

Plan Change 78

Direct Discussion Record

Topic 011 Special Character Areas

Document Description:

This document contains the direct discussion records of discussions between Auckland Council and some submitters on the Plan Change 78 topic 011 Special Character.

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Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to the following submitters: Jervois Properties Ltd (submission 1583), JL Trust (submission 2224) and Zanj Limited (submission 2225).

Summary of issue: should 155, 157, 159, 161 and 163 Jervois Road be subject to the Special Character Areas Overlay?

4. Philip Brown considers these properties should be removed from the Isthmus A SCA Residential overlay because the underlying zoning is Business – Local Centre. Hamish Hey agrees with Philip Brown and considers that there are constraints under Chapter E27 Transport that can't be satisfied with the SCA Residential in place.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

5. Rebecca Freeman considers there is no special character reason for these properties to be removed because they retain their values and are part of the original subdivision in this area.
6. Emma Rush agrees that the properties should be removed for the reasons Philip Brown has raised above.

Conclusion: it was agreed that 155, 157, 159, 161 and 163 Jervois Road should be removed from the overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Jervois Properties Ltd JL Trust Zanj Limited	Phillip Brown	Planning
	Hamish Hey	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	2 nd May 2023
Venue	In person
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1972 (Alan Stokes and 41 signatories).

Summary of issue: should the scores for properties within the Special Character Areas Overlay in Remuera East be amended?

4. Heike Lutz has reviewed the scores for sites in Remuera East using the Council's methodology and considers that the following properties should have different scores:
 - 1 Pukeora Avenue - 'Architectural Style' should be 'English Cottage' and the IPA score should be +1 so the score is 6.
 - 5A Kelvin Road - 'Architectural Style' should be 'Contributing' so the score is 4.
 - 6 Kelvin Road - 'Architectural Style' should be 'Contributing' so the score is 4.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

- 6A Kelvin Road - 'Architectural Style' should be 'Contributing' so the score is 4.
 - 7 Kelvin Road - 'Architectural Style' should be 'Contributing' so the score is 4.
 - 694 Remuera Road - IPA Score should be 0 so the score is 5.
 - 698 Remuera Road - 'Relationship to Street' should be 'Neutral' so the score is 4.
 - 702 Remuera Road - 'Architectural Style' should be 'Mid-Century Modernism' and both 'Period of Development' and 'Architectural Style' should be 'Contributing' and the IPA score, so the score is 5.
 - 712 Remuera Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - 726 Remuera Road - 'Relationship to Street' should be 'Contributing' so the score is 6.
 - 728 Remuera Road - the IPA Score should be +1 so the score is 6.
 - 740 Remuera Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - 742 Remuera Road - 'Architectural Style' should be 'Bungalow' and 'Contributing' and the IPA score should be 0 so the score is 5.
5. Based on the above scores, Heike Lutz considers that the SCA Residential in this area should be reinstated to include the following sites: 2,4, 12 and 1, 1A and 5 Pukeora Avenue, 1A, 3 and 5 and 2 Kelvin Road and 682, 686, 688, 690, 692, 694, 696, 698, 700, 702, 708, 710, 712, 716, 718, 726, 728,730, 730A, 732A, 738, 740 and 742 Remuera Road.
 6. Heike Lutz considers that some of the dwellings in this area, including 6 and 6A Kelvin Road, are mid-century in architectural style and contribute to the special character values of the area as they are a building style described in the special character statement.
 7. Rebecca Freeman considers that the character statement identifies the period of significance as being up to 1940 so it would depend on when these dwellings were constructed. She is happy to review the scores of these properties and the spatial extent of the SCA Residential in this area.
 8. Rebecca Freeman agrees with the change of score for 1 Pukeora Avenue as proposed by Heike Lutz. At the conferencing, she was provided with further information on the other proposed changes and will review this in due course.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Alan Stokes & 41 signatories	Alex Findlay	Planning
	Heike Lutz	Special Character

Agenda and meeting record

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Topic	011 Qualifying matters – Special Character
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Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1380 Synergy Planning.

Summary of issue: should 2 Anglesea Street, Ponsonby be subject to the Special Character Areas Overlay?

4. Yu Yi considers that 2 Anglesea Street should be removed from the SCA Residential overlay based on the site-specific analysis under section 77L of the RMA and the property and the block that this property is within does not satisfy these requirements. She also notes that this block is adjacent to the Business Town Centre zone, so interface issues need to be addressed (HIRB is not sufficient to address these issues). The block which this property is in does not meet the thresholds required for special character (it is 48%). She thinks the qualifying matter for the Freemans Bay area should be reconsidered, given that existing building height, building density and street setback are not provided for within the Low Density Residential zone and more align with MDRS, as evidenced in her submission.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

If the “site specific analysis” under s77L goes beyond a block and refers to the wider Freemans Bay area, the mid-century modern style council housing should be taken into account as character defining elements too. She considers it appropriate to take a “cut and trim” approach when it comes to s77L analysis.

5. Rebecca Freeman notes that 2 Anglesea Street scored a 6 in the special character survey and continues to agree that it contributes this level of value. Therefore, she supports the retention of this property within the SCA Residential overlay. She also notes that the mid-century modern style council housing referred to by Yu Yi is not within the SCA Residential overlay as operative so was not considered as part of the response to PC78.
6. Yu Yi considers that the Freemans Bay South Area (as per council’s approach) to be used for s77L exercise as a “site” lacks elements of “contiguous allotments”, “adjacent” and “hold together” required in AUP operative “site” definition (p.116 Chapter J) as highlighted below:
7. Any area of land which meets one of the descriptions set out below:
 - a) *an area of land which is comprised of one allotment in one certificate of title, or two or more contiguous allotments... or contained in a single lot...or*
 - b) *an area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles ...or*
 - c) *partly made up of land which complies with clauses (a) or (b) above; and partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjacent and are held together in such a way that they cannot be dealt with separately....*
8. Yu Yi considers that s77L of RMA requires “site” specific analysis. Whether the definition of “a site” refer to a property, a block or a specific geographic area, it does not exclude any site outside council’s operative SCAR overlay. Therefore, council’s response, i.e., PC78 to RMA Amendment Act should include sites both inside and outside of Operative SCAR overlay. This should include mid-century modern council housing which has been a well know identity for Freemans Bay area.
9. Emma Rush does not support the removal of 2 Anglesea Street from SCA Residential on the basis of Ms. Freeman’s advice. In addition, the removal of the property would create a gap of a single property between the SCA Residential overlay and the adjacent Business Town Centre zone/SCA Business overlay.
10. Yu Yi does not agree that 2 Anglesea Street has the level of contribution to special character values that were ascribed in the Council’s survey of the area. The architectural values of the dwelling and fencing are not such that it contributes to the special character values of the area at a high level.

Conclusion: no agreement was reached in relation to 2 Anglesea Street.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Synergy Planning	Yu Yi	Planning

Agenda and meeting record

27th June 2023

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Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1112 (Be Group NZ).

Summary of issue: should 19 Ara Road and 10 Rangitoto Avenue, Remuera be subject to the Special Character Areas Overlay?

4. Craig McGarr advised that the resource consent for demolition at 19 Ara Street has been given effect to and the dwelling has been demolished and the property being redeveloped as per the granted consent. Craig McGarr considers this property should be removed from the SCA Residential overlay.
5. Rebecca Freeman and Emma Rush agree and support the removal the removal of this property from the SCA Residential overlay.
6. Craig McGarr advised that 10 Rangitoto Avenue is in the same ownership as 14 Rangitoto Avenue and 19 Ara Street and the owners intend to develop the retirement village onto this site. He considers that

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

the northern side of Rangitoto Avenue including #10 does not have cohesive special character values, with a number of contemporary buildings and that 10 Rangitoto Avenue should be removed.

7. Rebecca Freeman advised that 10 Rangitoto Avenue scored a 6 in the survey of special character areas. Emma Rush does not support the removal 10 Rangitoto Avenue at present, given that it is a high-scoring property and is within an area that met the threshold for special character in PC78.
8. Rebecca Freeman agrees to review the special character values alongside the north side of Rangitoto Avenue.

Conclusion:

- a) it was agreed that 19 Ara Street should be removed from the overlay.
- b) no agreement was reached in relation to 10 Rangitoto Avenue.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
BeGroup NZ	Craig McGarr	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	8 th May 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 898 from the Cornwall Park Trust Board.

Summary of issue: should Maungakiekie Avenue be subject to the Special Character Areas Overlay?

4. Mark Vinall, Noel Reardon and Rebecca Freeman met and further detail about the methodology was provided.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Rebecca Freeman	Special character
	Noel Reardon	Manager Heritage
Cornwall Park Trust Board	Mark Vinall	Planning

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

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Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1182 from Body Corporate 128455.

Summary of issue: should 11 Cowan Avenue, Ponsonby be subject to the Special Character Areas Overlay?

4. Mark Benjamin considers 11 Cowan Avenue Street, Ponsonby should be removed from the SCA Residential Overlay because the building does not contribute to the special character values identified in the character statement. The building is in a poor condition, is a leaky building and potentially requires demolition and redevelopment.
5. Noel Reardon considers that removing 11 Cowan Avenue Street from the SCA Residential Overlay could create a gap or hole in the overlay, which may impact on the surrounding area.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

6. Emma Rush does not support the removal of 11 Cowan Street from the overlay. While she agrees that the building on that site does not individually contribute to the special character values of the area, the removal of the site would create a gap in the overlay and could become a “spot zone” if the removal of the qualifying matter on this site gives rise to a consequential change in the underlying zoning. The appropriate way to address the demolition and redevelopment of the building is a resource consent, to ensure any replacement building has regard to the special character values of the area.

Conclusion: no agreement was reached on this matter.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Specia Character
	Noel Reardon	Manager Heritage
Body Corporate 128455	Mark Benjamin	Planning

Agenda and meeting record

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Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
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Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1787 from Bill Patterson, Ken Wickenden and Richard Wilburn.

Summary of issue: should 23 and 25 Earle Street and 1 and 3 Churton Street be subject to the Special Character Areas Overlay?

4. Mark Vinall considers that 23 and 25 Earle Street and 1 and 3 Churton Street, Parnell are not a cohesive part of the SCA Residential Overlay. The subject properties are the only properties covered by the SCA Residential Overlay on their respective streets and they are surrounded by THAB and Business Mixed Use zone. He considers they should be removed from the overlay.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

5. Emma Rush and Noel Reardon note that the dwellings on 23 and 25 Earle Street and 1 and 3 Churton Street face Earle and Churton Streets and therefore their ‘backs’ face towards the SCA Residential area that they are within. They also note the surrounding zoning on these streets, being Business – Mixed Use and THAB. They consider that the SCA Residential area on Bradford Street is a relatively small pocket of SCA Residential within THAB zoning and considers that a further review of this area should be undertaken to determine the appropriateness of the SCA Residential Overlay being applied to 23 and 25 Earle Street and 1 and 3 Churton Street.

Conclusion: it was agreed that 23 and 25 Earle Street and 1 and 3 Churton Street should be removed from the Special Character Areas Overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special Character
	Noel Reardon	Manager Heritage
Bill Patterson, Ken Wickenden and Richard Wilburn	Mark Vinall	Planning

Agenda and meeting record

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Context

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Agenda/Matters discussed

3. This document records direct discussions in relation to submission 951 (Eden Epsom Residential Protection Society).

Summary of issues: various

Properties along Gillies Avenue

4. Robert Speer and Suzanne Speer and Heike Lutz consider that SCA Residential as notified along the west side of Gillies Avenue broadly between Owens Road and Epsom Avenue (this also includes 149, 151 and 153 Gillies Avenue and the southern side of Brightside Road) should be retained.
5. These properties are seen as part of a cohesive group representing the Residential Isthmus B1 special character values as recognised in the 2022 Environment Court decision. Property gradings meet the minimum 66% threshold required outside a walkable catchment.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

6. Rebecca Freeman considers that the properties at 149, 151 & 153 Gillies Avenue are not part of an area that strongly contributes to special character values, and she does not support these properties being subject to the SCA Residential overlay. She also considers that the properties along the southern side of Brightside Road and the western side of Gillies Avenue between Brightside Road and Epsom Avenue are not part of an area that strongly contributes to the special character values, and she does not support this area being subject to the overlay.

171 Gillies Avenue

7. Heike Lutz considers that this property needs to be reassessed because it can be seen.
8. Rebecca Freeman agrees to review this property.

51, 55 and 57 Owens Road

9. Robert Speer and Suzanne Speer consider the reinstatement of 51, 55 and 57 Owens Road to the SCA Residential overlay as these strongly contribute to the special character values of the area and support Owens Road as the gateway to this area of the overlay. Two of the three properties are graded 6 and form a logical extension and end point to the adjacent SCA sub-area.
10. Heike Lutz agrees that the three properties should be reinstated to the SCA Residential overlay for the same reason.
11. Rebecca Freeman agrees that the three properties have special character values but does not support their reinstatement at this time.

48, 48a, 54 and 56 Owens Road

12. Robert Speer and Suzanne Speer consider that the four properties at 48, 48a, 54 and 56 Owens Road be reinstated in the SCA Residential overlay. 48 Owens Road is a grade 6 property while 54 and 56 Owens Road are grade 5. Together the four properties visually link the adjoining Marama Avenue/Cecil Road and the Maungawhau South special character areas with the adjoining Shipherds Avenue and Mountain Road special character areas.
13. Heike Lutz agrees.
14. Rebecca Freeman considers that 54 and 56 Owens Road should be subject to the SCA Residential overlay, but she does not support 48 and 48a at this time.

Rear sites between Marama and Shipherds avenues

15. Robert Speer and Suzanne Speer consider that the narrow strip of rear properties between Marama Avenue and Shipherds Avenue should be retained as part of the Residential SCA as requested in the submission by the Character Coalition.
16. These right of way (ROW) sites have access from Shipherds Avenue, Owens Road and Epsom Avenue and immediately adjoin the SCA of Marama Avenue to the west and the SCA of Shipherds Avenue to

the east. ROW sites are not typically identified differently from the zoning and SCA description of adjoining road frontage sites.

17. Heike Lutz considers that this group of properties do not strongly contribute to the special character values of the areas but due to the shape of the area and the small size and topography (this area is higher in elevation than either of the adjacent areas) of it that if a higher density zoning was applied would effectively provide the opportunity for the consequential development in this area to create a wall between the two areas of SCA Residential overlay.
18. Rebecca Freeman agrees that these properties do not strongly contribute to the special character values of the area.
19. Emma Rush acknowledged that the inclusion of rear sites in a residential SCA has occurred in some areas elsewhere in the city where they immediately adjoin SCA Residential.
20. Alex Findlay considers that a narrow of higher density development between two SCA Residential areas inappropriate because it would visually compromise the SCA areas and impact from an urban design perspective.

Demolition controls on properties fronting Gillies Avenue

21. Robert Speer and Suzanne Speer consider that the properties fronting the area along the west side of Gillies Avenue broadly between Owens Road and Epsom Avenue should have the SCA Residential demolition control rules reinstated as per the operative AUP as there are no demolition controls mapped for any properties within this block even though there are properties that score 4, 5 and 6.
22. Rebecca Freeman and Emma Rush agree and note that the lack of demolition controls in this SCA area as publicly notified for PC78 may be an error and should be reviewed. However, as noted above, Rebecca Freeman does not support these properties being subject to the SCA Residential.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Eden Epsom Residential Protection Society	Robert Speer	Planning
	Suzanne Speer	Planning
	Heike Lutz	Special Character

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2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 2067 from Southern Cross Healthcare Limited.

Summary of issue: should 149, 151 and 153 Gillies Avenue, Epsom be deleted from the Special Character Areas overlay?

4. Rebecca Freeman considers that the properties at 149, 151 & 153 Gillies Avenue are not part of an area that strongly contributes to special character values, and she does not support these properties being subject to the SCA Residential overlay. She also considers that the properties along the southern side of Brightside Road and the western side of Gillies Avenue between Brightside Road and Epsom Avenue

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

are not part of an area that strongly contributes to the special character values, and she does not support this area being subject to the overlay.

5. Emma Rush, John Brown, Rob Pryor, and Daniel Shaw agree.

Conclusion: it was agreed that 149, 151 and 153 Gillies Avenue should not be subject to the Special Character Areas Overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Southern Cross Healthcare	Rob Pryor	Visual landscape
	Daniel Shaw	Planning
	John Brown	Special character

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Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1269 from OneSixOne Medical Group Limited.

Summary of issue: should 159 Gillies Avenue, Epsom be subject to the Special Character Areas Overlay?

4. The submitter owns the property at 159 Gillies Avenue and lease the land at 161 Gillies Avenue. The submission seeks the removal of SCA Residential from various properties fronting Gillies Avenue.
5. Anthony Blomfield considers that 159 Gillies Avenue, as a rear lot that cannot be seen and with development that post-dates 1940, should not have the SCA Residential overlay retained. This property should not be a qualifying matter and the removal of it will not have a flow-on impact to the character values of other properties remaining in the SCA Residential overlay. Anthony also considers that the

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overlay should be deleted from 161 Gillies Avenue for the reasons expressed in the original survey of the area.

6. Rebecca Freeman considers that the survey results for the block of properties that front Gillies Avenue which 159 Gillies Avenue is a part of show that this part of the area does not meet the methodology for being retained in the SCA Residential overlay.
7. Emma Rush relies on the special character advice of Rebecca Freeman and agrees that the area does not meet the threshold for special character as a qualifying matter.

Conclusion: it was agreed that the area of special character that 159 Gillies Avenue is within does not meet the threshold for inclusion in the Special Character Areas Overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
OneSixOne Medical Group Ltd	Anthony Blomfield	Planning

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Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 2182 Buchanan Family Trust.

Summary of issue: should 17-23 Hepburn Street, Grey Lynn be subject to the Special Character Areas Overlay?

4. Tom Morgan considers that the entire block between 3-29 Hepburn Street should have the same treatment to avoid the current issue where half the block is proposed to be zoned THAB and the other half proposed as SCA Residential overlay with LDRZ underlying it. Tom considers the interface between the currently proposed THAB and 17-23 Hepburn Street will create interface issues that are not currently proposed to be adequately managed by PC78. In particular the 21m height limit, 1m side and

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

rear yard setback, and 19m + 60° HIRB standard proposed for THAB applying alongside side and rear boundaries.

5. Emma Rush and Rebecca Freeman acknowledge that there is a change from THAB to LDRZ along the east side of Hepburn Street. However, they do not support the amendment of the SCA Residential in this area, as it is based on the values of the properties (the properties between 3-13 Hepburn Street very low scoring and do not contribute to the special character area while they remainder do contribute to these values). They note that the transition between SCA Residential and other areas is being considered under PC78 in Topic 014L Height – Special Character – Residential transitions, height next to SCAR.

Conclusion: no agreement was reached in relation to this matter.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Buchanan Family Trust	Tom Morgan	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	8 th May 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 2390 from the Society of Mary Trust Board.

Summary of issue: should 2-12 Hopetoun Street be subject to the Special Character Areas Overlay?

4. Iain McManus and Peter Mahoney remain of the view that the special character overlay should be removed from the properties at 2-12 Hopetoun Street and the properties rezoned to Mixed Use for the reasons outlined in submission #2390. In addition, they have been advised that the property at 10 Hopetoun Street has significant structural issues. As a consequence, the Society has largely vacated the

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

building (it is now occupied solely by a caretaker to deter squatters). The Society has obtained an estimate to repair the building, however, the estimate is prohibitively expensive.

5. Noel Reardon and Rebecca Freeman advise that 10 and 12 Hopetoun Street have scored a 6 during the character survey. They consider these properties contribute to the special character values identified in the character statement.
6. Emma Rush and Noel Reardon acknowledge that the group of properties were surveyed as strongly contributing to the special character values of the area. However, they consider that the properties at 2-12 Hopetoun Street (six properties) should be removed from the SCA Residential Overlay because this block is a small cluster within the wider Freemans Bay South area and does not necessarily maintain the strong suburban character of the wider area. The re-zoning of these properties consequential to this proposed change will be addressed through other Council workstreams.

Conclusion: it was agreed that the properties at 2-12 Hopetoun Street should not be subject to the Special Character Areas Overlay – Residential.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special Character
	Noel Reardon	Manager Heritage
Society of Mary Trust Board	Iain McManus	Planning
	Peter Mahoney	Society of Mary Trust Board

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to further submission 173 (BLUM Investments Ltd).

Summary of issue: should 392C Mount Eden Road, Mount Eden be subject to the Special Character Areas Overlay?

4. Craig McGarr considers that the property at 392C Mount Eden Road does not have special character values and should not be within the SCA Residential overlay. In his opinion, this also applies to the adjacent properties at 392, 392A and 392B Mount Eden Road,
5. Rebecca Freeman and Emma Rush agree that 392C Mount Eden Road does not contribute to the special character values of the area. They note that 392A and 392B Mount Eden Road are within the Light Rail Corridor and are therefore not subject to PC78.

Conclusion: it was agreed that 392C Mount Eden Road should be removed from the overlay.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
BLUM Investments Ltd	Craig McGarr	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 952 from The Ascot Hospital and Clinics Limited.

Summary of issue: should 90, 92 and 94 Mountain Road, Epsom be subject to the Special Character Areas Overlay?

4. Anthony Blomfield considers that 1 and 3 Gilgit Road should not be subject to the SCA Residential overlay, as proposed in PC78. Rebecca Freeman and Emma Rush agree.
5. Anthony Blomfield considers that 90, 92 and 94 Mountain Road should not be subject to the SCA Residential because the underlying zone is Special Purpose Healthcare Facility and Hospital zone, and the zone and overlay are compatible.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

6. Rebecca Freeman considers that 90, 92 and 94 Mountain Road contribute to the special character values of the area, so she does not support the removal of these properties from the overlay.
7. Emma Rush agrees with Anthony Blomfield that the zone and SCA Residential overlay are not seeking the same outcomes and supports the removal of 90, 92 and 94 Mountain Road from the overlay.

Conclusion: it was agreed 90, 92 and 94 Mountain Road should not be subject to the Special Character Areas Overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
HND Upland Limited	Anthony Blomfield	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	8 th May 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 868 from 73 Parnell Road Limited.

Summary of issue: should 73, 75 and 77 Parnell Road be subject to the Special Character Areas Overlay?

4. Alex van Son considers that while the properties at 75 and 77 Parnell Road have values pertaining to heritage and character, they are not values accurately described by the SCA Residential Overlay Isthmus A Statement of Significance or reflective of the built form expectations established by the associated development standards. Reasonable re-development of 73 (and 75-77) Parnell Road would likely be highly inconsistent with the built form expectations established by SCA Residential Overlay Isthmus A, particularly with respect to scale/built form and residential density.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

5. Noel Reardon and Rebecca Freeman advise that 75 Parnell Road is included in Schedule 14: Schedule of Historic Heritage. 77 Parnell Road has potential historic heritage values and scored a 6 during the survey of special character values. 73 Parnell Road scored a 1 in the survey of special character values.
6. Emma Rush does not agree that the special character overlay should be removed from the properties at 73, 75 and 77 Parnell Road. The buildings at 73, 75 and 77 Parnell Road are within the Special Character Areas Overlay – Residential – Isthmus A. Ms. Rush acknowledges that while the character statement for the area describes the built form as being predominantly detached one and two-storey houses, the statement acknowledges there are exceptions. She notes that the buildings on 75 and 77 Parnell Road are within the period of significance for the special character area. While she agrees that the building on 73 Parnell Road does not individually contribute to the special character values of the area, she considers the property sits within an area that has strong special character values and it is not appropriate to remove this one site.

Post-meeting correspondence (provided by Mr. van Son)

7. Alex van Son advised that Rebecca Freeman provided him the special character survey data for 73, 75 and 77 Parnell Road via email on 0 May 2023.
8. Alex van Son noted that the survey provided contained no assessment or discussion of how the properties at 73, 75 and 77 Parnell Road contribute to the characteristics described in Schedule 15 for the SCA Residential Overlay Isthmus A.
9. Alex van Son advised that Rebecca Freeman provided him the Summary of Area Findings report for the Parnell (Isthmus A) study area via email on 08 May 2023.
10. Alex van Son noted that there is nothing in the Summary of Area Findings report that describes the form or style of development on 73, 75 or 77 Parnell Road.
11. Alex van Son requested the opportunity to discuss with Council experts whether the SCA Residential Overlay Isthmus A was the most appropriate mechanism to manage development within 73, 75 and 77 Parnell Road given the form of the existing development, the form of appropriate redevelopment, and in light of the policy direction of PC78. He stated that Council officers were unwilling to participate in further mediation.

Further comment from Council experts

12. Emma Rush and Noel Reardon noted that the direction from the Independent Hearings Panel (Panel) on Topic 011 was for expert conferencing to take place, rather than mediation. The purpose of expert conferencing is set out in paragraph 5 of the 22 February 2023 direction from the Panel:
13. “The purpose of expert conferencing is to identify, discuss and potentially resolve (or not) the issues in contention. This may enable parties to reduce the scope and length of their (expert) evidence; to focus on those matters that remain in contention; and to reduce the amount of hearing time they may request before the IHP”.

14. Council experts have met Mr. van Son, and all parties' views have been recorded. Ms. Rush acknowledged that agreement has not been reached.

Conclusion: there was no agreement on this matter.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
	Noel Reardon	Manager Heritage
72 Parnell Road Ltd	Alex van Son	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

1. This document records direct discussions in relation to submission 104 from the Mayfair Owners' Committee.

Summary of issue: should 75 Parnell Avenue, Parnell be subject to the Special Character Areas Overlay?

2. Kay Panther Knight considers that 75 Parnell Road and the block bound by Heather Street, Cracroft Street and Parnell Road should remain within the SCA Residential overlay as proposed in PC78. Kay recognises that the existing built form may not correspond directly with the general built character described in the Isthmus A character statements. The block however clearly exhibits a combination of high-quality special character and historic heritage such that it is appropriate to retain the overlay as notified.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

3. Rebecca Freeman and Emma Rush agree.

Conclusion: it was agreed that 75 Parnell Road and the block it is within should be subject to the Special Character Areas Overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Mayfair Owners' Committee	Kay Panther Knight	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	8 th May 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1174 from A Yuan.

Summary of issue: should 4 Penrhyn Road, Mount Eden be subject to the Special Character Areas Overlay?

4. Mark Benjamin, Noel Reardon, Emma Rush and Rebecca Freeman agree 4 Penrhyn Road should be removed from the SCA Residential Overlay.

Conclusion: it was agreed that 4 Penrhyn Road should be removed from the Special Character Areas Overlay.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Specia Character
	Noel Reardon	Manager Heritage
A Yuan	Mark Benjamin	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	2 nd May 2023
Venue	In person
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda

3. This document records direct discussions in relation to submission 1616 (Scrumptious Fruit Trust).

Summary of issue: should 10 Rangitoto Avenue, Remuera be subject to the Special Character Areas Overlay?

4. Alex Findlay considers that 10 Rangitoto Avenue should remain within the SCA Residential because it scores a 6 and strongly contributes to the special character area that it is within.
5. Rebecca Freeman advised that 10 Rangitoto Avenue scored a 6 in the survey of special character areas.
6. Emma Rush does not support the removal 10 Rangitoto Avenue at present, given that it is a high-scoring property and is within an area that met the threshold for special character in PC78.

Conclusion: it was agreed that 10 Rangitoto Avenue should remain subject to the overlay.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Scrumptious Fruit Trust	Alex Findlay	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	2 nd May 2023
Venue	In person
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 2179 (Seaview Road Residents' Group).

Summary of issue: should the scores for properties within the Special Character Areas Overlay in Seaview Road and surrounding streets be amended?

61a Seaview Road

1. Alex Findlay considers that the property at 61a Seaview Road appears to be within the SCA Residential but has not been assessed as part of the survey of special character areas. She considers this property should be included in the SCA Residential and assessed as part of the area.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

2. Emma Rush advised that 61a Seaview is not within the SCA Residential in the Auckland Unitary Plan (AUP) as operative. She therefore does not consider it should be subject to the overlay because the approach taken in PC78 was not to include any new sites or areas within the SCA Residential.

Seaview Road

3. Heike Lutz has reviewed the scores for sites on Seaview Road using the Council's methodology and considers that the following properties should have different scores:
 - a) 4 Seaview Road - 'Period of Development' should be 'Contributing' so the score should be 5.
 - b) 9A Seaview Road - should be identified as 'Rear or vacant lot/Unable to be seen'.
 - c) 10 Seaview Road - the IPA Score should be +1 so the score is 6.
 - d) 23 Seaview Road - the IPA Score should be +1 so the score is 6.
 - e) 29 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - f) 41 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - g) 43 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - h) 51 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score should be 6.
 - i) 83 Seaview Road - should be identified as 'Rear or vacant lot/Unable to be seen'.
 - j) 85 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - k) 87 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
 - l) 91 Seaview Road - the IPA Score should be +1 so the score is 6.
 - m) 103 Seaview Road - 'Period of Development' should be 'Neutral' so the score should be 4.
 - n) 111 Seaview Road - 'Relationship to Street' should be 'Contributing' so the score is 5.
4. Based on the above scores, Heike Lutz considers that the SCA Residential in this area should be amended to include the following sites: 4, 8, 58, 60, 62, 64 and 70 Seaview Road and 85, 87, 89, 91, 95, 99, 101, 103, 105, 107, 109, 111 and 115 Seaview Road.
5. Alex Findlay considers that if the Seaview Road SCA Residential is amended to include 4 and 8 Seaview Road then 2 Seaview Road should also be included because otherwise it would be the only site along this portion of Seaview Road that isn't within the overlay.
6. Rebecca Freeman agrees with the changes to individual scores proposed by Heike Lutz except for 41 and 43 Seaview Road, where she supports the original scores. Rebecca Freeman considers that the change in scores that she supports could result in an amendment to the overlay in Seaview Road to make it larger. Rebecca Freeman does not support the inclusion of 72, 72A, 117 or 119 Seaview Road within the overlay as these sites are not subject to the overlay in the AUP as operative.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Seaview Road Residents' Group	Alex Findlay	Planning
	Heike Lutz	Special Character

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	2 nd May 2023
Venue	In person
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1893 (South Epsom Planning Group).

Summary of issue: should methodology for surveying special character areas be amended in particular ways?

4. Alex Findlay thinks that consideration should be given in the survey of special character to significant historic and landscape elements within the area noting that there are protected trees on Bingley Avenue, St Andrew’s Church, ‘Atalanga’ (King of Tonga’s home) and landscape elements on Coronation Road landscape elements. Ms. Findlay considers these elements contribute to the values of the special character area and should therefore contribute to the scoring.
5. Alex Findlay also considers that consideration should be given to the visibility of original homes on rear sites on the south side of St Leonard’s Road, noting that while these may not be visible directly from

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

that street, they can be seen from further away, including Mount Eden Road. She considers that the whole original special character area within Epsom South is some of the most elevated residential land within the isthmus and is highly visible from further afield.

6. Rebecca Freeman acknowledges Ms. Findlay's views on the methodology used to survey special character areas, but she continues to support the methodology that supports PC78.

Conclusion: no agreement was reached on aspects of the methodology.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
South Epsom Planning Group	Alex Findlay	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. This document records direct discussions in relation to submission 1970 (Stuart East and Lisa East).

Summary of issue: should 165 St Andrews Road be subject to the Special Character Areas Overlay?

4. Philip Brown considers that this area including 165 St Andrews Road should be as it was proposed in the 2022 preliminary response (this area was not identified as being within the SCA Residential overlay).
5. Rebecca Freeman and Emma Rush support the area as notified in PC78.

Conclusion: there was no agreement on this matter.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Stuart & Lisa East	Phillip Brown	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

3. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character². The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
4. This document records direct discussions in relation to further submission from HND Upland Limited.

Summary of issue: should 17 Upland Road be subject to the Special Character Areas Overlay?

5. Anthony Blomfield advised there is a submission (1733) seeking to reinstate SCA Residential to all properties on Upland Road, including 17 Upland Road. 17 Upland Road has never been subject to the

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

² Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

SCA Residential overlay. Anthony considers that 17 Upland Road should not be subject to the SCA Residential overlay.

6. Rebecca Freeman and Emma Rush agree that 17 Upland Road should not be subject to the SCAR Overlay.

Conclusion: it was agreed 17 Upland Road should not be subject to the Special Character Areas Overlay.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
HND Upland Limited	Anthony Blomfield	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	8 th May 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters addressed

3. This document records direct discussions in relation to submission 1178 from H Hall.

Summary of issue: should 17 and 21 Waiata Avenue, Remuera be subject to the Special Character Areas Overlay?

4. Mark Benjamin, Noel Reardon, Emma Rush, and Rebecca Freeman agree 17 and 21 Waiata Avenue should be removed from the SCA Residential Overlay.

Conclusion: it was agreed that 17 and 21 Waiata Avenue should be removed from the Special Character Areas Overlay.

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Specia Character
	Noel Reardon	Manager Heritage
H Hall	Mark Benjamin	Planning

Agenda and meeting record

27th June 2023

Proposed Plan Change 78

Direct meeting with Submitters and Further Submitters

Topic	011 Qualifying matters – Special Character
Meeting date	27 th April 2023
Venue	Online
Attendees	Listed in schedule
Independent facilitator	N/A

Context

1. Expert conferencing was held on Topic 011 in April and May 2023. The Joint Witness Statement (JWS) records a request from experts for the provision of more time to discuss site and area specific matters in relation to special character¹. The JWS requested experts/submitters to contact Council to request a meeting to discuss site and area specific matters.
2. This combined agenda/meeting record will be reported to the IHP and to all submitters (or further submitters) that attended the meeting.

Agenda/Matters discussed

1. This document records direct discussions in relation to submission 949 from Piper Properties Consultants Limited.

Summary of issue: should 70-72 Williamson Avenue and 49 Ariki Street, Ponsonby be subject to the Special Character Areas Overlay?

2. Tom Morgan considers that the properties at 70-72 Williamson Avenue and 49 Ariki Street should be removed from the SCA Residential overlay because the properties at 70-72 Williamson Avenue have not scored to the level, he considers is required for the properties to be subject to this qualifying matter within a walkable catchment. He considers the Williamson Road frontage of

¹ Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential + Height – Transitions/height next to SCAR 20/04/2023, paragraph 3.8 Request to IHP

properties between Ariki Street and Sussex Street includes a mixture of properties, some with lower contributing scores to the special character value than other parts of the character area and in his view, this is not a cohesive block.

3. Rebecca Freeman does not support the removal of 70-72 Williamson Avenue and 49 Ariki Street from the SCA Residential overlay. these properties scored a 4, 5 and 6 in the special character survey and are part of a wider area that scored very highly (91%). Removing these properties would create a gap in the overlay as these three properties are not on the edge of the area.
4. Emma Rush does not support the removal of the three properties. The removal of them would create a gap in the overlay and would likely lead to a 'spot zone' if upzoning occurred because of the removal of the overlay.

Conclusion: no agreement was reached in relation to this matter.

Schedule of attendees

Parties	Participants	Capacity of participants
Auckland Council	Emma Rush	Planning
	Rebecca Freeman	Special character
Piper Properties Consultants Limited	Tom Morgan	Planning