

HCC PC9 HEARING - SESSION 1

Day 8 - 1st June 2023

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

8.59am

D Hill **Site visit**

Historic Heritage Areas

9.01am

Barbara Turner

9.07am

Simon Scott

D Hill comment - enclave

S Scott

9.09am

QUESTIONS

V Morrison-Shaw covenants on your property

B Turner

S Scott

D Hill on subdivision

V Morrison-Shaw materials for houses, what you can or cannot use

S Scott

B Turner

9.10am

E Wilson rules associated with HHA entirety, mindful of what you are asking for
concern of intensification, MDRS, mitigate your concerns

B Turner

S Scott

9.12am

D Hill

R Knott

9.13am

Nick Evetts

D Hill talking about a specific building, HHA

9.17am

QUESTIONS

D Hill even if classification was removed, you're still in HHA

N Evetts

Warren Gumbley

9.22am

D Hill comment - some amendments to structural inventions

R Knott
W Gumbley

9.24am
QUESTIONS

D Hill no rules affect your back yard
any HHA, bespoke rules

W Gumbley

9.28am
D Hill 4 or 5 identified merit HHA status

W Gumbley

9.30am
V Morrison-Shaw are you objecting to heritage assessment statement
rules right, don't need heritage

W Gumbley

9.36am
D Serjeant special heritage zones, residential zones

W Gumbley

D Hill comment - threshold, Claudelands on cusp

D Sergeant HIA demolition, appropriate place

W Gumbley

D Hill commensurate with what is unclear

W Gumbley

9.41am
Kianga Ora
Douglas Allan (Legal)

9.45am
D Hill comment - didn't see where identify HHAs, where sit

D Allan

9.55am
V Morrison-Shaw those words a level up from moderate
discussion with witnesses, set of guidelines
term Mr McEwan used was bestness

D Allan

D Hill threshold of moderateness, still significant, why

D Allan

10.03am
V Morrison-Shaw all the ones Comm Serjeant spoke about

D Allan

10.06am
D Serjeant section 32, objective criteria identifies areas, cost come into it, already qualified

D Allan

D Serjeant D Allan	individual of HHA
10.11am D Hill D Allan	need to take account of NDRS in PC9 process, why we anticipate what Kainga Ora want to do
10.13am D Hill D Allan	comment - had plenty of technical witnesses
10.15am V Morrison-Shaw D Allan	requests further submissions new HHAs, Kainga Ora interest, view on scope
10.18am Brendon Liggett (Corporate) D Hill B Liggett	comment - individual assessments
10.32am D Serjeant B Liggett	factor of two
10.37am D Hill B Liggett D Allan B Liggett	submissions from Council, recognize and provide, playing with everything need to take into consideration, negative cost, section 6 matters
10.49am QUESTIONS V Morrison-Shaw B Liggett D Hill	heritage statements, experts Victoria Street, HHA
10.53am 11.13am	MORNING BREAK RESUMED
11.15am John Brown (Heritage)	
11.30am QUESTIONS D Serjeant J Brown	best examples particular heritage style exists somewhere else, ignore it

D Hill create an unfair burden on Councils, set the bar so high
example, locally significant, national

J Brown

D Hill section 6 f matter

J Brown

D Serjeant identify very best example, wouldn't knock it out
got to be objective criteria

J Brown

11.38am

D Hill associative value, significance

J Brown

D Allan

D Serjeant comment - Auckland longer

J Brown

11.43am

D Serjeant Mr Knott, original report, 10% prepared to support
Fairfield Road amenity area

J Brown

11.51am

D Hill where place the bar, local and national significance
subdivided a piece of land

J Brown

D Allan

11.56am

D Hill Hays Paddock, HHAs, covered off

J Brown

D Allan

D Hill not hearing a lot about heritage

J Brown

12.00 noon

V Morrison-Shaw one of the gaps, lack of heritage assessment
evidence 2.16, not identify portions
Victoria Street, best practise site by site analysis

J Brown

12.05pm

E Wilson HHAs, special character zones, complimentary or other

J Brown

D Allan

12.08pm

Mark Thode

12.12pm

D Hill RPS, what extent canvas that

M Thode

D Allan

12.14pm

V Morrison-Shaw

provisions, some carried through, operative provisions
best practise, each particular heritage area, bespoke provisions

M Thode

12.18pm

D Serjeant

methodology inconsistent with NDS, criteria, RPS
high level, achieve consistency, not a methodology

M Thode

12.22pm

D Hill

submissions from Council, APP7, not a requirement to implement

M Thode

D Allan

Michael Campbell (Planning) (Remote - bad connection)

12.27pm

D Serjeant

rules, need for HIAs, are necessary

M Thode

12.28pm

LUNCH BREAK

1.15pm

RESUMED

Tegan Prior (PowerPoint)

1.23pm

NO QUESTIONS

D Hill

carve out, intended to be included, why should the block be in there

T Prior

1.25pm

Carol Irving

1.31pm

V Morrison-Shaw

extension in 1960s, front or back

C Irving

D Hill

comment - historic heritage area, your building not listed
criteria, making a decision about, Matai and Rata Street

C Irving

1.35pm

Bryce Cooper

1.44pm

Cerno Group

Megan Lyon (Fraser Smith)

1.49pm

NO QUESTIONS

M Lyon

what you can put on your section

1.50pm

Sharon Robinson

1.59pm

QUESTIONS

D Serjeant

do you experience heritage tourism

value of the house has a premium

S Robinson

T Prior

D Hill

noticed a change PC9 notified, rules, difference to make renovations

do they talk to Council

S Robinson

2.05pm

Basil Wood

2.10pm

NO QUESTIONS

2.11pm

Darryl Ward

2.20pm

QUESTIONS

V Morrison-Shaw

comment

D Hill

clarity, remove the block

B Wood

D Serjeant

comment - Kainga interest in Claudelands

B Wood

2.23pm

Peter Phillips (PowerPoint)

2.28pm

V Morrison Shaw

do you still live in the area

2.30pm

E Wilson

added things to property, rules or provisions with HHA, consequences

P Phillips

2.32pm

Niall Baker

2.47pm

D Hill

what area formerly being applied for

N Baker

2.52pm

Laura Kellaway

3.07pm

Lyn Williams

3.15pm

QUESTIONS

V Morrison-Shaw

explain the plans

D Hill

expand 200%

L Williams

V Morrison-Shaw

currently seeking the coloured in areas

L Williams

N Baker

V Morrison-Shaw

A, J, K out, rest in

L Williams

N Baker

L Kellaway

3.25pm

D Serjeant

off back of your findings, short timeframe, how many other areas of Hamilton might you find
how extensive level of support without work done
cost of alterations, work to do

L Kellaway

3.31pm

V Morrison-Shaw

do we have enough information, before Fairview Downs considered

L Kellaway

3.32pm

AFTERNOON BREAK

3.48pm

RESUMED

Waikato Historical Society

Neil Curgenvan

3.55pm

D Serjeant

comment

N Curgenvan

3.56pm

Tim Jeffs

4.13pm

D Hill

summarize

T Jeffs

4.20pm

QUESTIONS

D Serjeant

how long have you been there
not many people doing improvements

T Jeffs

4.22pm

L Muldowney

D Hill

4.29pm

ADJOURNED