Proposed Plan Change 29

Presentation on Submission by David Macdonald and Susan Hamilton

Main Points

- Effects on 149 Tasman Street
- Wider residential area
- City Centre
- Pareto Principle
- Decisions sought
- Public engagement and consultation

149 Tasman Street

- Dominance by trees and sunlight
- Building development dominance

149 Tasman Street (contd)

- Council protected heritage woodland (148 Tasman St) – 37 m (L) x 16-20m (H) (north-west)
- North-east property (90 degree window from our outdoor living area)

Council protected heritage woodland -23 July 3.20pm



North-east property – 30 June 7.40am



149 Tasman Street (contd)

- Recent resource consent (March 2022) new single level dwelling
- Council's policies and objectives (p3 of submission)
- Parking and street utilisation
- Appropriateness of intensification
- Heritage character - maintain current attractive landscape (heritage listed 135 and 151) in addition 3 other cottages
- Natural hazards – water inundation earthquake faults and liquefaction
- Walking distance

Wider residential area

- Character and amenity
- Small percentage (15%) of expected development (80/20)
- Risk probability likely / consequence major
- Developer led hands-off risk management by Council = Russian Roulette

Auckland - 2 storeyed dwelling dwarfed



Another one



Perpetual Guardian 32m shadow midday 20 June



City Centre

- Unique character that meets changing needs of City
- Scale of development

Pareto Management Principle

- Initial focus on 20% of area that will provide 80% of intense housing development
- Complete identification of parameters within the wider general housing area where future intensification can occur while minimising unintended or unacceptable consequences
- Introduce these through a future Plan Change when the rate and impacts of increased population is more certain

Decisions sought

- Reconsider necessity of PC29 at this time
- Amend proposed residential zones to 2 (Inner City Centre HDZ and the remainder as a GRZ)
- The GRZ to be based on existing Lower Density Zone requirements with the additional capability to enable 3 complying units on adequately sized sites
- Tasman/Nile/Harper/Manuka Streets Block to be in the GRZ
- Enable intensification in the Inner City Centre HDZ now and develop parameters for identifying suitable locations for more intensive development in the GRZ

Public engagement and consultation

- Significance and engagement policy