



To: **Auckland Council**
Name of submitter: **Civic Trust Auckland**
Submission on: **Proposed Plan Change 26**

Introduction

Civic Trust Auckland (**Civic Trust**) is a non-profit public interest group, incorporated in 1968, with membership, activities and interests throughout the greater Auckland region. Its aims include the protection of natural landforms, the preservation of heritage in all its aspects, and the encouragement of good planning for the city and region.

Submission

1. Civic Trust supports in principle the intention of clarifying the relationship between the Special Character Area (SCA) Overlay and the underlying Zoning provisions in so far as that may help achieve the purpose of the SCA overlay.¹
2. Civic Trust submits that the SCA overlay currently acts to manage the values of special character, but not so much to retain them.
3. Restoration, repair, and minor alterations to buildings are enabled within the SCA overlay and thus the SCA overlay is for the management of activities such as the construction of new buildings.
4. The Plan Change also makes some amendments to some of the development standards in the SCA overlay to ensure that they are appropriately tailored to the special character values in the areas to which they relate. These include *building height, height in relation to boundary, yards, building coverage, maximum impervious area, landscaped area, and fences and wall.*
5. There appear to be instances where the implementation of SCA rules as proposed would result in a consented building with designs that may be inappropriate in the context of other properties in close proximity which form part of the collective value identified in the special character statements.

¹ AUP D18.1 The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.

6. Such problems appear to arise when two potentially conflicting rules (in the form of activities and standards), with differing activity statuses or metrics, apply to the same activity.
 7. D18.6 provides that all activities must comply with the development standards as listed. Those aspects of design (*namely: building height, height in relation to boundary, yards, building coverage, maximum impervious area, landscaped area or landscaping, fences and wall*) will, when approached differently by different owners, result in any number of design outcomes. D18.6.1 b) starts by saying "*Except where otherwise specified in this chapter ..* "
 8. Council notes that the plan change may result in some provisions being more restrictive than they are under the status quo, but that some provisions may be more enabling.
 9. Civic Trust supports the plan change generally in its intention, but seeks that (*as provided for in D18.6.1 b*), Council specify elsewhere in the chapter, the areas in Auckland with comparative design parameters for SAR overlay and underlying Zoning (where relevant), and further include a rule that states the more restrictive standard will apply.
- Civic Trust could not gain an advantage in trade competition through this submission.
 - Civic Trust does wish to be heard in support of its submission.

Signature of person authorised to sign
on behalf of submitter



12 July, 2019

Organisation name:	Civic Trust Auckland
Contact phone number:	09 368 1516
Email address:	cta@civictrustauckland.org.nz
Postal address:	PO Box 74049 Greenlane Auckland 1546
Contact name:	Audrey van Ryn