

HCC PC9 HEARING - SESSION 1

Day 5 - 29th May 2023

David Hill (Chair), Ewan Wilson, Vicky Morrison-Shaw, D Serjeant

9.00am

D Hill Comments on site visit on Friday 26th May, SNAs, HHAs

Historic Heritage Areas

9.03am

HCC

Lachlan Muldowney (Shaye Thomas (Legal))

9.08am

V Morrison-Shaw definition of Historic Heritage, what is historic, not in RMA, is 1970s historic, cut off point

L Muldowney

D Hill

L Muldowney

9.12am

D Hill amenity value, one of characteristics

L Muldowney

9.14am

D Hill determine satisfaction 6F, have no option, must protect

L Muldowney

9.20am

V Morrison-Shaw no character overly, only provided by assessment, no specific

L Muldowney

D Hill one or more HHAs, end of story, character overlay, not make any difference, effectively no protection

9.23am

D Serjeant whether or not it passes the draft, vast areas of city tick the box, discretion, scoring, how criteria set
one map shows development areas, areas of city not HHA

L Muldowney

9.24am

V Morrison-Shaw effect from notification, status of ones dropped

L Muldowney

9.26am

V Morrison-Shaw interim decision assuming appealed, would it give greater weight

L Muldowney

D Hill some take on methodology

L Muldowney

9.37am

V Morrison-Shaw Mr Wild not engaged again after that

L Muldowney

9.49am

D Hill purpose of 8.3.2 methodology simply for record or further HHAs
might need clarification

L Muldowney

9.50am

D Serjeant Acacia Crescent, more description, does new house pass test, p39, directive

L Muldowney

9.53am

D Hill 1227d, no explicit cross reference, values identified
peoples' unfamiliarity

L Muldowney

9.59am

D Hill Wilson Street, para 58, was it altered or extended

L Muldowney

10.01am

D Hill comment - determine character

L Muldowney

10.07am

V Morrison-Shaw forming basis, flexibility provided, all criteria in basis, add things in

L Muldowney

D Hill Appendix 7

L Muldowney

DHill

10.10am

E Wilson Regional Council has not created regional heritage it said it would

L Muldowney

D Hill confirm Regional Council not made a submission on this point

L Muldowney

10.21am

D Hill

L Muldowney

10.23am

V Morrison-Shaw para 44, Ecomos mentioned in any planning documents
scope, submissions not specifically mentioned, HHAs, Clearwater issues, extending by submission
did it apply to extensions

L Muldowney

D Hill commercials

R Knott

10.28am

MORNING BREAK

10.47am

Resumed

D Hill comment - Mr Knott, provide a slot

L Muldowney

10.48am

Kai Gu (Heritage)

10.53am

QUESTIONS

V Morrison-Shaw

primary statement, para 13, more needs to be done before we make a decision mapping beyond maps we have already got, historical subdivision, missing para 20, what are you anticipating because of development in area

K Gu

10.57am

D Hill

failure of provisions, prevent losing characteristics

K Gu

10.58am

V Morrison-Shaw

changes on adjoining site impact areas of historic value, affect boundary

K Gu

10.59am

D Serjeant

have you seen areas otherwise historic areas been undermined, not recognize, how mixed

K Gu

11.01am

D Hill

para 9, south heritage sites recognized, not identified at this time

59 years, too lengthy, confused, how determine those years

situation appropriate value area, templates

post war expansion period, 13 on list, why 20 year period, stopped in the seventies

K Gu

11.07am

Robin Miller (Heritage)

11.22am

QUESTIONS

D Serjeant

recognizing heritage, how much does criteria differ between different cities

bigger cities, more development, dense area of heritage

R Miller

11.29am

V Morrison-Shaw

reviewed 8 HHAs, why 8 and how chosen

not subsequently reviewed others, found 2 that don't support, chance there are others

have we got sufficient information to make decision, further information historic areas

Dunedin, other Councils adopted historic area

criticisms, do we need specific site by site

R Miller

11.34am

D Hill

how do we find edges

did you use Mr Knott's consistency criteria, what would you use, architectural

R Miller

11.38am

V Morrison-Shaw

development periods finished late seventies, do you agree with development periods, Hamilton

R Miller

11.38am

E Wilson

historically, move to HHAs, how do you differentiate

R Miller

11.39am

D Serjeant

apart from first principals, good criteria District Plans, any good examples

R Miller

D Hill

provisions for heritage

R Millar

11.42am

Richard Knott (Heritage/Planning)

D Hill

comment - overlay on map

R Knott

D Hill

term best displayed, others not quite best, 6f

how many examples representative, how many dropped out, how many discarded

R Knott

E Wilson

describe how would you analyze a street

would you then write houses that were not

R Knott

11.57am

D Hill

different view in including, taken out, future HHAs

some not qualify for best now, HHAs fluid

assuming no industry standard

R Knott

12.06pm

D Hill

number of submissions, dogs, people coming on property, if they made application would it be grounds for fence

no provision that stops people planting

R Knott

E Wilson

identified HHAs, no properties currently have fences in that front

if they had fence, not robust, could not replace

R Knott

12.22pm

D Hill

controls on public realm, nothing to stop Council doing anything to berm

R Knott

12.14pm

V Morrison-Shaw

visited pre-90s streets

did you select the 8

general rule of thumb, before it can be identified as HHA area

R Knott

12.17pm

D Hill somewhere between smallest and four sites, 6 or 7 lots, some would go natural boundary, not another 12 runs between two roads

R Knott

12.19pm

V Morrison-Shaw scoring, reached 5 out of 7, where did the magic number 5 come from any sensitivity on the other side, did you take 6 architectural, any HHAs where that factor failed which of the 7 were tradable not focus too hard, not ruthlessly applied

R Knott

12.27pm

D Serjeant dual heritage system, consideration in Hamilton focus on HHAs, parts of city have special character, left behind inconsistencies, p2,O, objective 19.2.2 and C, policy not in sync assessment criteria, inconsistencies, Frankton east, guidance

R Knott

12.37pm

E Wilson methodology, in NZ, examples where used risk in embracing this new premise under 30 we started with, some subject to review, appropriately left out, analyzing 8 your role slightly easier, area of vulnerability special character zone, why need to move to HHA Mr Wild, critique of report, how resolved or outstanding issues

R Knott

12.45pm

D Hill
L Muldowney

12.47pm

LUNCH BREAK
RESUMED

1.17pm

Submitters

Property Council (Remote)

Logan Rainey

1.27pm

QUESTIONS

D Serjeant looked around Hamilton, concerned areas around Hamilton East
L Rainey

1.28pm

V Morrison-Shaw 32 HHAs, number dropped out, put in, 29, reviewed new work put forward

irrespective of values, new HHAs, limiting it to 5

L Rainey

1.31pm

Gordon Chesterman

1.38pm

NO QUESTIONS

1.40pm

Lorna McNaughton (PowerPoint)

1.49pm

QUESTIONS

D Serjeant

further development of your site, advice granny flat

L McNaughton

1.50pm

Kylie O'Dwyer

1.54pm

QUESTIONS

D Hill

based on streets rather than lot boundaries

K O'Dwyer

1.56pm

Catherine McBride

2.02pm

NO QUESTIONS

D Serjeant

comment - copies of submission

2.04pm

Liam Kyle

2.06pm

Amy Yasutake-Watson

2.11pm

NO QUESTIONS

D Hill

2.12pm

AFTERNOON BREAK

3. 02pm

RESUMED

Deborah Fisher

3.13pm

Mr Wright

3.15pm

QUESTIONS

D Serjeant

what do you see, how areas compare with HHAs

D Fisher

3.17pm

V Morrison-Shaw

petition, reason for HHA, having 3x3 next door

have you had look at what becoming HHA means, consent for fence, garage

talked about it when collecting signatures

D Fisher

3.20pm

D Serjeant

nature of Tainui Group Holdings on Powell's Road, houses planned

D Fisher

D Hill

has association met since submission lodged

D Fisher

3.24pm

D Hill

R Knott

3.30pm

D Serjeant

how do you see contribution, 12 lots, rules on the interface

R Knott

3.33pm

V Morrison-Shaw

re-look at those areas, still value in keeping HHA

R Knott

D Hill

include them, recognise there are options

R Knott

V Morrison-Shaw

if included them, appropriate to be different rules

R Knott

D Hill

non-complying

3.37pm

V Morrison-Shaw

same rules, proposing to demolish allow it to happen, it may be better

R Knott

D Hill

how control what happens through a demolition consent

R Knott

3.39pm

Adjourned