

Attachment 2 – Open Space: Conservation and Informal Recreation Sites to be removed from SCA Overlay – Residential

Open Space Zone	SCA sub-area	Site details
Open Space Conservation zone	Residential Isthmus B	71 Almorah Road, Epsom
	Residential Isthmus C	16B Belvedere Street, Epsom
		28B Halifax Avenue, Epsom
		12 Warborough Avenue, Epsom
Residential North Shore Birkenhead Point	R28 Palmerston Road, Birkenhead	
Open Space Informal Recreation zone	Residential Helensville	Pt, Garfield Road, Helensville
	Residential Isthmus A	10A New Bond Street, Kingsland
	Residential Isthmus B	2 parcels at Tohunga Crescent, Parnell
		10 Bonnie Brae Road, Meadowbank
	Residential North Shore Devonport and Stanley Point	Access track between First Avenue and the CMA, Stanley Point
		Access track between Second Avenue and the CMA, Stanley Point

Comparison of Controls within D18 and The Open Space: Conservation and Informal Recreation Zones

Height

As set out above, standard D18.6.1.1 states that the maximum height of buildings in the SCA Residential overlay is 8m. There are certain exemptions for particular types of roof forms. The height limits that apply in the relevant underlying open space zones are as follows:

- Open Space Conservation – 4m
- Open Space Informal Recreation – 8m

The key point of difference is between the height limit that applies to sites in the SCA Residential overlay that are also in the Open Space Conservation zone. Given the uncertainty as to which development standards should prevail, there is the potential for development to occur on sites in the Open Space Conservation zone within the SCA Residential overlay to a height that could compromise the open space values of the site.

Height in relation to boundary

As set out above, standard D18.6.1.2 sets out HIRTB requirements for sites in the SCA Residential overlay. For those sites that are also in the relevant underlying open space zones, Standard H7.11.2 (1) requires that the height in relation to boundary standard that applies in the adjoining zone shall apply to sites in the open space zone. If the adjoining zone does not specify a height in relation to boundary standard, standard H7.11.2 (2) states that *“the yard and/or setback standards that apply in the adjoining zone will apply to the boundary directly adjoining the open space boundary.”*

Yards

As set out above, standard D18.6.1.3 sets out the yard requirements for sites in the SCA Residential overlay. Standard H7.11.3 sets out yard requirements for open space zoned sites. These are summarised in the table below.

Yard	SCA Residential overlay	OS Community Zone	OS Informal Recreation Zone	OS Conservation Zone
Front	Average of existing setbacks of dwellings on adjacent sites; either three on either side, or six on one side.	The average setback of buildings on adjacent front sites	5m or the average setback of buildings on adjacent front sites, whichever is lesser	5m
Side	1.2m	3m where the open space zone adjoins a residential zone	6m where the open space zone adjoins a residential zone, special purpose zone or the Future Urban Zone otherwise 3m No side and rear yards are required where the open space zone adjoins a business zone	
Rear	3m			

The open space zone provisions include requirements for riparian and coastal protection yards.

Coverage controls

The coverage controls in D18.6.1 are generally more restrictive than the corresponding controls in the Open Space Informal Recreation and Conservation zones (see Attachment 4). The effect of this could be that a greater level of development could occur on these sites than would otherwise be provided for in the underlying zones and could compromise the open space values of these sites.

Fences

Development standard D18.6.1.7 requires that fences, walls and other structures in the SCA Residential overlay must not exceed a height of 1.2m above ground level. There is no corresponding development standard limiting the height of fences in the underlying open space zones, but there are activity rules that state that:

- Fences on the front boundary that are more than 50 per cent transparent are a permitted activity;¹ and

Fences on the front boundary that are less than 50 per cent transparent are a restricted discretionary activity.

¹ AUP Chapter H7, Table H7.9.1 Activity A42