Date: Thursday 18 July 2019  
Time: 3.00pm  
Meeting Room: St Chads Church and Community Centre  
Venue: 38 St Johns Road  
Meadowbank

**Ōrākei Local Board**  
**OPEN MINUTE ITEM ATTACHMENTS**

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*Note:* The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Key Move – **Responding to Growth**

- Open Space Provision
  - Land acquisition
  - Land optimisation
  - Land exchange
  - Land re-purposing and shared-use

- Open Space Quality
  - Increased investment (developed quality of parks)
  - Multi-functionality and resilience
  - Community engagement
Local Board Feedback on Publicly Notified Plan Change: PC 26: Clarifying the relationship between the Special Character Overlay and the underlying zone provisions.

**Date:** 11 July 2019  
**Form to be sent to:** unitaryplan@aucklandcouncil.govt.nz  
**Application reference:** Plan Change 26  
**Location:** Auckland-wide  
**Applicant:** Auckland Council

**Brief summary of the proposal:**  
The proposal seeks to clarify the relationship of the Special Character Overlay provisions to the provisions of the underlying zone. It also proposes to add to the activity table, Fences and walls, and to clarify assessment criteria for subdivision.

**Local Board Feedback:**  
The Ōrākei Local Board provides the following feedback in relation to the proposed plan change process for the Special Character Overlay.

While overall the plan change proposes amendments to clarify how the special character overlay is interpreted in conjunction with the underlying zone provisions to bring consistency for planning assessments across all special character overlay areas, there are also amendments proposed which we believe will not protect the special character areas in the Ōrākei Local Board area.

We have discussed the proposed character overlay amendments with planning staff, and while we acknowledge the changes might enable a simpler assessment by processing planners, we do not support the changes if the actual effect of them is that special character overlay areas of our Local Board area will be prejudiced by the changes. We believe the effect of the changes will be that special character areas will not actually be protected by the proposed plan change.

We have also liaised with Remuera Heritage and had the benefit of reviewing the views of Heritage agencies in Grey Lynn and Devonport (web links below). We strongly believe the Board was not adequately briefed. There is actually a contrary understanding that the proposed plan change will actually NOT assist retention of character in single house zones. For example - in Single House Zone areas that have a Special Character Areas Overlay in place, the rules for the Special Character Areas Overlay will REPLACE the rules in the underlying Single House Zone. In other words, the heritage protection (i.e. Special...
Character Areas Overlay) will not place additional restrictions on the underlying zone, it will REPLACE the rules for the underlying zone.

We believe the overlay rules are actually MORE PERMISSIVE in some cases, and the proposed plan change means heritage rules are more developer-friendly than the underlying Single House Zone rules. We do not support that result.

For example, the Special Character Areas overlay rules allow for a “larger building envelope” (e.g. a bigger extension in your neighbour’s backyard). Also, the council would not have to consider the effects on neighbours, which it does under the Single House Zone rules. The council has to consider the effects on the streetscape and character of the area, but not the neighbours. We do not support that result.

For example - in relation to height to boundary: The Single House Zone limit is 2.5m +45 degrees. The limit in the Single House Zone with Special Character Areas Overlay is 3m +45 degrees (for houses with <15m front boundary, which is most villas). The proposed change wants the more generous limit of 3m +45 degrees to apply in heritage areas. This means that in a heritage zone a developer can build 3m high adjacent to your boundary. In a non-heritage zone they can only go to 2.5m. We do not support that result.

Regarding proposals to delete rear yard requirements, we believe rear yard minimums should be preserved and not deleted. The intent of the overlay is greater than streetscape character protection. For some established character areas in our ward, retaining a rear yard minimum ensures ongoing residential amenity, spatial integrity between built forms, a stronger sense of sight line and visual permeability - all of which are common features of character development in many established residential areas of our Local Board area.

Regarding fencing height, we reiterate the above saying the maximum heights for fencing from a house to the rear yard should be retained at a 1.8m maximum not 2m.

Outcome sought by local board:
To ensure that the Special Character Overlay provisions are not more permissive than the existing underlying zone provisions and that the Special Character Overlay provisions take precedent over the underlying provisions.

Attendance at any Hearing:
The Ōrākei Local Board seeks an opportunity to speak to this feedback at any hearing on this matter.

This feedback is authorised by:

Kit Parkinson, Chair, Ōrākei Local Board
Email: kit.parkinson@aucklandcouncil.govt.nz
Date: 11 July 2019