

**BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER** of the Resource Management Act 1991 and  
the Local Government (Auckland  
Transitional Provisions) Act 2010

AND

**IN THE MATTER** of Topic 081c Rezoning and Precincts  
(Geographic Areas)

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**STATEMENT OF FIONA MCLAUGHLIN  
ON BEHALF OF  
THE LONG BAY-OKURA GREAT PARK SOCIETY**

**Long Bay Precinct**

**10 February 2016**

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## SUMMARY OF EVIDENCE

1. My name is Fiona McLaughlin. The Long Bay – Okura Great Park Society (the **Society**) has engaged me to review the Council evidence for Topic 081c Long Bay Precinct by David Mead.
2. Having reviewed the evidence, it is my opinion that that the provisions of the operative Long Bay Structure Plan (**LBSP**), as they concern the Society, have adequately been addressed in Mr Mead's Attachment B, Track Changes, PAUP Long Bay Precinct plan, apart from one issue.
3. This issue relates to the rules governing two dwellings located in the Heritage Protection Area that is proposed to be rezoned as Conservation Zone (Sub precinct G in the PAUP).
4. It is my opinion that the rules suggested by Mr Mead in relation to these dwellings do not provide adequate restrictions on redevelopment and thus could adversely affect the sensitive heritage values of the Heritage Protection Area and the visual amenity of the Long Bay Regional Park (**Regional Park**).

## INTRODUCTION

5. My name is Fiona Diane McLaughlin. The Society has requested that I review the Council evidence for Topic 081c Long Bay Precinct from David Mead and in particular Mr Mead's Attachment B, Track Changes, PAUP Long Bay Precinct plan.
6. My relevant working experience lies in the property management and development fields. I was a property officer for the Lands and Survey Department, later Land Corporation Ltd. There I was responsible for managing land holdings on the Kapiti Coast and the Wairarapa, and disposing of surplus land in these areas.
7. I have also worked as a full-time property consultant for Wellington City Council. There I was responsible for inner-city ground leases, assessing the Council's total land holdings and recommending surplus land for sale, planning and purchasing land for the Wellington sewage treatment project and Newlands Landfill land purchase, project management for the Civic Centre development including financing projections, marketing and sales of Council's subdivisions, and advising the Mayor, Councillors and Legal Executives on property matters.

8. After leaving Council, I worked for a private property development company in Wellington. My role there included investigation and purchase of development sites in central Wellington, and their subsequent development and sale. These projects included town house developments, suburban infill housing, and subdivisions.
9. I was the Convenor of the Long Bay – Okura Great Park Society during the Long Bay Structure Plan hearing at the Environment Court. During this time, I was intensively involved in the mediations and caucusing discussions on the Structure Plan text.
10. The Society has asked me to review Mr Mead's evidence as they wish to insure that the provisions for the LBSP are carried over into the final Auckland Unitary Plan.

## **TWO EXISTING DWELLINGS IN THE PROPOSED CONSERVATION ZONE**

11. Having reviewed the evidence, it is my opinion that that the provisions of the operative Long Bay Structure Plan (**LBSP**) as they concern the Society have been addressed adequately in Mr Mead's Attachment B, Track Changes, PAUP Long Bay Precinct plan, apart from one issue.
12. The issue relates to the rules for two dwellings located in the Heritage Protection Area that is proposed to be rezoned as Conservation Zone (Sub precinct G in the PAUP).
13. The dwellings comprise of a small wooden farm house and a worker's cottage. They are located in an area, isolated from the rest of the Long Bay Development. With the addition of the Heritage Protection Area to the Regional Park the dwellings are now entirely surrounded by the Park.
14. I understand that these dwellings are owned by Long Bay Communities Ltd on one title with easement rights of access over the Regional Park.
15. In the Environment Court decision on Long Bay, it was ruled that these dwellings could be maintained, but not extended, rebuilt, redeveloped or otherwise altered externally as they are located in the Heritage Protection Area, a sensitive archaeological area.
16. It was agreed that if the dwellings were allowed to be extended or rebuilt, then it was highly likely that the buildings would occupy a much larger footprint and adversely affect the heritage values of the archaeological area.

17. In addition, it was agreed that any redevelopment of the buildings would negatively impact on the visual amenity of the Regional Park.
18. Two clauses were added to the LBSP to resolve this issue. These rules were subsequently transferred to Table 3 of the Long Bay Precinct rules for the PAUP.
19. However, in Attachment B Track Changes document of Mr Mead's evidence, Mr Mead has deleted all reference to sub precinct G from Table 3 Activities in Protection and Management Areas in K5.23.1 (Page 25, Attachment B, Track Changes). Prior to Mr Mead's changes, this table stated, in relation to sub precinct G:
- The external maintenance and repair (but not extensions or alterations) to existing buildings – Complying
  - All other activities – Prohibited
20. The deletion proposed would leave the dwellings subject to the rules of Public Open Space – Conservation Zone and I do not believe that this zoning provides adequate safeguards to prevent the redevelopment, extension or alteration of these buildings.
21. To provide adequate protection I propose a rule be added to K5.23.4 Development Controls (or wherever it is deemed more appropriate) and any other necessary place that reinstates the existing restrictions on development in the Conservation Zone.
22. This rule should read; *In the Conservation Zone on Awaruku Ridge, the existing dwellings may be maintained and repaired, but may not be extended, rebuilt, redeveloped or altered. If the buildings are demolished, the provisions of the Conservation Zone rules apply.*

## **CONCLUSION**

23. I support the proposed set of provisions as marked up in Attachment B of Mr Mead's evidence for Topic 081c Rezoning and Precincts (Geographic Areas) – Long Bay Precinct with the inclusion of a clause or clauses to remedy the issue of the privately owned dwellings within Conservation zoned land.