

6. ESTABLISHMENT OF WORKING PARTY FOR SPECIAL AMENITY AREAS

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Environmental Policy and Approvals Manager
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PURPOSE OF REPORT

1. The purpose of this report is to establish the membership and terms of reference for the working party on Special Amenity Areas (SAMs).

EXECUTIVE SUMMARY

2. A Council seminar on SAMs was held on 11 July 2007. The seminar provided an overview of the existing Special Amenity Area (SAMs) provisions and reviewed the options for the future of the SAMs.
3. The SAMs seminar proposed four possible options for the future of SAMs. These options were maintaining the streetscape, preserving character areas, a combination of streetscape and character and the removal of the SAMs concept from the Plan.
4. It was agreed at the Council seminar that a working party be established to progress the issues and the future of SAMs.
5. It is proposed that the membership of the Working Party for SAMs include Councillors and representatives from Community Boards. Additionally, it is proposed that the terms of reference be established as including discussing the purpose of SAMs, establishing the costs and benefits of the options, preparing a discussion paper and identification of the consultation process.

FINANCIAL IMPLICATIONS

6. N/A.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

7. N/A.

LEGAL CONSIDERATIONS

8. N/A.

Have you considered the legal implications of the issue under consideration?

9. N/A.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. Page 145 City Development ongoing programme of improvements to enhance the planning documents of the city, to ensure an attractive built environment and minimise adverse effects on the environment.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

11. Yes.

ALIGNMENT WITH STRATEGIES

11. Liveable City Strategy and Healthy Environment Strategy

Do the recommendations align with the Council's strategies?

12. Yes.

CONSULTATION FULFILMENT

13. N/A.

STAFF RECOMMENDATION

It is recommended:

- (a) That the report be received.
- (b) That the Council agree to establishing a working party for the review of Special Amenity Areas in the City Plan and approve the proposed terms of reference set out in this report.
- (c) That the membership of the working party comprise three Councillors and a representative of each Community Board.

BACKGROUND (THE ISSUES)

14. A Council seminar on SAMs was held on 11 July 2007. The seminar provided an overview of the existing Special Amenity Area (SAMs) provisions and reviewed the options for the future of the SAMs.
15. The SAMs seminar proposed four possible options for the future of SAMs, as follows:
 - (a) Maintaining the Streetscape – The focus of the streetscape option is on the amenity of the street environment. This option would allow the development of any style of building in the area but seek to place controls on the bulk and location of buildings, protecting trees, controlling the proportion of impermeable surfaces in the front yard to encourage landscaping and controls on fences along the front boundary.
 - (b) Preserving Character Areas – The focus of the character option is on maintaining and preserving groups of character dwellings. This option could include placing controls on the demolition of character dwellings and providing the Council with discretion over the design and appearance of new developments and the alterations and additions to existing buildings.
 - (c) Streetscape and Character – There is an opportunity to include both of the above options in the Plan, whereby an area may be identified for the special amenity of the area in terms of either streetscape, character or for both streetscape and character.
 - (d) Removal of the SAMs from the Plan – Under this option, the SAMs would revert to the controls of the underlying zone.
16. It was agreed at the Council seminar that a working party be established to progress the issues and the future of SAMs.
17. It is proposed that the membership of the Working Party for SAMs include Councillors, representatives from community boards and Council officers. Additionally, it is proposed that the terms of reference be established as including discussing the purpose of SAMs, establishing the costs and benefits of the options, preparing a discussion paper and identification of the consultation process.

THE OBJECTIVES

18. To establish the membership of a working party for the Special Amenity Areas, including members of the Council, representatives from the community boards and Council officers.
19. To establish the terms of reference for the working party on Special Amenity Areas. It is proposed that the terms of reference are as follows:
 - (a) To discuss the purpose of the SAMs, and confirm possible scenarios, including Streetscape SAMs, Character SAMs, Streetscape and Character SAMs, or the removal of the concept of SAMs from the City Plan;
 - (b) To discuss the costs and benefits of these possible scenarios;
 - (c) To prepare a discussion paper on SAMs; and
 - (d) To identify the consultation process to be followed.