Britomart Group Company, helen.atkins@ahjmlaw.com

The particular parts of the original submission we oppose are:

Submission number 840 Point 11:

Amend the Zone description, paragraph 4 to recognise the city centre's existing and potential built form.

Provision No. of the Proposed Auckland Unitary Plan:

City Centre Zone - D3.2 City Centre zone Desc, obs & pols

The reasons for our opposition are:

It would not seem possible to recognise built form that does not exist.

We seek that part of the original submission be disallowed.

We seek that such an amendment include only the city centre's *existing* built form.

City Centre Zone - description

We oppose the original submission of Britomart Group Company, helen.atkins@ahjmlaw.com

The particular parts of the original submission we oppose are:

Submission number 840 Point 25:

Amend Rule 4.23 'Maximum tower dimension' to increase the threshold for the maximum plan dimension from 28m to 40m.

Provision No. of the Proposed Auckland Unitary Plan:

City Centre Zone - I4 Rules/Appendix 7.1- 7.3

The reasons for our opposition are:

CTA opposes concentration of building bulk as a visual and physical barrier between the waterfront and the rest of the city.

We seek that part of the original submission be disallowed.

We seek that the requested amendment is disallowed.

Precincts - City Centre Britomart

We oppose the original submission of Britomart Group Company, helen.atkins@ahjmlaw.com

The particular parts of the original submission we oppose are:

Submission number 840 Point 37:

Amend Policy 4 to add reference to opportunities for buildings and open spaces to 'establish innovative and creative built form outcomes' and delete reference to 'maintaining and enhancing' the values of heritage buildings in the precinct.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - City Centre Britomart - F3.2 Precinct Description & Objectives

The reasons for our opposition are:

Although we support well-designed innovative and creative built form outcomes, the amenity values of this precinct are largely based on the historic heritage buildings within it and so we oppose deleting the reference to "maintaining and enhancing" these values.

We seek that part of the original submission be disallowed.

We seek that the requested amendment is disallowed.

Precincts - City Centre Britomart

We support the original submission of Britomart Group Company, helen.atkins@ahjmlaw.com

The particular parts of the original submission we support are:

Submission number 840 Point 43:

Add the following words to Policy 12: Preserve sunlight to identified public open spaces by establishing maximum building height controls.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - City Centre Britomart - F3.2 Precinct Description & Objectives

The reasons for our opposition are:

The public open spaces in the Britomart Precinct benefit by access to sunlight and this should continue to be provided for.

We seek that part of the original submission be allowed.

We seek the addition of the words requested.

Precincts - Central - New precincts - Herne Bay

We support the original submission of Herne Bay Residents Association, cav-den@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3635 Point 33:

Provide a Herne Bay precinct.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - Central - New Precincts - Other New Precincts

The reasons for our support are:

Herne Bay is one of the earliest settled suburbs of Auckland and contains a large number of single houses: intact villas and bungalows, some of which are of historic heritage quality.

We seek that part of the original submission be allowed.

We seek that Herne Bay be assessed with a view to designating it as a precinct.

Precincts - St Heliers

We support in part the original submission of the Tamaki Drive Protection Society Incorporated, yatesinc@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 308 Point 4:

Add Tamaki Drive to the St Heliers character overlay as an alternative to points 1 -3 of this submission.

Provision No. of the Proposed Auckland Unitary Plan:

Precincts - Central Saint Heliers A 11.2.1 : Appendix- St Heliers Character Statement

The reasons for our support are:

The Tamaki Drive Masterplan and its objectives to maintain and improve the quality of this unique waterfront, sequence of beaches and seaside villages with its recreational and tourist resources was approved by the Orakei Local Board and Auckland Council in February 2013 after much consultation and consideration.

We seek that part of the original submission be allowed.

We seek the incorporation of the Tamaki Drive masterplan into the Unitary Plan or the addition of Tamaki Drive to the St Heliers character overlay.

Precincts - St Heliers

We support in part the original submission of the Tamaki Drive Protection Society Incorporated, yatesinc@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 308 Point 5:

Add a new overlay to Mission Bay and Kohimarama which has similar controls to St Heliers, with the exception of building height and density.

Provision No. of the Proposed Auckland Unitary Plan:

Special Character Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our support are:

An overlay for these areas which has similar controls to neighbouring St Heliers promotes integrated planning in the way we would support the integration of separate planning initiatives currently underway in Newton, Grafton and Ponsonby,

We seek that part of the original submission be allowed.
We seek a new overlay for Mission Bay and Kohimarama.

Precincts - Mission Bay and Kohimarama

We support in part the original submission of the Tamaki Drive Protection Society Incorporated, yatesinc@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 308 Point 5:

Add a new overlay to Mission Bay and Kohimarama which has similar controls to St Heliers, with the exception of building height and density.

Provision No. of the Proposed Auckland Unitary Plan:

Special Character Overlay - Business and residential - Overlay E3.1 Bus. & Res. special character areas

The reasons for our support are:

An overlay for these areas which has similar controls to neighbouring St Heliers promotes integrated planning in the way we would support the integration of separate planning initiatives currently underway in Newton, Grafton and Ponsonby,

We seek that part of the original submission be allowed.

We seek a new overlay for Mission Bay and Kohimarama.

Grey Lynn

We support the original submission of Elizabeth Hancock, Deputy Chair, Grey Lynn Residents Association, greylynnresidentsassociation@vodafone.co.nz

The particular parts of the original submission we support are:

Submission number 5153 Point 2:

Retain the historic heritage and special character overlays in Grey Lynn.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Appendices 9.1, 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our support are:

1. We share the concern of the Grey Lynn community to protect the historic heritage and character buildings in this area from demolition and substantial modification.

2. Grey Lynn is one of Auckland's character suburbs that feature streetscapes of distinctive timber housing: cottages, villas and bungalows of high quality and high value. Such areas of Auckland's early settlement have not been adequately assessed and are at continuing threat, not only of the destruction of individual dwellings, but by the insertion of new development not in keeping with the existing streetscape.

3. These areas are valued by the residents, who have chosen to live in areas where the period character wooden houses are the dominant housing form. They are also of value to the wider community and indeed have been recognised internationally.

We seek that part of the original submission be allowed.

We seek that the historic heritage and special character overlays in Grey Lynn are retained and strengthened. We seek a street by street assessment of the Grey Lynn area.

Grey Lynn and Westmere

We support in part the original submission of Colinda Rowe, Grey Lynn 2030 Transition Community Trust, 104 Williamson Ave, Grey Lynn, Auckland 1021 colindasluis7@gmail.com

The particular parts of the original submission we support are:

Submission number 6439 Point 6:

Request a finer grain master plan and streetscape assessment for Grey Lynn and Westmere to allow the community to be involved with identifying sites that could be rezoned following appropriate heritage assessment.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Appendices 9.1, 9.2 and 9.3 Significant Historic Heritage Places

The reasons for our support are:

1. We share the concern of the Grey Lynn and Westmere communities to protect the historic heritage and character buildings in these areas from demolition and substantial modification.

2. Grey Lynn and Westmere are Auckland character suburbs that feature streetscapes of distinctive timber housing: cottages, villas and bungalows of high quality and high value. Such areas of Auckland's early settlement have not been adequately assessed and are at continuing threat, not only of the destruction of individual dwellings, but the insertion of new development that are not in keeping with the streetscape.

3. These areas are valued not only by the residents, who have chosen to live where character houses are the dominant housing form, but also by the wider community of Auckland.

We seek that the original submission be allowed.

We seek an further heritage assessment of Grey Lynn and Westmere as a matter of urgency, and Grey Lynn in the first instance.

Road widening designations in Parnell

We support in part the original submissions of Parnell Business Association (Parnell Inc.) rose@mhg.co.nz

The particular parts of the original submission we support are:

Submission number 2016 Point 24:

Delete road widening designations on Parnell Road, Parnell.

Provision No. of the Proposed Auckland Unitary Plan:

Designations Auckland Transport -1597 Road Widening - Parnell

The particular parts of the original submission we support are:

Submission number 2016 Point 25:

Delete road widening designations on Garfield Street, Parnell.

Provision No. of the Proposed Auckland Unitary Plan:

Designations Auckland Transport - 1598 Road Widening - Garfield Street

The particular parts of the original submission we support are:

Submission number 2016 Point 26:

Delete road widening designations on Farnham Street, Parnell.

Provision No. of the Proposed Auckland Unitary Plan:

Designations Auckland Transport - 1581 Road Widening - Farnham Street

The particular parts of the original submission we support are:

Submission number 2016 Point 27:

Delete road widening designations on Cheshire Street, Parnell.

Provision No. of the Proposed Auckland Unitary Plan:

Designations Auckland Transport - 1599 Road Widening - Cheshire Street

We support in part the original submissions of New York Apartments Limited
rose@mhg.co.nz

The particular parts of the original submission we support are:

Submission number 8959 Point 1:

Remove designation for road widening from York Street

Provision No. of the Proposed Auckland Unitary Plan:

Designations Auckland Transport - 1580 Road Widening - York Street

The reasons for our support are:

1. Parnell is one of the earliest settled parts of Auckland, comprises one of its unique villages and is a tourist destination, due to its streetscape amenity and intimate character.
2. There is a risk to buildings of current and potential special character or historic heritage status if the roads so designated are widened.
3. The Parnell area should be assessed with a view to making it a precinct due to its historic heritage recognition, with the protections afforded such a designation.

We seek that part of the original submissions be allowed.

We seek that these road widening designations are removed.

Use of private motor vehicles

We support the original submission of Environmental Defence Society Incorporated,
nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 49:

Retain methods to reduce reliance on private motor vehicles

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Climate change

The reasons for our support are:

We support this submission due to the importance for Aucklanders not only now but particularly future generations with regards to climate change provisions.

Other reasons we support it include for reasons of: the health of the community as regards mobility, heart disease and respiratory diseases; reducing traffic congestion and traffic noise.

We seek that part of the original submission be allowed.

We seek the retention of such methods.

Public transport patronage

We support the original submission of The Urban Design Forum New Zealand
graeme.scott@ascarchitects.co.nz

The particular parts of the original submission we support are:

Submission number 5277 Point 9:

Add a funded plan to increase public transport patronage.

Provision No. of the Proposed Auckland Unitary Plan:

5277-9

General - Miscellaneous - Operational/Projects/Acquisition

The reasons for our support are:

1. The Auckland Plan has a focus on increasing the use of public transport and decreasing the use of private motor vehicles in order to improve people's health and quality of life and to reduce traffic congestion and pollution.

2. Although public transport use is increasing, it is not at a fast enough rate to effect the desired changes sufficiently.

3. Free and frequent public transport would be the ultimate plan to achieve a good level of patronage.

We seek that part of the original submission be allowed.

We seek that a funded plan be provided to increase public transport patronage.

Trams

We support in part the original submission of the Westmere Heritage Protection Association, l.pra@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3139 Point 3:

Request tram loop from the waterfront down Jervois Road, West End Road, Garnet Road and Richmond Road

Provision No. of the Proposed Auckland Unitary Plan:

Miscellaneous - Operational/ Projects/Acquisition

The reasons for our support are:

1. Auckland Council's Draft Regional Public Transport Plan in the legend of figure 3-1 on page 12 includes the fact that "Annual Auckland public transport boardings (millions), 1920-2012". The figure shows that at its peak in about 1945, tram patronage in Auckland was just under 120 million boardings in that year. This was well above the 71.1 million public transport boardings in the year to June 2012.
2. It is obvious that trams were a popular mode of transport and in cities overseas they continue to be extended. We consider that trams have an important place within a range of quality transport options and we would like to see a tram network reintroduced as part of a public transport network.
3. We support the request for the tram loop requested and would also like to see the extension of the tramline from the Wynyard Quarter to St Heliers and the reintroduction of trams following the historic routes, such as the Devonport-Takapuna Local Board's proposed investigation of introducing a modern tram system along historic tram routes connecting Takapuna, Devonport, Bayswater and Milford.
4. Trams to connect neighbouring parts of the city centre would both address the issue of what is steep terrain for pedestrians in some places and provide an attractive transport option. This would not only serve the interests of Aucklanders but also of tourists.

We seek that part of the original submission be allowed.

We seek the investigation of tram routes in suitable parts of Auckland.

Signs - C7.4/H6.3

We support in part the original submission of the Tamaki Drive Protection Society Incorporated, yatesinc@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 308 Point 10:

Amend sign controls so that any existing commercial or sponsorship signs should enhance the amenities of the area.

Provision No. of the Proposed Auckland Unitary Plan:

General - C7.4/H6.3 Signs

The reasons for our support are:

1. We share the view with the Society that signs can detract from visual amenity and therefore support their submission for the Tamaki Drive area.

2. We submit that there should be controls for all commercial or sponsorship signs in any area of Auckland so that they are sensitively designed and placed.

We seek that part of the original submission be allowed.

We seek the requested amendment.

A Quality Built Environment

We support in part the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we support are:

Submission number 5786 Point 11:

Retain the concept of a 'high standard of design' as stated in Policy 7 within the areas of business and residential intensification.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.2 A quality built environment

The reasons for our support are:

Policy 7 states "Require a high standard of design in areas of residential and business intensification". This policy underpins the PAUP objective of a quality built environment.

We seek that part of the original submission be allowed.

We strongly support the objective of a quality built environment.

A Quality Built Environment

We support in part the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we support are:

Submission number 5786 Points 12 & 18

Retain the following non-regulatory documents / processes (in concept and implementation) as a means of improving design quality outside of a rules-based system: the Auckland Design Manual, the Auckland Design Review Panel, pre-lodgement meetings with Council planners as to whether suggestions of development are viable.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.2 A quality built environment

The reasons for our support are:

We support the concept of the Auckland Design Manual because it is intended that reference to the manual will help to achieve better design outcomes.

We also support the Auckland Urban Design Panel and other processes to achieve quality design in Auckland.

We seek that part of the original submission be allowed.

We seek the retention of these provisions.

A Quality Built Environment

We support in part the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we support are:

Submission number 5786 Point 13:

Provide further detailed explanation within the PAUP of what is 'good design, and how it will take into account issues of compactness for the city in a sustainable and aesthetically pleasing manner' as stated within the reasons and explanations

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.2 A quality built environment

The reasons for our support are:

"Good design" is somewhat subjective and therefore more detail about what this is and how it is to be achieved is desirable.

(Examples of what could be considered "good design" and "bad design" are represented by the images below.)

We seek that part of the original submission be allowed.

We seek further explanation and direction about good design and its importance in achieving a quality built environment.



Individual design - Zeeburg, Amsterdam



Mass production design - Auckland

Building design

We support the original submission of Herne Bay Residents Association,
cav-den@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3635 Point 15:

Amend 2.3 to include matters of discretion that relate to building design and how it fits into the neighbourhood and, particularly how it [affects] adjoining properties. Refer to submission for details (pp. 23-24/94).

Provision No. of the Proposed Auckland Unitary Plan:

General - Chapter G General provisions - G2.3 Rule infringements for permitted controlled & restricted discretionary activities

The reasons for our support are:

New buildings should be designed to be in keeping with or sympathetic to the streetscape.

We seek that part of the original submission be allowed.

We seek the relief sought in this submission.

Maximum storey controls

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we support are:

Submission number 6502 Point 6:

Delete maximum storey controls in all zones.

Provision No. of the Proposed Auckland Unitary Plan:

General - Cross plan matters

The reasons for our opposition are:

This submission would seem to not take in to account a number of values including: views, viewshafts of important buildings and landscapes, sunlight, architectural style and unity of form and scale.

We seek that part of the original submission be disallowed.

We seek that maximum storey controls are retained.

Floor to floor/ceiling height minimums

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we support are:

Submission number 6502 Point 7:

Delete floor to floor/ceiling height minimums for all zones

Provision No. of the Proposed Auckland Unitary Plan:

General - Cross plan matters

The reasons for our opposition are:

Such planning controls enable buildings to meet the requirements for human functioning. Designing for users who do not reach average human standing height has limited use. The principles of universal access should apply.

We seek that part of the original submission be disallowed.

We seek that floor to floor/ceiling height minimums are retained.

Design Statements

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we oppose are:

Submission number 6502 Point 12:

Delete the requirements for Design Statements.

Provision No. of the Proposed Auckland Unitary Plan

General - Chapter G General provisions - G2.7.1 General information requirements & G2.7.2 Design statements

The reasons for our opposition are:

1. Design statements are a tool to help improve Auckland's environment and liveability. Well-designed buildings, spaces and places that work well and look good contribute greatly to a quality city.

2. The submitter states that "applicants more often than not provide a significant amount of material" with any AEE. It does not seem "unnecessarily onerous" to require design statements if this material is already provided in a different form.

We seek that part of the original submission be disallowed.

We seek that the requirements for Design Statements are retained.

Auckland Design Manual

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we oppose are:

Submission number 6502 Point 13:

Amend wording to confirm that the Auckland Design Manual is a non-statutory guideline.

Provision No. of the Proposed Auckland Unitary Plan

RPS - Urban growth - B2.2 A quality built environment

The reasons for our opposition are:

1. The Auckland Design Manual is intended to assist in achieving better design outcomes.

2. The ADM is listed in the PAUP under Non-Regulatory Methods and this would seem sufficient to indicate that currently it is a non-statutory guideline.

3. As such, the ADM's function is limited. CTA submits that to achieve quality in design (such as the building pictured on Mt Hobson Group's website home page - see image below) those who are planning the built environment should be required to refer to the ADM.

4. The ADM, in terms of its current relationship with the PUAP, is not intended to impose an onerous "level of control" on design as the submitter suggests but is intended to educate and inspire and encourage good design.

We seek that part of the original submission be disallowed.

We seek that the ADM become a statutory document.



Sustainable development

We oppose in part the original submission of Mt Hobson Group, deanne@mhg.co.nz

The particular parts of the original submission we oppose are:

Submission number 6502 Point 14:

Delete the sustainable development provisions.

Provision No. of the Proposed Auckland Unitary Plan

Sustainable Development C7.7/H6.4 Sustainable design

The reasons for our opposition are:

1. This submission states that "sustainable development should be incorporated in to most designs" so clearly does not oppose sustainable development.

2. The submitter describes the requirements for sustainable developments as "burdensome" and states that "the requirement is considered unworkable in its current format as it will place substantial costs upon the developers of multiple household units". However, there is no explanation of what these burdens or costs are.

3. Mt Hobson Group could perhaps suggest ways in which sustainable development could be provided for.

We seek that part of the original submission be disallowed.

We seek retention of the sustainable development provisions.

Universal Access

We support those parts of all submissions that support Universal Access policies and provisions, including those listed below.

We support the original submission of Susan Sherrard, CCS Disability Action
susan.sherrard@ccsdisabilityaction.org.nz

The particular parts of the original submission we support are:

Submission number 6262 Point 35:

Amend Policy 4 to read "Require a percentage of medium to large scale residential development to provide equal physical access and use for people of all ages and abilities".

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - D1.1 General objectives and policies

We support the original submission of Natalie Jameson, Community Housing Aotearoa and Te Matapihi and The Auckland Community Housing Providers' Network, policy@communityhousing.org.nz

The particular parts of the original submission we support are:

Submission number 6113 Point 62:

Retain rules I.1 6.12, 7.22, 8.24 and 9.23.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - Development Controls: General

We support the original submission of Grey Lynn 2030 Transition Community Trust

The particular parts of the original submission we support are:

Submission number 6439 Point 19:

Retain provisions for universal access.

We support the original submission of The Auckland District Council of Social Services, a.maynard@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 5979 Point 17:

Retain the provisions for universal access.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - Development Controls: General

The reasons for our support are:

1. When a person is unable to live in a house because of physical barriers, the building is inaccessible and requires modification to be habitable by that person. Current laws, strategies and policies in New Zealand have not eliminated such barriers.

2. There is a shortage of accessible housing in Auckland. Provisions in the Unitary Plan for Universal Access would go a long way to meeting these housing needs now and into the future

3. Legislation that includes Universal Access principles enables developers, architects, builders and the general public to become aware of and learn about these principles. The Proposed Auckland Unitary Plan presents the opportunity for accessibility to be incorporated into dwellings more widely than it is at present, for the benefit of a large number of people.

4. Accessible accommodation provides not only for people with disabilities but also for the elderly and for children, and together these groups make up a significant proportion of the population. The aged sector is due to increase shortly and societies worldwide are considering how to provide for this demographic. There is also currently an increase in chronic disease. In addition, people with temporary impairments through illness or injury also benefit from Universal Access - needs that are common to us all, that can happen to anyone and affect us all at some stage in life - as well as the necessity for carrying loads or luggage, using pushchairs or moving house.

5. Universal access design principles enable a safer, more convenient, cost effective, socially inclusive and more sustainable environment to meet the everyday needs of people of all ages and abilities, increasing the choice of where people can live independently. We should all be able to remain living in our communities as our housing needs change through different stages of our lives.

6. Universal Access aligns with "the Auckland Plan - A Plan for All Aucklanders", to which the Unitary Plan gives effect. Point 88 in sections A-D of the "Auckland Plan states, "Second, the Development Strategy promotes a better quality of life for all Aucklanders, by encouraging access to more housing and jobs, as well as opportunities for recreation, cultural, and leisure activities. There is an emphasis on the importance of building strong, inclusive communities around local neighbourhoods and centres. ... Fourth, to achieve sustainable development, Auckland's continued high population growth needs to be matched to a range of accessible, quality housing and employment choices."

7. Page 34 of Auckland Plan states the following principles:

"C.4 Principles we will work by to achieve the outcomes

76 Aucklanders support the following set of principles to guide decision-making regarding the future of Auckland. Applying these principles will ensure the decision-making processes and actions contribute to a successful Auckland.

Work together

77 Work collaboratively on the priorities identified in the Auckland Plan. Recognise the interdependence of projects, programmes and initiatives.

Be sustainable

79 Ensure that our short-term decisions enhance our longterm prospects, and build our resilience to changing local and global conditions that may impact on the economic, environmental, social and cultural well-being of Auckland.

Act fairly

80 Consider the needs of all groups in the community, to ensure that all Aucklanders can participate equally.

Make the best use of every dollar spent

81 Act prudently and commit to projects and initiatives that achieve the best value result without compromising quality or affordability; or stifling creativity and innovation. Focus on achieving long-term benefits and intergenerational equity.

Be affordable

82 Make Auckland both a quality and affordable place, including affordable housing, transport and other costs of living, and doing business, so that people have the choice to live, work and invest here.

Check progress and adapt to improve

83 Monitor and evaluate every initiative to ensure we move in the right direction. Adapt to continually improve the way we are working to achieve Auckland's vision."

8. All the above principles embodied in the Auckland Plan support the inclusion of rules for Universal Access in the Unitary Plan. These principles are underpinned by this statement in the introduction to the Auckland Plan: "People are at the heart of the Auckland Plan" (page 36), and they support the aspiration to be the world's most liveable city.

9. The first strategy under Auckland's Development strategy in the Auckland Plan states: "Creative a strong, inclusive equitable society that ensures opportunity for all Aucklanders". (page 31, Auckland Plan). The rules for Universal Access support this strategy.

10. The Auckland Plan states on page 70, "One in five Aucklanders has a disability, and this figure will increase with an ageing population. There is unrealised potential for Aucklanders with disabilities to contribute socially and economically. Barriers that prevent this, such as attitudes and physical access, must be addressed".

11. On page 74 The Auckland Plan notes, "Other communities and groups, such as ethnic communities and those with disabilities, also face barriers. Removing structural or institutional barriers so that all Aucklanders are viewed and treated equally is fundamental to improving the well-being of all, and realising the full potential of our diverse populations."

12. In addition to the Auckland Plan, the principles of Universal Access are supported by the UN Convention on the Rights of Persons with Disabilities. The First New Zealand report on implementing this convention states:

Article 9 - Accessibility

38. Accessibility of buildings, infrastructure, transport and communications is promoted through a range of measures, including anti-discrimination law, requirements under specific legislation, public services and best practice guidelines. Improving accessibility is a current priority for the Ministerial Committee on Disability Issues.

There are initiatives in relation to urban design

43. New Zealand believes that successful towns and cities should be inclusive communities that respect and celebrate diversity. The Urban Design Protocol, a voluntary framework co-ordinated by the Ministry for the Environment, seeks to ensure that successful towns and cities accommodate all citizens and offer opportunities for young and old, people on low incomes and disabled people.

44. Many local councils have disability reference groups made up of disabled people and experts who advise the council on accessibility and other issues affecting disabled people.

13. Universal Access increases the sustainability of Auckland's housing stock, which aligns with the purposes of the Resource Management Act (1991) 2(5):

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations."

We seek that part of the original submissions be allowed.

We seek that all Universal Access policies and the rules I.1 6.12, 7.22, 8.24 and 9.23 be retained.

Universal Access

We oppose those parts of all submissions that reject Universal Access policies and rules, including those listed below and in Appendix B, which seek the deletion of any of the rules I.1 6.12, 7.22, 8.24 and 9.23.

We oppose in part the original submission of Housing New Zealand
matt.lindenberg@beca.com

The particular parts of the original submissions we oppose are:

Submission number 839 Points 10215, 10234, 10250 & 10265

Delete rules I.1 6.12, 7.22, 8.24 and 9.23:

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - Development Controls: General

6. Development Controls - Single House zone»6.12 Universal access

7. Development Controls - Mixed Housing Suburban zone»7.22 Universal access

8. Development Controls - Mixed Housing Urban zone»8.24 Universal access

9. Development Controls - Terrace Housing and Apartment Buildings zone»9.23 Universal access

1. Seeking to delete these rules is contrary to this submission at pages 2 and 3 (volume 1) where it is stated that: "It is essential that Housing NZ is able to meet its responsibility of providing efficient and effective affordable and social housing for the most vulnerable members of our society, so as to deliver to the social and economic wellbeing of both these people and the wider community. To do so, Housing NZ requires the ability to construct and develop quality housing and maintain this housing in a manner that:

- Provides healthy, comfortable, and fit-for-purpose housing to people in need, for the duration of their need

- Improves the diversity and effectiveness of social housing in Auckland to meet the changing needs of our communities and aligns the state housing portfolio with demographic trends and demand."

2. When a person is unable to live in a house because of physical barriers, the building is inaccessible and requires modification to be habitable by that person. Current laws, strategies and policies in New Zealand have not eliminated such barriers.

3. There is a shortage of accessible housing in Auckland. Provisions in the Unitary Plan for Universal Access would go a long way to meeting these housing needs now and into the future

4. Legislation that includes Universal Access principles enables developers, architects, builders and the general public to become aware of and learn about these principles. The Proposed Auckland Unitary Plan presents the opportunity for accessibility to be incorporated into dwellings more widely than it is at present, for the benefit of a large number of people.

5. Accessible accommodation provides not only for people with disabilities but also for the elderly and for children, and together these groups make up a significant proportion of the population. The aged sector is due to increase shortly and societies worldwide are considering how to provide for this demographic. There is also currently an increase in chronic disease. In addition, people with temporary impairments through illness or injury also benefit from Universal Access - needs that are common to us all, that can happen to anyone and affect us all at some stage in life - as well as the necessity for carrying loads or luggage, using pushchairs or moving house.

6. Universal access design principles enable a safer, more convenient, cost effective, socially inclusive and more sustainable environment to meet the everyday needs of people of all ages and abilities, increasing the choice of where people can live independently. We should all be able to remain living in our communities as our housing needs change through different stages of our lives.

7. Universal Access aligns with "the Auckland Plan - A Plan for All Aucklanders", to which the Unitary Plan gives effect. Point 88 in sections A-D of the "Auckland Plan states, "Second, the Development Strategy promotes a better quality of life for all Aucklanders, by encouraging access to more housing and jobs, as well as opportunities for recreation, cultural, and leisure activities. There is an emphasis on the importance of building strong, inclusive communities around local neighbourhoods and centres. ... Fourth, to achieve sustainable development, Auckland's continued high population growth needs to be matched to a range of accessible, quality housing and employment choices."

8. Page 34 of Auckland Plan states the following principles:

"C.4 Principles we will work by to achieve the outcomes

76 Aucklanders support the following set of principles to guide decision-making regarding the future of Auckland. Applying these principles will ensure the decision-making processes and actions contribute to a successful Auckland.

Work together

77 Work collaboratively on the priorities identified in the Auckland Plan. Recognise the interdependence of projects, programmes and initiatives.

Be sustainable

79 Ensure that our short-term decisions enhance our longterm prospects, and build our resilience to changing local and global conditions that may impact on the economic, environmental, social and cultural well-being of Auckland.

Act fairly

80 Consider the needs of all groups in the community, to ensure that all Aucklanders can participate equally.

Make the best use of every dollar spent

81 Act prudently and commit to projects and initiatives that achieve the best value result without compromising quality or affordability; or stifling creativity and innovation. Focus on achieving long-term benefits and intergenerational equity.

Be affordable

82 Make Auckland both a quality and affordable place, including affordable housing, transport and other costs of living, and doing business, so that people have the choice to live, work and invest here.

Check progress and adapt to improve

83 Monitor and evaluate every initiative to ensure we move in the right direction. Adapt to continually improve the way we are working to achieve Auckland's vision."

9. All the above principles embodied in the Auckland Plan support the inclusion of rules for Universal Access in the Unitary Plan. These principles are underpinned by this statement in the introduction to the Auckland Plan: "People are at the heart of the Auckland Plan" (page 36), and they support the aspiration to be the world's most liveable city.

10. The first strategy under Auckland's Development strategy in the Auckland Plan states: "Creative a strong, inclusive equitable society that ensures opportunity for all Aucklanders". (page 31, Auckland Plan). The rules for Universal Access support this strategy.

11. The Auckland Plan states on page 70, "One in five Aucklanders has a disability, and this figure will increase with an ageing population. There is unrealised potential for Aucklanders with disabilities to contribute socially and economically. Barriers that prevent this, such as attitudes and physical access, must be addressed".

12. On page 74 The Auckland Plan notes, "Other communities and groups, such as ethnic communities and those with disabilities, also face barriers. Removing structural or institutional barriers so that all Aucklanders are viewed and treated equally is fundamental to improving the well-being of all, and realising the full potential of our diverse populations."

13. In addition to the Auckland Plan, the principles of Universal Access are supported by the UN Convention on the Rights of Persons with Disabilities. The First New Zealand report on implementing this convention states:

Article 9 - Accessibility

38. Accessibility of buildings, infrastructure, transport and communications is promoted through a range of measures, including anti-discrimination law, requirements under specific legislation, public services and best practice guidelines. Improving accessibility is a current priority for the Ministerial Committee on Disability Issues.

There are initiatives in relation to urban design

43. New Zealand believes that successful towns and cities should be inclusive communities that respect and celebrate diversity. The Urban Design Protocol, a voluntary framework co-ordinated by the Ministry for the Environment, seeks to ensure that successful towns and cities accommodate all citizens and offer opportunities for young and old, people on low incomes and disabled people.

44. Many local councils have disability reference groups made up of disabled people and experts who advise the council on accessibility and other issues affecting disabled people.

14. Universal Access increases the sustainability of Auckland's housing stock, which aligns with the purposes of the Resource Management Act (1991) 2(5):

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations."

15. If developers are of the view that Unitary Plan provisions for Universal Access provisions are unreasonable in their case, then their recourse should be to apply for an exemption. This is more effective in planning terms than for the UP to contain no such provisions.

We seek that part of the original submissions be disallowed.

We seek that rules 1.1 6.12, 7.22. 8.24 and 9.23 be retained.

Universal Access

We oppose in part the original submission of The Urban Design Forum New Zealand, graeme.scott@ascarchitects.co.nz

The particular parts of the original submission we oppose are:

Submission number Point 5277-53:

Delete universal access provisions.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones -Residential - Development Controls: General

We oppose in part the original submission of The New Zealand Institute of Architects, graeme.scott@ascarchitects.co.nz

The particular parts of the original submission we oppose are:

Submission number Point 5280-50:

Delete universal access provisions. These should be addressed in the Building Act, not the PAUP.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones -Residential - Development Controls: General

The reasons for our opposition are:

1. These two submissions make exactly the same point but in the summary of decisions document the first is recorded as only "Delete universal access provisions".

2. Both submissions state, "We support the intent of increasing the supply of universally accessible dwellings, although the rule should be in the Building Act, not in a District Plan." The rules are not currently in the Building Code and even if they were, good design principles should be in both the Building Code and the Unitary Plan. We submit that there is no good reason to remove them from the UP.

We seek that part of the original submission be disallowed.

We seek that the universal access provisions are retained.

Universal Access

We oppose in part the original submission of Hugh Green Limited,
k.kurzeja@harrisongrierson.com

The particular parts of the original submissions we oppose are:

Submission number 5259 Point 76

Delete universal access rule 6.12 in the Single House zone, rule 7.22 in the Mixed Housing Suburban zone, and rule 8.24 in the Mixed Housing Urban zone

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones Residential - Development Controls: General

The particular parts of the original submissions we oppose are:

Submission number 5259 Point 77

Amend the universal access rule 9.23 in the Terrace Housing and Apartment Buildings zone so that it applies to only apartment developments.

Provision No. of the Proposed Auckland Unitary Plan:

Residential zones - Residential - Development Controls: Mixed Housing Suburban zone and Mixed Housing Urban zone

1. This submission requests that the rules for Universal Access be deleted in the Single House, Mixed Housing Urban and Mixed Housing Suburban zones and that rule 9.23 apply to apartments but not terrace housing "because it unfairly singles out and adds costs for developers of larger scale projects, and because it is likely to inhibit development intensity".

2. We submit that larger scale developments are more able to absorb cost and note that apartments are the most intensive developments.

3. We submit that undue weight should not be given to financial considerations from the point of view of developers. The benefits of universal access are such that incentives, including financial ones, should be available to assist developers to meet universal access requirements as currently provided for in the PAUP.

4. This submission states that "despite these rules being in place, there is no certainty that people who would benefit from homes with universal access would necessarily be able to obtain one, as the market place determines such outcomes". We note that the benefits of universal access extend beyond those people who need accessible accommodation and that no person is disadvantaged by design for universal access. Universal access caters for everybody.

We seek that part of the original submission be disallowed.

We seek that rule 9.23 is retained as it is currently drafted in the PAUP.

Lighting Development Controls

We oppose in part the original submission of Sport New Zealand, Paula Ryan,
paula.ryan@sportnz.org.nz

The particular parts of the original submission we oppose are:

Submission number Point 7862-8:

Delete controls 'Lighting' 6.1.2 and 6.1.4.

Provision No. of the Proposed Auckland Unitary Plan:

General - C7.2/H6.1 Lighting

Submission number 7862 Point 9

Amend control 3.11 'Lighting' to include standards that manage spillage and glare, in accordance with Australian Standard AS 4282, rather than level of lighting or the timing of their use. Seek minimum lux for artificial lighting dependent on the sporting code using the grounds, based on Australian Standard AS 2560. The controls would apply between 6am to 11pm Monday to Sunday and public holidays.

Provision No. of the Proposed Auckland Unitary Plan:

Zone Rules - Public Open Space Zones - Development Controls

The reasons for our opposition are:

1. We support the lighting objectives and policies in the PAUP at C.7.2 the intention that lighting controls adequately balance the necessity of artificial lighting for outdoor activities and security and safety with the need to control the intensity, location and direction of such lighting to avoid significant glare and light spill in the vicinity and to maintain safety for road users and minimise the loss of night sky viewing.

2. Page 2 of submission 7862 states, "We believe the Unitary Plan should support the Auckland Plan, in particular Chapter Five: Auckland's Recreation and Sport". The Auckland Plan at 175 says that "People are at the heart of this Plan. The well-being of all Aucklanders is critical to creating a better future for Auckland and New Zealand." The needs of *all* Aucklanders are required to be considered by the UP and this includes the many people living adjacent to areas where sport and recreational activities take place. The needs of sports clubs should be balanced with those of such neighbours, who already have to cope with increased noise and heavier traffic at certain times of the day and the week.

3. Powerful lights next to residential areas impinge on people's comfort and enjoyment and cause sleeping difficulties at a time when the human body is designed to rest, adequate sleep being an important contributor to health. We note that such lighting is also detrimental for non-human forms of life.

4. Notwithstanding the fact that sport and recreation play an important part in Auckland's aspiration to be the world's most liveable city, it is our view that participation in such activities does not need to include playing well into the hours of darkness. We do not see that limiting certain outdoor sport and recreational activities to the hours already provided for would be a barrier to participation. The increased demand for such activities that this submission focuses on, including those of an ageing population, would not seem, in the main, to be during hours after 10pm - and we include children in this demographic.

5. The limits of 100 lux above the background lighting before 10pm and 10 lux from 10pm to 7am are generous, while still providing protection for neighbouring properties. Lower levels of lighting would be better. The Australian Standards AS 4282 - 1997 lighting controls in tables 2.1 and 2.2 are supported. However, the

effects on neighbouring properties and views of the night sky need to be protected through the retention of these time limits.

6. Cities in other parts of the world have existing lighting controls or will be putting them into effect.

7. Excessive lighting wastes electricity and is a wasted cost. This unnecessary use of electricity adds to our carbon footprint.

8. Pollution from lighting affects views of the night sky in Auckland and the ability to record images of the sky at this time. It compromises astronomical observations and limits our valuable contributions to this science. Although a perfectly dark sky is not achievable in large urban centres, it is possible to preserve much of the night sky if the correct lighting policies are followed.

9. Ports of Auckland are a good model of how invasive lighting can be controlled, saving power and money and benefiting the community. In 2005 they replaced 1300 floodlights with 650 environmentally friendly fully shielded luminaires. These not only provided far better lighting onto the actual wharf where it was needed, but saved the company 15% on their annual electrical usage, equivalent to the electricity usage of 400 average households a year. (Refer images in Appendix C.)

10. As for individual clubs wishing to host major events, this could entail the application for an exemption for particular days of the year.

11. Property developers and builders need to be subject to the same lighting controls.

We seek that part of the original submission be disallowed.

We seek that the controls 'Lighting' controls 6.1.2 and 6.1.4 be retained.

We seek that the time limits in the control: Public open space zones - Development Controls - 'Lighting' 3.11 be retained.

Night-time Noise

We support the original submission of Auckland CBD Residents' Advisory Group Incorporated, tcoffey@slingshot.co.nz

The particular parts of the original submission we support are:

Submission number 6384 Point 2:

Amend rule 2.1 'Noise' to reduce permitted maximum noise levels by 6db between 10:00pm - 7:00am

Provision No. of the Proposed Auckland Unitary Plan:

Air Quality - C5.1 Background, objectives and policies

The reasons for our support are:

1. Particular streets of Auckland, such as the CBD "business" zone where there is a high concentration of people living and more are being encouraged to live, are subjected to noise issues, particularly at night including: road works, street cleaning machines, leaf blowers and, drunk and disorderly behaviour.

2. People should be able to sleep through the night without being interrupted by outside noise.

We seek that the whole of the original submission be allowed.

We seek the specific relief outlined in this submission and also seek such further or other relief as will give effect to the reasons for this submission, including consequential relief.

Volcanic Viewshafts

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Points 8337 - 9414:

Delete the Volcanic Viewshaft Overlay from the identified properties.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules - Appendix 3.3 - Volcanic view shafts survey coordinates

The reasons for our opposition are:

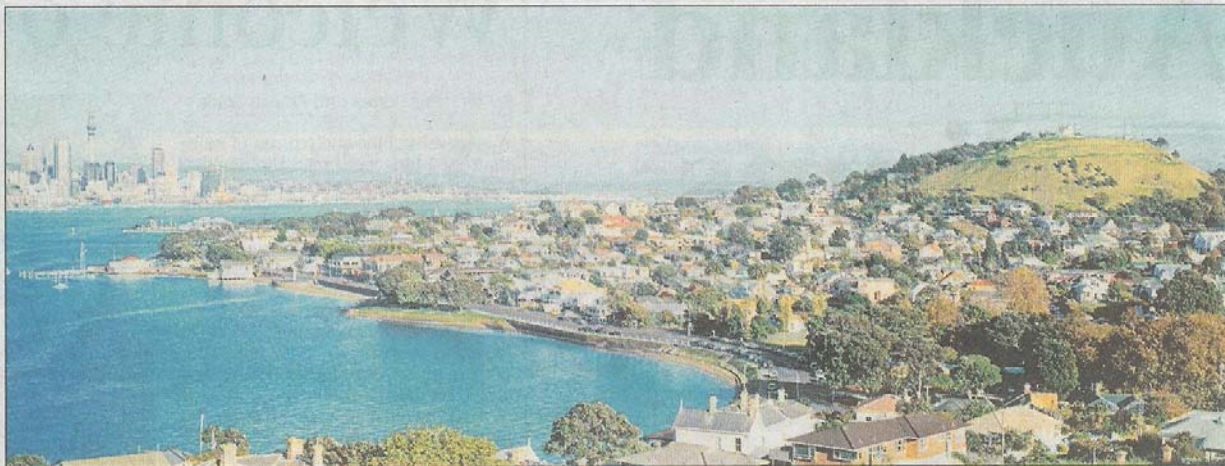
1. The volcanic cones are an important part of the Auckland landscape.
2. They have been collectively proposed as a UNESCO world heritage site (see recent article below)
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance to mana whenua.

We seek that part of the original submission be disallowed.

We seek that the Volcanic Viewshaft Overlay be retained for the identified properties.

METRO

nzherald.co.nz/auckland



UNDER THE MOUNTAIN: A successful application to Unesco would give protection to Auckland's volcanic cones. PICTURE / TOURISM AUCKLAND

Auckland volcanoes up for heritage status again

Resolution of Treaty issues clears the way for a new application to Unesco

HERITAGE

by Yvonne Tahana
Maori affairs reporter

Auckland's volcanic field is again being mooted for Unesco World Heritage status after the Government reignited work that was stalled by Treaty negotiations.



Kate Wilkinson

New Zealand has three sites with the designation — Tongariro National Park, Sub Antarctic Islands and Te Wahipounamu, which includes Aoraki/Mt Cook, Fiordland, Mt Aspiring and Westland.

The volcanic field was tagged in 2007 for nomination, but it was put on the back burner while the Crown Treaty negotiations involving the maunga were on-going.

Now Conservation Minister Kate Wilkinson and Culture and Heritage Minister Christopher Finlayson have agreed to get the process back on the rails. Mr Finlayson said a feasibility study had started.

COST VS CULTURE

- Potential World Heritage status
- Auckland Council to meet Treaty Negotiations Minister today to quiz him about costs for a treaty deal involving these volcanic cones/maunga:
- Maungakiekie One Tree Hill
- Maungawhau Mt Eden
- Puketapapa Mt Roskill
- Te Kopuke Mt St John
- Maungarei Mt Wellington
- Takarunga Mt Victoria
- Otahuhu Mt Richmond
- Te Pane o Mataoho Mangere Mt
- Ohuierangi Pigeon Mt
- Ohinerau Mt Hobson
- Te Tatua a Riukiuta Big King

"A successful nomination would generate World Heritage tourism, [and] promote better recognition and protection of heritage in Auckland," he said.

"For iwi it would increase the mana of the cones."

Auckland Volcanic Cones Society spokesman John Street said the decision to work towards status was a good one as past city authorities had not worked on protection.

"In all the years of operation the Auckland City Council didn't give them any protection," he said.

The move comes as the Auckland Council meets Mr Finlayson, who is also Treaty Negotiations Minister, today to quiz him on what a Treaty settlement involving the 11 volcanic cones could cost ratepayers, and the membership of a new iwi/council co-governance board.

The deal was signed last year with multiple iwi known as the Tamaki Collective, but is yet to be legislated.

Mr Finlayson would not be drawn on the costs, which are still being negotiated.

"The Government is very conscious of putting costs on to local government," he said.

Tamaki Collective chairman Paul Majurey said 13 member tribes would be attending the meeting as observers.

He would not be drawn on negotiation specifics but said the new method would be far superior to the current "ad hoc" approach to management.

"What is fundamental to us is the protection of the tupuna maunga [ancestral mountains]."

Mayor Len Brown said it was important that the Government presented the details of what it was negotiating on behalf of the people of Auckland.

Height Sensitive Area Overlay

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 839 Points 9415 - 9590:

Delete the Height Sensitive Area overlay from the identified properties.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules - Appendix 3.3 - Volcanic view shafts survey coordinates

The reasons for our opposition are:

1. The volcanic cones are an important part of the Auckland landscape.
2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance to mana whenua.

We seek that part of the original submission be disallowed.

We seek that the Height Sensitive Area overlay be retained for the identified properties.

Volcanic Viewshafts and Height Sensitive Areas Rules

We support the original submission of Geoscience Society of New Zealand, b.hayward@geomarine.org.nz

The particular parts of the original submission we support are:

Submission number 93 Point 32

Amend the Introduction to include protection of views "between" maunga and add protection of Auckland craters not just cones.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules - J6.3 Rules

The reasons for our support are:

1. As described in the PAUP at A.1.7 Our heritage, *"The cones are the most visible elements of the volcanic field and are outstanding natural features, as well as cultural heritage icons"*.
2. As stated in CTA's original submission, many of the explosion craters come into a similar category and the sites of demolished volcanic features are worth at least recording as precincts and, for some, providing for possible future restoration. There are geological landforms of local, national and international significance.
3. The PAUP at B.5.4.3.2 acknowledges the relationship between mana whenua and ancestral sites, however, viewshafts need to be explicitly mentioned, and these would include between the maunga.

We seek that part of the original submission be allowed.

We seek amendment of the Introduction to include protection of views "between" maunga.

We seek protection for Auckland's volcanic craters.

Volcanic Viewshafts and Height Sensitive Areas Rules

We support in part the original submission of Geoscience Society of New Zealand, b.hayward@geomarine.org.nz

The particular parts of the original submission we support are:

Submission number 93 Point 174:

Amend rules to ensure that any buildings or structures which penetrate a viewshaft or height sensitive area are a Prohibited Activity.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules - Appendix 3.3 - Volcanic viewshafts survey coordinates

The reasons for our support are:

1. The volcanic cones are an important part of the Auckland landscape.
2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance to mana whenua.

We seek that part of the original submission be allowed.

We seek amendment of the rules to ensure that any buildings or structures which penetrate a viewshaft or height sensitive area are a prohibited activity.

Volcanic Viewshafts and Height Sensitive Areas Rules

We oppose in part the original submission of Housing New Zealand Corporation, matt.lindenberg@beca.com

The particular parts of the original submission we oppose are:

Submission number 893 Point 10290

Amend activity table, as shown in the submission to remove the following activities: Development (where it penetrates the floor of a volcanic viewshaft).

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules J6.3 Rules

The reasons for our opposition are:

1. The volcanic cones are an important part of the Auckland landscape.

2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance to mana whenua.

We seek that part of the original submission be disallowed.

We seek that "Development" remains in this activity table.

Volcanic Viewshafts and Height Sensitive Areas Rules

We support in part the original submission of Parnell Heritage Incorporated, marham@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 3770 Point 19:

Require the Terrace Housing and Apartment Buildings zone to be subject to the same view shaft protection provisions.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas - rules J6.3 Rules

The reasons for our support are:

1. The volcanic cones are an important part of the Auckland landscape.
2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance to mana whenua.

We seek that part of the original submission be allowed.

We seek that the Terrace Housing and Apartment Buildings zone to be subject to the same view shaft protection provisions as the other housing zones.

Volcanic Viewshafts and Height Sensitive Areas Rules

We support in part the original submission of Auckland Volcanic Cones Society Inc, lindavink@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 4485 Point 2:

Amend non-complying activity statuses to prohibited.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas - rules J6.3 Rules

The reasons for our support are:

1. The volcanic cones are an important part of the Auckland landscape.

2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance to mana whenua.

We seek that part of the original submission be allowed.

We seek that non-complying activity statuses in the J6.3 Rules be amended to prohibited.

Volcanic Viewshafts and Height Sensitive Areas Rules

We oppose in part the original submission of the Independent Māori Statutory Board, catherine.taylor@imsb.maori.nz

The particular parts of the original submission we oppose are:

Submission number 4852 Point 31:

Amend provisions to provide for development of Māori land and Treaty settlement land as permitted activities.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules - J6.3 Rules

The reasons for our opposition are:

1. The volcanic cones are an important part of the Auckland landscape.
2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance

We seek that part of the original submission be disallowed.

We seek that these provisions are not amended as requested in this submission.

Volcanic Viewshafts and Height Sensitive Areas Rules

We oppose the original submission of The McAuley Trust (Congregation of the Sisters of Mercy New Zealand), matt@rms.co.nz

The particular parts of the original submission we oppose are:

Submission number 6749 Point 33:

Delete the requirement for public notification of applications for buildings protruding through the volcanic viewshaft.

Provision No. of the Proposed Auckland Unitary Plan:

Volcanic Viewshafts and height sensitive areas rules - J6.3 Rules

The reasons for our opposition are:

1. The volcanic cones are an important part of the Auckland landscape.
2. They have been collectively proposed as a UNESCO world heritage site.
3. They are a tourist attraction and are important for our tourist economy.
4. Their protection and enhancement is of importance

We seek that part of the original submission be disallowed.

We seek retention of the requirement for public notification of applications for buildings protruding through the volcanic viewshaft.

Height restrictions

We oppose the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we oppose are:

Submission number 5768 Point 4:

Amend the Business and Mixed Use zones to allow greater height particularly along transport corridors of Auckland's ridge lines (including Jervois Road, Ponsonby Road, K' Road, Remuera Road, and Great South Road)

Provision No. of the Proposed Auckland Unitary Plan:

Business (excluding City Centre) - Business - I3.4 Dev. controls Centres, Mixed Use, Gen. Bus. & Bus. Park zones

The reasons for our opposition are:

1. This submission seeks the amendment of height restrictions along the transport corridors to allow for higher rise apartments, stating that these areas are "prime zones to take intensification, allowing the pressure to accommodate more people to come off surrounding low-rise suburban or character areas".
2. However, the transport corridors in some places are also character areas and some of them are concentrations of pre-1944 settlement (e.g. along the Great South Road) and not currently within protective overlays.
3. Intensification along these early transport corridors presents a particular threat to early one and two-storey unreinforced brick masonry buildings along what became tram routes, e.g. Kingsland, Upper Symonds St, along Mt Eden and Dominion Roads, repositories of one and two-storey Victorian and Edwardian structures.

We seek that part of the original submission be disallowed.

We seek that these provisions are not amended as requested in this submission.

Height restrictions

We oppose the original submission of Norfolk Trustee Company rose@mhg.co.nz

The particular parts of the original submission we oppose are:

Submission number 7487 Point 3:

Delete the 50m maximum height control and replace with the Aotea Square Height Control Plan as under the Operative Auckland Council District Plan: Central Area Section

Provision No. of the Proposed Auckland Unitary Plan:

City Centre Zone 14 Rules/Appendix 7.1- 7

The reasons for our opposition are:

Built form of such height would overshadow Aotea Square.

We seek that part of the original submission be disallowed.

We seek that the height control remains in place.

Public Open Space Zone

We support in part the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we support are:**Submission number 5786 Point 21:**

Retain the concept of making Auckland roads, streets and lanes part of the "public open space zone" (as noted in chapter B2.6) so that some unifying aesthetics / textures / materiality could overlay these zones

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.6 Public open space and facilities

The reasons for our support are:

Such areas are very much a part of people's everyday environment and in Auckland currently are generally not quality spaces.

We seek that part of the original submission be allowed.

We seek the retention of this concept.

Public Open Space

We support in part the original submission of Urban Auckland, julie@mitchellstout.co.nz

The particular parts of the original submission we support are:**Submission number 5786 Point 21:**

Retain the concept of retaining and improving public open spaces within the metropolitan area 2010.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.6 Public open space and facilities

We support in part the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 9:

Ensure adequate urban open space is provided as intensification occurs.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Urban growth - B2.1 Providing for growth in a quality compact urban form

The reasons for our support are:

Public open space is an important resource in urban areas, particularly when planning for intensification.

We seek that part of the original submission be allowed.

We seek the retention of this concept.

Trees in streets and public open space

We support in part the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 405:

Amend the plan to permit the removal of pest plants (those listed in Regional Pest Management Strategy, National Pest Plant Accord and Department of Conservation weed lists) from public open space be a permitted activity for all parties if it is for the purpose of conservation.

Provision No. of the Proposed Auckland Unitary Plan:

Trees - Overlay C4.1/H3.1 Trees in streets and public open space - H3.1 Rules

The reasons for our support are:

The removal of pest plants from public open space should be provided for in order to protect and enhance such areas.

We seek that part of the original submission be allowed.

We seek that the PAUP be amended to permit the removal of pest plants (those listed in Regional Pest Management Strategy, National Pest Plant Accord and Department of Conservation weed lists) from public open space be a permitted activity for all parties if it is for the purpose of conservation.

Schedule of Notable Trees

We support in part the original submission of the Tamaki Drive Protection Society Incorporated, yatesinc@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 308 Point 7:

Add criteria for groups of coastal cliffline pohutakawa and make appropriate additions to the Schedule of Notable Trees.

Provision No. of the Proposed Auckland Unitary Plan:

Trees - Overlay E6.1/J6.4 Notable Trees - Appendix 3.4 - Schedule of Notable Trees

The reasons for our support are:

The pohutukawa along the Tamaki Drive cliffs are an important visual and ecological amenity and iconic for Auckland, particularly during the Christmas season.

We seek that part of the original submission be allowed.

We seek the addition of criteria for groups of coastal cliffline pohutakawa and appropriate additions to the Schedule of Notable Trees.

Trees

We support the original submission of Heritage Landscapes, mandymc@xtra.co.nz

The particular parts of the original submission we support are:

Submission number 6460 Point 23:

Amend to include the role of trees in the heritage character overlays of all older residential areas.

Provision No. of the Proposed Auckland Unitary Plan:

Historic Heritage (Overlay) - Overlay E2/J2 Historic Heritage - Overlay E2 description, objectives and policies

The reasons for our support are:

1. Aside from tree protections in older residential areas, trees need protection in other areas as well.
2. The provisions to protect trees and vegetation should be strengthened to provide higher protection for this highly valued amenity.
3. Trees and other vegetation are important for numerous reasons, including providing habitat for fauna, improving water quality, reducing storm water run-off, reducing erosion, protecting from strong winds and absorbing carbon dioxide. Their amenity values include their aesthetic value, providing "nature" in urban areas and screening effects.
4. The high threshold for and small number (2,642) of notable trees currently on the schedule suggests that this method is insufficient to adequately protect significant trees and groups of trees.

We seek that part of the original submission be allowed.

We seek an amendment to include the role of trees in the heritage character overlays of all older residential areas.

We further seek that the threshold for scheduling a notable tree be reviewed.

We seek stronger protection for trees in general.

Biodiversity

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 18:

Add a new issue which acknowledges the threats to biodiversity and need for action

Provision No. of the Proposed Auckland Unitary Plan:

Historic heritage, special character and natural heritage - B4.3.4 Biodiversity

The reasons for our support are:

1. Biodiversity is an important and fragile resource which needs protection in the urban context.
2. EDS's submission is consistent with CTA objectives in this matter.

We seek that part of the original submission be allowed.

We seek the inclusion of the requisite text to give effect to EDS's submission on the matter raised.

Biodiversity

We support the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 23:

Retain the SEA layer, subject to amendments

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.3.4 Biodiversity

The reasons for our support are:

The SEA layer is an important protection for such areas.

We seek that part of the original submission be allowed.

We seek the inclusion of the requisite text to give effect to EDS's submission on the matter raised.

Biodiversity - overlay for habitat of Maui's dolphin

We support in part the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 114:

Add a new category SEA- Marine overlay for the habitat of the Maui's dolphin. Include objectives, policies and rules

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.3.4 Biodiversity

The reasons for our support are:

The Maui's dolphin is critically endangered and has full protection under the Marine Mammal Protection Act. As such, protection of their habitat in the Auckland region should be provided for, which is also required by Policy 11(a)(i) of the NZCPS.

We seek that part of the original submission be allowed.

We seek the addition of a new category SEA-Marine overlay for the habitat of the Maui's dolphin, including appropriate objectives, policies and rules.

Biodiversity - overlay for habitat of Bryde's whale

We support in part the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 115:

Add a new category SEA-Marine overlay for the habitat of the Bryde's whale, including appropriate objectives, policies and rules

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.3.4 Biodiversity

The reasons for our support are:

1. The Bryde's whale is critically threatened and its habitat includes the area in the Hauraki Gulf shown as the Protocol Area in the "Hauraki Gulf Transit Protocol for Commercial Shipping".
2. Unitary Plan provisions should identify this area as a separate SEA Marine category and require large vessels to travel at speed of no more than 10 knots in order to avoid lethal injury to whales from ship strike.

We seek that part of the original submission be allowed.

We seek the addition of a new category SEA-Marine overlay for the habitat of the Bryde's whale, including appropriate objectives, policies and rules.

Biodiversity - important bird areas

We support in part the original submission of Environmental Defence Society Incorporated, nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 171:

Provide express recognition of Important Bird Areas and the threats facing them.

Provision No. of the Proposed Auckland Unitary Plan:

RPS - Historic heritage, special character and natural heritage - B4.3.4 Biodiversity

The reasons for our support are:

Auckland Plan Directive 7.5 is to "Protect ecological areas, ecosystems and areas of significant indigenous biodiversity from inappropriate use and development, and ensure ecosystems and indigenous biodiversity on public and private land are protected and restored".

We seek that part of the original submission be allowed.

We seek the provision of express recognition of Important Bird Areas and the threats facing them.

Eplan

We support in part the original submission of New Zealand Defence Force
egrace@tonkin.co.nz

The particular parts of the original submission we support are:

Submission number 838 Point 1:

Amend the planning map to label all notations (e.g. historic heritage places), so that individual features can be identified and cross-referenced back to the PAUP text

Provision No. of the Proposed Auckland Unitary Plan:

General - E plan

The reasons for our support are:

This would seem to be a useful addition to the Eplan.

We seek that part of the original submission be allowed.

We seek that the Eplan planning map be amended to label all notations.

Mana Whenua General provisions

We oppose in part the original submission of New Zealand Defence Force
egrace@tonkin.co.nz

The particular parts of the original submission we oppose are:

Submission number 838 Point 23:

Delete rule G2.5 'Accidental discovery protocols

Provision No. of the Proposed Auckland Unitary Plan:

Mana Whenua General provisions -G2.5(2)(3) and (4) Accidental discovery protocol

The reasons for our opposition are:

These provisions should remain in place in order to protect and preserve items of importance that are as yet unknown.

We seek that part of the original submission be disallowed.

We seek that this rule is retained.

Cultural Impact Assessments

We support in part the original submission of New Zealand Defence Force
egrace@tonkin.co.nz

The particular parts of the original submission we support are:

Submission number 838 Point 26:

Amend rule G2.7.1(2) 'General information requirements', relating to resource consent and subdivision consent applications adjacent to scheduled historic heritage places, to restrict the requirements for a heritage assessment and/or cultural impact assessment to situations where the application will have an [e]ffect on the scheduled place.

Provision No. of the Proposed Auckland Unitary Plan:

General - Chapter G General provisions -G2.7.1 General information requirements & G2.7.2 Design statements

The reasons for our support are:

We agree this proposed amendment provided the heritage assessment and/or cultural impact assessment is robust and transparent.

We seek that part of the original submission be allowed.

We seek the amendment of this rule with the addition of "provided the heritage assessment and/or cultural impact assessment assesses more than simply physical effect", i.e. it is necessary to limit effects of over-dominance by any new building on an adjacent heritage building.

Climate Change

We support the original submission of Environmental Defence Society Incorporated,
nicola@eds.org.nz

The particular parts of the original submission we support are:

Submission number 4735 Point 47:

Retain climate change as a regionally significant issue

Provision No. of the Proposed Auckland Unitary Plan:

RPS Issues - B1.8 Responding to climate change

The reasons for our support are:

There is international concern about climate change as an issue affecting the global environment and as such this issue should be included in the PAUP.

We seek that part of the original submission be allowed.

We seek the retention of climate change as a regionally significant issue.

APPENDIX A

5C.7.2.2

A. Criteria for Conservation Areas

Any proposal for a new Conservation Area will be assessed against the following criteria

(a) A Conservation Area must be a unified entity, even though it may be composed of a wide variety of features. The interrelationship of its features must:

- convey a visual sense of the overall historic environment;
- be an arrangement of historically or functionally related sites;
- be substantially unchanged since the period of significance;
- demonstrate that the majority of the components that make up the Conservation Area's character possess integrity.

(b) A Conservation Area must be a definable geographic area that can be distinguished from surrounding land:

- by changes such as density, scale, type, age, style of sites, buildings, structures and objects;
- by documented differences in patterns of historical development or association.

(c) A Conservation Area can also be composed of two or more definable significant areas separated by non-significant areas. A discontinuous Conservation Area is characterised by:

- elements which are spatially discrete;
- spaces between the elements are not related to the significance of the district;
- visual continuity is not a factor in the significance of the Conservation Area

5C.7.2.3 RULES: CONSERVATION AREAS

The following rules are in addition to the provisions of the underlying zoning of the sites in a Conservation Area.

Each reference in these rules to the particular character or architectural, historical or other significant features, or environment or street appearance of a character area, shall relate to the relevant character statement in Appendix 7.

A. Scheduled Buildings, Objects, Heritage Properties, Places or Notable Trees

Any scheduled building, object, place, heritage property or tree located within a Conservation Area is required to comply with the provisions of Clauses 5C.7.1 BUILDINGS, OBJECTS, HERITAGE PROPERTIES AND PLACES OF SPECIAL VALUE and 5C.7.3 TREES. Those provisions take precedence over the provisions for Conservation Areas.

B. Demolition, Removal, Alteration or Addition to any Non-Scheduled Building or Feature or Construction of any New Building

(a) No person shall, without a resource consent, destroy, remove, alter or damage any building, or feature, except that this provision shall not preclude:

- The redecoration, repair and/or minor alteration of any existing fabric or detailing carried out in a manner and design, and with similar materials to those originally used which does not detract from those features for which the Conservation Area has been identified;
- Redecoration, repair or alterations which are internal;

Any change of activity otherwise permitted on the site which is unrelated to the purpose for which the Conservation Area was identified, and which does not detract from the significant features of the Conservation Area.

(b) Applications for resource consent.

The Council will consider as a restricted discretionary activity (refer Clause 4.3.2.6 RESTRICTED DISCRETIONARY ACTIVITIES) any application to demolish, construct a new building, make alterations or additions to any building or feature within a Conservation Area. This includes any application to place, fix, paint or extend a sign, attachment, flag, banner or lighting.

In considering such an application the Council will have regard to the provisions of PART 4 - GENERAL PROVISIONS AND PROCEDURES and the following matters:

- The nature, form and extent of the development, alteration or change and its effect on the particular character of the Conservation Area;
- Evidence presented by the owner as to the compelling reasons why the work is necessary;
- Provisions of the ICOMOS NZ Charter where appropriate (refer APPENDIX 8);
- Where demolition or removal of a building is proposed, it will need to be demonstrated that such action will not significantly affect the streetscape appearance of the Conservation Area and will not destroy the Conservation Area's unified entity.

The Council, in determining an application for a restricted discretionary activity resource consent, may impose conditions. In particular the following matters may be addressed by conditions:

- Manner in which a site is left - in the event of a building or object being totally demolished the Council may impose a condition to ensure that the site is left in an appropriately tidy and suitable state, in keeping with the character of the Conservation Area;
- Indication of commencement of work - any successful application may be required to give the Council one month's notice before work commences in order that appropriate records can be made of the item;
- The retention of any trees or significant areas of planting which contribute significantly to the particular character of the Conservation Area.

(c) Criteria for External Additions or Alterations to Existing Buildings on the Site.

The Council has published Architectural Design Guidelines (refer ANNEXURE 4) to assist property owners and to aid in understanding the effect of the criteria listed below.

It is the intent of these criteria that additions or alterations to existing structures in these areas are designed and located in a manner which faithfully respects (and where feasible replicates) the surviving original physical and architectural character, proportion and design of the area. Restoration, where appropriate, should be faithful to original known states, and new elements should be designed, proportioned and detailed so as to not be immediately or obtrusively obvious as new elements.

When assessing an application for a resource consent for building additions or alterations, the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- Additions or alterations to the street elevation of the building shall be avoided unless they accurately recover original detail;
- Subject to the above, additions shall be so positioned or modifications so designed as not to detract from the continuity of front facade alignment of the dwellings in the vicinity;
- Any external addition or alteration of any existing building, building fabric or detailing shall be carried out in a manner and design and materials similar to those originally used and which do not detract from the architectural character of the building;

- As much as possible of the existing building fabric shall be retained by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
- Alterations and additions shall be in keeping with the architectural and historic form, proportions and style of the existing dwelling or commercial building on the site as the case may be;
- Timber weatherboards, corner boxes, freize boards, gutter boards, copings, joinery, facings, ornament and trim shall be retained where these are present, and where they are damaged, be replaced to match the existing patterns as opportunity permits;
- The use of unsympathetic materials shall be avoided, such as pressed metal roof tiles (and in some situations concrete or clay tiles), aluminium window frames and doors, and brick and block work where the original building material is timber;

Any existing traditional fencing at the front boundary shall, as far as possible, be preserved or reinstated after development.

(d)Criteria for the Construction or Relocation of Residential Units (within the density limits specified in Clause 7.7.2.1 DENSITY) or any New Building or Structure or Accessory Building.

The Council has published Architectural Design Guidelines (refer ANNEXURE 4) to assist property owners and to aid in understanding the effect of the criteria listed below.

It is the intent of these criteria that new buildings or structures are designed, located and finished so as to be strongly empathetic and coherent with the original style predominant in the area, regardless of whether the construction and detail of the new item is faithful to its own time or is an accurate replica of the original style.

When assessing an application for a resource consent for a new building (be it a residential unit or accessory building), the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- The form, mass, proportion and materials of the building shall be compatible with the original architectural style predominant in the street and shall not compete with or dominate over that character;
- The building shall be so positioned as not to detract from the continuity of the front facade alignment of the dwellings in the vicinity;
- Any existing traditional fencing at the front boundary shall, as far as possible, be preserved or reinstated after development.

C. Application to use a Building within a Conservation Area for other than a Permitted Activity

Any application for a resource consent to use a building within a Conservation Area, for an activity other than a permitted activity will be required to satisfy the Council that:

- The proposed activity will positively enhance the protection and maintenance of the building in a manner in keeping with the particular character of the Conservation Area;
- The proposal accords with the objectives and policies for heritage in the Plan and does not offend the objectives and policies of the relevant zone;
- The proposal will not have an adverse effect on the particular character, or the environment of the Conservation Area.

(The above criteria take precedence over the resource consent criteria applicable in the underlying zoning).

Where an application is granted conditions may be imposed which seek to ensure that the proposed activity will not adversely affect the Conservation Area and may include:

- Restrictions on signs;
- Controls on the location of vehicle access points and parking areas;

- The provision of landscaping and screening to soften the impact of the activity on adjacent land;
- Restrictions on the hours of operation.

Appendix B

Submissions that reject Universal Access provisions

| Sub No. | Name of submitter | Address of submitter |
|----------|---|--------------------------------------|
| 1350-32 | Singyip Estate Limited | xu_don@yahoo.com |
| 1731-38 | Fletcher Residential Limited | i.craig@harrisingrierson.com |
| 1731-39 | Fletcher Residential Limited | |
| 1731-40 | Fletcher Residential Limited | |
| 2418-64 | Sally Peake Fletcher Construction Developments (a division of the Fletcher Construction Company Limited) | sally.peake@xtra.co.nz |
| 2606-134 | | berniec@fcc.co.nz |
| 3194-37 | Mansons TCLM Limited | chris.simmons@chancerygreen.com |
| 3194-38 | Mansons TCLM Limited | |
| 3194-39 | Mansons TCLM Limited | |
| 3194-40 | Mansons TCLM Limited | |
| 3194-87 | Mansons TCLM Limited | |
| 3243-27 | Dong Global Investments Limited | susan314159@gmail.com |
| 3653-46 | Vuksich and Borich Limited and Cook Group Holdings Limited | nickr@barker.co.nz |
| 4203-19 | Crown Mutual Limited and Crown Pacific Finance Limited and State Advances Corporation Limited | daniel.minhinnick@russellmcveagh.com |
| 4203-20 | Crown Mutual Limited and Crown Pacific Finance Limited and State Advances Corporation Limited | |
| 4373-190 | Westgate Partnership | karen.joubert@hainesplanning.co.nz |
| 4373-191 | Westgate Partnership | |
| 4373-202 | Westgate Partnership | |
| 4373-203 | Westgate Partnership | |
| 4431-64 | Aria Bay Retirement Village Limited | david.haines@hainesplanning.co.nz |

| | | |
|----------|--|--|
| 4524-48 | Manuroa Road Limited | p.comer@harrisingrierson.com |
| 4767-101 | Wesley College Trust Board and Grafton Downs Limited | sue@berrysimons.co.nz |
| 4767-120 | Wesley College Trust Board and Grafton Downs Limited | |
| 4767-48 | Wesley College Trust Board and Grafton Downs Limited | |
| 4767-49 | Wesley College Trust Board and Grafton Downs Limited | |
| 4778-83 | I B and G A Midgley | laura.swan@hainesplanning.co.nz |
| 4854-62 | Tamaki Redevelopment Company Limited | joe.bartley@tamakitransformation.co.nz |
| 4854-75 | Tamaki Redevelopment Company Limited | |
| 4935-12 | City Works Depot Limited | vijay.lala@tattico.co.nz |
| 5259-76 | Hugh Green Limited | k.kurzeja@harrisingrierson.com |
| 5259-77 | Hugh Green Limited | |
| 5277-53 | The Urban Design Forum New Zealand | graeme.scott@ascarchitects.co.nz |
| 5280-50 | The New Zealand Institute of Architects | Graeme.Scott@ascarchitects.co.nz |
| 5280-51 | The New Zealand Institute of Architects | |
| 5448-54 | Sunland Investments Limited and Chan Wah Kim/Hock Lye Ng and Teng Yeng Ng/Hoch San Ng | p.comer@harrisingrierson.com |
| 5476-65 | Mahi Properties Limited | brian@metroplanning.co.nz |
| 5710-60 | McConnell Property Limited | e.bayly@harrisingrierson.com |
| 5710-61 | McConnell Property Limited | |
| 5710-62 | McConnell Property Limited | |
| 5711-72 | Addison Developments Limited | e.bayly@harrisingrierson.com |
| 5711-73 | Addison Developments Limited | |
| 5713-52 | Anselmi Ridge Limited (ARL) Paerata East Residents and Landowners Association Incorporated | l.clarke@harrisingrierson.com |
| 5739-6 | | nigel@hosken.co.nz |
| 5788-179 | Mr and Mrs S Nuich Trust | c/- Haines Planning, PO Box 90842, Victoria Street West, Auckland 1142 |

| | | |
|-----------|---------------------------------------|--|
| 5991-12 | Grey Lynn Urban Environments | PO Box 52058, Kingsland, Auckland 1352 |
| 6042-17 | Cooper and Associates | martin.b.cooper@gmail.com |
| 6042-28 | Cooper and Associates | |
| 6058-6 | John M Anglem | jmanglem@orcon.net.nz |
| 6099-101 | Ockham Holdings Limited | mark@ockham.co.nz |
| 6099-54 | Ockham Holdings Limited | |
| 6099-78 | Ockham Holdings Limited | |
| 6212-23 | Property Council New Zealand | connal@propertynz.co.nz |
| 6212-27 | Property Council New Zealand | |
| 6212-82 | Property Council New Zealand | |
| 6212-95 | Property Council New Zealand | |
| 6215-24 | The Neil Group | k.kurzeja@harrisongrierson.com |
| 6215-25 | The Neil Group | |
| 6445-11 | Nigel and Gloria Hosken | nigel@hosken.co.nz |
| 6445-12 | Nigel and Gloria Hosken | |
| 6445-13 | Nigel and Gloria Hosken | |
| 6445-14 | Nigel and Gloria Hosken | |
| 6590-15 | Thurlow Consulting Limited | mark@thurlow.co.nz |
| 6650-115 | Summerset Group Holdings Limited | laura.swan@hainesplanning.co.nz |
| 6922-63 | Pine Harbour Holdings Limited | david@osbornehay.co.nz |
| 7121-16 | Spinnaker Bay Limited | david@osbornehay.co.nz |
| 839-10215 | Housing New Zealand Corporation | matt.lindenberg@beca.com |
| 839-10250 | Housing New Zealand Corporation | |
| 839-10265 | Housing New Zealand Corporation | |
| 840-31 | Britomart Group Company | helen.atkins@ahjmlaw.com |
| 872-45 | Whai Rawa Limited | daniel@ngatiwhatuaorakei.com |
| 883-30 | Ngati Whatua Orakei Whai Rawa Limited | joannes@barker.co.nz |

883-31 Ngati Whatua Orakei Whai Rawa
Limited
883-48 Ngati Whatua Orakei Whai Rawa
Limited
883-49 Ngati Whatua Orakei Whai Rawa
Limited

Appendix C



Ports of Auckland - before



Ports of Auckland - after