

Date: Thursday 21 July 2022
Time: 6.01pm
Meeting Room: Manurewa Local Board Office
Venue: 7 Hill Road
Manurewa

Manurewa Local Board

OPEN MINUTE ITEM ATTACHMENTS

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Report to the Manurewa Local Board
By Cr Daniel Newman, 21 July 2022

My apologies for this meeting but I have another meeting in Papakura at the same time.

With respect to Council, the most immediate issue locally is the forthcoming Plan Change to give effect to the Government's requirement to upzone urban Auckland. This will trigger a forthcoming plan change, which will be publicly notified later next month.

The issue of qualifying matters has been raised as a means of creating exceptions to a default move to a medium density residential standard. A qualifying matter has been identified in relation to the Special Character Overlay in Hillpark, which means it will be included in the forthcoming plan change as an exception.

Just because a site-specific area has been identified as being subject to a qualifying matter by Auckland Council does not mean it will automatically be upheld in the commissioner's forthcoming recommendations. The matter will be contested, and submissions will form the grist for evidence to be presented at hearings before being presented back to Council.

The matter of Hillpark's special character overlay is by no means settled. If the definition of heritage is considered by the commissioners along the lines of the built environment (and generally to mean pre-1944) this will present a conundrum. The matter was resolved by commissioners in 2016 by accepting the evidence of Hillpark submitters and addressing the absence of a precinct plan by instead applying a heritage overlay.

Whether that approach can be successfully argued again will be a matter of the forthcoming plan change hearing.