



Fitzroy Hotel saga a disgrace

The lip service paid to preserving Auckland's heritage continues to make a mockery of official promises

MAYORS come and go in Auckland City, but one thing never changes: heritage buildings keep tumbling down. On death row since April 2004 has been the old Fitzroy Hotel, Wakefield St, built in 1855 and Auckland's oldest surviving hotel building. In October 2006, permission was sought to knock the place over and replace it with a 50m-high tower of apartments, many of the motor-sis-slice-hot size.

Six months later, the city gave the developers the green light, regardless of attempts by indefatigable heritage campaigner Allan Matson to have the historic hotel listed as a category A heritage building.

He had more success with the Historic Places Trust, which in September registered the long forgotten relic as category 1. In November the council came into line, dropping its earlier assessment that the building was a lowly 4* point dump and giving it a heritage rating of 72 instead. Just three points short of the 75 needed for the top category A status.

Even so, the new category B ranking was an embarrassing admission of error.

Thankfully the developers, Lily Zhong's Wuning Investments, had a change of plans, deciding instead to incorporate the old hotel within the new tower. But feet dragged and the time limit ran out on the two-year consents. Eventually, last April, a five-year extension of the consents was applied for.

Last Wednesday, the hearing into this application was held before independent hearings commissioner Alan Dornier. His decision is reserved, but the evidence presented shows what lip service the city authorities continue to pay to the city's heritage.

Alongside is an artist's impression of the proposal. Developers and city officials argue that plunging three great supporting piers through the roof of the historic pub to support the tower above will have but a "minor" impact and that therefore, the consents should be extended as requested, without seeking public input.

The developers were seeking a variation of the earlier consents to allow the new project to go ahead without further fuss.

The argument is that because the new proposal doesn't bowl the old building completely as was the original plan, we should all be decorating the city with hunting. Hurray, the pub is to be saved.

It's the same flawed reasoning mocked in Bill Hammond's haunting paintings based around stuffed native birds.

They hark back to the massacre of rare native fauna by collectors like Walter Buller, who had the warped idea that the best way of preserving the hui and other unique birds for future generations was by stuffing them.

This might have passed as heritage preservation in the mid-19th century, but surely not in 2006. Except in Auckland of course, where bureaucrats and politicians and developers still look upon the skeletal remains of the Jean Batten Building as the acceptable face of conservation practices.

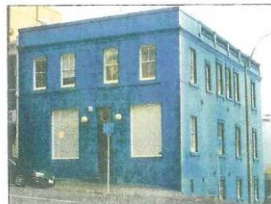
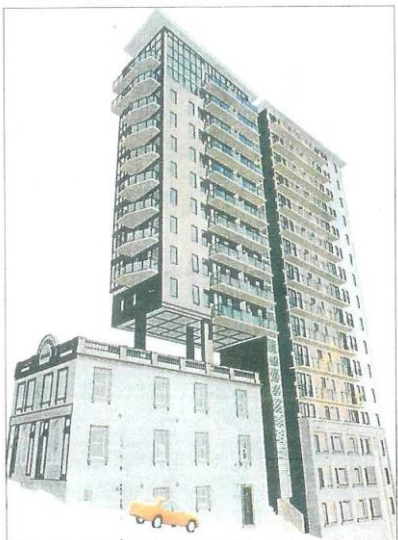
At least we have a pallid fow trying to shame the establishment into adopting a more civilised approach.

Mr Matson lined up respected heritage architect Jeremy Salmon to thunder that "the effects of the proposal on heritage values" are "significantly adverse and inconsistent with the objectives of the district plan". He also retained leading architect Andrew Mitchell who says the existing building could be retained unmoistened and a tower block of comparable floor space to the one already planned, built on the site behind the pub.

If an unpaid enthusiast can come up with a win-win solution such as this, why can't the city officials, with their endless supply of costly consultants, do likewise?

An added disgrace is that 60 per cent of the accommodation in the proposed new tower is in the form of 16sq m studios disguised as 32sq m "twin-loy units".

Each apartment opens into a tiny lobby, off which are two units, each with a bathroom and bed sitting room with built-in kitchen. These fly in the face of the anti-snoozer prohibitions being written into the district plan and mock Mayor John Banks' pledge that no more will be built on his watch. If this development goes ahead, then nothing old in this city is safe. Help.



PIER PRESSURE: Developers and city officials say plunging three supporting piers through the roof will have only a "minor" impact on the 162-year-old hotel.

PICTURE / MARTIN SYKES



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RMA plan throws out need for protection

Proposed changes seen as 'major assault'
on act and on sustainable management

by Adam Bennett
political reporter

A new report has recommended "fundamental changes" to the Resource Management Act (RMA) that would weaken environmental protection in favour of development, Labour and the Greens have warned.

As well as removing references to the "protection" and "preservation" of the environment and historical sites and public access to coastal areas, the report also recommends tilting the act more in favour of private interests.

The report was produced by an advisory group appointed by the Government to review the act's provisions dealing with natural hazards such as liquefaction following the Canterbury earthquakes.

"After the Canterbury earthquakes, it became clear that consents for subdivisions had been granted without any consideration of the risk of liquefaction," Environment Minister Amy Adams said.

However, the group explored much wider issues which are addressed in recommended changes to sections six and seven of the RMA.

As it stands section six instructs local authorities to recognise and provide for the protection or preservation of the natural character of the coastal environment, wetlands, lakes and rivers when considering RMA applications.

They must also provide for the protection of outstanding natural features and landscapes and areas of significant indigenous vegetation or wildlife. Protection must also be provided for historic heritage and protected customary rights while public access to and along the coastal marine area, lakes and

rivers must be maintained.

However, the group's recommendation proposes removing the words "protection" and "preservation" from the section entirely and states decision-makers should merely "recognise and provide for" the relevant environmental, cultural and public values.

Labour deputy leader and environments spokesman Grant Robertson said the group had "gone a whole lot further" on sections six and seven than had been anticipated.

"I find it worrying.

"Section six was always about promoting the importance of the environment of biophysical matters and removing those words is significant and a change I would not support."

He said elements of the report around natural hazard recognition were worth considering.

"Unfortunately they are not going to be the focus of this. Rather, what we have is a charter to fundamentally change the focus of the RMA from the sustainable development principles we now know to something that is confused and something that is potentially likely to undermine the environment."

Green Party environment spokeswoman Eugenie Sage said the proposed changes were "a major assault" on the act and on sustainable management.

She said it was also significant the group had recommended a new section seven in which decision-makers were instructed to "achieve an appropriate balance between public and private interests in the use of land".

"We're seeing in these recommendations a whole weakening of the provision for environmental protection in the act and much greater emphasis on promotion of private property rights."

RMA change a threat to heritage

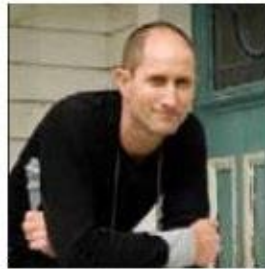
FROM THE TOP

HPA President James Blackburne

This, my last, President's column for Oculus gives me a chance to get on the soapbox. This is my personal opinion and does not necessarily represent the views of HPA.

The Government intends to introduce the Natural and Built Environments Bill and the Spatial Planning Bill to Parliament in October 2022. The third Bill, the Climate Adaptation Bill, is expected to follow in 2023 and, if the rumours around Wellington are anything to go by, the replacement of the RMA is likely to create a threat to heritage.

The exposure draft of the Natural and Built Environments Bill appeared to be heavily focused on increasing



the number of houses in New Zealand in response to the housing shortage. Some would suggest that there was not actually a shortage of houses, but rather a shortage of ones that were able to be utilised on a long-term basis. A

recent newspaper article indicates that, before Covid, a significant part of the housing stock had been converted to short-term accommodation and let via apps such as AirBnB and Bookabach. Many of these houses have now been converted back to long-term housing/rentals etc and this, coupled with the house building programmes around the country, is starting to see the pendulum swing back towards a greater supply of houses.

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In Australia, it was found that many people were land-banking property due to the incredible increases in property values. Rather than rent them and suffer potential damage etc, the rapid increases in property values meant it was safer and easier to just sit back, pay a few costs and obtain incredible profits. We would be naive to think that the same was not happening in New Zealand.

I suspect that, with falling house values, higher mortgage rates, lack of tourists and young New Zealanders starting to travel again, we may find the shortage of houses becomes somewhat less important in coming years. But we are still likely to have a replacement Resource Management Act focused on increasing New Zealand's housing stock.

The issue I see is that both major parties are still greatly focused on increasing the housing stock and, apparently, at any cost. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 was a prime example of a government reacting to public pressure



James Blackburne

without any real sense of the long-term implications of their decisions.

Don't get me wrong, the need for housing is immediate and critical. The issue I have is the so-called solution – incredibly heavy-handed to date and likely to create long-term harm to the built environment of New Zealand.

The solution does not take local communities and their often unique issues into consideration in a meaningful way. What is good for one suburb may not be a good fit for another suburb or city. It is not a matter of "not in my back yard" but rather a matter of how best to develop more housing in a sustainable and meaningful manner in my back yard, and in a way that enhances the environment in which I live.

Also, we need to develop more brownfield sites and areas with poor-quality (eg leaky) housing stock rather than place blanket rules that don't consider heritage values and liveability.

In 2007, Carl Elefante, president of the American Institute of Architects, famously said, "The greenest building is

the one that already exists."

He also said, "Adaptable buildings are often the most sustainable". These quotes apply equally in Aotearoa.

We need to incentivise the conversion, rather than the destruction, of commercial and industrial heritage buildings, sensitively intensify heritage building areas and develop areas without quality built environments.

The quality of the built environment is critical to a community's success. As a country, we need to better understand what constitutes good urban design. The Urban Design Protocol already identifies seven essential design qualities that create quality urban design – the seven Cs, a combination of design processes and outcomes, are Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration.

The major political parties appear to have forgotten this protocol exists and instead seem intent on demolishing vibrant, existing communities to create mass housing estates.

The RMA changes need the heritage sector to band together to lobby extremely hard to ensure heritage is not overlooked in any new legislation.

Have RMA reforms cancelled heritage ?

By Felicity Wong, HP Wellington

Restoration of old buildings has been thought of as a cultural aesthetic (or even nostalgic) matter. Now it should be one of responding to the crisis of global warming.

The greenest buildings are those that have already been built. In addition to the good social reasons why pre-existing buildings should be preserved, the climate crisis now demands it. Accounting for the embedded carbon in those buildings is crucial for our net zero emissions goal. Demolishing old materials releases carbon back into the atmosphere and even more carbon is then used to create replacement buildings.

New developments only become carbon neutral decades after being built, if account is taken of making and transporting the steel and cement involved, as well as cladding and other materials.

Preserving at least some special, "heritage" old buildings has until now been a "matter of national importance" under s.6 of the RMA.

Cancelling heritage

Next month, we expect to see the draft Natural and Built Environment Bill and other associated RMA reforms. The extraordinary word we hear is that heritage protection will not feature at all in the Bill. Heritage, it seems, is being "cancelled" from the legislative framework for planning in Aotearoa/New Zealand, apparently in favour of "urban development".



The earlier "exposure draft" of the Bill at least mentioned the concept, even if it fell short of including it in the required components of the proposed new national planning framework.

Last year, HPA and many other heritage groups and individuals made strong submissions focused on rectifying that omission.

We asked for heritage to be a matter which regional and local plans had to consider along with other environmental "bottom lines", which were set out in the Bill.

We thought the Select Committee heard us loud and clear and expected that protection for built heritage would be required to be considered by local government in major planning processes and documents (as it is now). It took years for our built heritage to be recognised with the "national

importance" status under the RMA and now it seems we're on the cusp of seeing it done away with. It will be very bad for our heritage if it is not recognised in the new draft Bill.

Heritage New Zealand Pouhere Taonga chair Andrew Coleman says there must be a

place for heritage planning in the new legislation to avoid any "us or them construct". He says the call

is for "heritage and environmental protection, heritage and climate change management, and heritage and sustainability".

It's not an either/or where we develop or retain heritage. The most modern jurisdictions recognise the role of heritage protection as central to responding to climate change by repurposing and re-using quality building materials. High-rise buildings are often designed with a shorter lifespan and are the worst from a

sustainability point of view, given the energy demands of lifts and maintenance.

Role of old buildings

Recognising the role old buildings play in whole-of-life carbon accounting will be critical to achieving a sustainable, decarbonised future. Those buildings were

built with much lower footprints and in most cases have much longer lifespans than the meagre 50 year life expected of modern buildings conceived in a whack it up, pull it down age of modern building consumption.

Properly valuing our heritage is needed in a really modern, future focused society. The RMA reforms need to take us forward to a more sustainable future, not backwards to a less sustainable present.

Insulating and reimagining old buildings will be a much lower energy solution.

As Andrew Coleman says, "the inclusion of Mātauranga Māori is encouraging", but it needs to be "nested well alongside the rest of the country's extraordinary cultural heritage".

We thought the Select Committee heard us loud and clear and expected that protection for built heritage would be required to be considered by local government in major planning processes and documents (as it is now).

Heritage, it seems is being "cancelled" from the legislative framework for planning in Aotearoa/New Zealand, apparently in favour of "urban development".



OCULUS

quarterly newsletter of
Historic Places Aotearoa
SEPTEMBER 2022



Melanesian Mission, built 1859, now home to a popular café, restaurant and functions space in Auckland's Mission Bay.

Where is heritage in the resource management reforms?

Is heritage forgotten in resource management reforms, or is it being seen as too hard to balance alongside other competing priorities?

WORDS: Andrew Coleman **IMAGES:** Marcel Tromp

The term 'resource management reform' is very topical. It is often surrounded by statements such as, 'positive natural and built environment protection,' 'climate change management,' 'sustainability, housing and urban development,' all which are often referred to as the objectives of the reforms by politicians, local government representatives, ministries and sectors who support these.

It is disappointing, however, that despite best efforts, the narrative does not overtly or obviously include heritage conservation

and protection, or the protection of Māori heritage and mātauranga Māori. Indeed, it seems the reforms are intent on keeping quiet on heritage. This appears to be from a presumption that heritage impedes what is regarded to be 'good'. It is sounding almost as if the resource management reform process is premised on an oversimplified approach to heritage which risks devolving into an unhelpful 'us or them' construct.

Many heritage-interested New Zealanders are imploring the reform process to grow its narratives, including ourselves.

To what? Heritage and environmental protection; heritage and climate change management; heritage and sustainability; heritage and housing and urban development. These are all realistic narratives and history tells us that they are achievable and beneficial, including for the stated outcomes of the resource management reforms.

A 2022 Research New Zealand survey found 88% of New Zealanders share an interest in the protection of New Zealand's historic places and buildings. The same survey highlighted that



Melanesian Mission showing contemporary additions giving the heritage building new life as a café and restaurant.

only 4% were disinterested. This is a compelling statistic, but sadly one that still does not appear to be surfacing in the national resource management kōrero.

An 'and' focus, rather than an 'or' focus, goes much further in achieving what is being sought through the resource management reforms, and will ensure that heritage is not overlooked.

Three key pieces of legislation are proposed as part of the reforms – the Natural Built Environments Act, the Strategic Planning Act and the Climate Change Adaptation Act.

The proposed Natural and Built Environments Act is intended to be the primary piece of legislation to replace the Resource Management Act. As an integrated statute for land use and environmental protection, it will work in tandem with the proposed Strategic Planning Act. Reform narratives state that the Act will set out how the environment will be protected and enhanced in the future system, ensuring people and communities use the environment in a way that not only supports their well-being, but also allows future generations the same opportunity. This is proposed to be achieved by ensuring that the use, development, and protection of resources only occur within prescribed environmental limits.

Of interest are references to improving recognition of te ao Māori and Te Tiriti o Waitangi which suggest the inclusion of 'te oranga o te taiao' in the Act's purpose; a concept of encapsulating the intergenerational importance of the health and well-being of the natural environment. This is exciting as it suggests the Act responds to Māori as Treaty partners, and the Treaty is, of course, an integral part of our heritage. But we can all read such ideas and miss

a critical point here that may prove that the 'us or them' approach is real and intended. While there is a willingness to speak about environmental limits and to create an understanding of the well-being of te taiao/the natural environment, nothing is offered in respect of heritage parameters or ngā taonga tuku iho/ treasures handed down by our ancestors. In reference to the use, development and protection of resources, the built environment – where heritage is mostly perceived to be – is effectively left off.

The proposed Strategic Planning Act provides a strategic and long-term approach to how we plan for using land and the coastal marine area. It is intended that spatial strategies in each region will identify areas that are suitable for development, need to be protected or improved, need new infrastructure, have other social needs such as hospitals and schools, and are vulnerable to climate change effects and natural hazards such as earthquakes. These regional strategies are cited as enabling more efficient land and development markets to improve housing supply, affordability and choice, and climate change mitigation and adaptation, but the silence on heritage is deafening.

Additionally, a proposed Climate Change Adaptation Act is designed to support Aotearoa New Zealand's response to the effects of climate change. It will address the complex legal and technical issues associated with managed retreat and funding and financing adaptation. Heritage resides at the heart of these issues, and can help communities cope with adaptation, but we cannot be confident that the role of heritage is recognised here if this must be anchored in the other Acts.

Indeed, where is heritage in all this reform? The inclusion of mātauranga

Māori is encouraging, but a seriously good opportunity is missed if it is not nested well alongside the rest of this country's extraordinary cultural heritage. Assumption risks making fools of all involved so why is the legislation seemingly silent on the topic of heritage, when it should anchor the reform? After all, heritage conservation is the original means of producing positive outcomes for the natural and built environment as it is used, adapted and developed.

Heritage is not a competing or contradictory concept. Certainly not when one reviews the objectives of the resource management reforms. Heritage is part of the environment, the purpose of its protection is always for present and future generations, and it is full of stories that promote the best things New Zealand has to offer. Heritage teaches us how to stand the test of time and the impacts of climate and environmental changes, and its protected artefacts (land and places) provide intergenerational well-being.

So, what do the 'resource management reforms' mean for heritage?

While we are actively participating in the formal mechanisms of the reform process, it seems to us that heritage interests would also benefit from New Zealanders standing up and taking an urgent stance to influence the process and outcomes sought by the reforms. There is clear evidence showing that the vast majority of us have an interest in the ongoing protection of our historic places and buildings; New Zealanders whose voices can add strength to our own at this important time. Once heritage is lost, it is lost forever.

Read every story and article in this *Heritage Quarterly* edition and whilst doing so reflect on heritage and the matters that the reforms seek to address. They benefit from each other. ■



Andrew Coleman
Chief Executive

Unitary plan myths busted

Myth 3: There is inadequate protection for built heritage

The council is strongly committed to protecting Auckland's built heritage. The proposed plan provides more protection for built heritage than the current district plans of Auckland's former councils.





GOFF (WITH HERITAGE CAMPAIGNER SALLY HUGHES, IN TURTLENECK SWEATER).



CATALYST: Losing seven old St Heliers buildings alerted the city council to heritage issues. PICTURE / DEAN PURCELL

Advisers to help preserve city

HERITAGE

by Bernard Orsman
Super City reporter

The Auckland Council is setting up a heritage advisory panel to strengthen its hand in protecting the city's dwindling stock of Victorian, Edwardian and art deco buildings.

The January demolition of seven old buildings in St Heliers, including three 1935 Spanish mission-style houses, was a wake-up call for Mayor Len Brown and councillors about the level of community anger and lack of power to prevent the destruction of heritage buildings.

Yesterday, the council's parks, recreation and heritage committee voted to establish an advisory panel made up of people with heritage and

other relevant expertise, as well as interested members of the community.

The panel will not have statutory decision-making powers, but will provide independent advice and input to heritage issues before the council.

It will also advise on council policy and public developments, and members will be able to sit on the urban design panel, which considers developments in the early stages.

Heritage committee chairwoman Sandra Coney said the move would reinforce the protection of the city's built and cultural heritage as a priority in the new Auckland.

"The advisory panel demonstrates the determination of the council to work co-operatively with the community and use their local knowledge and expertise as we work to protect and celebrate our heritage," she said.

Ms Coney will chair the panel, but

an attempt by her and some councillors to choose the other members was defeated after a motion by councillor Ann Hartley.

Mrs Hartley and six other councillors wanted to call for public nominations to make the process open and transparent.

Ms Coney was concerned public nominations would cause delays, saying she was keen to get the panel running and not be tripped up by another heritage issue in the meantime.

Heritage advocate and Historic Places Trust board member Allan Matson said the panel could be a useful tool, particularly for community groups to get an early look at heritage issues.

Mr Matson supported members of the new panel sitting on the urban design panel and providing input into council policy.



What we value

Aim for balance between the housing and economic growth Auckland needs, while looking after the things we most value – our environment, character and heritage.



Historic Heritage

- Unified schedule of historic heritage places
- On-going protection of what is important and valuable (approximately 1800 places)
- Some additional places currently under investigation
- New maps defining heritage places to improve clarity for land owners

Heritage and character

Important considerations:

- Planning rules must protect Waitemata's heritage and historic character buildings

What's in the Plan:

- Presumption of non-notification removed
- Pre 1944 building demolition overlay
- Height sensitive areas around volcanic cones and view shafts safeguarded by two protections mechanisms



What we value

Historic Character

Groups of early business and residential buildings create historic character areas. Those currently identified will be continued in the draft unitary plan and are shown as an overlay on the planning maps.

Further protection proposed for other parts of Auckland with a concentration of pre-1944 development. This is an interim control while heritage surveys are undertaken - any proposed demolition would need resource consent.



THE AUCKLAND
UNITARY PLAN

Auckland
Council



New Zealand Government

National Policy Statement on Urban Development 2020

July 2020



Making room to grow

In April, Auckland Council will be asking Aucklanders for feedback on some changes to the Auckland Unitary Plan – our city’s planning rulebook – to allow for more housing at greater heights and density.

As our city grows, we need a wider variety of new homes to give Aucklanders more choices to live closer to the everyday things they need.

More homes, like apartments and townhouses, are the smartest solution to meeting not only today’s housing needs, but also those of future generations.

Why are the changes needed?

Auckland Council must respond to central government’s National Policy Statement on Urban Development, which requires growing cities like Auckland to enable buildings of six storeys or more within walkable distances to our city centre, 10 large metropolitan centres and around train and rapid busway stations.

The government’s new Enabling Housing Supply Act also requires the council to enable more housing of up to three storeys across most Auckland suburbs.

This means changes to the Auckland Unitary Plan that must be publicly notified by 20 August 2022, as directed by government.

While many of the government’s changes are mandatory, we have some limited scope to make decisions for our growing city.

How can you get involved?

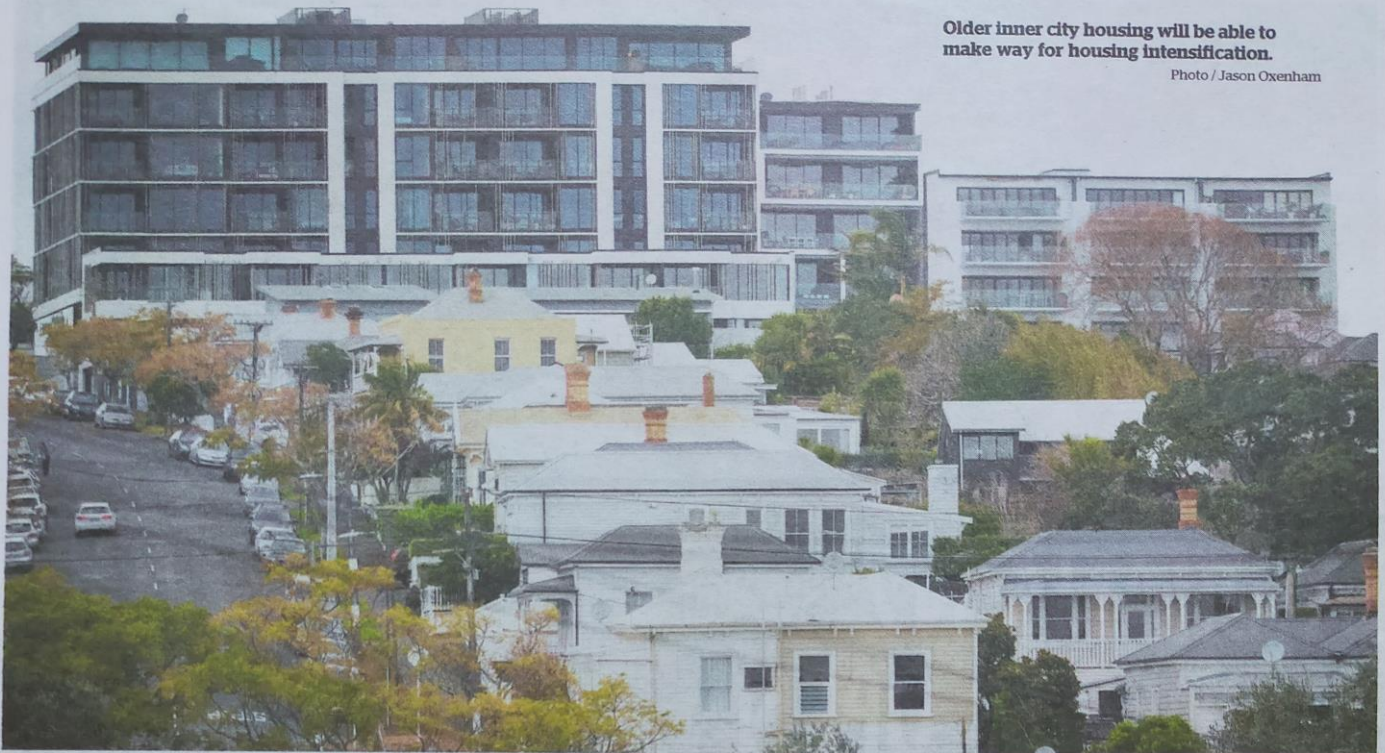
Aucklanders can help shape some of these decisions and you can get involved in two ways:

- 1. In April 2022**, you can have a say on some of the draft changes to the Auckland Unitary Plan.
- 2. From August 2022**, you can make a submission on the publicly notified plan change so your views are considered during the statutory decision-making process.

These are your opportunities to help us shape Auckland’s planning rules.

Older inner city housing will be able to make way for housing intensification.

Photo / Jason Oxenham



High rises head for suburbs

Height proposals affect about 10% of the Super City

Bernard Orsman

Developers will be able to demolish homes and build apartment blocks of at least six storeys deep inside many of Auckland's traditional suburbs under a new Labour Government law aimed at addressing runaway house prices.

Auckland Council yesterday released a proposed approach for implementing the changes requiring more intensification across the city.

In the biggest change to planning rules since the Unitary Plan, developers will be able to build tall apartment buildings within a 15 minute walk of the central city and 10-minute walk of 10 metropolitan areas – Takapuna, Newmarket, Henderson, Albany, Botany, Manukau, Papakura, Sylvia Park, New Lynn and Westgate/Massey North.

The biggest impact will be on suburbs close to the metropolitan areas which are largely zoned for single houses, such as Remuera, Mt Albert, Sandringham and Milford.

Tall apartment buildings will also be allowed within a 10-minute walk of every train station on the western, southern and eastern rail lines and



More tall apartment buildings are likely on Takapuna's future skyline.

Photo / Dean Purcell

stops along the Northern Busway.

Auckland Council strategy chief Megan Tyler said it "will mean changes to the way we work and live and how our city works".

The changes have been prompted by the Government's National Policy Statement (NPS) on Urban Development aimed at high-growth cities like Auckland, Tauranga, Wellington and Christchurch.

By law, Tyler said, the council must implement the NPS which has strong and prescriptive requirements for the council to enable greater building height and density across the city.

Council officers and councillors at Thursday's planning committee will begin working through what the changes mean for the council and seek to protect things dear to

Aucklanders' hearts, like the wooden villas and bungalows in early suburbs and volcanic viewshafts.

The first cut includes changes to the central city and 10 metropolitan centres, covering about 10 per cent of the Super City. A second paper next month will look at the rest of the city.

Tyler said the council's approach is the start of a long and detailed policy and public consultation process in August next year before changes are made to the Unitary Plan, which came into effect in 2016.

As directed by the Government, unless a "qualifying matter" applies, the council must allow for unlimited development in the central city, at least six storeys within metropolitan centres and at least six storeys within walkable catchments around the cen-

tral city, metropolitan centres and existing and planned rapid transit stops.

Tyler said "qualifying matters" included things of national significance in the Resource Management Act, such as listed historic buildings.

About 30,000 homes that come under the "special character areas" in the Unitary Plan are not listed in the act and they will be considered to come under to be an additional qualifying matter. These homes are in suburbs like Ponsonby, Herne Bay, St Marys Bay, Grey Lynn, Parnell, Birkenhead and Devonport.

Street-based surveys of special character properties have started to assess whether each property has high, medium or low qualities. Tyler and plans and place general manager John Duguid could not say how many of the 30,000 properties will qualify.

In a recommendation to the planning committee, officers propose apartment buildings of six storeys or more where special character values are of medium or low quality.

A council document says the NPS does not allow blanket provisions, which could lead to multi-storey apartment towers in one- and two-storey character neighbourhoods.

Under the NPS, the council must remove rules for minimum off-street parking for new developments, except for mobility car-parking; and be more responsive to private plan changes that add significant numbers of new homes and businesses near transport corridors.

Heritage battle looms over Auckland

Fear Govt pushing intensification of city housing at expense of history

Bernard Orman

A Labour Government edict to demolish villas and bungalows for six-storey apartments in Auckland is a very real threat to the future of the city, heritage groups say.

"We are really worried about the things that make Auckland unique - the Waitematā Harbour, the volcanic cones and the kauri homes. Those are the things that give the city its identity," Character Coalition spokeswoman Sally Hughes said.

The coalition is a group of more than 60 heritage, historical and community groups who "care deeply about the city".

Five years after the Character Coalition was locked in an intergenerational battle over heritage versus intensification during work on the Unitary Plan, the coalition is regrouping for another battle.

This time the target is not just Auckland Council, but the Labour Government and its National Policy Statement (NPS) on Urban Development that directs the council to expand intensification deep inside many of the city's traditional suburbs. The edict for apartment buildings

of "at least" six storeys has captured 30,000 homes given "special character" status in the Unitary Plan. These old homes are predominantly in the city's early suburbs such as Ponsby, Herne Bay, St Marys Bay, Grey Lynn, Parnell, Birkenhead and Devonport.

Hughes said it was a laudable aim for the Government to focus on providing housing, but it comes down to the how, not the why.

"Do we want a city that is shaped by developers or do we want one that provides more housing without losing the city's identity, history and its beauty?" she said.

Margot McKrae, of Devonport Heritage, says everywhere is under threat, including her suburb, which has been a popular recreational day trip for Aucklanders since the 1880s.

She said the great thing about the city's character suburbs is the size of them, the lovely rhythm of houses and the streetscapes.

"Quantity is important. We want to have streets of houses where people live in them and they are not tiny museum precincts."

"Something enormous will be lost if those areas are broken up and

shrunk to a pathetic little size," she said.

Fears by heritage groups of pepper-potting a mix of six-storey apartments and special character houses in the same street appear to be ruled out by council planners, who say there are likely to be logical boundaries to avoid perverse outcomes.

Council heritage manager Noel Reardon said if you had a street of special character where three of the sites did not meet the criteria and you built six storeys, that would invariably alter the character of the street.

Street-based surveys of special character properties have started to assess whether each property has high, medium or low qualities.

Only high-quality houses will retain special character status.

Medium and low-quality houses will lose protection and be rezoned for apartments.

Reardon said each house would be tested against six criteria: scale, relationship to street, period of development, typology, architectural style, and level of physical integrity.

Houses would have to pass five of the six criteria to retain special status.

There is more work to be done by the council on special character areas and there will be public consultation in August next year before any changes are made.

McKrae is furious about Auckland



Sally Hughes

Phil Goff

having another battle over heritage so soon after the Unitary Plan when the issue was "thrashed out at great expense, time and money".

She said it is the responsibility of Auckland councillors to have a vision for the city, not just do what they are told by the Government.

"In Christchurch, Mayor Lianne Dalziel said 'b****r this, you are not going to tell us how we see our city'," McKrae said.

Dalziel told the *Weekend Herald* the council supports the underlying intent of the NPS, but is concerned it will enable over intensification in some suburban areas at the expense of amenity value for residents.

In a letter to Environment Minister David Parker, Dalziel made it crystal clear six-storey apartments had no place in the rebuild of Christchurch, saying the plan was for a "lower rise quality built environment".

Herne Bay Residents' Association

co-chairman Don Mathieson was gobsmacked the Government is overruling the Unitary Plan.

He said the Unitary Plan hearings panel, overseen by Environment Judge David Kirkpatrick, decided the best place for intensification in Herne Bay was along the ridgeline without sticking them in a street of villas.

This was happening, he said.

Mathieson said it was ridiculous for the Government or council to think they can build affordable housing in Herne Bay - the most expensive suburb in New Zealand.

Apartment buildings are being built on Jervois Rd. At one development, a one-bedroom apartment costs \$1.7 million and "luxury plus charm" for a two-bedroom apartment carries a \$2.1m price tag.

In Ponsby, property developer Kelly McEwan has brought in leading architects Jeff Fearon and Tim Hay to design bespoke apartments that could go for more than \$10m each.

A senior council planner, Jacques Victor, told councillors this week the NPS will create more houses, more competition, greater choice and have an effect on house prices over time, but will not address affordability for a lot of people.

Victor said the city could do with more development capacity, but other things need to be done to address affordability.

"This is not the solution."

In Parnell, the local heritage group has seen first-hand the push for greater intensification.

An art deco building and longtime grocery store at the top of Parnell Rd is being demolished for a tall building and a retirement village has exceeded the height limits in the valley alongside the restored 1908 Newmarket Railway station relocated to Parnell.

Parnell Heritage chairwoman Julie Hill said if the character overlay on Parnell Rd is lost, canyons of high buildings will be blocking lovely glimpses of the Auckland Domain and Auckland Museum.

She said "Wellington" was a dirty word for Parnell Heritage and questioned if Mayor Phil Goff was torn between speaking up for Auckland and his political ties to the Labour Government.

On Thursday, Goff said the issue was about finding a balance between intensification and protecting what was important to the city in the way of cultural and architectural heritage.

"We are not going to send in the bulldozers and wipe out the old villas," he said.

In 2005, Auckland City Mayor Dick Hubbard used almost the exact same words when announcing sweeping changes to save the city's character suburbs.

"We will end the days of the unannounced bulldozer," Hubbard said.

Saturday, October 2, 2021 Weekend Herald

A9

Buy a piece of history — then flatten it if you want

Residents shocked zoning would allow new owner to demolish home

Catherine Smith

One of Auckland's earliest and grandest homes has hit the market, with expectations it will sell for \$10 million-plus.

But the development potential of the 2107sqm of land the mansion sits on means a new owner could take a wrecking ball to the property.

The listing for the 100-year-old mansion at 60 Argyle St, Herne Bay, talks up the property's history and period features, but it also highlights its zoning under the Auckland Unitary Plan.

"Known as Craigmore House, this stately residence occupies a significant landholding in the heart of Herne Bay," the OneRoof listing says.

"This substantial character home and land package comes with a wide range of options. It offers the prospect of land-banking, potential development or conversion back to the grand old homestead it once was."

The property's Mixed Housing Suburban zoning would allow the owner to remove or demolish the mansion and build in its place multiple townhouses.

Sally Hughes from Character Coalition said the possibility Craigmore House could even be considered a development site was staggering.

"This is just another example of the precarious nature of protection of New Zealand's character and heritage. It signals that the past is not considered important because we have no protection for the majority of buildings."

According to the latest OneRoof figures, the average property value in Herne Bay is \$3.67m, up more than \$650,000 on September last year.

Craigmore House has a CV of \$8.2m and was bought by Singapore-born Kiwi dental surgeon Azlan Daud



Sally Hughes

in 2018 for \$7.616m. The listing states "overseas vendors want this sold!"

Hughes said Craigmore House was a great part of Auckland's history and should be protected.

Aucklanders felt hopeless when it came to heritage protection, Hughes said, because despite caring, they felt they could not do anything about policies that allow demolition.

The Government's recent National Policy Statement on urban development meant councils were required to intensify even further.

The statement would allow developers to build up to six storeys high within 1200m of the CBD and 800m of key transit corridors and town centres - character area or not.

"They are taking away all the protections afforded under the unitary plan, which is a dire situation not only for Craigmore House but for any heritage building across Tamaki Makaurau," Hughes said.

"None of the special character areas are safe and not many people are unaware of the new six-level policy."

Craigmore House isn't the only colonial era home to hit the Herne Bay market in recent months, but is the only one to have the potentially lucrative Mixed Housing Suburban zoning.

A grand two-storey property house at 38 Hamilton Rd was listed at the end of July with Graham Wall Real



Craigmore House at 60 Argyle Street, Herne Bay, is tipped to sell for more than \$10 million. Photo / Supplied

It offers the prospect of land-banking, potential development or conversion back to the grand old homestead it once was.

OneRoof listing

Estate and is for sale by negotiation.

The five-bedroom home, which has a CV of \$7.8m and is expected to sell for \$10m-plus, was flipped several years ago by rich-lister Diane Foreman after she did a top-to-toe renovation.

And a grand family home on nearby Stack St sold during lockdown after being listed with an asking price of \$12m. Known as the Goldie House, the property was built by David Goldie, the father of renowned Kiwi artist Charles Frederick Goldie.

The listing agent, Bayleys' Edward Pack had described the updated

house as "one of Herne Bay's most significant family homes".

The sale price of the Goldie House has not been disclosed but it will have to exceed \$14m to become Herne Bay's biggest sale this year.

That record is held by a five-bedroom 1960s-built home on Sarsfield St. The waterfront property sold in March for \$14m - double its \$7m CV - less than a month after hitting the market.

The highest settled sale price overall this year is \$15.6m, for a mansion on Victoria Ave in Auckland's Remuera.



High-density law threat to thousands of homes

About 6500 Auckland villas and bungalows could be stripped of heritage protection from bulldozers

Bernard Orsman

Nearly a third of Auckland's historic villas and bungalows could be flattened for high-density housing under a new law passed by Labour and National in a rare act of unity.

Leaked documents, obtained by the *Weekend Herald*, show Auckland Council has surveyed 21,000 homes in special character areas and found about 6500 could be stripped of heritage protection.

The list of areas earmarked for losing protection are contained in a council document, marked "confidential" and "work in progress", presented at a workshop for local board members this month.

Council chief of strategy Megan Tyler said the initial assessments are still in the early stages and incomplete.

The initial work found Devonport, one of the city's most historic and popular suburbs, could lose significant pockets of Victorian homes and nearby Cheltenham beachfront is proposed to be rezoned for three-storey housing.

This has provoked an angry response from Devonport Heritage, with chairwoman Margot McKrae calling the changes "absolutely shocking" and promising a fight to the end.

The North Shore suburbs of Birkenhead and Northcote Point and pockets of villas and bungalows in Remuera, Mission Bay and St Heliers are also in the firing line after being found by the survey to have "very little, if any" heritage qualities.

The potential loss of thousands of kauri homes that form part of Auckland's identity stems from the passing of the Housing Enabling Bill, supported by the Auckland-based leaders of Labour and National, Jacinda Ardern and Christopher Luxon, and their MPs.

Under the bill, passed in December, people can build up to three homes of up to three storeys on most sites with few planning rules and no resource consent.

The two parties believe the law means as many as 105,500 extra houses will be built across the country within a decade.

Under the law and separate government plans to allow for apartments of at least six storeys close to big town centres and along transport corridors, the council has discretion to consider "qualifying matters" for exemption, such as heritage and where there is a risk of natural hazards.

The council survey in the special character areas (SCA) has assessed whether each property has high, medium or low qualities. Only high-quality houses will retain special character status. Medium and low-quality

Cheltenham beachfront is proposed to be rezoned for three-storey housing.
Photo / Alex Burton



houses will be rezoned. Each house is being tested against six criteria – scale, relationship to street, period of development, typology, architectural style, and level of physical integrity.

Houses have to pass five of the six criteria to retain special character status.

For practical purposes, boundaries are being set in areas where most houses have high-heritage qualities.

McKrae said Devonport Heritage thought the suburb with a majority of streets dominated by old houses and a historic waterfront would be safe. The same went for Cheltenham.

She said the law allowing for three-storey blocks with no design or resource-consent requirements was frightening and could see buildings painted bright yellow or stripes on the Devonport waterfront and Queens Parade.

"People will say they are not going to do anything ugly, but it's taste isn't it, and someone will do something ugly."

McKrae was damning of National's part in supporting the new law.

She was also angry with the council for letting down historic suburbs after mayor Phil Goff and planning committee chairman Chris Darby opposed the new law.

In October, Goff backed the Government's objective of building more houses more quickly but pointed out new building consents are running at record numbers and Aucklanders want to keep the best of the city's heritage and character.

"The council should have done better than this," McKrae said. "We were expecting them to be more proactive..."

Tyler defended the council approach, saying the Government had come in strongly with how it wants Auckland to grow by requiring greater housing density around urban centres and rapid transport stops and passed the housing bill.

Like the Unitary Plan, she said, the council would put out some proposals for public feedback next month before publicly notifying changes to the Unitary Plan for public submissions in August.

"By law, we must implement these changes. We can't simply 'roll over' existing special character protections for an area. The Government allows for some exemptions to modify mandated building heights but it's a very high threshold that must be justified by robust evidence."

The council, she said, proposed an exemption to the new law for areas of high-quality character leading to a review of the existing SCA and an initial assessment of where it should be retained.

"We have a long way to go. Aucklanders will have their say to help us understand if we're on the right track with the limited decisions we can make during public consultation in mid-April."

"As required by the Government, an independent hearings panel will then consider all submissions and make recommendations [for the Unitary Plan]."



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- (d) a matter required to give effect to the [Hauraki Gulf Marine Park Act 2000](#) or the [Waitakere Ranges Heritage Area Act 2008](#):
- (e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure:
- (f) open space provided for public use, but only in relation to land that is open space:
- (g) the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order:
- (h) a matter necessary to implement, or to ensure consistency with, iwi participation legislation:
- (i) the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:
- (j) any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if [section 77L](#) is satisfied.

Section 77I: inserted, on 21 December 2021, by [section 9](#) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (2021 No 59).

77O Qualifying matters in application of intensification policies to urban non-residential areas

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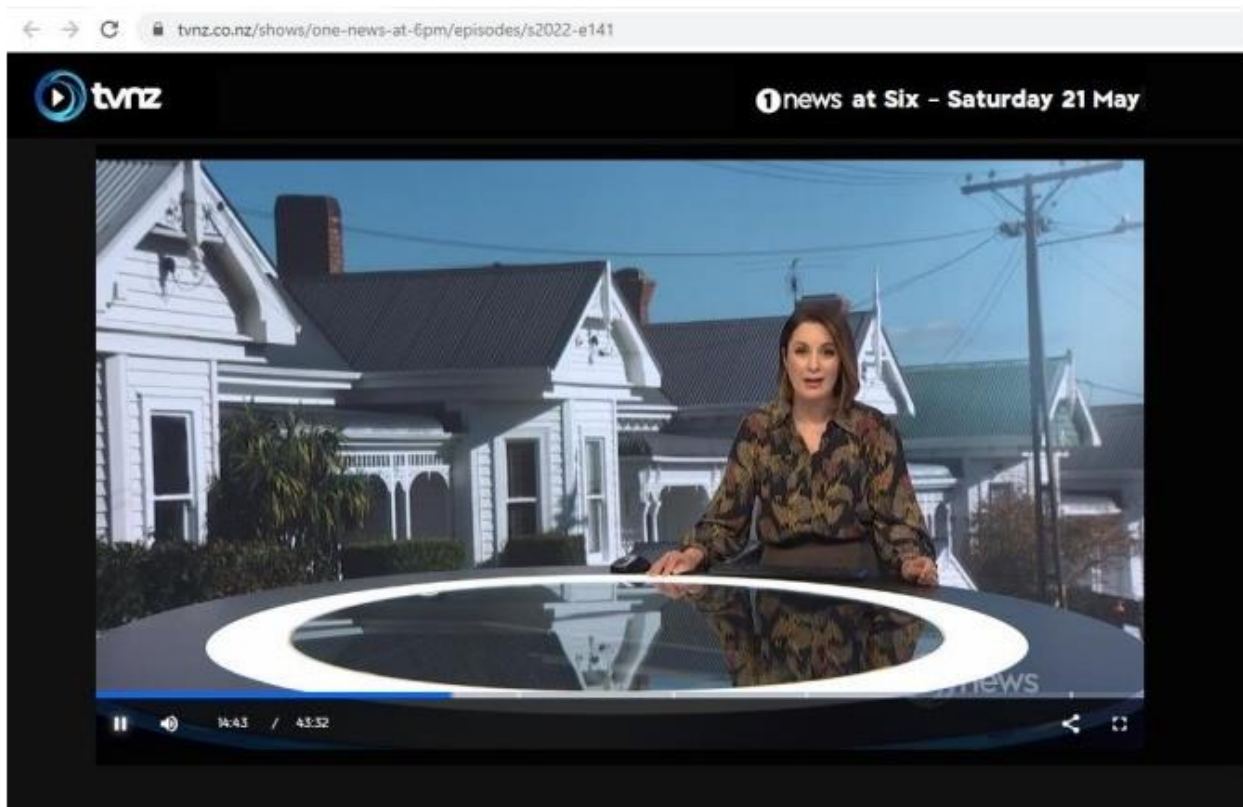
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- (b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and
- (c) includes a site-specific analysis that—
 - (i) identifies the site to which the matter relates; and
 - (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
 - (iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.

Section 77L: inserted, on 21 December 2021, by section 9 of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (2021 No 59).



At least a quarter of Auckland's character homes are set to lose their special protection and the Mayor says the council's hands are tied.

It's having to bow to the government's push for greater housing intensification, but as Corazon Miller reports, heritage groups say it won't lead to affordable homes.



TV1 (Corazon Miller):

Once majestic, now matchsticks. The demolition of this century old beauty demonstrates the creeping loss of Auckland's character housing ..

.. with fears about 5000 such homes could follow suit.



Character Coalition (Alex Dempsey):

"Well, they have a very high collective value. They're a visual record of the city's history and development."

Corazon Miller (TV1): As the government tries to fix the housing shortage, it's requiring local councils to allow even greater intensification.



Minister for the Environment, David Parker:
"We're carrying forward all of the heritage protections for individual properties that are listed. We're just not allowing blanket protection across whole suburbs."

Corazon Miller (TV1): Auckland Council says it's being given little choice but to re-zone certain areas or be forced to go even harder.



Phil Goff (Auckland Mayor):

"We're hoping that we can provide protection for over 15,000 heritage homes in our Special Character Areas. If we go beyond that, then we're likely to lose more than we gain."

Corazon Miller (TV1): An architect says the current plans will protect areas with the largest concentration of character homes.



Julia Gatley (Architectural historian): *“What they've tried to do is to identify the areas that have groups of character homes, like whole streets, to try and protect the ones that are cohesive as areas, and so the ones that are removed from the zones are like isolated examples of villas and bungalows and cottages.”*

Corazon Miller (TV1): But heritage campaigners say freeing up land in multi-million-dollar suburbs like these won't result in affordable homes.



Alex Dempsey (Character Coalition): *"Intensification is a must, of course, but the problem is that if you do it in these zones, what you'll do is destroy for very very little gain."*

Troy Churton (Auckland Council - Elected Ōrākei Local Board member: planner):
"Preserving character won't impede housing supply. Over 90% of the central area suburbs of Auckland including Remuera are already zoned to enable medium density housing."

Corazon Miller (TV1): Any changes to the unitary plan will be notified in August.



Corazon Miller, One News.

28 April 2022

Information Session

Venue: Limelight Rooms, Aotea Centre, Auckland CBD

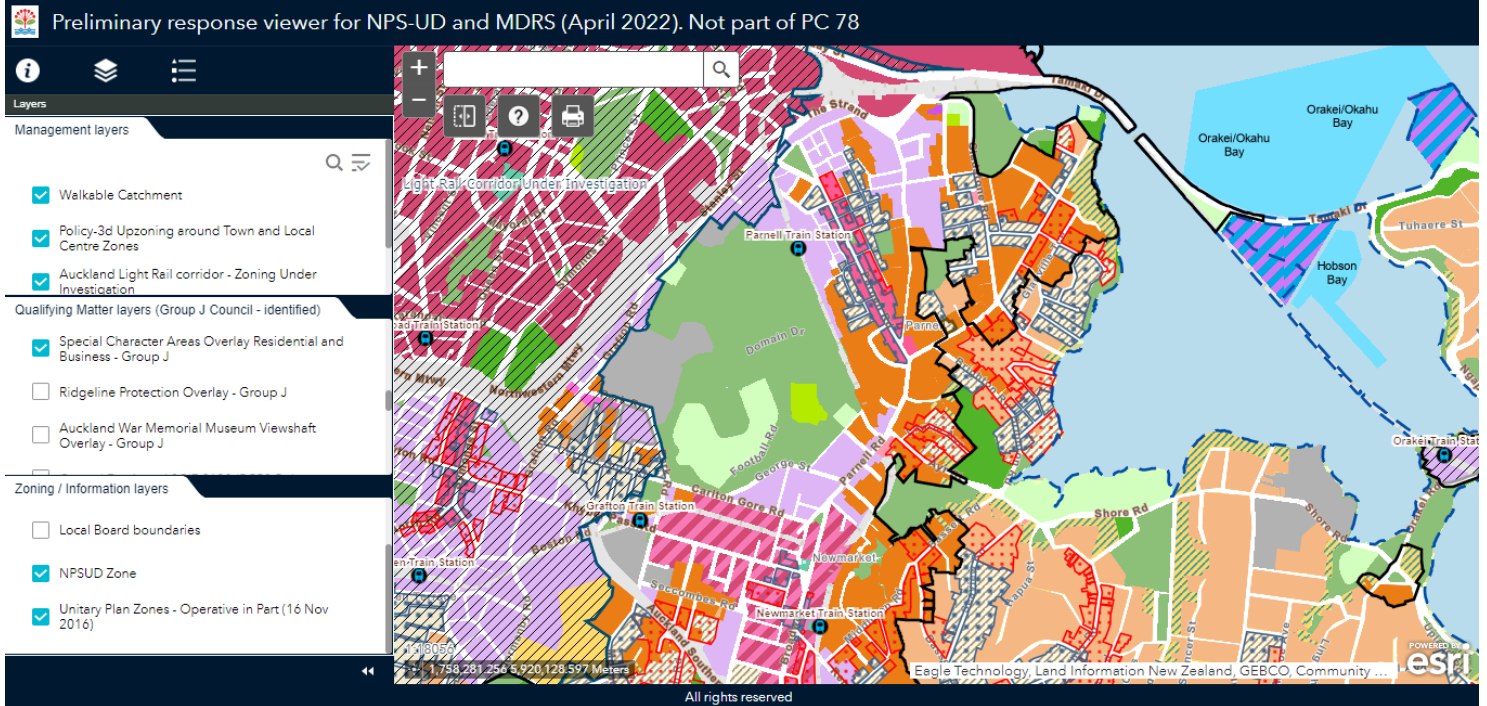
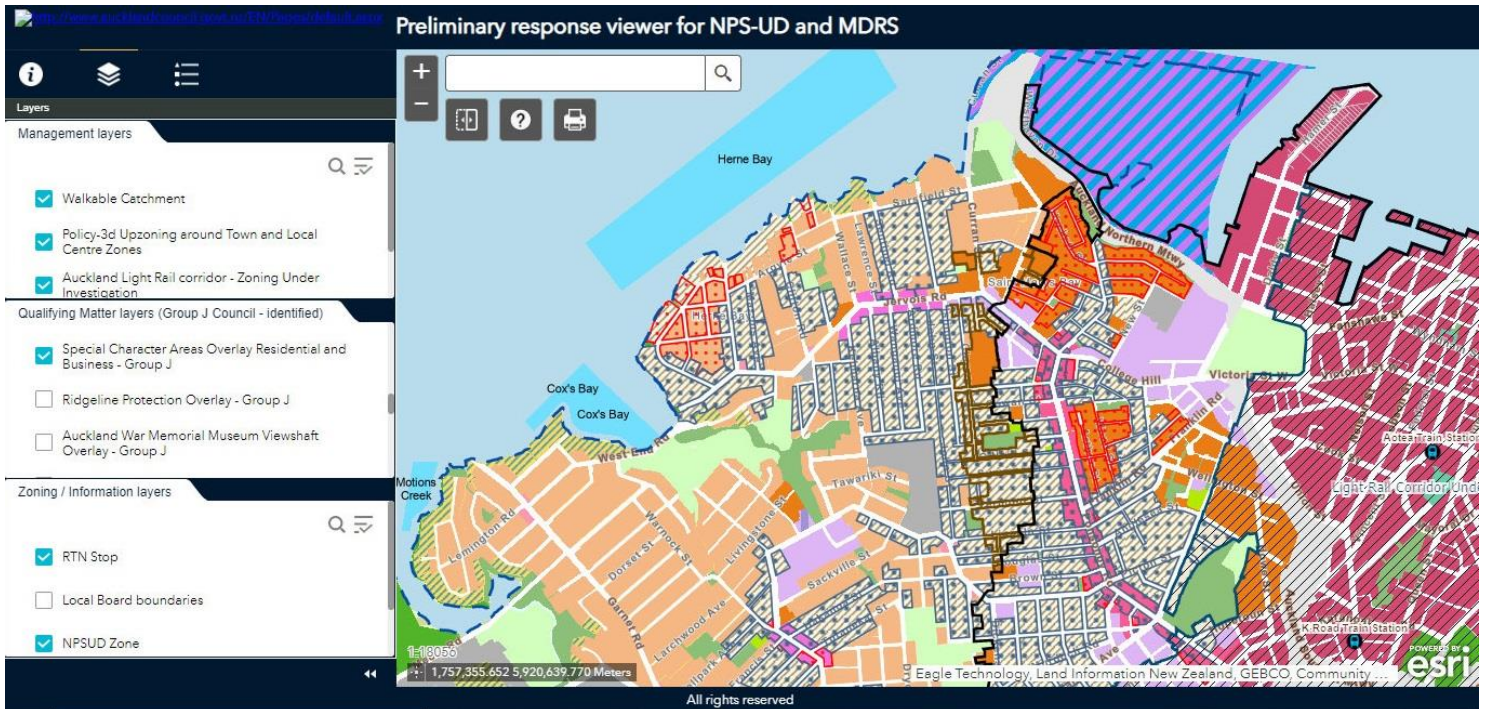
Topic: Special Character Areas

Timings: 5.30pm – 7.00pm

This session will provide more details on what special character areas are and how they have been identified across Auckland.

There will be an opportunity for you to ask questions and hear from Auckland Council staff.

[Register now.](#)



Special Character as a QM

Guidance for Built Heritage Implementation

August 2022



Plan changes directly relevant to HAP

Four* plan changes will be notified on 18 August:

- PC78 – Intensification Planning Instrument (IPI) plan change, which implements the National Policy Statement on Urban Development (NPS UD) and the Medium Density Residential Standards (MDRS)
- PC81 – Additions to Schedule 14 Historic Heritage
- PC82 – Amendments to Schedule 14 Historic Heritage
- PC83 – Additions & amendments to Schedule 10 Notable Trees

**there's actually more than four (six plan changes and five variations to private plan changes)*



PC78 – IPI proposes changes to:

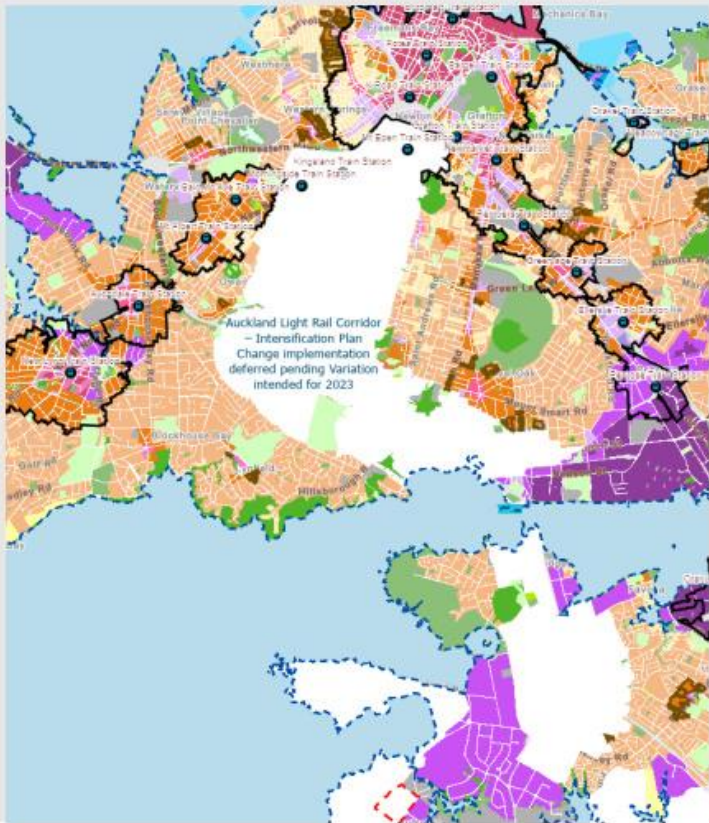
- D18 provisions
 - New provisions for residential, commercial & community uses in SCA residential, including obs & pols, standards, matters of discretion
 - Changes to standards including fencing
- extent of the Special Character Overlay
 - Deletion of areas from overlay
 - No additions or new areas
- Schedule 15
 - Amendments to implement changes to extent



PC78 – IPI

- SCA Business:
 - Ellerslie deleted, extent of most other areas reduced
 - Character defining & supporting buildings updated
 - Howick – no change from AUP
- SCA Residential:
 - Areas deleted from the overlay
 - Changes from the April ‘interim response’ extent
 - Application of the demolition control rule amended
 - Amended to match survey results: all properties scoring 4 or more are subject to rule
- Character buildings in city centre
 - Removal of TDR
 - Conservation plan required for significant works
- MHU & THAB
 - New RD assessment criteria where adjoining or across road





PC78 – Light Rail Corridor

- LRC is not part of the IPI/ PC78
- Nothing has changed in the LRC
- Applications are subject to the usual assessment



PC81 – Additions to Schedule 14

- Proposes to add seven historic heritage places and four historic heritage areas to Schedule 14
- Has immediate legal effect so consent is required
- Includes Lawry Settlement (Ellerslie) & Puhoi proposed as HHA & SC overlay proposed to be removed via PC78 **SCA consent is still needed*



PC82 – Amendments to Schedule 14

- Proposes to amend 99 historic heritage places already scheduled
- Mostly Category A* places in Devonport-Takapuna, Kaipatiki, Henderson-Massey and Whau local board areas
- Includes the deletion of some historic heritage places
- Does not have immediate legal effect



PC83 – Additions & amendments to Schedule 10 Notable Trees

- Proposes to add 24 individual and four groups of trees
- Amendments to 64 notable trees already scheduled:
 - correct errors
 - update information, including the number of trees and their species
 - improve the mapping/symbology to ensure trees are accurately identified
 - remove entries for 51 notable trees where the trees have been removed
- Introduction of an automatic update clause to ensure future subdivisions are captured & amendments as a result of tree removals can be undertaken outside full plan changes



A reminder of the journey:

May 2021 to January 2022

- 23 000 SCA properties surveyed and over 100 findings reports prepared
- Undertaken during restrictive COVID-19 alert levels including full lockdown

July 2021 – Planning Committee

- Resolution identifying qualifying matters (QM), including SCA Overlay of a high quality

December 2021

- RMA (Enabling Housing Supply & other matters) & MDRS introduced



A reminder of the journey:

March 2022 – Planning Committee

- Heritage unit recommendation that overlay is of a high quality where:
 - 75% of properties within an area scoring 5 or 6
- Resolution stating to be a QM:
 - Outside walkable catchments, 66% of properties scoring 5 or 6
 - Walkable catchments, 75% of properties scoring 5 or 6, being high quality

April – June 2022

- Preliminary response released and feedback sought
- Over 7 000 responses, many relating to SCA
- Analysis of feedback received, including areas of resurvey



A reminder of the journey:

June 2022 – Planning Committee

- Debate around ‘adding 4s’ to area analysis
- Vote lost

August 2022 – Planning committee

- Resolution to notify plan changes

Next steps:

- Submission period until 29 September (six weeks)



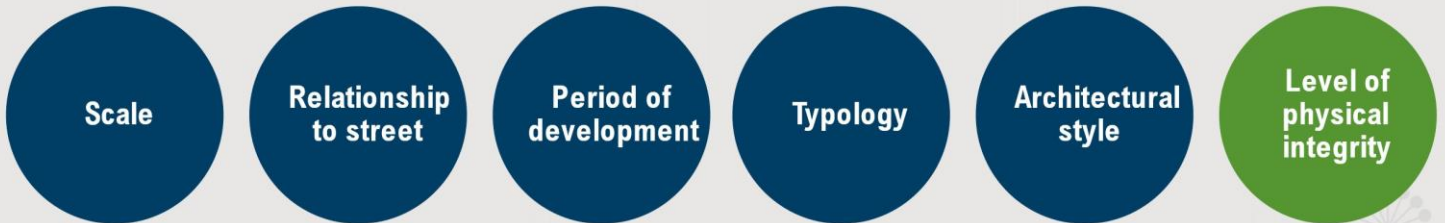


ALDRED ROAD / VICTORIA AVENUE



how did we survey SCA residential?

- individual properties assessed for their value(s)
- criteria based on values of SCA identified in AUP
- five criteria – each marked contributing, neutral or detracting
- a bonus point (or loss of a point) for integrity
- each individual property gets an overall score of up to six
- scores will determine overall value of an area



CONFIDENTIAL

30.06.22 - Planning Committee Meeting

youtube.com/watch?v=nXJ9j5oG5cs

There is NO express requirement in the NPS-UD for Council to 'significantly reduce' SCA in inner isthmus areas.

(Note this advice confirmed by Megan Tyler in Planning Committee workshop 22 June 2022).

90.33% of Ōrākei already provides well for greater density and height to meet short-, medium- and long-term supply (by contrast all Auckland THAB MHU and MHS is at 67%).

The NPS implementation will provide 3 x the supply above actual forecast demand even when all SCA is retained. (2.49m units for a forecast demand of around 900k – *per Doug Fairgray advice to Planning Committee 22/6/22*).

There is no risk to Council in retaining more SCA areas in the proposed plan change now, and not leaving that to the IHP process.

59:33 / 11:28:30

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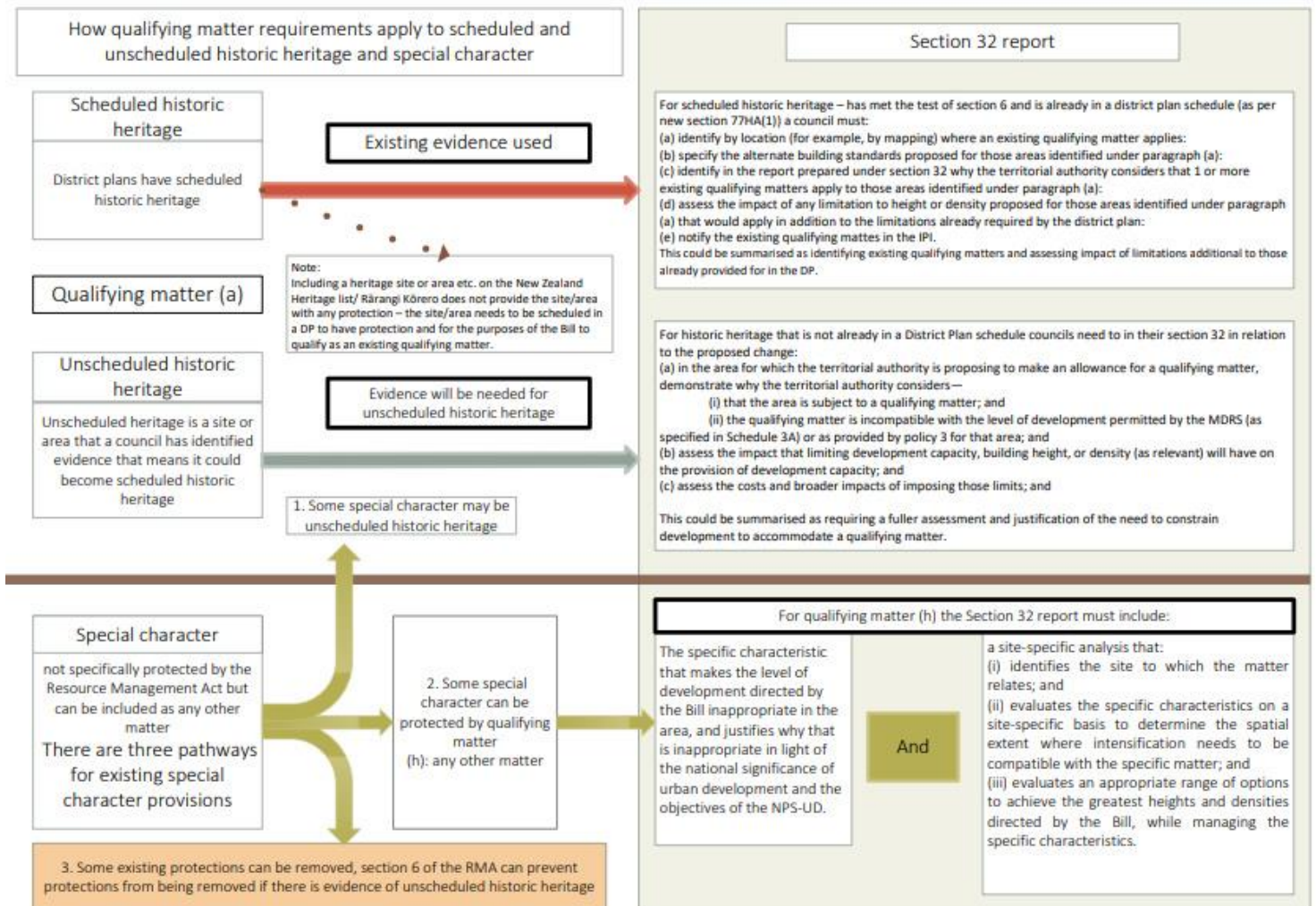
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Areas of suburban Auckland will be excluded from rules

Bernard Orsman

Large areas of suburban Auckland are being excluded from Government-imposed rules for greater intensification because water infrastructure cannot handle more housing.

Newly released papers show areas on the Hibiscus Coast, lower North Shore suburbs, including Devonport; Henderson-Massey, Howick, Mt Eden, Herne Bay, Grey Lynn and Ponsonby have serious water, wastewater and stormwater constraints.

Because of this, Auckland councillors voted yesterday to make these constraints a "qualifying matter", a get-out-of-jail card from the Government's intensification rules.

The council's planning committee also took the final step to notify changes to the city's planning rules to meet the Government standards. Fourteen councillors were in favour and seven abstained.

The changes' effect on the Unitary Plan will be huge, said senior council planner John Duguid. An officers' report said the new rules pose a threat to the council's plans for a compact city and climate outcomes.

Planning committee chairman Chris Darby criticised the Government for hatching a centralised, undemocratic model when "localised urbanism is the future".

The most contentious issue is a long-running culture war over the city's urban identity between residents who want to preserve kauri villas and bungalows and advocates pushing for greater intensification.

On June 30, councillors voted for a middle ground to retain protection for many of the 21,000 early wooden homes, but rezone about one in four of them for higher density housing.

Heritage and community groups, supported by 10 councillors who lost a vote 11-10 to push for greater protection, are horrified at losing a big chunk of the "special character areas" (SCAs), while groups like the Coalition for More Homes want fewer SCAs.

The planning rules shake-up stems from the Government losing patience and confidence in the big councils' ability to address the housing crisis.

As a result, it issued a National Policy Statement on Urban Design (NPS-UD) in 2020 requiring councils to allow for apartment buildings of at least six storeys in major town centres and near rail and bus stations.

The second measure, cooked up between Labour and National last year, allows people to build up to three homes of up to three storeys high on most sites without a resource



Grey Lynn is among the suburbs that have serious water, wastewater and stormwater constraints.

Photo / Jason Oxenham

Sewage problems limit intensification

consent. Gone is the single housing zone, to be replaced by medium density residential standards (MDRS).

But the Government has given councils the ability to apply "qualifying matters" outside the intensification rules. Last month, the planning committee resolved that areas with

I hope we don't lose sight of the unfairness that exists in the city.

Josephine Bartley, city councillor

significant long-term infrastructure constraints should be investigated as a qualifying matter.

Council-owned Watercare considers significant effects arise from the Government's new intensification rules on properties in the single-house zone in the Unitary Plan that justify creating a qualifying matter.

They include reduced levels of service for water supply, increased sewage overflows, having to decline or significantly delay applications from developers for new connections

and reputational damage with communities and mana whenua.

Two maps prepared by Watercare show where water supply and/or wastewater constraints exist in existing single house and the terraced housing and apartment zone. For example, it could be the mid-2030s before new water connections make it feasible to intensify around Devonport and Northcote Pt, and a pump station serving Henderson and Massey is already over capacity and causing sewage overflows. It is not due to be fixed until 2035.

The council's Healthy Waters stormwater division has also identified sites in the central isthmus that have no ability to connect to the public stormwater network and constrained ground soakage capacity, including an area in Mt Eden.

Under the qualifying matter for Three Waters, anyone wanting to build more than one dwelling on a site with water, wastewater or stormwater constraints would need resource consent so the council can manage the potential effects.

Councillor Chris Fletcher said the

government rules were an attack on local democracy, saying they would not deal with housing affordability and the infrastructure costs were going to be unprecedented.

Waitakere councillor Shane Henderson, a staunch advocate for more intensification close to the city centre, said young people were in despair at hearing a lot of talk but not much action on climate change.

Councillor Josephine Bartley felt for people who cannot afford to buy a house, people living in a car, garage and emergency accommodation.

"I hope we don't lose sight of the unfairness that exists in the city."

The new intensification rules do not apply to settlements in rural areas with a population of fewer than 5000 – Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead, Snells Beach, Algies Bay, Wellsford, Kingseat, Te Hana, Parakai, Matakana, Whitford, Waimauku, Patumāhoe, Stillwater, Kawakawa Bay, Omaha, Pt Wells, Waiwera, Clevedon, Ōkura, Kumeū-Huapai.

The council must notify changes to the Unitary Plan by August 20.

Govt looks at intervening as council shields posh areas from development

Auckland
Geraden Cann

A site-specific analysis may have been completed, but Auckland Council has made almost no changes to plans to continue shielding 16,000 homes in some of the city's most central and affluent areas from intensification.

The decision has drawn criticism from Housing Minister Megan Woods, who said the Government had a range of options for intervention that may be appropriate to use at a later stage.

"I continue to be disappointed that the council is planning on restricting development in areas that are so well suited to more people being able to live in as part of a modern, vibrant urban environment, where people don't have to travel so far to get to work, schools and recreation opportunities," she said.

new boundaries, the 21,000 properties classed as being in special character areas would shrink by about a quarter.

"I haven't seen council's evidence yet, but restricting development in these areas would have high negative environmental, economic and social impacts that it's high time were addressed," Woods said.

It was not appropriate for the Government to intervene yet, with the draft plan in its late stages of development, but once it was notified, Woods said council evidence would be reviewed by her officials.

The reduction in character areas is subject to plan changes being considered by the council's Planning Committee in August, public submissions and hearings, and the recommendations made by an independent panel on changes they think should be made to the Auckland Unitary Plan.

Planning Committee chairperson Chris Darby said the proposal was a balanced



Housing Minister Megan Woods

approach to delivering the Government's strong direction to enable more housing, while ensuring areas with special character value could be protected.

If the council rejected a recommendation from the independent panel, the final decision would be up to the environment minister, Darby said.

He said the National Policy Statement on Urban

Development allowed for some exemptions to be proposed to limit building height and density requirements for things important to the city, where there was strong evidence to support it.

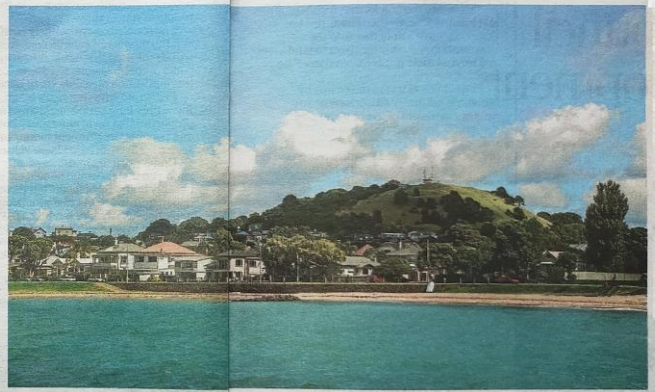
The panel would consider public submissions, hold hearings, and make recommendations to the council on changes to the Auckland Unitary Plan.

The council has released a map showing areas proposed to lose character status in red.

The council has also put out preliminary rules for where townhouses and larger apartment complexes can be build.

Areas within 1200 metres from the edge of the city centre and 800m from the edge of the city's 10 large metropolitan centres, or around rapid transit stops, would be freed up for building six-storeys or higher.

Areas up to 200m around smaller town centres and up to 400m around large town centres



Heritage versus development: Auckland is at the crossroads.

would also be freed up for apartment and terrace housing.

Inside these "walkable catchments" there would be limits on building if 75% of individual properties strongly contributed to character values, while outside walkable catchments 66% of properties would have to contribute to the

character status to restrict intensification.

The National Policy Statement directs the country's five largest cities to drop rules that restrict housing developments, and requires councils to undertake a site-by-

site analysis when applying character protections.

Councils are not prevented from having special character protections, but under the policy statement the level of justification required is greater than before.



Tweet



Jo Bartley
@jobartleynz

I think with more housing being enabled under the NPS UD there needs to be work alongside this to implement inclusionary zoning because developers will take the chance to build as much as they can but they will make that money from it and won't care for making it affordable

11:41 AM · Apr 29, 2022 from Auckland, New Zealand · Twitter for iPhone

Is this the best way to solve our housing problems?

No-one disputes there is a need for more housing in our cities. It is completely unjustifiable for people to be homeless, for families to be living in cars, and for many to be spending far too much of their income on overcrowded and low-quality dwellings. But is this the best legislation to solve our extreme housing problems?

Discussions in the media have seen the Housing Enabling Supply Bill as a conflict between owners of houses in Special Character Areas in inner suburbs and those seeking to buy new dwellings in these suburbs. There is a notion of a perceived unfairness that these locations are not taking their share of density.

However, these inner-city suburbs are already considerably denser than many outer suburbs. For example, as of 2018, Freemans Bay and Ponsonby had close to 2.5 times the density of dwellings as Manurewa.

But there are more fundamental problems with the legislation.

Firstly, it is an assault on local democracy. During the Auckland Unitary Planning process, Auckland Council worked on delivering residential zoning for a substantial number of new dwellings.



Tricia Austin
comment

The council determined types and densities of new dwellings, infrastructure availability in specific locations, and planning requirements needed for a more sustainable city. The council used local democratic processes – engaging with local communities and receiving submissions, with local councillors making the final zoning decisions.

Wellington (as decided by the two major political parties) has chosen to ignore all of this.

The Bill requires almost all residential sites to be zoned for medium density – enabling a single house to be replaced by three 3-storey terrace houses (and in some cases 6-storey apartments).

Limited standards do not recognise the size of the sites, the topography, or any of the climate change impacts which are heading our way.

Development at these densities on small sites will deprive many residents of winter sunlight, and reduce open space for absorbing stormwater, without any requirements to plant trees for shade.

Secondly, it is an assault on our local heritage.

Is it acceptable for the politicians in Wellington to tell Aucklanders that their

special character areas are not worth preserving?

These areas encompass some of the most historic parts of the city, enabling us to better understand and connect with how our city developed from the small settlement in the 1850s to today.

Will we become reliant on owners of houses in special character areas becoming guardians of our collective heritage? An assault on our heritage might be acceptable if the end result was well-designed quality housing that is affordable to those families that are most in housing need, but there is nothing in this Bill to deliver that.

Thirdly, this Bill is handing to land-owners blanket approval for trebling the density of development on any one site, hence an increase in asset value, without requiring anything in return. Why didn't Wellington require some housing benefit?

The Bill could have required that the new dwellings be accessible for anyone with disability needs. This "universal design" would have gone some way to addressing the needs of a significant proportion of the community.

The Bill could have required that development deliver much more

sustainable dwellings than the current standards, by linking delivery to the Homestar rating system. This could have contributed to reducing the carbon and ecological footprints of new housing.

The Bill could have required that a portion of the new dwellings be designed for families in significant housing need and be affordable for them, delivering through community housing providers. This could have made a small but significant dent in the real housing needs in this country.

These three missing "opportunities" are not from outer space. They can be found in many planning systems in the UK and North America.

Instead, a more likely outcome of this legislation will be houses and apartments that are only affordable to those with incomes way above the median.

Tragically, there is nothing in the Bill to prevent investor purchasers leaving dwellings empty and watching the value of their asset grow.

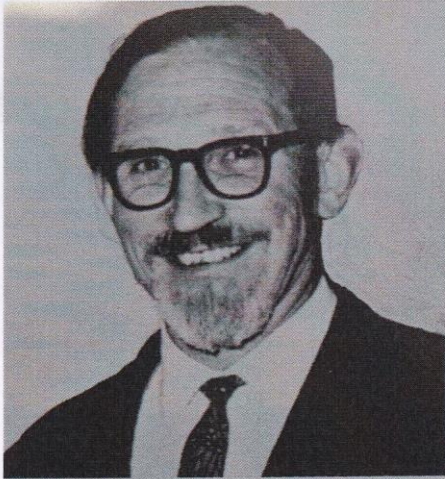
Tricia Austin is a senior lecturer in urban planning at the University of Auckland with research interest in affordable housing and sustainable cities.

MAY 1967 VOLUME 34 NUMBER 5



NZIA JOURNAL

Registered at G.P.O., Wellington, for transmission by post as a Newspaper.



An address to the Annual Conference at Queenstown on Wednesday, 12 April 1967, by Malcolm McEwen, Editor, *R.I.B.A. Journal*.

In Britain we have an immense historical legacy and a strong bent towards preservationism. Sometimes we are too preservationist, at other times we are vandals, but we have made some progress, particularly through television and the schools to educate people in the third, the visual, culture. In New Zealand it would seem to me that there is a real danger of destroying the small legacy you have from your past, although it is a small rapidly diminishing priceless asset, and of destroying your vast legacy of natural beauty. I would appeal, as an overseas visitor who has come to New Zealand for the first time, to your public to understand that what seems to you an ordinary little building, out-of-date and without much attraction, will in future times be seen as a vital link with your earliest days. How we prize Roman and Anglo-Saxon remains! Nineteenth and even twentieth century buildings should equally be valuable to you. You have in New Zealand an unrivalled landscape, and a great need for intelligent town planning to ensure that your towns enhance it and exploit it without destroying it.

60. 10 O'Connell Street.



Figure 106: Royal Exchange Assurance building in O'Connell Street between the General Buildings and Commercial Union House, 1997.

Building: Royal Exchange Assurance.

Date: 1925 [T.B. Byrne 1978 [11]].

Heritage Protection: Not registered by NZHPT. Scheduled by Auckland City Council as a category B building. Entitled to a heritage floor space bonus in the 1997 Proposed District Plan.

B

Description: This is a four storey concrete and brick plastered building with both Classical and Art Deco influences in the design. The ground floor forms a base to the building and has imitation stone horizontal mouldings. A flattened concrete pediment and a curved and panelled architrave accentuates the entrance. The entrance doors have an elaborate wrought iron grille with the letters REA. A fretwork moulding divides the ground floor from the upper floors. The first, second and top floors are divided into three bays the central bay being wider than the two side bays. Each bay is surrounded by a multi-storey moulded plastered architrave, with the two side bays accentuated by rectangular raised key-stone panels. The building ends in a elaborate elegant projecting cornice. This starts of with a narrow band of fretwork, then the cornice gradually corbels out with a row of dentils, and echinus, a rope moulding then projecting out with a cyma reversa moulding.

Architect: Chilwell and Trevithick.

Owner: Justice Department.

Owner's Address: 18th Floor, 29 Customs Street West Auckland.

DP No. Lot 3 DP 15927.

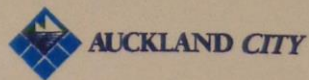
CT No. 386/164, Freehold.

Assessment of Significance: Exceptional significance.

PONSONBY ROAD AND JERVOIS ROAD

Heritage Study

VOLUME II
(Streetscape Study)



Di Stewart and Associates, Heritage Consultant
Bruce Petry, Architectural, Conservation Consultant

For Auckland City Council

June 1996



Threat to character main streets

Heritage lobby group says best Edwardian commercial areas could be lost under Unitary Plan

Bernard Orsman Super City
bernard.orsman@nzherald.co.nz

The early commercial strips of Karangahape Rd, Kingsland, Dominion Rd and Ponsonby Rd are under threat from the draft Unitary Plan, say heritage groups.

The council's heritage advisory panel is concerned that there has been limited investigation of character status for early town centres, saying Karangahape Rd should be given priority as a character area.

The Character Coalition – an umbrella organisation of 60 heritage and community groups – says Karangahape Rd, Kingsland, Dominion Rd and

Ponsonby Rd contain some of the best architectural records of Edwardian commercial development.

However, it said these areas were threatened by plans for three- to four-storey buildings that created an incentive to demolish, and seismic upgrades that could spell doom for continuous blocks of heritage stock.

The Character Coalition and heritage advisory panel support the overall thrust of intensification in the Unitary Plan, but are concerned that intensification is being provided before historic heritage assessments have been carried out.

The panel considers that a staged approach to intensification using plan

Heritage feedback

- Too little protection for early commercial strips.
- Heritage assessments should come before intensification.
- Use Brisbane model of notifying demolition consents.
- Support for widening heritage net to include pre-1944 housing.

changes would enable proper assessment for historic values.

The Character Coalition said going with a "one size fits all" zoning framework forced some areas into categories that would strip them of

much of their character.

It has called on the council to take more time to develop a staged series of local plans based on detailed local input and good design.

The coalition is promoting the Brisbane model, which prevents demolition of pre-1945 houses unless the owner can make a case.

On a visit to Auckland in March, Queensland Government architect Malcolm Middleton said the Brisbane model had been considered radical when it was introduced 15 years ago, but was now largely accepted and worked for the amenity and value of character suburbs.

The methods used by Brisbane, a close example of a city that had

undergone the Super City experience, were used as a model for what Auckland could do to reverse a decades-long pattern of weak protections and major heritage loss," the coalition's submission said.

The council has rejected the Brisbane model and proposed that council and consultant planners decide, using case law, if resource consent applications for demolition in character heritage areas should be publicly notified or not.

The council has also proposed widening the heritage net to pre-1944 houses outside the existing character heritage areas and requiring owners to obtain a resource consent for demolition.



Vision of fear for city's heritage

Lobby group releases pictures of how it thinks suburbs could look under Auckland's Unitary Plan

Bernard Orsman Super City
bernard.orsman@mzherald.co.nz

Auckland's heritage character is under threat from apartments in half of residential Auckland, says the Character Coalition.

The group, comprising 58 heritage and community groups, has commissioned images to show the impact of small and high-rise apartments on the city's built heritage.

They include before-and-after images of the seaside village of St Heliers – one of the hotspots for opposition to a new planning rulebook – and the effect 18-storey apartment buildings would have on Papakura's Selwyn Chapel, built in 1862.

Character Coalition spokeswoman Alex Dempsey said the group supported staged intensification after heritage assessments and local plans had been developed from the community up, not the top down.

She said that would lead to greater acceptance of intensification and be better than zoning half of residential Auckland for three-storey apartments and higher in other zones.

"It only takes one such development to ruin an attractive street and potentially degrade the property values of the rest of the street where people may have purchased for the heritage character," she said.

One image prepared by an architectural student for the group shows a five-storey apartment building on the corner of Sandringham Rd and Cambourne Rd backing on to a row of 1920 wooden bungalows. A council spokesman said the two images were flawed, saying the corner of Sandring-



This Character Coalition image claims to show what Sandringham's Cambourne Rd could look like under the Unitary Plan but the council disputes this.

ham and Cambourne Rds was zoned for single houses with a maximum height of 8m.

The buildings in the Papakura picture, he said, would fail to meet the form and design quality in metropolitan centres, adding that the building in the background was too long to be permitted under the rules.

The council did not comment on

the St Heliers images.

The release of the images follows heated debate about what is allowed in the "mixed housing" zone covering 49 per cent of residential Auckland.

After nine weeks of telling Aucklanders the maximum height of "small-scale apartment buildings" was two storeys, the Auckland Council has admitted the height limit is

three storeys. Mayor Len Brown yesterday held a "very constructive discussion" with the Character Coalition and the Auckland 2040 lobby group, saying he agreed with much of what they said, in particular taking a balanced approach to development.

The Herald has asked Mr Brown under the Official Information Act to release details of the mixed housing

and terrace housing apartment zone prepared by a political working party that meets behind closed doors.

● Feedback on the unitary plan ends on May 31.
Visit: www.shapeauckland.co.nz

Special report A14-15
Guide to Auckland's new rulebook
More before-and-after pictures

City haunted by 'ghost houses'



Nick Goodall said stricter rules for property investors and foreign buyers in the last few years should have reduced the number of vacant homes.

Photo / Mike Scott

Census reveals one in every 14 homes in central Auckland now stands vacant

Isaac Davison social issues

The high number of vacant properties in Auckland's CBD is being blamed on investors who are holding on to "lock-and-leave" apartments despite chronic housing shortages in the city.

The 2018 Census showed that the number of vacant Auckland houses had risen 18 per cent to 40,000. That compares to a 0.1 per cent increase in the previous census period.

Empty properties make up 7.3 per cent of Auckland's private dwellings, compared to 6.6 per cent in 2013.

Auckland Council chief economist David Norman said that was the second lowest vacancy rate for any

main centre in New Zealand. Most of the empty houses were easily explained, he said.

"About a third of them are in places where there are no jobs. There are the holiday baches in Waiheke, Great Barrier, Rodney and Franklin, and the Waitakere Ranges."

He said the exception was the Waitemata Local Board area where the vacancy rate was 11 per cent. This could partly be explained by the high number of apartments in the CBD, which were often lived in part-time by long-distance commuters.

"We also know apartments are more popular among investors," he said. "And it's possible that part of that is genuinely a bigger share of apartments bought as investments

that aren't being rented out to tenants."

Auckland councillor Chris Darby said he knew of several "lock-and-leave" apartments in the city, also known as "ghost houses".

"It is still common even though you're not seeing capital gains anywhere near the extent as we have seen a few years ago," he said.

Darby said there were also a relatively high number of empty mansions near his home in Stanley Point on the North Shore. One of them, on Stanley Point Rd, was bought by foreign owners in 2011 in a foreclosure sale and had never been lived in.

"You could probably put about four families in it," he said. "The owners said two or three years ago they were just renovating before moving in but that has not happened."

Since it was bought, the house has risen in value from \$3m to \$4.8m. Auckland Council considered the

40,000

vacant houses in Auckland last year, up 18 per cent. The number is 7.3 per cent of the city's private dwellings

5.8%

Lowest vacancy rate is in Nelson

18.69%

Highest vacancy rate is in West Coast

issue of empty houses as part of the Mayoral Housing Taskforce but decided not to tackle it, partly because of the lack of hard data on how many "ghost houses" there were in the city. Darby said further investigation of the issue would need central government assistance.

Nick Goodall, head of research at CoreLogic NZ, said some foreign jurisdictions were able to measure long-

term vacant properties by looking at data on power and water use.

"You know if there's no power being consumed you can say there's no one living there. We've never been able to get a comprehensive data set around that."

Goodall said stricter rules for property investors and foreign buyers in the last few years should have reduced the number of vacant homes.

"The attraction of having a property and not getting rent on it is that you are banking on the capital gain. Our expectation would be that would have reduced in the past few years because there has been tightening of speculator activity and how long people hold their properties for."

The lowest vacancy rate in the country was in Nelson at 5.8 per cent while the highest was the West Coast at 18.7 per cent, where job prospects have become worse in the past five years.



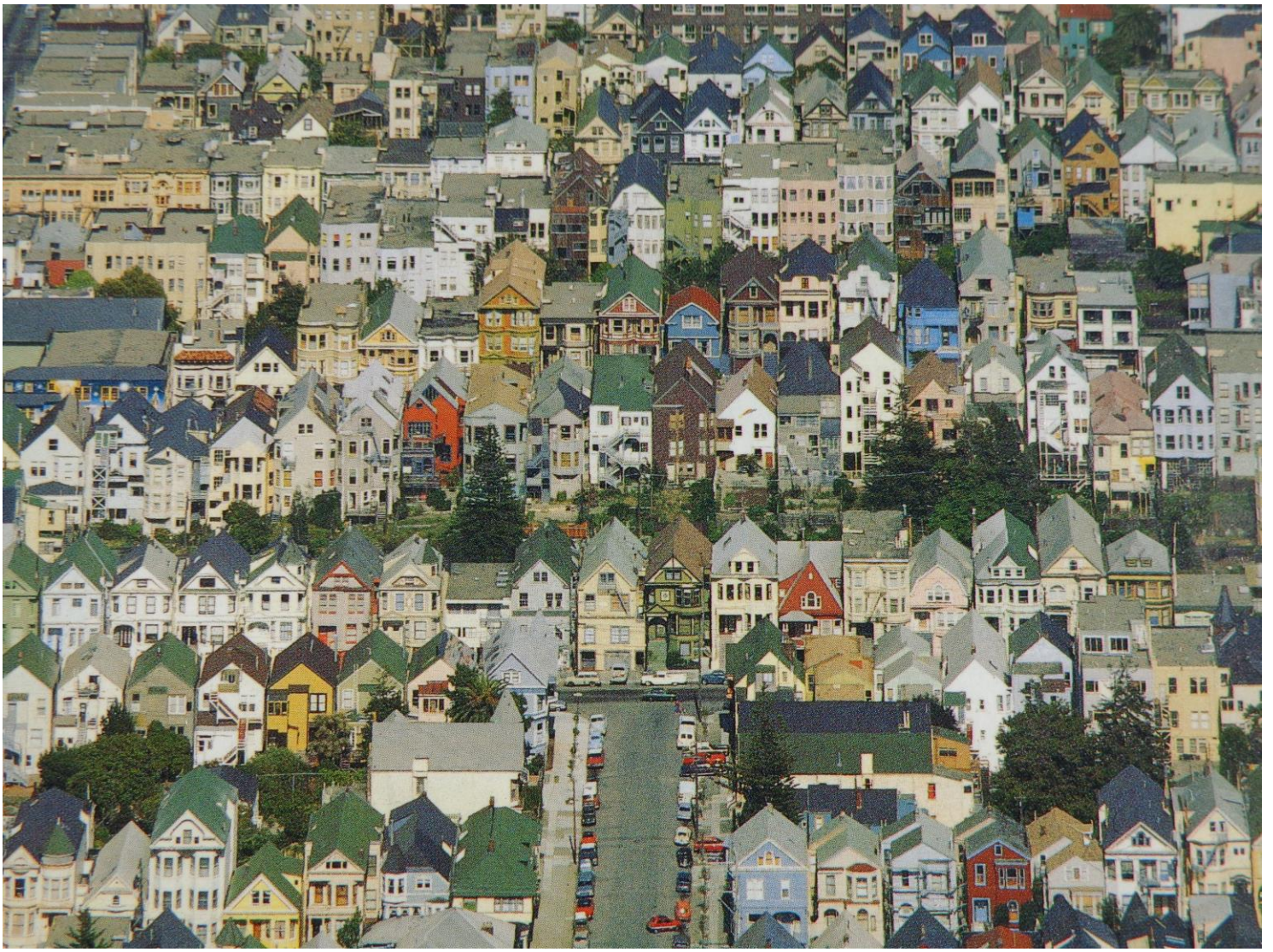
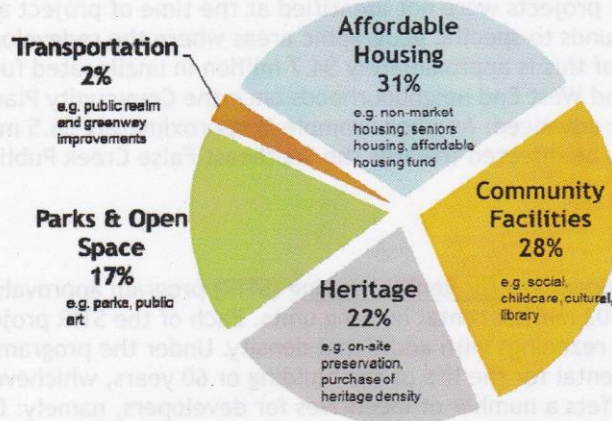


Chart 2: 2011 Allocated Contributions by Public Benefit Category
(excludes unallocated contributions & STIR project approvals)

Total = \$131M allocated towards Public Benefits



Source: City of Vancouver rezoning and development permit board approvals (2011)

- Heritage, through on-site preservation and purchase of density, was the third largest public benefit category in 2011. One-third of all 2011 approvals included an element of heritage as a public benefit (along with other public benefits in several cases). One of the larger heritage projects secured in 2011 is the on-site restoration of heritage structures at Shannon Mews in Shaughnessy. Purchase of heritage density accounted for 22% of overall public benefit value.

This allocation is consistent with Council's direction (2009) to put a hold on the creation of new transferable density and instead to draw down the inventory of 'banked' transferable density. Since July 2009, there have been transfers approved of over 400,000 sq. ft. involving more than 30 projects. During that same time Council approved the York Theatre proposal as a special circumstance which added just over 100,000 sq.ft. to the density bank. The current 'bank' balance stands at 1.2 million sq. ft. (this represents a 30% decrease since July 2009). While the majority of transferable density in the 'bank' is from heritage projects, there is also some density from projects involving amenity spaces. See Appendix D for the heritage transfer of density system detail or the [Transfer of Density Program](#) web page.

- Parks and Open Space commitments at 17% totalled \$22.2 million with the largest park contribution originating from the Telus Gardens rezoning which has been allocated to the acquisition of a new site for a downtown park. Secured park commitments in 2011 reflect Council's priority on environment and implementation of the Greenest City Action Plan. Public Art commitments, which are grouped within the Parks and Open Space category, had 15 required contributions totalling \$10.7 million in 2011. Public Art differs from other public benefits in that participating rezonings are required to make a specified per square foot contribution, and these public art funds are in most cases spent on (and benefit) the development site.



Weekend News

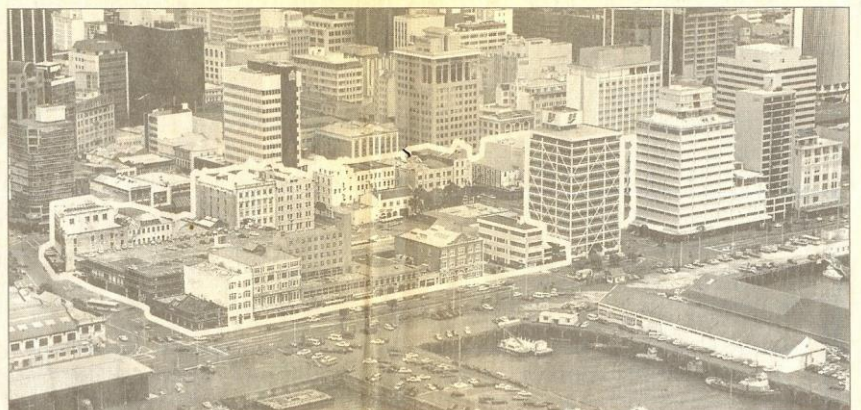


MAKEOVER: The Britomart area will become home to shops, restaurants, offices and apartments.

PICTURE / BRETT PHIBBS

Councillors swallow hard and plunge in

By BERNARD ORSMAN



TOWERING AMBITION: The Britomart site (above) in downtown Auckland will receive a \$1.5 billion makeover (below) as part of the transport terminal-carpark project councillors approved on Thursday.

DICK HUBBARD AUCKLAND

We must preserve our heritage buildings. They are special and give a city character. Not enough attention has been paid to our character buildings and during the campaign I talked of the "about face" situation where currently you need council permission to renovate a villa but no permission to demolish one.

The heritage policies I found at council have been unsatisfactory.

The new council is already taking action. We're

putting greater emphasis on heritage protection. We will be reviewing and developing heritage protection under the District Plan and developing heritage protection policies. We will explore setting up a heritage fund and look at special character zoning and character overlays under the District Plan. We will be working hard to ensure that Auckland retains its unique position of having the largest number of period wooden villas in the world.



Experts fear heritage loss

Ponsonby News has talked a lot about loss of amenity values under the new Unitary Plan but heritage experts are very concerned about the loss of heritage buildings from the inner city.

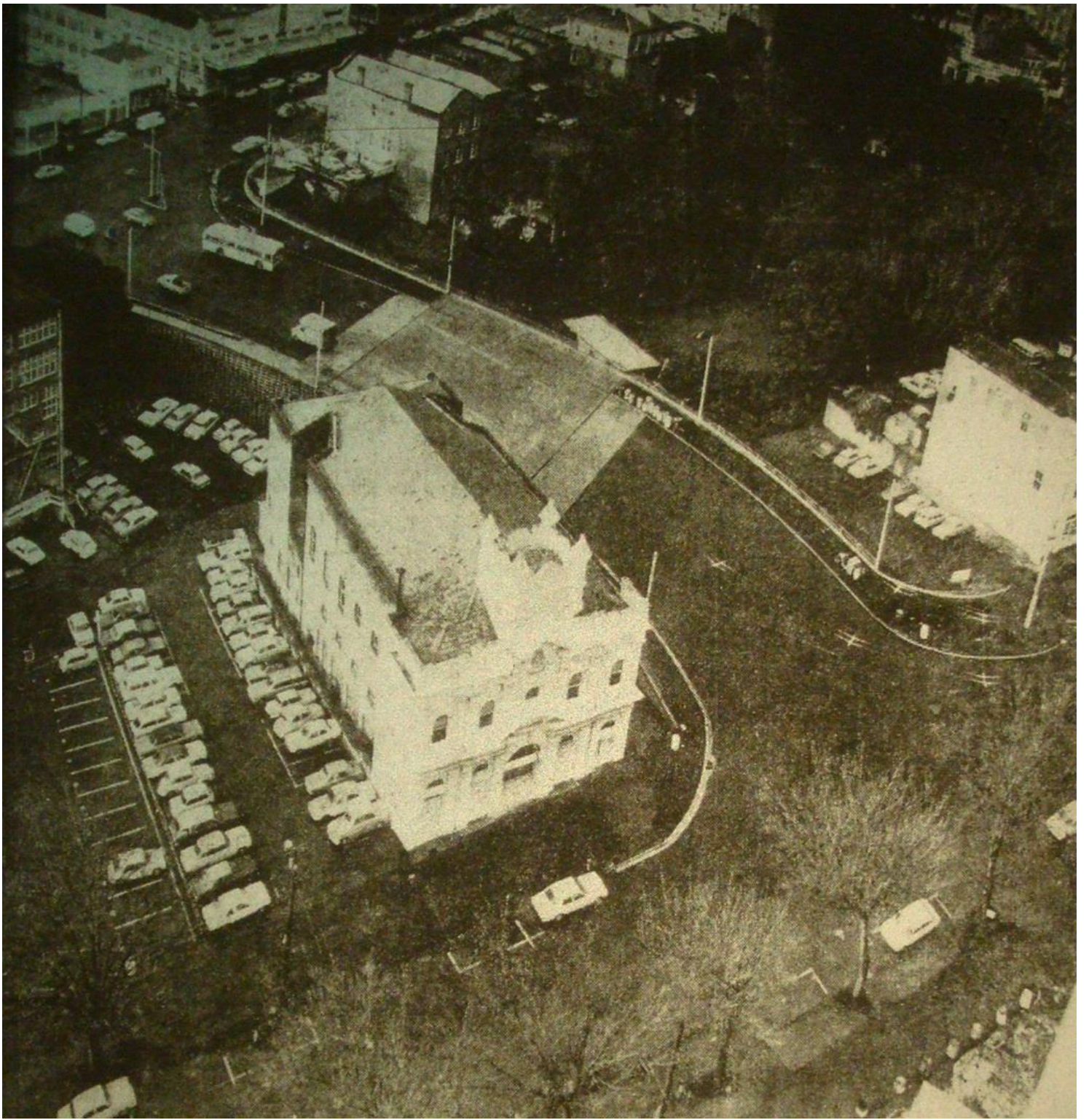
Graeme Burgess, a heritage architect and Grey Lynn resident told us that "the quality and character of the inner city suburbs is based on their historical development. If we allow that to be continually eroded we may eventually lose it."

Heritage expert Allan Matson, who is also an independent candidate for the Waitemata Local Board, agrees. He says, "Grey Lynn has one of the finest collections of colonial timber houses in the world. The Unitary Plan has largely failed to provide adequate protection to prevent the loss of collective heritage value of streets in that suburb."

Matson adds, "There is a need for council to properly identify our built heritage, providing incentives for the custodians of that heritage to maintain it for our collective benefit today and into the future." We must take these concerns seriously, and listen to experts like Matson and Burgess, to prevent wholesale demolition of heritage homes right on our doorstep.

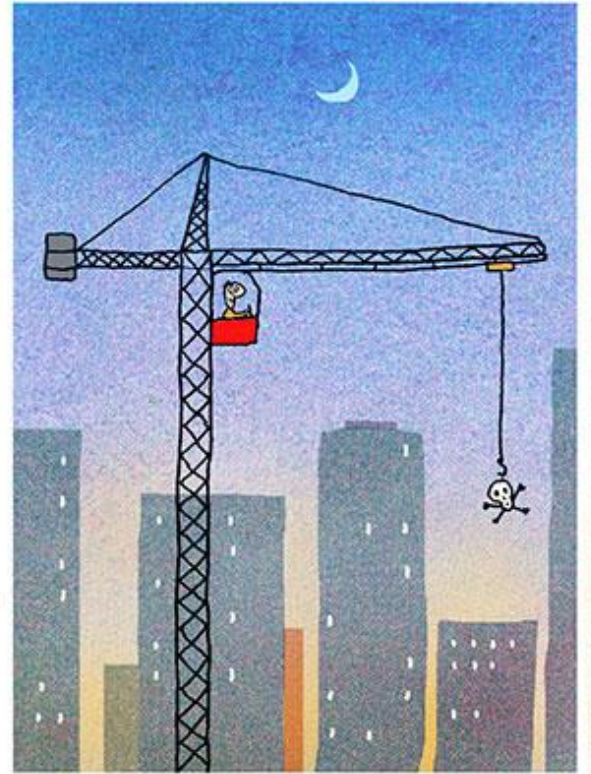
The Unitary Plan may be a step in the right direction but the authors did not get everything right. We must be vigilant, and not allow council to ruin our community. Ask candidates for office for their policies on these crucial issues. (JOHN ELLIOTT) **PN**





THE AWFULISERS

Every night and every day
The awfulisers work away,
Awfulising public places,
Favourite things and little graces;
Awfulising lovely treasures,
Common joys and simple pleasures;
Awfulising far and near
The parts of life we hold so dear:
Democratic, clean and lawful,
Awful, awful, awful, awful.



Leunig



Respect our heritage

Clearly, we need to increase density and invest in good public transport. What I cannot comprehend is the high-rise development on some of Auckland's most historic and well-preserved streets. It seems the planning was done on Google maps with no recognition of the heritage.

If a city fails to appreciate its art, music, culture and architecture, it is on a downward slope. The historic streets are as much a part of Auckland as its waterfront and its volcanic cones.

There are plenty of choices with lesser historic value. Let's bowl down some sausage blocks and fibrolite prefabs and low-grade leaky buildings before we hand over heritage streets to ruthless developers.

Progress is inevitable but we must make more rational choices about what, where and when. *John Ashby, Mt Eden.*

Key Issue



Council must build on heritage, not destroy it

Posted by Jacinda Ardern on July 28, 2016

Auckland Council must move to ensure there are heritage protections in place following recommendations that demolition restrictions be tossed out, Labour's Arts, Culture and Heritage spokesperson Jacinda Ardern says.

The panel considering the Unitary Plan has recommended removing partial protections for neighbourhoods with houses built before 1944.

"This character overlay was a response to a very real problem – the loss of special character buildings. That need hasn't suddenly disappeared.

"Certainly we need to ensure we build both up and out in order to meet the huge demand for housing, but there are ways to do that without losing the character of our communities.

"Our heritage should not be an either/or. We're a young country when it comes to built heritage and we should be doing everything we can to preserve what we have.

"The Council now needs to work with urgency to ensure a solution that safeguards heritage in our communities so that it's not permanently lost," Jacinda Ardern says.

LABOUR



JACINDA ARDERN



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Authorised by Dianna Lacy, 180 Willis St, Wellington. Authorised by Jacinda Ardern MP, Parliament Bldg, Wellington.

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