

**HCC PC9 HEARING - SESSION 2 - Historic Heritage Areas**

**Day 6 - 14<sup>th</sup> November 2023**

**Ewan Wilson, Vicki Morrison-Shaw, Dave Serjeant (Chair), (David Hill sick)**

**9.00am**

**D Serjeant**

L Muldowney

**D Serjeant** not looking for specific built heritage in Hearing 3

L Muldowney

**9.04am**

**David Whyte (HHA)**

D Serjeant

**9.29am**

**Jean Dorrell**

**9.44am**

**D Whyte**

**9.55am**

**D Serjeant** Oxford Street, Mr Knott responses

**9.57am**

**V Morrison Shaw** relief seeking, other HAAs not be adopted, retain special character

J Dorrell

**V Morrison Shaw** comments from Council, HAAs, notification, local Government Act RMA, Community views, Bill of Rights Act

**9.59am**

**Waikato Contract Bridge (Slide show)**

**Lesley Chubb**

**10.02am**

**V Morrison Shaw** clarify, brick building

L Chubb

**10.06am**

**Barbara Dow**

**10.07am**

**D Serjeant** building long term viability, nature of development

B Dow

**V Morrison Shaw** not enclosed

B Dow

**D Serjeant** not been on Brooke Street, land falls away

B Dow

<b>V Morrison Shaw</b> B Dow	rules, resource consent to make changes
<b>D Serjeant</b> B Dow	arguments for exclusion, buildings within HAA, integrity of whole area
<b>10.12am</b> <b>V Morrison Shaw</b> B Dow	part of site not on HAAs
<b>10.13am</b> <b>AREINZ</b> <b>Colin Jones</b>	
<b>D Serjeant</b>	submission might be in plan 12, what effect heritage has on that land hearing today, recognition of heritage
<b>10.15am</b> C Jones	
<b>10.21am</b> <b>D Serjeant</b> C Jones	comment - haven't heard about heritage
<b>10.26am</b> <b>D Serjeant</b> C Jones	comment
<b>D Serjeant</b> C Jones	total areas, definition constitutes total subtraction, infrastructure constraints
<b>10.31am</b> <b>D Serjeant</b> C Jones	
<b>10.32am</b> <b>Craig Stephen</b>	
<b>10.41am</b> <b>E Wilson</b>  C Stephen	Council shouldn't have building limitations, standards, how differentiate historically what have you agreed to, mindful of zoning of property, high density, property rights
<b>E Wilson</b> C Stephen	local government, national legislation, Council to implement, PC9
<b>D Serjeant</b> C Stephen	relationship PC9 and PC12, historic and built national heritage, process expedited
<b>D Serjeant</b>	
<b>10.50am</b>	<b>MORNING BREAK</b>
<b>11.11am</b>	<b>RESUMED</b>

**Laura Kellaway**

**11.14am**

**D Serjeant**

comment - references support

L Kellaway

**11.19am**

**D Serjeant**

Franklin easy call, criteria, define boundary outstanding, high, moderate

L Kellaway

**11.22am**

**V Morrison Shaw**

do we have sufficient evidence to put restrictions on properties, precautionary approach

L Kellaway

**D Serjeant**

criteria, expert conferencing, descriptors signal where ranking would be, overall decision

L Kellaway

**D Serjeant**

work in progress, additions/takeaways, precautionary

L Kellaway

**11.29am**

**V Morrison Shaw**

level of significance of a place influences degree of caution required

L Kellaway

**11.30am**

**D Serjeant**

threshold determined on more than that  
score highly on one, not on another

L Kellaway

**11.32am**

**E Wilson**

just one moderate

L Kellaway

**11.37am**

**V Morrison Shaw**

is it appropriate it goes forward now, process to finish, inclusion next time  
yesterday, Mr Baker, proposal, 480 sites, still fairly large HAA  
Powers Road drop away

L Kellaway

**D Serjeant**

**11.41am**

**E Wilson**

this planning process, a lot lost  
during that period, cautionary approach, some limitation property rights  
out of 29 suggested HAAs, how many had research appropriate to Fairview

L Kellaway

**D Serjeant**

map

**11.43am**

**D Serjeant**

comment

L Muldowney

**11.45am**

**Bullish Partnership**

**Leonard Gardener (Slide show)**

**V Morrison Shaw**

L Gardener

comment - story not finished

**D Serjeant**

L Gardener

refers to slide show map

**V Morrison Shaw**

L Gardener

comment - where Cullens used to be

**11.51am**

**V Morrison Shaw**

L Gardener

vacant at the moment

**11.53am**

**D Serjeant**

R Knott

extension of Victoria Street

**V Morrison Shaw**

L Gardener

HAA's roadblock, prepare heritage assessment, feasibility of getting consent, rules adapted

**11.55am**

**E Wilson**

L Gardener

other buildings captured, distinguish yours

**V Morrison Shaw**

L Gardener

Stark Properties, similar issues

**11.55am**

**D Serjeant**

L Muldowney

**D Serjeant**

comments to Mr Knott

**11.58am**

**R Knott**

**12.01pm**

**V Morrison Shaw**

R Knott

**E Wilson**

R Knott

same rules apply, demolition of those buildings, HAA's, character might have an impact more negative than if not included

how far back, practicality, still feel overarching philosophy of entire title

**12.06pm**

**D Serjeant**

R Knott

that property much larger, avoidance of split overlays, nothing restricts demolition, not practical or legal unless you're going to build way of avoiding dusty car park, landscaped

**12.09pm**

**E Wilson**

timeframe, scenario going to demolish

example Sky City, properties up for sale, quantum of time, 7 over 100 years

R Knott

**12.16pm**

**E Wilson**

narratives side by side, evolved considerably, robustness in collation of information, Ellis & Bernard etc issue

definitive answer, lack should not negate allocation of HAA, restrictions

R Knott

**12.20pm**

**V Morrison Shaw**

always more information, enough to get across threshold

**D Serjeant**

R Knott

**12.23pm**

**D Serjeant**

wording in criteria, Mr Muldowney described previously, specific wording HAAs, 8.1 might be used  
descriptors where ranking goes

R Knott

**D Serjeant**

comment

R Knott

**E Wilson**

clarify, issue being definitive, Ms Kellaway, new HAAs not necessarily definitive, outstanding areas

R Knott

**D Serjeant**

comment, rules the same

R Knott

**12.31pm**

**V Morrison Shaw**

size issue, Ms Kellaway, Fairview Downs, core area, change recommendation whether in or out

R Knott

**12.34pm**

**Topic End**

**s42A Reporting Planner**

**Va Manala**

**V Morrison Shaw**

criteria consistent built heritage and HAAs

V Manala

**12.38pm**

**V Morrison Shaw**

Marshall and Oxford, how many below 15

R Knott

V Manala

**12.41pm**

**V Morrison Shaw**

other expert witnesses support most of 20 areas

V Manala

**12.45pm**

**E Wilson**

maintenance repair, minor

V Manala

**12.48pm**

**V Morrison Shaw**

possible to exempt fencing not heritage values, permitted activity rules, HAA statements

V Manala

**12.54pm**

**V Morrison Shaw**

Council Processing Officer had skill, do Council have normal process

V Manala

**D Serjeant**

L Muldowney

V Manala

**1.00pm**

**D Serjeant**

comment, schedule 8

V Manala

R Knott

D Serjeant

comment

R Knott

V Manala

D Serjeant

comment

V Manala

**1.03pm**

**D Serjeant**

what is your view Mr Muldowney

L Muldowney

R Knott

D Serjeant

**1.05pm**

**L Muldowney**

R Knott

D Serjeant

comment

L Muldowney

**V Morrison Shaw**

response Fairview Downs map plan

L Muldowney

**1.10pm**

**E Wilson**

evidence featured on property rights, whether or not restricting eg fencing height, burden placed on owners, place obligation, then Council should buy it.

Mr Knott, property captured HAAs, not have heritage, treat it as such, erode overall area

L Muldowney

**1.19pm**

**D Serjeant**

caught in HHAs, rule framework, provide some guidelines

L Muldowney

**1.29pm**

**D Serjeant**

items new title involved

second column, 5 maps

L Muldowney

**V Morrison Shaw**

dates, Mr Knott

**1.31pm**

**ADJOURNED**