

## 2. SPECIAL AMENITY AREA DESIGN GUIDES

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Corporate Plan Output: City Design Advice	

The purpose of this report is to inform the Committee that a series of brochures has been produced by the Urban Design Team for the Special Amenity Areas (SAMs).

SAMs are areas within the living zones of the City that are in some way distinctive from the surrounding neighbourhoods and are considered to have a character worth retaining. They have modified, or additional, rules to the standard living zone rules in the Proposed City Plan, that recognise their special character.

There was concern raised that not enough design guidance was available to the public to ensure that the SAMs characteristics were recognised and upheld when new development, or alterations to existing development, was proposed. The brochures are one means of addressing these concerns. They include an outline of the existing characteristics of each SAM, ways of designing in accordance with the character, and the applicable City Plan rules.

Additionally, members of the public have made it clear that they are disappointed in the design of many of the developments that have occurred in the SAMs, a view that is shared by council officers. The effectiveness of the SAM mechanism is an issue that needs to be addressed in the longer term, if the retention of these character areas is considered important. The brochures are considered a low cost interim measure in strengthening the existing regulatory basis of the SAMs, pending a possible review of the statutory measures.

### CHAIRMAN'S COMMENT

It should be helpful to produce examples for potential developers and property owners which indicate what sorts of design seem most appropriate in SAM areas. If mandatory rules are contemplated, then in my view they must be sufficiently certain that applicants can clearly see whether they comply.

### Chairman's

**Recommendation:** That the information be received.