

Report to the Local Board of Member Vernon Tava November 2018

Purpose

This report covers my Waitematā Local Board Activities in mid-October to mid-November 2018 as Lead of the Planning and Heritage portfolio; co-holder of the Transport portfolio; Local Board representative on the Parnell Business Association; and member of the Auckland Domain Committee.

Executive Summary

- I moved a Notice of Motion at the 16 October business meeting of the Local Board to support in principle the re-installation of bollards at the north-east and north-west ends of Saint Patrick's Square as per the request of the Roman Catholic Bishop of Diocese of Auckland and request from Auckland Transport a rough order of costs. This was supported unanimously by the board: carried as resolution WTM/2018/153.
- I attended the K' Road Business Association AGM on 25 October
- I attended the Saint Mary's Bay Resident's Association AGM on 29 October
- I attended the Parnell Festival of Roses on 18 November
- I keep track of resource consent applications as they are received by Council, requesting further information, plans and Assessments of Environmental Effects for applications of interest. Significant applications are referred to the relevant residents' associations for their input which I then relay to planners as part of the Local Board's input. Reporting of resource consent applications, planning portfolio input, hearings and decisions in the Local Board area for this month is detailed in the Heritage, Urban Design and Planning section of this report under the headings 'Planning': 'Resource Consents'

Recommendation

That the Waitematā Local Board:

- a) Receive the Monthly Report of Member Tava

Portfolio Report: Heritage and Planning

Portfolio Responsibilities

Heritage, Urban Design and Planning covers a mix of regulatory and non-regulatory activities including city planning and growth, heritage protection, urban design requirements, Local Board resource consent application input, and bylaw development, including advocacy to achieve local priorities relating to heritage preservation, good urban design and spatial planning. Regulatory and policy oversight of local liquor licensing, signs & billboards, and brothels.

Resource Consents

The portfolio request information on resource consent applications of interest as a matter of course. The Local Board can have input into the decision on public notification of a resource consent application and can also comment on the substantive matters of the application. The input of the Local Board is not binding on the commissioner or hearings panel making the decision but we are able to appear at notified hearings to speak on behalf of the Local Board. This is not treated as a submission for the purposes of the Resource Management Act but it is given weight by a hearings panel or commissioner according to the merit of the arguments made.

- 35 John Street, Ponsonby. LUC60327733. Application to remove or demolish the existing dwelling and construct a new dwelling within the Special Character Areas Overlay – Residential Isthmus A. The Local Board has requested **limited notification** to the surrounding properties due to intrusion into height in relation to boundary, yard intrusions and exceeding building coverage.
- 109 John Street, Ponsonby. BUN60321172. Application to remove existing buildings in a Special Character Area. The responsible planner rejected the application for lack of information but the owners have objected to this and re-submitted the application. The Council Heritage Team do not support the application. The Local Board has requested **limited notification** to the surrounding properties.
- 32 Balfour Road, Parnell. LUC60327895. Redevelopment of the existing Parnell Fire Station, including demolition of the existing one-storey building and construction of a new two-storey facility in replacement. The Parnell Community Committee have seen the plans and have no objections to the proposal. The Local Board has opted not to have input on this application.
- 61-71 Chancery Street, Auckland Central. To operate a long term non-accessory car park (1031 spaces) and undertake cosmetic alternations to the exterior façade of the building. The Local Board has opted not to have input on this application.
- 23 Rose Road, Grey Lynn. LUC60328085. Application for the partial demolition of the dwelling, and requires resource consent as the volume of demolition just exceeds the maximum 30% allowed for sites within the Special Character – Residential

Isthmus A overlay under Rule D18.4.1 (A3). The application is associated with the approved land use consent for additions and alterations to the dwelling which was approved 3/10/18 (BUN6032449 (LUC60319798)) – the portions of the dwelling to be removed are modern additions i.e. the lean to, and front bungalow style additions, and it was determined after the original consent was approved that the demo would be just over the max 30%. Council Built Heritage Specialist, Stephen Curham, has reviewed the original resource consent for the additions and alterations to the dwelling, and this one for the demo and is supportive of them both. No Local Board input on this application.

- 37-55 Madden Street, Auckland Central. LUC60328019. This proposal seeks a consent for the existing layout and operations of Jellicoe Street carpark for a further 10 years. It will also allow a container (to be used for placemaking or as a community facility) to remain onsite during this 10 year period. AEE and plans were forwarded for comment to the Chair and Deputy Chair of the Local Board. No input on this application.
- 223 Ponsonby Road, Freemans Bay. LUC60328052. Construction of a three-storey mixed-use building comprising 131m² retail, 314m² office or commercial, and three apartments. No Local Board input on this application.
- 68 College Hill, Ponsonby. LUC60327243. Variation to consent R/LUC/2001/1755 to undertake additions and alterations to the Cavalier Tavern which involves enclosing the eastern deck and in turn removing noise conditions in place as per the resource consent. The Local Board requested **limited notification** to surrounding properties within a reasonable affected distance on the basis that noise will be lessened by the enclosure of the outdoor area but there will still be some sound from drinkers and music that can be heard. There should still therefore be restrictions on the playing of amplified music regardless of the deck being enclosed or not.
- 47B Faulder Avenue, Westmere. BUN60328308 (LUC60328309, WAT60328351). Auckland Council Healthy Waters department are the applicants and the proposal is to upgrade the stormwater network from Faulder Avenue to Cox's Bay/Waitemata Harbour in Westmere. These works require a number of pipes to be installed and reclamation of 14 metres of stream running behind private properties and not otherwise accessible to the public. I sought input from Members Roche and Thomas, the Local Board's Environment Portfolio holders, who raised no objections. Given the thorough report and methodology we saw no reason to be further involved in the consent.
- 27 Gillies Avenue, Epsom. TRE60328668. Removal of Pōhutukawa tree. The tree is sited directly under the northern motorway and is on land zoned within the traffic corridor. The tree has failed before and again recently where two large limbs split out and crashed into the surrounding native bush where they will most likely remain.

The remaining three upright stems are now in danger of failing due to decay and structural anomalies within the remaining tree trunk. This is an operational matter and the Local Board had no input.

- Broadway, Newmarket. LUC60328919. Alterations to nine verandas located in Special Character Area Overlay - Business Newmarket, and alteration of a veranda that exceeds 25m² in Business Metropolitan Centre Zone. The Local Board has had detailed input in workshops so I saw no need to be further involved in the consent process.
- 262-268 Queen Street, Auckland Central. LUC60328712. Comprehensive development signage for a new McDonald's restaurant. The Local Board did not have input into this application.
- 187-189 Queen Street, Auckland Central. LUC60328792. Conversion of unit 2A of Landmark House into a residential apartment including associated internal modifications to a category A scheduled historic heritage extent of place. The Local Board did not have input into this application.

Significant Resource Consent Matters

New Ferry Berths at Queens Wharf

CST60327623, DIS60327717. 85-89 Quay Street Auckland Central. Construction of six new ferry berths adjacent to the western side of Queens Wharf in a 'reverse sawtooth' layout, including piles, guide pile markers, pontoons, gangways, shelters, fenders and a breakwater. Minor works are proposed to the existing ferry terminal building. Removal of existing Piers 3 and 4. This application will be **publicly notified** at the request of the applicant. Concerns about disposal of dredged material raised with duty commissioner.

Signatory

Author	Vernon Tava
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